

New York State Department of Environmental Conservation

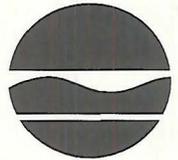
Division of Environmental Remediation

Office of the Director, 12th Floor

625 Broadway, Albany, New York 12233-7011

Phone: (518) 402-9706 • Fax: (518) 402-9020

Website: www.dec.ny.gov



Joe Martens
Commissioner

DEC 12 2014

Marcello Porcelli
4566 Broadway, LLC
Fabrizio Realty Corp.
Gaseteria Oil Corp.
364 Maspeth Avenue
Brooklyn, NY 11211

Re: Certificate of Completion
Site Name: 4566 Broadway Avenue (Nagle)
Site No.: C231054
New York, NY 10040

Dear Marcello Porcelli:

Congratulations on having satisfactorily completed the remedial program at the 4566 Broadway Avenue (Nagle). Enclosed please find an original, signed Certificate of Completion. The New York State Department of Environmental Conservation (DEC) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the Certificate of Completion (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 a notice of the COC 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 a notice of the COC 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 of COC is recorded within the time frame specified. A standard notice form is attached to this letter;
- Place the notice of the COC in the document repository for the site within 10 days of issuance of the COC;
- Implement the DEC-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 DEC 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 DEC in April, 2016; and
- You and your lessees must submit an annual report to the New York State Department of Taxation and Finance within one year and for each of the following eleven years after the execution of the Brownfield Site Cleanup Agreement. The Report must provide the information required by Chapter 390 of the Laws of 2008, Tax Law Section 171-s.



DEC will prepare and distribute to the Site Contact List a fact sheet describing the institutional and engineering controls that are required at the site.

If you have any questions regarding any of these items, please contact the project manager for this site, Sadique Ahmed at 518 402 9767.

Sincerely,

Robert W. Schick, P.E.

Director

Division of Environmental Remediation

Enclosures

cc: Seth Freidland, Esq., Freidland, Laifer & Robbins, LLP

ec: Krista Anders, DOH
Albert DeMarco, DOH
Michael Ryan, DEC
Sadique Ahmed, DEC
James Moras, DEC
Robert Cozzy, DEC
Jane O'Connell, DEC
Andrew Guglielmi, DEC
Benjamin Conlon, DEC

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name	Address
4566 BROADWAY, LLC	364 Maspeth Avenue, Brooklyn, NY 11211
FABRIZIO REALTY CORP.	364 Maspeth Avenue, Brooklyn, NY 11211
GASETERIA OIL, CORP.	364 Maspeth Avenue, Brooklyn, NY 11211

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 7/27/06 **Agreement Execution:** 9/8/06 **Agreement Index No.:** A2-0559-0706

Application Approval Amendment: 9/23/14 **Agreement Execution Amendment:** 9/24/14

SITE INFORMATION

Site No.: C231054 **Site Name:** 4566 Broadway Avenue (Nagle)
Site Owner: 4566 BROADWAY, LLC
Street Address: 4566 Broadway Avenue
Municipality: New York County: New York **DEC Region:** 2
Site Size: 0.360 Acres
Tax Map Identification Number(s): 2172-1
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):

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 for Entities Taxable Under Article 9, 9-A, 32, and 33:
Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 20 %.
Tangible Property Credit Component Rate is 20 %.

Tax Credit Provisions for Entities Taxable Under Article 22 & S Corporations:
Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 18 %.
Tangible Property Credit Component Rate is 18 %.

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 New York County as 2014000387206.

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

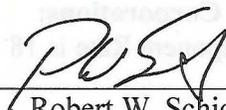
This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon a finding that:

- (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 received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Joseph J. Martens
Commissioner
New York State Department of Environmental Conservation

By:


Robert W. Schick, P.E., Director
Division of Environmental Remediation

Date: December 12, 2014

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

4566 Broadway Avenue (Nagle), Site ID No. C231054
4566 Broadway Avenue, New York, NY 10040
Municipality-New York, Borough-New York
Tax Map Identification Number(s): Block 2172, Lot 1

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to 4566 BROADWAY, LLC, FABRIZIO REALTY CORP., and GASETERIA OIL, CORP. for a parcel approximately 0.360 acres located at the 4566 Broadway Avenue in the city New York and county New York.

PLEASE TAKE NOTICE, the Certificate was 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 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):

- 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 the Department as not inconsistent with the remedy.

PLEASE TAKE NOTICE, since 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 Register of the City of New York as No. 2014000387206.

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 the Department'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.

4566 Broadway Avenue (Nagle), Site #C231054, 4566 Broadway Avenue, New York, NY 10040

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, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to the Department 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 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, the Certificate may be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region- 2 located at 47-40 21st Street, Long Island City, NY 11101, by contacting the Regional Environmental Remediation Engineer.

WHEREFORE, the undersigned has signed this Notice of Certificate

4566 Broadway, LLC
Fabrizio Realty Corp.
Gaseteria Oil Corp.

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF)

On the _____ day of _____, in the year 2014, 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:
4566 Broadway, LLC
Fabrizio Realty Corp.
Gaseteria Oil Corp.
Marcello Porcelli
364 Maspeth Avenue
Brooklyn, NY 11211

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
12/4/2014

SITE DESCRIPTION

SITE NO. C231054

SITE NAME 4566 Broadway Avenue (Nagle)

SITE ADDRESS: 4566 Broadway Avenue ZIP CODE: 10040

CITY/TOWN: New York

COUNTY: New York

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: 04/16/2016

Description of Institutional Control

4566 BROADWAY, LLC

364 Maspeth Avenue

4566 Broadway Avenue

Environmental Easement

Block: 2172

Lot: 1

Sublot:

Section: 8

Subsection:

S_B_L Image: 2172-1

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Description of Engineering Control

4566 BROADWAY, LLC

364 Maspeth Avenue

4566 Broadway Avenue

Environmental Easement

Block: 2172

Lot: 1

Sublot:

Section: 8

Subsection:

S_B_L Image: 2172-1

Soil Vapor Extraction

Cover System

County: New York Site No: C231054 Brownfield Cleanup Agreement Index : A2-0559-0706

SCHEDULE "A" PROPERTY DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK BEING PART OF PLOT NUMBER 104 ON A CERTAIN MAP ENTITLED, "MAP OF 128 ACRES OF LAND SITUATED IN THE TWELFTH WARD OF THE CITY OF NEW YORK, PART OF THE ESTATE OF ISAAC DYCKMAN, DECEASED, KNOWN AS THE FORT GEORGE PROPERTY, NEW YORK", MADE BY RUDOLPH ROSS, SURVEYOR DATED SEPTEMBER 15, 1868, FILED IN THE OFFICE OF THE REGISTER OF THE NEW YORK COUNTY ON NOVEMBER 7, 1868 AS MAP NUMBER 697, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF BROADWAY (F.K.A. KINGSBRIDGE ROAD, 100 FEET WIDE) WHERE THE SAME IS INTERSECTED BY THE DIVIDING LINE BETWEEN LOT 1 & LOT 4, BLOCK 2172 AND RUNNING FROM SAID POINT OF BEGINNING, THENCE:

1. ALONG SAID DIVIDING LINE, SOUTH 70 DEGREES -07 MINUTES -30 SECONDS EAST, A DISTANCE OF 150.00 FEET TO A POINT, THENCE;
2. ALONG THE DIVIDING LINE BETWEEN LOT 1 & LOT 72, BLOCK 2172, SOUTH 24 DEGREES -48 MINUTES -03 SECONDS EAST, A DISTANCE OF 32.33 FEET TO A POINT ON THE NORTHERLY LINE OF NAGLE AVENUE (100 FEET WIDE), THENCE;
3. ALONG SAID LINE OF NAGLE AVENUE, SOUTH 66 DEGREES -00 MINUTES -00 SECONDS WEST, A DISTANCE OF 134.58 FEET TO A POINT OF CURVATURE, THENCE;
4. ALONG A CURVE TO THE RIGHT CONNECTING SAID LINE OF NAGLE AVENUE WITH THE EASTERLY LINE OF BROADWAY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 44.72 FEET, A CENTRAL ANGLE OF 133 DEGREES -52 MINUTES -30 SECONDS, AN ARC DISTANCE OF 104.49 FEET, BEARING A CHORD OF NORTH 47 DEGREES -03 MINUTES -45 SECONDS WEST, A CHORD DISTANCE OF 82.29 FEET TO A POINT OF TANGENCY, THENCE;
5. ALONG THE EASTERLY LINE OF BROADWAY, NORTH 19 DEGREES -52 MINUTES -30 SECONDS EAST, A DISTANCE OF 84.03 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 15,691 SQUARE FEET OR 0.360 ACRE

EXHIBIT B

