

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director
625 Broadway, 12th Floor, Albany, New York 12233-7011
P: (518) 402-9706 | F: (518) 402-9020
www.dec.ny.gov

December 13, 2024

737 4th Avenue, LLC
745 4th Avenue, LLC
737 4th Avenue Equity Owner, LLC
Attn: Lee Brodsky
26 Harbor Park Drive
Port Washington, NY 11050
LBrodsky@bebcapital.com

Re: Certificate of Completion
737 4th Avenue Site
Brooklyn, Kings County
C224332

Dear Lee Brodsky:

Congratulations on having satisfactorily completed the remedial program at the 737 4th Avenue 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:

Ronnie Lee, Bureau B
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233



- 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 2026.

If you have any questions, please do not hesitate to contact Ronnie Lee, NYSDEC's project manager, at (518) 402-9615 or ronnie.lee@dec.ny.gov.

Sincerely,



Andrew Guglielmi
Division Director
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

Christine Vooris – NYSDOH, christine.vooris@health.ny.gov
James Sullivan – NYSDOH, Jim.Sullivan@health.ny.gov
Scarlett McLaughlin – NYSDOH, scarlett.mclaughlin@health.ny.gov
Jennifer Lewis, JenniferL@pwgrosser.com
David Yudelson, dyudelson@sprlaw.com
Matt Gokey, matthew.gokey@tax.ny.gov
Paul Takac, paul.takac@tax.ny.gov

ec w/o enc.:

R. Lee, S. Quandt, J. O'Connell, S. Deyette, J. Andaloro, L. Schmidt, K. Lewandowski

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

737 4th Avenue, LLC
737 4th Equity Owner, LLC
745 4th Avenue, LLC

Address

26 Harbor Park Drive, Port Washington, NY 11050
26 Harbor Park Drive, Port Washington, NY 11050
26 Harbor Park Drive, Port Washington, NY 11050

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 11/17/21 **Agreement Execution:** 11/19/21

Agreement Index No.: C224332-11-21

Application Amendment Approval: 9/30/22

Agreement Amendment Execution: 9/30/22

Application Amendment Approval: 11/15/23

Agreement Amendment Execution: 11/15/23

Application Amendment Approval: 12/20/23

Agreement Amendment Execution: 12/20/23

Application Amendment Approval: 2/29/24

Agreement Amendment Execution: 2/29/24

Application Amendment Approval: 3/12/24

Agreement Amendment Execution: 3/12/24

Application Amendment Approval: 10/11/24

Agreement Amendment Execution: 10/11/24

SITE INFORMATION:

Site No.: C224332 **Site Name:** 737 4th Avenue Site

Site Owner: 745 4th Avenue, LLC

Street Address: 737 4th Avenue

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

Site Size: 0.460 Acres

Tax Map Identification Number(s): 652-1

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):

For a 0.021-acre area – See Exhibits A and B

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

Cleanup Track: Conditional Track 1: Unrestricted use, provided that the remedial goals for soil vapor intrusion and groundwater are achieved within five years of the date of the Certificate. If those goals are not achieved within five years, this Certificate shall be modified to a Track 2 Residential cleanup.

Tax Credit Provisions:

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

Eligibility for Tangible Property Credit is available through: EnZone.

Tangible Property Credit Component Rate is 20%. Comprised of 10% Base, 5 % EnZone, 5% Track 1.

For a 0.38-acre area – See Exhibits A, B and C

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

Cleanup 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 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 %.

For a 0.059-acre area – See Exhibits A, B and C

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

Cleanup Track 2: Restricted use with generic soil cleanup objectives

Tax Credit Provisions:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 40 %.

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

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 Environmental Easements granted pursuant to ECL Article 71, Title 36 which have been duly recorded in the Recording Office for Kings County as 2024000261140 and 2024000261194.

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.

Sean Mahar
Interim Commissioner
New York State Department of Environmental Conservation

By: Andrew Guglielmi Date: 12/13/2024

Andrew O. Guglielmi, Director
Division of Environmental Remediation

Exhibit A

Site Description

SCHEDULE "A" PROPERTY DESCRIPTION

**BOROUGH OF BROOKLYN, PORTION OF BLOCK: 652, LOT: 1
(CONDITIONAL TRACK 1 AREA)**

ENVIRONMENTAL EASEMENT AREA:

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 fifty-six (56) feet Southerly from the corner formed by the intersection of the Southerly side of 24th Street with the Easterly side of 4th Avenue;

THENCE Easterly at right angles to 4th Avenue, twenty-one (21) feet, seven (7) inches;

THENCE Southerly parallel with the Easterly side of said 4th Avenue, forty-two (42) feet, four (4) inches;

THENCE Westerly at right angles to said 4th Avenue, twenty-one (21) feet, seven (7) inches to the Easterly line of said 4th Avenue;

THENCE Northerly along the said Easterly side of 4th Avenue, forty-two (42) feet, four (4) Inches to the point or place of BEGINNING.

Conditional Track 1 Area Acreage: 0.021 or 913.7 SF

SCHEDULE "A" PROPERTY DESCRIPTION

**BOROUGH OF BROOKLYN, PORTION OF BLOCK: 652, LOT: 1
(TRACK 2 AREA)**

ENVIRONMENTAL EASEMENT AREA:

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 Southerly side of 24th Street with the Easterly side of 4th Avenue;

RUNNING THENCE Easterly along the Southerly side of 24th Street, one-hundred (100) feet, zero (0) inches;

THENCE Southerly at right angle to 24th Street, two-hundred (200) feet, four (4) inches to the Northerly side of 25th Street;

THENCE Westerly along the Northerly side of 25th Street, one-hundred (100) feet, zero (0) inches to the corner formed by the intersection of the said Northerly side of 25th Street with the Easterly side of 4th Avenue;

THENCE Northerly along the said Easterly side of 4th Avenue, one-hundred two (102) feet, zero (0) inches to a point;

THENCE Easterly at right angle to the easterly side of 4th Avenue, twenty one (21) feet, seven (7) inches to a point;

THENCE northerly and parallel with easterly side of 4th Avenue, forty two (42) feet, four (4) inches to a point;

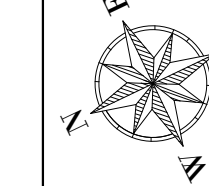
THENCE westerly at right angle to the easterly side of 4th Avenue, twenty one (21) feet, seven (7) inches to the easterly side of 4th Avenue;

THENCE northerly along said Easterly side of 4th Avenue, fifty six (56) feet, zero (0) inches to the aforesaid corner formed by the intersection of the Southerly side of 24th Street with the Easterly side of 4th Avenue, and the point or place of BEGINNING.

Track 2 Area Acreage: 0.439 or 19,119.3 SF

Exhibit B

Site Survey



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 more detail 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.

TRACK 2 AREA 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 the corner formed by the intersection of the Southerly side of 24th Street with the Easterly side of 4th Avenue;

RUNNING THENCE Easterly along the Southerly side of 24th Street, one-hundred (100) feet, zero (0) inches;

THENCE Southerly at right angle to 24th Street, two-hundred (200) feet, four (4) inches to the Northerly side of 25th Street;

THENCE Westerly along the Northerly side of 25th Street, one-hundred (100) feet, zero (0) inches to the corner formed by the intersection of the said Northerly side of 25th Street with the Easterly side of 4th Avenue;

THENCE Northerly along the said Easterly side of 4th Avenue, one-hundred two (102) feet, zero (0) inches to a point;

THENCE Easterly at right angle to the easterly side of 4th Avenue, twenty one (21) feet, seven (7) inches to a point;

THENCE northerly and parallel with easterly side of 4th Avenue, forty two (42) feet, four (4) inches to a point;

THENCE westerly at right angle to the easterly side of 4th Avenue, twenty one (21) feet, seven (7) inches to the easterly side of 4th Avenue;

THENCE northerly along said Easterly side of 4th Avenue, fifty six (56) feet, zero (0) inches to the aforesaid corner formed by the intersection of the Southerly side of 24th Street with the Easterly side of 4th Avenue, and the point or place of BEGINNING.

Acreage: 0.439 or 19,119.3 SF

Legal Description - Per Recorded Deed

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

PARCEL A:

BEGINNING at the northeasterly corner of 4th Avenue and 25th Street;
RUNNING THENCE northeasterly along the easterly side of 4th Avenue 150 feet 2 inches to a point;
THENCE easterly and parallel with 25th Street, 100 feet to a point;
THENCE southerly and parallel to 4th Avenue 150 feet 2 inches to a point on the northerly side of 25th Street distant 100 feet from the northeast corner of 25th Street and 4th Avenue;
THENCE westerly along northerly side of 25th Street 100 feet to point or place of BEGINNING.

Acreage: 0.345 or 15,017 SF

PARCEL B:

BEGINNING at the southeasterly corner of 24th Street and 4th Avenue;
RUNNING THENCE easterly along the southerly side of 24th Street, 100 feet;
THENCE southerly parallel with 4th Avenue, 50 feet (as described, 50 feet 2 inches as surveyed);
THENCE westerly parallel with 24th Street, 100 feet to the easterly side of 4th Avenue;
THENCE northerly along the easterly side of 4th Avenue, 50 feet (as described, 50 feet 2 inches as surveyed) to the corner, the point or place of BEGINNING.

Acreage: 0.115 or 5,017 SF

Total Lot 1 Acreage 0.460 ACRES or 20,034 SF

CONDITIONAL TRACK 1 AREA 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 fifty-six (56) feet Southerly from the corner formed by the intersection of the Southerly side of 24th Street with the Easterly side of 4th Avenue;

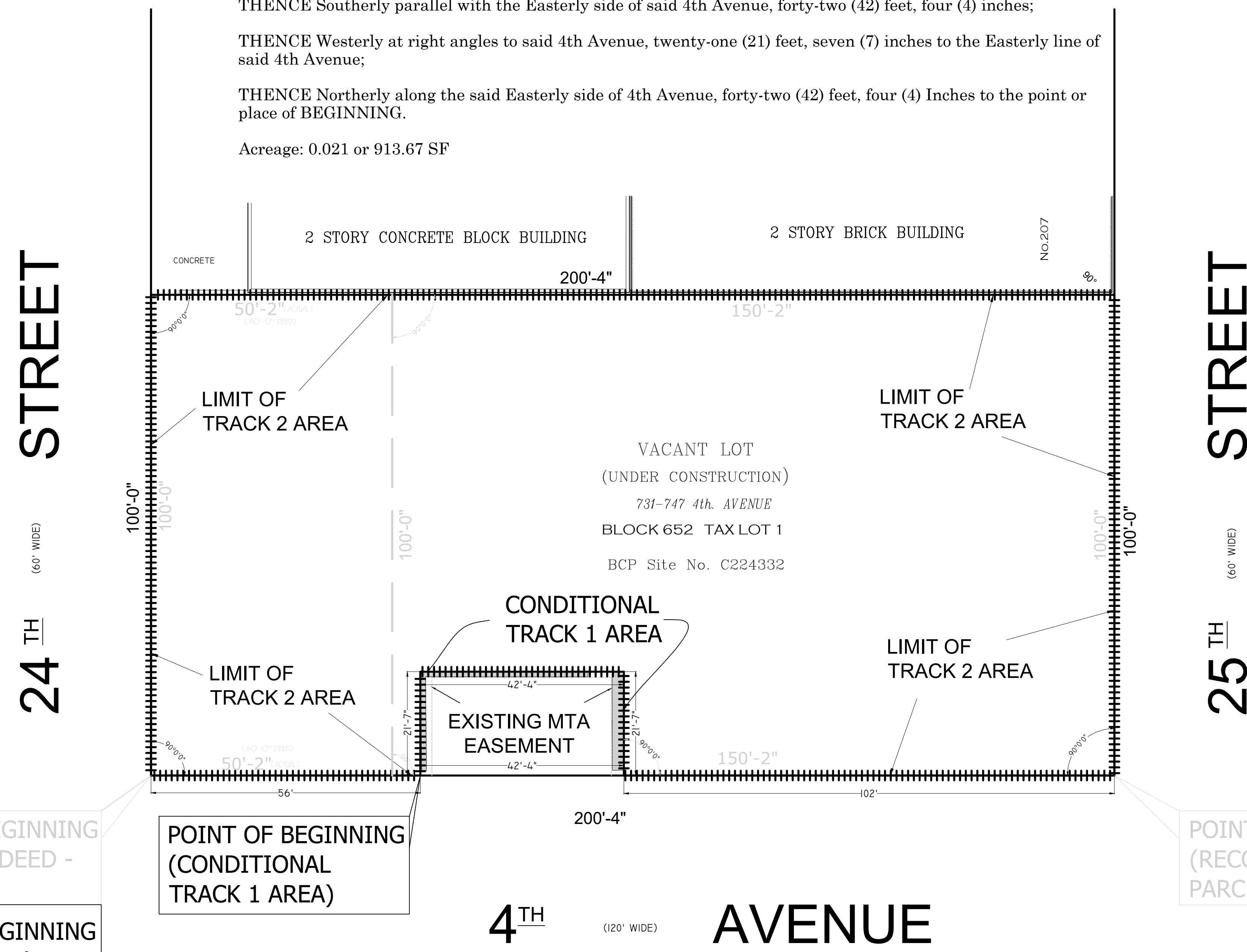
THENCE Easterly at right angle to 4th Avenue, twenty-one (21) feet, seven (7) inches;

THENCE Southerly parallel with the Easterly side of said 4th Avenue, forty-two (42) feet, four (4) inches;

THENCE Westerly at right angles to said 4th Avenue, twenty-one (21) feet, seven (7) inches to the Easterly line of said 4th Avenue;

THENCE Northerly along the said Easterly side of 4th Avenue, forty-two (42) feet, four (4) Inches to the point or place of BEGINNING.

Acreage: 0.021 or 913.67 SF



POINT OF BEGINNING (RECORDED DEED - PARCEL B)
POINT OF BEGINNING (TRACK 2 AREA)

POINT OF BEGINNING (CONDITIONAL TRACK 1 AREA)

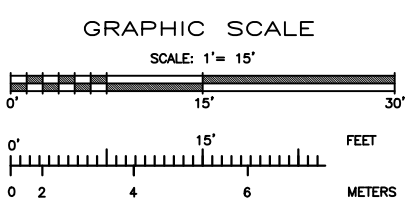
POINT OF BEGINNING (RECORDED DEED - PARCEL A)

DATE	DESCRIPTION
MAR. 24, 2023	ENVIRONMENTAL EASEMENT
MAY 10, 2023	ENVIRONMENTAL EASEMENT
MAY 16, 2023	REVISED PER COMMENTS
MAY 7, 2024	REVISED PER COMMENTS
MAY 9, 2024	REVISED PER COMMENTS
SEPT. 3, 2024	REVISED PER COMMENTS

NOTE:
Unauthorized alterations or additions 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 true 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 certification are not transferable to additional institutions or subsequent owners.

CAUTION:
1) Before performing any digging or drilling on this site, it is required that subsurface services, including the underground mains be marked and identified by the utility involved in compliance with industrial code 53 of New York State.

BLOCK	652
LOT	1
SECTION	3
COUNTY	KINGS
DWG BY	A.G.
CHK'D BY	J.A.
SCALE	1" = 15'



THE FIELD WORK WAS PERFORMED ON MARCH 24th 2023



VINCENT M. TEUTONICO
REGISTRATION No. 050307

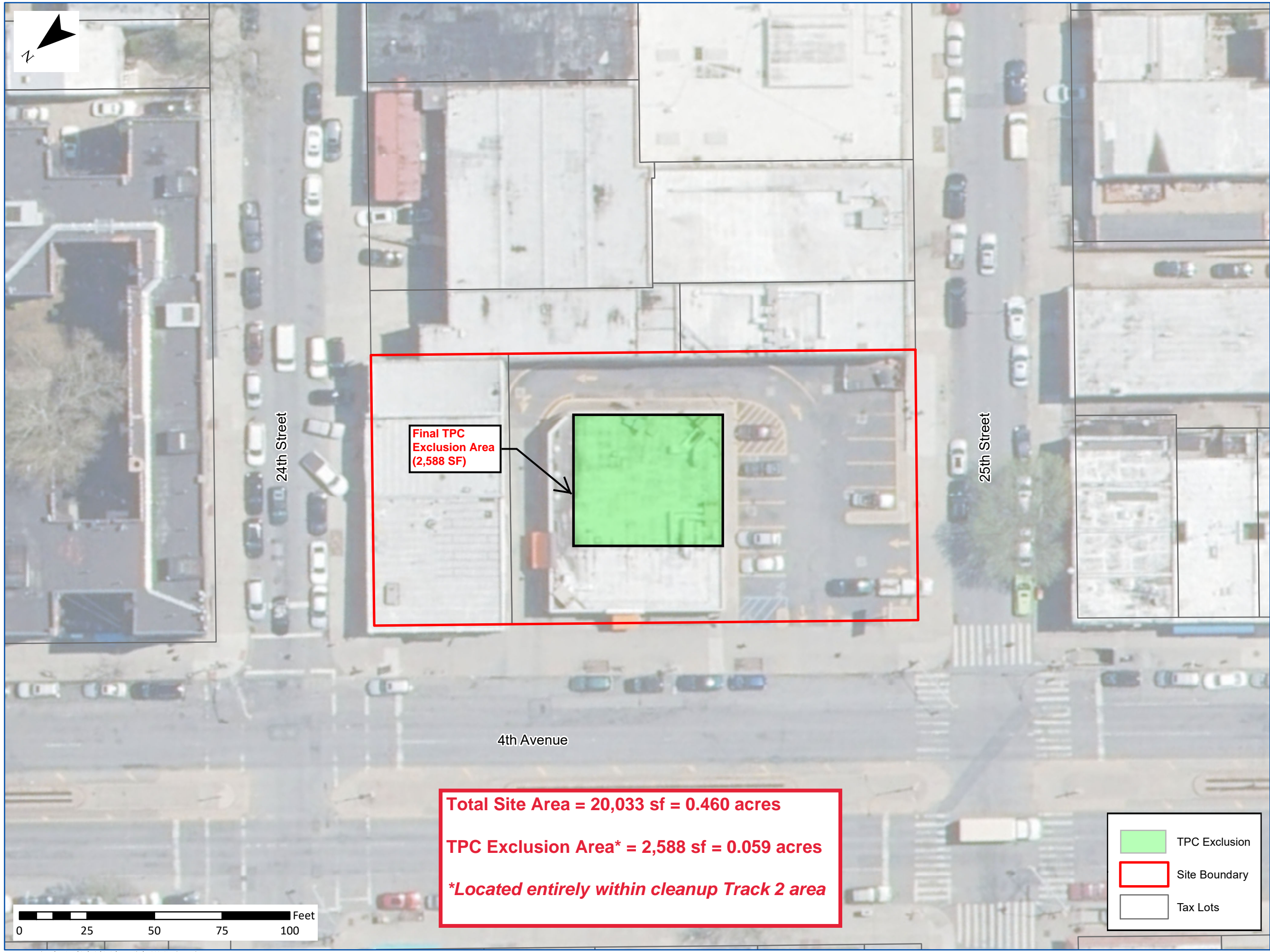


3280 SUNRISE HWY, SUITE 341
WANTAGH, NY 11793




TEL. 516-787-3299

Exhibit C

Tangible Property Credit Component Exclusion Area



Total Site Area = 20,033 sf = 0.460 acres
TPC Exclusion Area* = 2,588 sf = 0.059 acres
**Located entirely within cleanup Track 2 area*

	TPC Exclusion
	Site Boundary
	Tax Lots



P.W. Grosser Consulting Engineer & Hydrogeologist, PC

630 Johnson Ave., Suite 7
Bohemia, NY 11716
Ph: 631-589-6353 • Fax: 631-589-8705
pwgc.info@pwgros.com

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING AND RELATED DOCUMENTS IS A VIOLATION OF SEC. 7209 OF THE N.Y.S. EDUCATION LAW

DRAWING PREPARED FOR:

737 4th Avenue, LLC
26 Harbor Park Drive,
Port Washington, NY 11050

REVISION	DATE	INITIAL	COMMENTS

DRAWING INFORMATION:

Project:	TOT2101	Designed by:	JL
Date:	3/29/2021	Drawn by:	UC
Scale:	AS SHOWN	Approved by:	JL

TPC Exclusion Area
731-747 4th Ave
Brooklyn, NY

FIGURE NO:
1

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

737 4th Avenue Site, Site ID No. C224332
737 4th Avenue, Brooklyn, NY 11232
Brooklyn, Kings County, Tax Map Identification Number: 652-1

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 737 4th Avenue, LLC, 737 4th Equity Owner, LLC, and 745 4th Avenue, LLC for a parcel approximately 0.46 acres located at 737 4th Avenue 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 a 0.021-acre portion of 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.

PLEASE TAKE NOTICE, the remedial program for a 0.439-acre portion of 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 New York County as 2024000261140 & 2024000261194.

737 4th Avenue, C224332
737 4th Avenue, Brooklyn, NY 11232

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.

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/C224332/>.

737 4th Avenue, C224332
737 4th Avenue, Brooklyn, NY 11232

WHEREFORE, the undersigned has signed this Notice of Certificate

745 4th Avenue, 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:
745 4th Avenue, LLC
Attn: Lee Brodsky
26 Harbor Park Drive
Port Washington, NY 11050



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
 11/6/2024



SITE DESCRIPTION

SITE NO. **C224332**

SITE NAME 737 4th Avenue Site

SITE ADDRESS: 737 4th Avenue ZIP CODE: 11232

CITY/TOWN: Brooklyn

COUNTY: Kings

ALLOWABLE USE: Multiple Uses Allowed

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES:	YES	NO
IC/EC Certification Plan	■	□
Monitoring Plan	■	□
Operation and Maintenance (O&M) Plan	□	■

Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 04/30/2026

Description of Institutional Control

745 4th Avenue, LLC

26 Harbor Park Drive

737 4th Avenue

Environmental Easement

Block: 652

Lot: 1

Sublot:

Section:

Subsection:

S_B_L Image: 652-1

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

Description of Engineering Control

745 4th Avenue, LLC

26 Harbor Park Drive

737 4th Avenue

Environmental Easement

Block: 652

Lot: 1

Sublot:

Section:

Subsection:

S_B_L Image: 652-1

Monitoring Wells