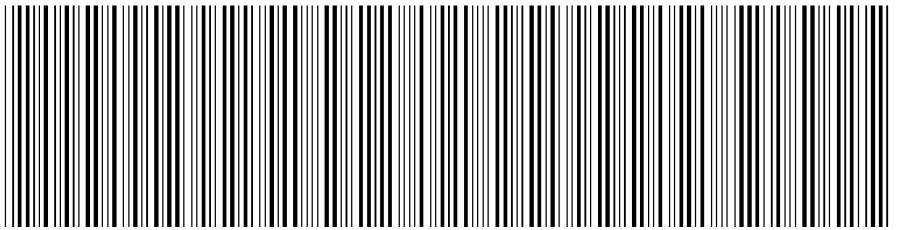


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

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**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 5**

**Document ID: 2024101600326001** Document Date: 10-16-2024 Preparation Date: 10-16-2024  
Document Type: SUNDRY MISCELLANEOUS  
Document Page Count: 3

<p><b>PRESENTER:</b> SIVE PAGET &amp; RIESEL, P.C. 560 LEXINGTON AVENUE, 15TH FLOOR NEW YORK, NY 10022 212-421-2150 NDUNCAN@SPRLAW.COM</p>	<p><b>RETURN TO:</b> SIVE PAGET &amp; RIESEL, P.C. 560 LEXINGTON AVENUE, 15TH FLOOR NEW YORK, NY 10022 212-421-2150 NDUNCAN@SPRLAW.COM</p>
--	--

PROPERTY DATA				
Borough	Block	Lot	Unit	Address
BROOKLYN	2061	100	Entire Lot	101 FLEET PLACE
<b>Property Type:</b> COMMERCIAL REAL ESTATE				

**CROSS REFERENCE DATA**  
CRFN: 2024000184748

**PARTIES**


**PARTY 1:**  
101 FLEET HOLDING LLC  
84 KOSCIUSZKO STREET  
BROOKLYN, NY 11205

Additional Parties Listed on Continuation Page

FEES AND TAXES			
<b>Mortgage :</b>		Filing Fee:	
Mortgage Amount:	\$	0.00	\$ 0.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:
Exemption:			\$ 0.00
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:
City (Additional):	\$	0.00	\$ 0.00
Spec (Additional):	\$	0.00	
TASF:	\$	0.00	
MTA:	\$	0.00	
NYCTA:	\$	0.00	
Additional MRT:	\$	0.00	
<b>TOTAL:</b>	\$	0.00	
Recording Fee:	\$	52.00	
Affidavit Fee:	\$	0.00	

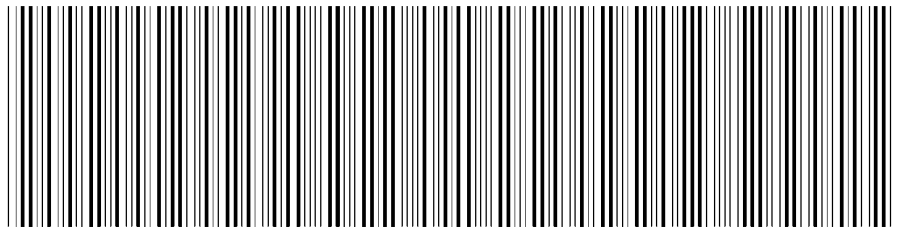
**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE  
CITY OF NEW YORK**

Recorded/Filed 10-21-2024 10:49  
City Register File No.(CRFN):  
**2024000273354**



*Colette McChia-Jacques*  
**City Register Official Signature**

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2024101600326001002C7A84

**RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)**

**PAGE 2 OF 5**

**Document ID: 2024101600326001**

Document Date: 10-16-2024

Preparation Date: 10-16-2024

Document Type: SUNDRY MISCELLANEOUS

**PARTIES**

**PARTY 1:**

101 FLEET REALTY LLC  
25 WEST 36TH STREET, 2ND FLOOR  
NEW YORK, NY 10018

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

**101 Fleet Place Redevelopment, Site ID No. C224345**  
**101 Fleet Place, Brooklyn, NY 11201**  
**Brooklyn, Kings County, Tax Map Identification Number: 2061-100**

**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 101 Fleet Holding LLC, 101 Fleet Realty LLC, and 101 Fleet Place LLC for a parcel approximately 0.472 acres located at 101 Fleet Place 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 City Register File No. 2024000184748.

**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.

**101 Fleet Place Redevelopment, C224345  
101 Fleet Place, Brooklyn, NY 11201**

**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 21<sup>st</sup> Street, Long Island City, NY 11101, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C224345>.

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

101 Fleet Holding LLC

By: Jacob Kohn

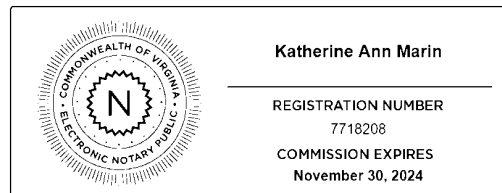
Title: Authorized signer

Date: 10/16/2024

STATE OF ~~NEW YORK~~ <sup>Virginia</sup> ) SS:  
COUNTY OF ~~Roanoke City~~ )

On the 16th day of October, in the year 2024, before me, the undersigned, personally appeared Jacob Kohn, 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.

Katherine Ann Marin  
Signature and Office of individual  
taking acknowledgment



Notarized remotely online using communication technology via Proof.

101 Fleet Place Redevelopment, C224345  
101 Fleet Place, Brooklyn, NY 11201

101 Fleet Realty LLC

By: Jacob Kohn

Title: Authorized signer

Date: 10/16/2024

STATE OF ~~NEW YORK~~ <sup>773</sup> Virginia ) SS:  
COUNTY OF ~~NEW YORK~~ Roanoke City )

On the 16th day of October, in the year 2024, before me, the undersigned, personally appeared Jacob Kohn, 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.

Katherine Ann Marin  
Signature and Office of individual  
taking acknowledgment

**Please record and return to:**  
101 Fleet Holding LLC  
84 Kosciuszko Street  
Brooklyn, NY 11205



Notarized remotely online using communication technology via Proof.