



**Department of
Environmental
Conservation**

KATHY HOCHUL
Governor

AMANDA LEFTON
Commissioner

August 17, 2026

IUV Phase 1B Housing Development Fund Corporation
James Halek
12020 Flatlands Avenue
Brooklyn, NY 11207
jhalek@integritydevelopment.com

Simeon Maleh
IUV Phase 1B Owner, LLC
c/o Gotham Organization
111 5th Avenue, 9th Floor
New York, NY 10003
smaleh@gothamorg.com

David Pickett
Innovative Urban Living, LLC
IUV Phase 1B LIHTC Owner, LLC
c/o Gotham Organization
111 5th Avenue, 9th Floor
New York, NY 10003
dpickett@gothamorg.com

Re: Certificate of Completion
12074 Flatlands Avenue p/o Lot 1
Brooklyn, Kings County
Site No. C224353

Dear James Halek, Simon Maleh, and David Pickett:

Congratulations on having satisfactorily completed the remedial program at the 12074 Flatlands Avenue p/o Lot 1 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.
- 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 December 2027.

If you have any questions, please do not hesitate to contact Rafi Alam, NYSDEC's project manager, at 518-402-8606.

Sincerely,

Andrew Guglielmi

Andrew Guglielmi
Division Director
Division of Environmental Remediation

ec w/ enclosure:

C. Vooris – NYSDOH, christine.vooris@health.ny.gov
S. McLaughlin – NYSDOH, scarlett.mclaughlin@health.ny.gov
J. Sullivan -NYSDOH, jim.sullivan@health.ny.gov
Matt Gokey, matthew.gokey@tax.ny.gov
Paul Takac, paul.takac@tax.ny.gov
A. Forsburg, aforsburg@langan.com
A. Sandve, asandve@langan.com
L. Shaw, shaw@nyenvlaw.com

ec w/o enc.:

R. Alam, L. Gorton, S. Deyette, J. O'Connell, K. Pero, L. Schmidt,
K. Lewandowski

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)

CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

Innovative Urban Living, LLC
IUV Phase 1B LIHTC Owner, LLC
IUV Phase 1B Owner, LLC
IUV Phase 1B Housing Development Fund
Corporation

Address

c/o Gotham Organization, 111 5th Avenue, 9th Floor, New York, NY 10003
c/o Gotham Organization, 111 5th Avenue, 9th Floor, New York, NY 10003
c/o Gotham Organization, 111 5th Avenue, 9th Floor, New York, NY 10003
c/o Gotham Organization, 111 5th Avenue, 9th Floor, New York, NY 10003

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 5/20/22 **Agreement Execution:** 5/25/22

Agreement Index No.: C224353-05-22

Application Amendment Approval: 10/26/23

Agreement Amendment Execution: 10/26/23

Application Amendment Approval: 1/30/25

Agreement Amendment Execution: 1/30/25

Application Amendment Approval: 9/17/25

Agreement Amendment Execution: 9/17/25

SITE INFORMATION:

Site No.: C224353 **Site Name:** 12074 Flatlands Avenue p/o Lot 1

Site Owner: IUV Phase 1B Housing Development Fund Corporation
IUV Phase 1B Owner, LLC
IUV Phase 1B LIHTC Owner, LLC

Street Address: 35 Inspiration Lane

Municipality: Brooklyn

County: Kings

DEC Region: 2

Site Size: 2.084 Acres

Tax Map Identification Number(s): 4434, Lot 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 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 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 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 %.

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 2025000264211.

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 NYSDEC's notice.

Amanda Lefton
Commissioner
New York State Department of Environmental Conservation

By: Andrew Guglielmi Date: 8/17/2026

Andrew O. Guglielmi, Director
Division of Environmental Remediation

Exhibit A

Site Description

METES AND BOUND DESCRIPTION

Track 2

Tax Block 4434 Tax Lot 1

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 southerly right of way line of Flatlands Avenue (110 feet wide public right of way), said point being located 235.32 feet westerly as measured along the same from its intersection Of the westerly right of way line of Pennsylvania Avenue (120 feet Public right of way);

Running thence the following four (4) courses and distances:

- 1) Southerly, at right angles with the previous course, a distance of 369.50 feet to a point;
- 2) Westerly, at right angles with the previous course, a distance of 245.68 feet to a point;
- 3) Northerly, at right angles with the previous course, a distance of 369.50 feet to the southerly side of Flatlands Avenue;
- 4) Easterly, along the southerly side of flatlands avenue, a distance of 245.68 feet to the point or place of beginning.

The above-described parcel having an area of 90779.04 square feet or 2.084 acres.

Exhibit B

Site Survey

FLATLANDS AVENUE

NOTES:

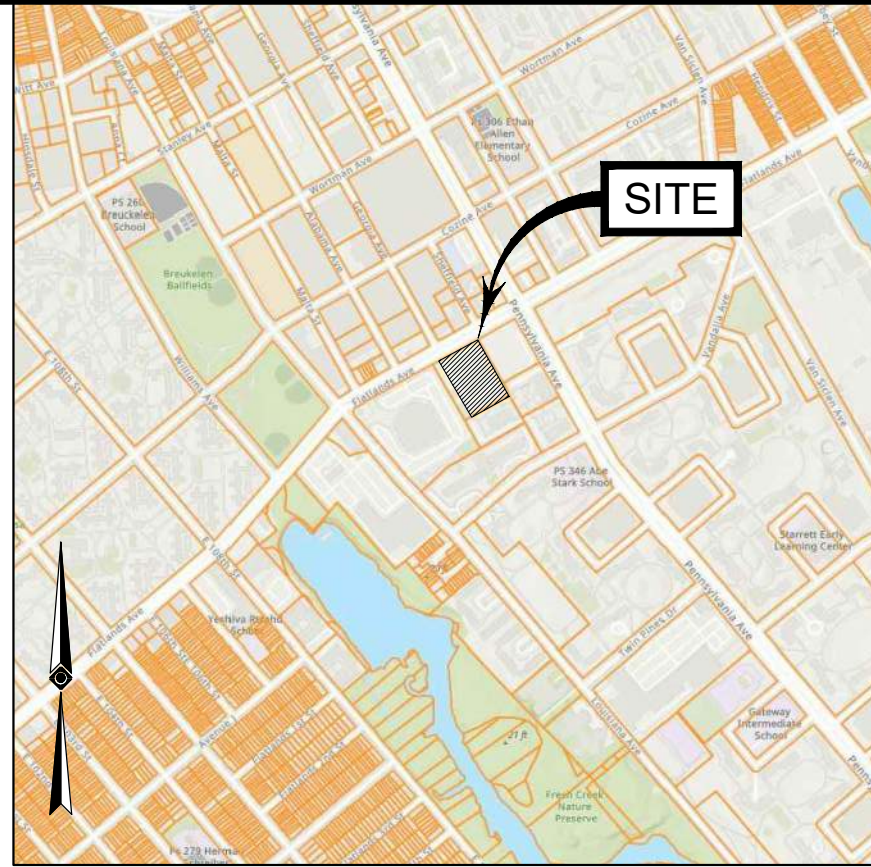
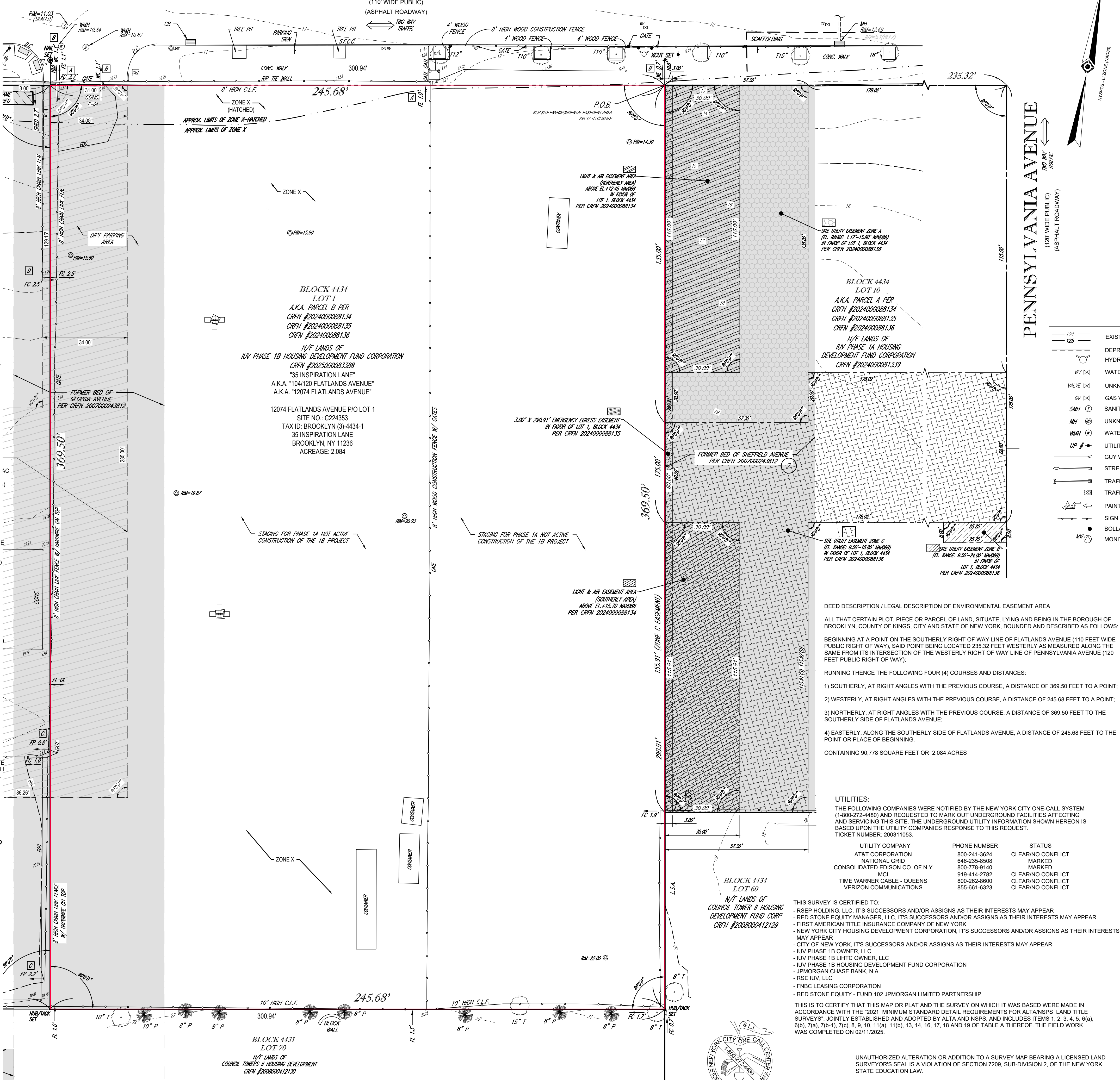
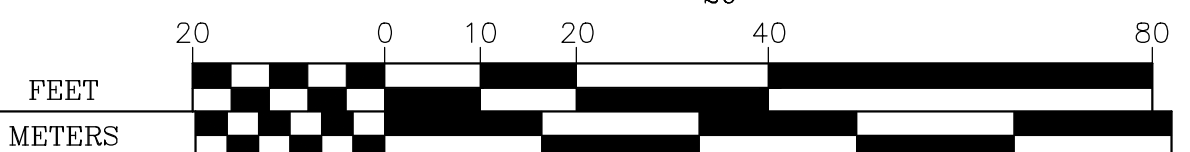
- PROPERTY KNOWN AS LOT 1, BLOCK 4434, AS SHOWN ON THE NEW YORK CITY DIGITAL TAX MAP OF THE BOROUGH OF BROOKLYN, KINGS COUNTY, CITY AND STATE OF NEW YORK.
- LOT 1 AREA = 90,778± S.F. OR 2.084± AC.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITH REFERENCE TO A CERTIFICATE OF TITLE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE No. 3020-1E8WNY02 WITH AN EFFECTIVE DATE OF 01/14/2025, AMENDED 01/29/2025. THE FOLLOWING SCHEDULE B EXCEPTIONS ARE NOTED:
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM MAP (SEE REF #2), AND FLOOD HAZARD ZONE X-HATCHED (OTHER FLOOD AREAS) (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), PER REF. #2.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.46' FEET BELOW THE BOROUGH OF BROOKLYN HIGHWAY DATUM AND 0.62 FEET BELOW THE BOROUGH OF BROOKLYN SEWER DATUM. ELEVATIONS ARE BASED ON GPS OBSERVATIONS UTILIZING THE VRS NETWORK (KEYNETGPS).
 - TO CONVERT TO BROOKLYN HIGHWAY DATUM SUBTRACT 1.46 FEET FROM THE ELEVATIONS SHOWN.
 - TO CONVERT TO NGVD 1929 ADD 1.10 FEET TO ELEVATIONS SHOWN.
 - TEMPORARY BENCH MARKS SET:
 - TBM-A: X-CUT SET IN THE MIDDLE OF A CONC. ISLAND ON FLATLANDS AVENUE, ELEVATION=83.03'.
 - TBM-B: X-CUT SET IN CONC. WALK ON THE INTERSECTION OF THE NORTHERLY SIDE OF FLATLAND AVENUE AND THE WESTERLY SIDE OF PENNSYLVANIA AVENUE, ELEVATION=80.68'.
 - SEVEN (7) DAYS PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SURVEY HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION. SURVEYOR IS NOT RESPONSIBLE FOR CONTRACTOR'S FAILURE TO COMPLY.
- THERE WERE NO NATURAL STREAMS OR WATERCOURSES VISIBLE AT THE TIME OF THE FIELD SURVEY.
- ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- ANY DISCREPANCIES FOUND ON THE SURVEY SHOULD BE REPORTED TO THE SURVEYOR IMMEDIATELY.
- THIS SURVEY WAS PREPARED FOR THE CLIENT, (BOHLER ENGINEERING NY, PLLC) AND INTENDED ONLY FOR THE USE BY THE CLIENT AS CONTRACTED FOR THE PROJECT AND THE PURPOSE ORIGINALLY INTENDED. NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED HEREON SHALL RELY ON IT FOR ANY PURPOSE.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO FLATLANDS AVENUE (A 110-FEET WIDE PUBLIC / A DEDICATED PUBLIC STREET OR HIGHWAY).
- THERE WERE NO BUILDINGS OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF FIELD SURVEY (STAGING 1A, NOT ACTIVE CONSTRUCTION FOR THE 1B PROJECT).
- THERE WERE NO PARKING SPACE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF FIELD SURVEY (STAGING FOR 1A, NOT ACTIVE CONSTRUCTION FOR THE 1B PROJECT).
- THERE WAS EVIDENCE OF RECENT EARTH MOVING WORK, TO FACILITATE SITE STAGING FOR 1A, NOT ACTIVE CONSTRUCTION OF THE 1B PROJECT.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION (BOROUGH OF BROOKLYN TOPOGRAPHICAL BUREAU, KINGS COUNTY, CITY AND STATE OF NEW YORK, NYC STREET MAP ONLINE). THERE WAS EVIDENCE OF RECENT SIDEWALK CONSTRUCTION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK FOR A PORTION OF THE SIDEWALK IN FRONT OF SUBJECT PROPERTY, ALONG FLATLANDS AVENUE.
- THERE WAS NO EVIDENCE OF A CEMETERY OBSERVED ON THE SUBJECT PROPERTY IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE CERTIFICATE OF TITLE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE No. 3020-1E8WNY02 WITH AN EFFECTIVE DATE OF 01/14/2025, AMENDED 01/29/2025 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES (SITE CURRENTLY UNDER CONSTRUCTION AS OF LAST FIELD WORK) AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF NEW YORK. THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN.
- THE SUBJECT PARCEL IS IN ZONING R7-2 WITH C2-4 OVERLAY DISTRICT; USES, HEIGHT, SETBACKS, AND PARKING IN ACCORDANCE WITH CITY PLANNING COMMISSION APPROVALS C220312 ZMK.
- SETBACKS IN ACCORDANCE WITH CITY PLANNING COMMISSION APPROVALS C220312 ZMK.
- SUBJECT PARCEL'S LEGAL DESCRIPTION IS A MATHEMATICALLY CLOSED FIGURE.
- NO SPECIFIC INFORMATION ON ITEM 20 TABLE "A" CERTIFICATION FOR ALTA/NSPS LAND TITLE SURVEY WAS PROVIDED BY THE CLIENT (NOT INCLUDED IN THE CERTIFICATION).
- "OPTION PROPERTY", AS DEFINED IN THE DECLARATION, DATED SEPTEMBER 5, 1980, MADE BY MILTON MILLER AND STARRETT BROTHERS & EKEN DEVELOPMENT CORPORATION, IS NOT PART OF THE SURVEYED PROPERTY.
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 3604970219F, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 5, 2007, FOR COMMUNITY PANEL NO. 219, IN KINGS COUNTY, STATE OF NEW YORK, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED AND SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A PRELIMINARY ZONE DESIGNATION X AND X (SHADED) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 3604970219G, WITH A PRELIMINARY DATE OF IDENTIFICATION OF DECEMBER 5, 2013, FOR COMMUNITY PANEL NO. 219, IN KINGS COUNTY, STATE OF NEW YORK, WHICH IS THE CURRENT PRELIMINARY FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- THE TOTAL NUMBER OF STRIPED PARKING SPACES REQUIRED BY THE NEW YORK CITY ZONING RESOLUTION UNDER NEW BUILDING APPLICATION NUMBER B00851732-11 IS 2, 5% OF WHICH ARE TO BE DESIGNATED AS HANDICAPPED SPACES. THE NUMBER OF ACTUAL PARKING SPACES PROVIDED ON THE SUBJECT PROPERTY IS 102, INCLUDING 6 OF WHICH ARE DESIGNATED AS HANDICAPPED SPACES.
- 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.**

REFERENCES:

- THE NEW YORK CITY DIGITAL TAX MAP OF THE BOROUGH OF BROOKLYN, KINGS COUNTY, CITY AND STATE OF NEW YORK.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, CITY OF NEW YORK, NEW YORK, BROOKLYN, RICHMOND, NEW YORK, QUEENS AND KINGS COUNTIES," PANEL NUMBER 219 OF 457, MAP NUMBER 3604970219F, MAP REVISED: SEPTEMBER 5, 2007.
- PRELIMINARY MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, CITY OF NEW YORK, BROOKLYN, RICHMOND, NEW YORK, QUEENS AND KINGS COUNTIES," PANEL NUMBER 219 OF 457, MAP NUMBER 3604970219G, PRELIMINARY, DECEMBER 5, 2013.
- FINAL SECTION MAP NO. 59 PROVIDED BY CITY OF NEW YORK, BOROUGH OF BROOKLYN, OFFICE OF THE PRESIDENT TOPOGRAPHICAL BUREAU, MAP DATED AUGUST 10, 1995.
- MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY, LOT 1, BLOCK 4434 FLATLANDS AVENUE BOROUGH OF BROOKLYN, KINGS COUNTY CITY AND STATE OF NEW YORK, JOB NO. 04-200032-01" PREPARED BY CONTROL POINT ASSOCIATES INC., DATED: 03-10-2025.

GRAPHIC SCALE

1 inch = 20 ft.



VICINITY MAP
© 2022 ESRI WORLD LIGHT GRAY
CANVAS (NOT TO SCALE)

LEGEND

124	EXISTING CONTOUR	124	CATCH BASIN OR INLET
125	DEPRESSED CURB	125	TREE STUMP & SIZE
126	HYDRANT	126	DECIDUOUS TREE & TRUNK SIZE
127	WATER VALVE	127	CONIFEROUS TREE & TRUNK SIZE
128	UNKNOWN VALVE	128	CHAIN LINK FENCE
129	GAS VALVE	129	DEPRESSED CURB
130	SANITARY/SEWER MANHOLE	130	E.O.C. EDGE OF CONC.
131	UNKNOWN MANHOLE	131	E.O.P. EDGE OF PAVEMENT
132	WATER MANHOLE	132	L.S.A. LANDSCAPED AREA
133	UTILITY POLE	133	M.C. METAL COVER
134	GUY WIRE	134	(TYP.) TYPICAL
135	STREET LIGHT	135	D.W.P. DETECTABLE WARNING PAD
136	TRAFFIC SIGNAL POLE	136	9 TIMES SQUARE
137	TRAFFIC SIGNAL	137	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
138	PAINTED ARROWS	138	W.C. WALL CORNER
139	SIGN	139	M.C. WALL LINE
140	BOLLARD	140	F.C. FENCE CORNER
141	MONITORING WELL	141	F.P. FENCE POST
		142	F.L. FENCE LINE
		143	P.O.B. POINT OF BEGINNING
		144	B.C.P. SITE ENVIRONMENTAL EASEMENT AREA

DEED DESCRIPTION / LEGAL DESCRIPTION OF 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 A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF FLATLANDS AVENUE (110 FEET WIDE PUBLIC RIGHT OF WAY), SAID POINT BEING LOCATED 235.32 FEET WESTERLY AS MEASURED ALONG THE SAME FROM ITS INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE (120 FEET PUBLIC RIGHT OF WAY);

RUNNING THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) SOUTHERLY, AT RIGHT ANGLES WITH THE PREVIOUS COURSE, A DISTANCE OF 369.50 FEET TO A POINT;
- 2) WESTERLY, AT RIGHT ANGLES WITH THE PREVIOUS COURSE, A DISTANCE OF 245.68 FEET TO A POINT;
- 3) NORTHERLY, AT RIGHT ANGLES WITH THE PREVIOUS COURSE, A DISTANCE OF 369.50 FEET TO THE SOUTHERLY SIDE OF FLATLANDS AVENUE;
- 4) EASTERLY, ALONG THE SOUTHERLY SIDE OF FLATLANDS AVENUE, A DISTANCE OF 245.68 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 90,778 SQUARE FEET OR 2.084 ACRES

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY THE NEW YORK CITY ONE-CALL SYSTEM (1-800-272-4480) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.

TICKET NUMBER: 202311055

UTILITY COMPANY	PHONE NUMBER	STATUS
AT&T CORPORATION	800-241-3624	CLEARING CONFLICT
NATIONAL GRID	646-235-8508	MARKED
CONSOLIDATED EDISON CO. OF N.Y.	800-778-9140	MARKED
MCI	919-414-2782	CLEARING CONFLICT
TIME WARNER CABLE - QUEENS	800-262-8600	CLEARING CONFLICT
VERIZON COMMUNICATIONS	855-661-6323	CLEARING CONFLICT

THIS SURVEY IS CERTIFIED TO:
- RSEP HOLDING, LLC, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR
- RED STONE EQUITY MANAGER, LLC, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR
- FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK
- NEW YORK CITY HOUSING DEVELOPMENT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR
- CITY OF NEW YORK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR
- IUV PHASE 1B OWNER, LLC
- IUV PHASE 1B LIMITED OWNER, LLC
- IUV PHASE 1B HOUSING DEVELOPMENT FUND CORPORATION
- JPMORGAN CHASE BANK, N.A.
- RSE IUV, LLC
- FINBC LEASING CORPORATION
- RED STONE EQUITY - FUND 102 JPMORGAN LIMITED PARTNERSHIP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b-1), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02/11/2025.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INKED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

PREPARED BY: CONTROL POINT ASSOCIATES INC PC 200 WEST 41ST STREET, 14TH FLOOR NEW YORK, NY 10036 646-700-0411 • 988-666-8995 FAX WWW.CPASURVEY.COM				
WARREN, NJ 08060-0000 CHESAIRE, NJ 07015-0000 MT. LAUREL, NJ 08054-0000 MIDDLETOWN, NJ 08846-0000 FT. LAUDERDALE, FL 33309-0000				
ALBANY, NY 12212-0000 ROCKY HILL, CT 06067-0000 GEORGETOWN, DE 36620-0000 HILLSBORO, PA 15122-0000 HUDSON VALLEY, NY 12534-0000				
3	03-10-2025	J.H.	REVISED PER CLIENT COMMENTS	A.J.F.
2	02-27-2025	J.H.	SURVEY UPDATE	A.J.F.
1	01-13-2025	J.H.	PROPOSED EASEMENT ADDED	A.J.F.
NO.	DATE	BY	DESCRIPTION	APPROVED
REVISIONS				
PROJECT NAME				
LOT 1, BLOCK 4434 FLATLANDS AVENUE BOROUGH OF BROOKLYN, KINGS COUNTY CITY AND STATE OF NEW YORK				
DRAWING TITLE				
BCP SITE/ENVIRONMENTAL EASEMENT EXHIBIT				
SEAL & SIGNATURE		FIELD DATE: 10-07-2024		
NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL		FIELD BK: NYC 21-15		
		F. B. PAGE: 451		
		DATE: 12-12-2024		
		SCALE: 1"=20'		
		PROJECT NO: 04-200032-01		
ANDREW J. FLANAGAN NEW YORK PROFESSIONAL LAND SURVEYOR #050417 E-MAIL: ajflanagan@cpasurvey.com		DRAWING BY: J.H.		
		CHK BY: A.J.F.		
05-20-2025 DATE		APPROVED BY: A.J.F.		
		DWG No: V-001		
CAD FILE NO: 04-200032-01		PAGE NO: 1 OF 1		

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

12074 Flatlands Avenue p/o Lot 1, Site ID No. C224353
35 Inspiration Lane, Brooklyn, New York, 11236
Brooklyn, Kings County, Tax Map Identification Number: 4434, Lot 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 Innovative Urban Living, LLC; IUV Phase 1B LIHTC Owner, LLC; IUV Phase 1B Owner, LLC; IUV Phase 1B Housing Development Fund Corporation for a parcel approximately 2.084 acres located at 35 Inspiration Lane, 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 2025000264211.

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.

**12074 Flatlands Avenue p/o Lot 1, C224353
35 Inspiration Lane, Brooklyn, New York, 11236**

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 St, Long Island City, NY 11101, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C224353/>.

WHEREFORE, the undersigned has signed this Notice of Certificate

IUV Phase IB Owner, 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

**12074 Flatlands Avenue p/o Lot 1, C224353
35 Inspiration Lane, Brooklyn, New York, 11236**

WHEREFORE, the undersigned has signed this Notice of Certificate

IUV Phase 1B LIHTC Owner, 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

12074 Flatlands Avenue p/o Lot 1, C224353
35 Inspiration Lane, Brooklyn, New York, 11236

WHEREFORE, the undersigned has signed this Notice of Certificate

IUV Phase 1B Housing Development Fund Corporation

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:
IUV Phase 1B Housing Development Fund
Corporation
Attn: James Halek
c/o Gotham Organization
111 5th Avenue, 9th Floor
New York, NY 10003



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
6/5/2026



SITE DESCRIPTION

SITE NO. C224353

SITE NAME 12074 Flatlands Avenue p/o Lot 1

SITE ADDRESS: 35 Inspiration Lane **ZIP CODE:** 11236

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



Monitoring Plan



Operation and Maintenance (O&M) Plan



Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 10/30/2027

Description of Institutional Control

IUV Phase 1B HDFC

C/O Gotham Organization, 111 5th Avenue, 9th Floor, New York, NY 10003

12074 Flatlands Avenue

Environmental Easement

Block: 4434

Lot: 1

Sublot:

Section:

Subsection:

S_B_L Image: 4434, Lot 1

Ground Water Use Restriction

IC/EC Plan

Monitoring Plan

Site Management Plan

Description of Engineering Control

IUV Phase 1B HDFC

C/O Gotham Organization, 111 5th Avenue, 9th Floor, New York, NY 10003

12074 Flatlands Avenue

Environmental Easement

Block: 4434

Lot: 1

Sublot:

Section:

Subsection:

S_B_L Image: 4434, Lot 1

Monitoring Wells