

# 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](http://www.dec.ny.gov)

December 30, 2022

Neil Bender  
540 Hudson Street, LLC  
540 Hudson Street Partners LLC  
177 Christopher Street  
New York, NY 10014  
[nbender@wmgottlieb.com](mailto:nbender@wmgottlieb.com)

Re: Certificate of Completion  
538-544 Hudson Street  
New York, New York County  
C231097

Dear Neil Bender:

Congratulations on having satisfactorily completed the remedial program at the 538-544 Hudson Street site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (Department) 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 the Department's project manager. Please return the hard copy of the proof of recording to:

Steven Wu  
New York State Department of Environmental Conservation  
Division of Environmental Remediation



47-40 21<sup>st</sup> Street  
Long Island City, NY 11101

- Provide the Notice of Certificate of Completion to the Document Repositories within 10 days of issuance of the COC. The Department will develop a 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 the Department-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 the Department 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 the Department in April 2024.

If you have any questions, please do not hesitate to contact Steven Wu, the Department's project manager, at (718) 482-6725.

Sincerely,

*Andrew Guglielmi*

Andrew Guglielmi  
Division Director  
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

C. Vooris – NYSDOH, [christine.vooris@health.ny.gov](mailto:christine.vooris@health.ny.gov)  
S. McLaughlin – NYSDOH, [scarlett.mclaughlin@health.ny.gov](mailto:scarlett.mclaughlin@health.ny.gov)  
S. Bogardus – NYSDOH, [sara.bogardus@health.ny.gov](mailto:sara.bogardus@health.ny.gov)  
J. Hayes – Langan, [jhayes@langan.com](mailto:jhayes@langan.com)  
J. Armstrong – Langan, [jarmstrong@langan.com](mailto:jarmstrong@langan.com)  
D. Yudelson – Sive, Paget & Riesel, [dyudelson@sprlaw.com](mailto:dyudelson@sprlaw.com)  
Matt Gokey, [matthew.gokey@tax.ny.gov](mailto:matthew.gokey@tax.ny.gov)  
Paul Takac, [paul.takac@tax.ny.gov](mailto:paul.takac@tax.ny.gov)

ec w/o enc.:

S. Wu, J. O'Connell, M. Kaufer, L. Schmidt, K. Lewandowski,  
A. Obligado, J. Andaloro– NYSDEC

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)  
*CERTIFICATE OF COMPLETION*

**CERTIFICATE HOLDER(S):**

<b>Name</b>	<b>Address</b>
540 Hudson Street Partners LLC	177 Christopher Street, New York, NY 10014
540 Hudson Street, LLC	177 Christopher Street, New York, NY 10014

**BROWNFIELD CLEANUP AGREEMENT:**

**Application Approval:** 6/29/15 **Agreement Execution:** 9/3/15  
**Agreement Index No.:** C231097-06-15

**Application Amendment Approval:** 6/3/19 **Agreement Amendment Execution:** 6/3/19  
**Application Amendment Approval:** 10/25/22 **Agreement Amendment Execution:** 10/25/22

**SITE INFORMATION:**

**Site No.:** C231097 **Site Name:** 538-544 Hudson Street  
**Site Owner:** 540 Hudson Street Partners LLC  
**Street Address:** 538-544 Hudson Street  
**Municipality:** New York **County:** New York **DEC Region:** 2  
**Site Size:** 0.176 Acres  
**Tax Map Identification Number(s):** 621-1  
**Percentage of site located in an EnZone:** 0 - 49 %

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:** Residential, Restricted-Residential, Commercial, and Industrial  
**Cleanup Track:** Track 2: Restricted use with generic 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 40 %.  
Tangible Property Credit Component Rate is 12 %.

**Tax Credit Provisions for Entities Taxable Under Article 22 & S Corporations:**  
Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 40 %.  
Tangible Property Credit Component Rate is 10 %.

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 2022000454923.

#### **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 6 NYCRR 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 6 NYCRR 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; or
- (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.

Basil Seggos  
Commissioner  
New York State Department of Environmental Conservation

By: Andrew Guglielmi Date: 12/30/2022

Andrew O. Guglielmi, Director  
Division of Environmental Remediation

**Exhibit A**  
**Site Description**

LEGAL DESCRIPTION OF EASEMENT AREA

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF CHARLES STREET (50' WIDE) WITH THE EASTERLY SIDE OF HUDSON STREET (90' WIDE) RUNNING, THENCE;

1. NORTHERLY ALONG SAID EASTERLY SIDE OF HUDSON STREET, A DISTANCE OF 113 FEET, 3-1/2 INCHES (113.29') TO A POINT, THENCE;
2. EASTERLY, TURNING AN INTERIOR ANGLE OF 89 DEGREES – 28 MINUTES – 33 SECONDS, A DISTANCE OF 36 FEET TO A POINT, THENCE;
3. NORTHEASTERLY, TURNING AN EXTERIOR ANGLE OF 161 DEGREES – 24 MINUTES – 50 SECONDS, A DISTANCE OF 25 FEET TO A POINT, THENCE;
4. SOUTHERLY, TURNING AN INTERIOR ANGLE OF 88 DEGREES – 47 MINUTES – 12 SECONDS, A DISTANCE OF 96 FEET, 2-3/4 INCHES (96.23') TO THE NORTHERLY SIDE OF CHARLES STREET, THENCE;
5. WESTERLY, ALONG SAID NORTHERLY SIDE OF CHARLES STREET, TURNING AN INTERIOR ANGLE OF 91 DEGREES – 13 MINUTES – 44 SECONDS, A DISTANCE OF 92 FEET, 2-1/2 INCHES (92.21') TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 7,678 SQUARE FEET OR 0.1763 ACRE.

**Exhibit B**

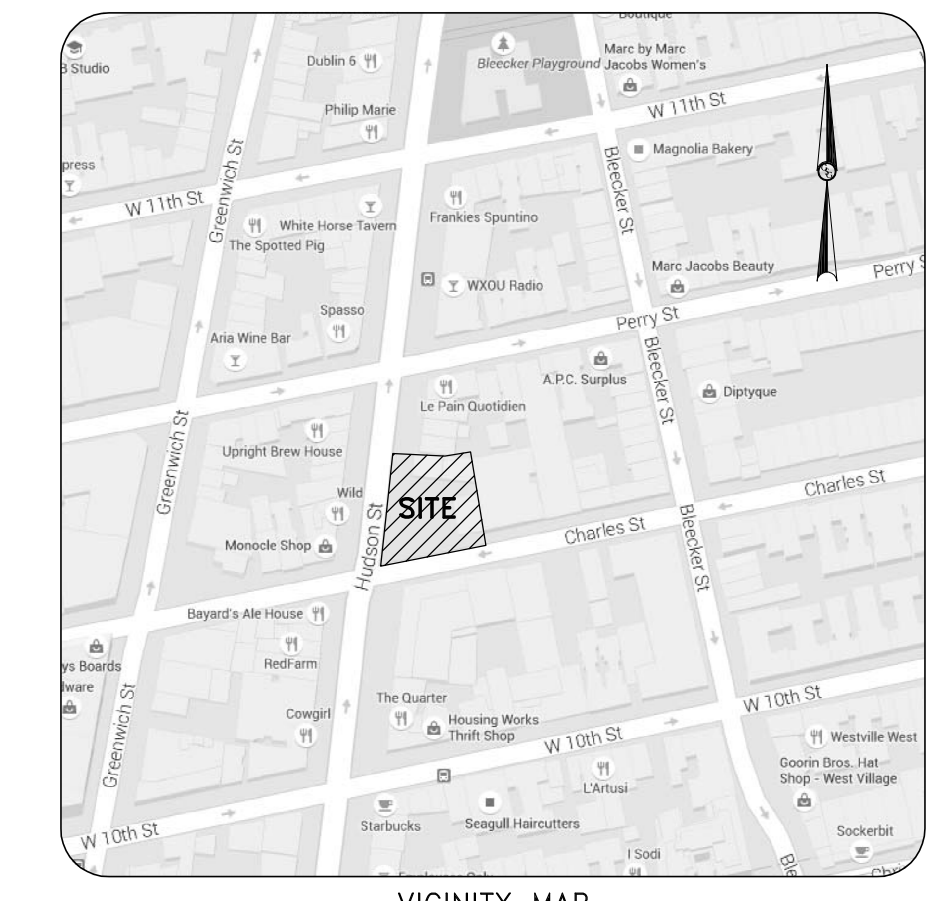
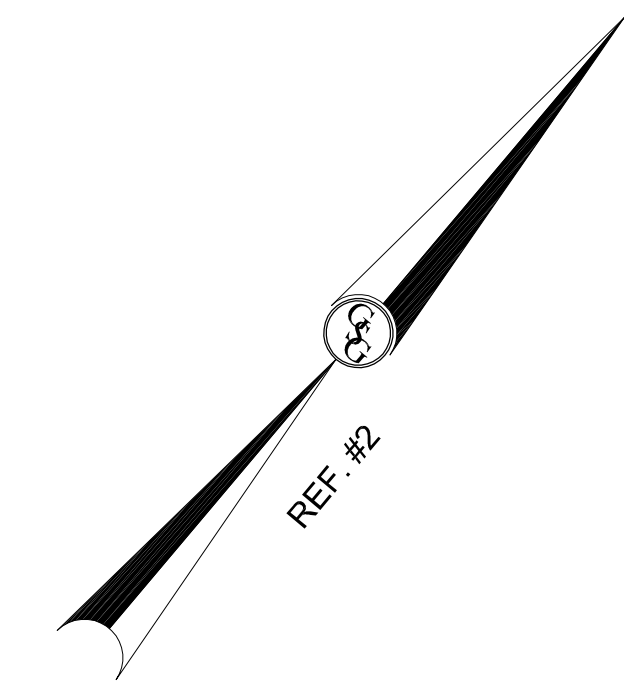
**Site Survey**

# PERRY STREET

(50' WIDE - PUBLIC)  
ONE WAY  
TRAFFIC

- REFERENCES:**
- SECTIONAL MAP, BOROUGH OF MANHATTAN, NO. 27, PROVIDED BY THE CITY OF NEW YORK, PRESIDENT OF THE BOROUGH OF MANHATTAN, TOPOGRAPHICAL BUREAU.
  - BOROUGH SURVEY MAP NO. 20, PROVIDED BY THE CITY OF NEW YORK, PRESIDENT OF THE BOROUGH OF MANHATTAN, TOPOGRAPHICAL BUREAU.
  - BOUNDARY & TOPOGRAPHIC SURVEY, LOT 1, BLOCK 621, 540 HUDSON STREET, (A.K.A. 538 & 544 HUDSON STREET), BOROUGH OF MANHATTAN, CITY, COUNTY & STATE OF NEW YORK, PREPARED BY GALLAS SURVEYING GROUP, DATED 07-28-2020, LAST REVISED 11-17-2020 AS REVISION NO. 1.

- LEGAL DESCRIPTION FOR ENVIRONMENTAL EASEMENT AREA (LOT 1, BLOCK 621):**  
BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF CHARLES STREET (50' WIDE) WITH THE EASTERLY SIDE OF HUDSON STREET (90' WIDE) RUNNING, THENCE:
- NORTHERLY ALONG SAID EASTERLY SIDE OF HUDSON STREET, A DISTANCE OF 113 FEET, 3-12 INCHES (113.29') TO A POINT, THENCE;
  - EASTERLY, TURNING AN INTERIOR ANGLE OF 89 DEGREES - 28 MINUTES - 33 SECONDS, A DISTANCE OF 36 FEET TO A POINT, THENCE;
  - NORTHEASTERLY, TURNING AN EXTERIOR ANGLE OF 161 DEGREES - 24 MINUTES - 50 SECONDS, A DISTANCE OF 25 FEET TO A POINT, THENCE;
  - SOUTHERLY, TURNING AN INTERIOR ANGLE OF 88 DEGREES - 47 MINUTES - 12 SECONDS, A DISTANCE OF 96 FEET, 2-3/4 INCHES (96.23') TO THE NORTHERLY SIDE OF CHARLES STREET, THENCE;
  - WESTERLY, ALONG SAID NORTHERLY SIDE OF CHARLES STREET, TURNING AN INTERIOR ANGLE OF 91 DEGREES - 13 MINUTES - 44 SECONDS, A DISTANCE OF 92 FEET, 2-1/2 INCHES (92.21') TO THE POINT AND PLACE OF BEGINNING.
- CONTAINING 7,678 S.F., OR 0.1763 ACRE



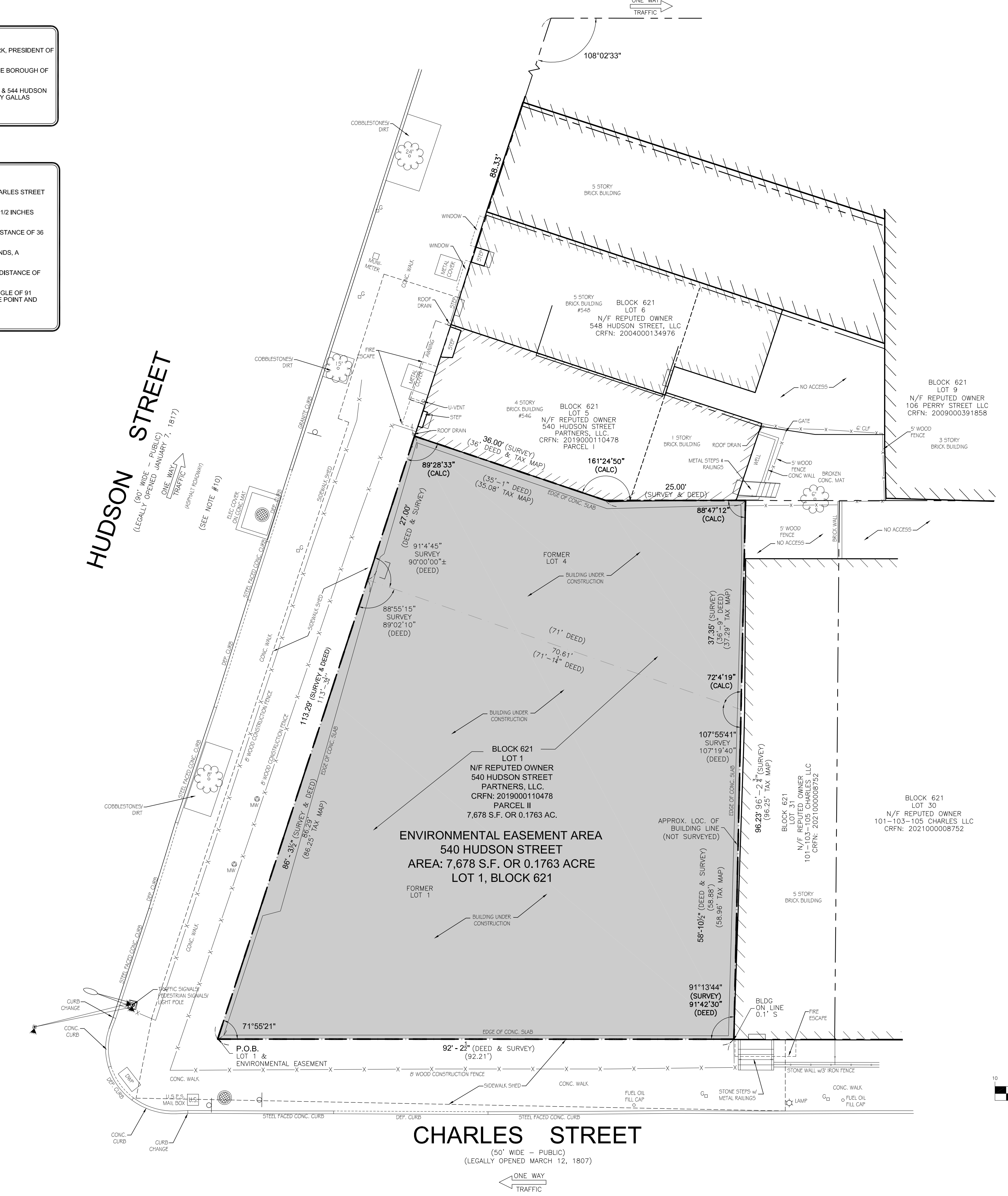
VICINITY MAP

- NOTES:**
- PROPERTY KNOWN AS LOT 1, BLOCK 621 AS DESIGNATED ON THE NEW YORK CITY DIGITAL TAX MAP FOR THE BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK, DATED: JUNE 27, 2018
  - AREA LOT 1: 7,678 S.F. OR 0.1763 AC.  
AREA ENVIRONMENTAL EASEMENT: 7,678 S.F. OR 0.1763 AC.
  - THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
  - THIS SURVEY WAS PREPARED WITH BENEFIT OF A TITLE COMMITMENT REPORT PREPARED BY KENSINGTON VANGUARD TITLE AGENCY, AGENT FOR STEWART TITLE INSURANCE COMPANY, COMMITMENT NO. 595304-S-NY-MRKT-6, HAVING AN EFFECTIVE DATE OF SEPTEMBER 4, 2021
  - BY GRAPHIC PLOTTING, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 3604970182F, MAP REVISED: SEPTEMBER 5, 2007.
- BE ADVISED THAT FEMA HAS POSTED A PRELIMINARY MAP FOR THIS AREA AND SHOWS THE PROPERTY LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) MAP NUMBER 3604970182F, DATED: DECEMBER 5, 2013 OBTAINED FROM FEMA/NFHL WEB SERVER ON FEBRUARY 6, 2020
- THERE WERE NO VISIBLE STREAMS OR NATURAL WATER COURSES IN THE PROPERTY AT THE TIME OF FIELD SURVEY.
  - THERE WERE NO VISIBLE STREAMS OR NATURAL WATER COURSES IN THE PROPERTY AT THE TIME OF FIELD SURVEY.
  - ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN.
  - ANGLES LABELED (CALC) ARE BASED UPON FIELD OBSERVATION OF BUILDINGS, WALLS AND OTHER FEATURES ALONG WITH ADJACENT DEEDS AND CITY MAPPING. THE (CALC) ANGLES ARE INTERFERED TO THE DEEDS AND CITY MAPPING WHERE NO ANGLES OF RECORD EXIST AND SHOULD BE CONSIDERED APPROXIMATE.

# HUDSON STREET

(90' WIDE - PUBLIC)  
LEGALLY OPENED JANUARY 7, 1917  
ONE WAY  
TRAFFIC  
(SEE NOTE #10)

- MAP LEGEND**
- PROPERTY LINE
  - PROPOSED ENVIRONMENTAL EASEMENT AREA
  - BUILDING FOOTPRINT AND DOORWAY AT GROUND LEVEL
  - HYDRANT
  - WATER VALVE
  - GAS VALVE
  - UNIDENTIFIED WELL
  - MONITORING WELL
  - AREA LIGHT
  - MANHOLE
  - INLET
  - BOLLARD
  - SIGN
  - DETECTABLE WARNING PAD
  - DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
  - DENOTES TREE AND TRUNK DIAMETER
  - BUILDING DIMENSION



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](mailto:derweb@dec.ny.gov).

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.

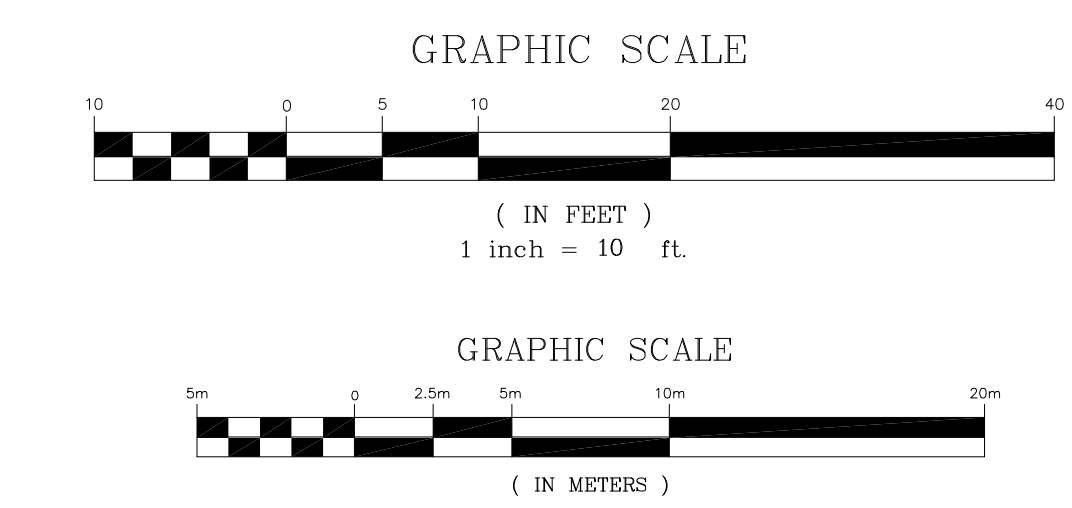
**ENVIRONMENTAL EASEMENT SURVEY**  
**LOT 1, BLOCK 621**  
540 HUDSON STREET  
(A.K.A. 538 & 544 HUDSON STREET)  
BOROUGH OF MANHATTAN  
CITY, COUNTY & STATE OF NEW YORK

**GALLAS SURVEYING GROUP**  
2865 U.S. ROUTE 1  
NORTH BRUNSWICK, NJ 08902  
TELE: 732-222-6780  
FAX: 732-940-8786  
www.gallasurvey.com

DATE	SCALE	DRAWN:	CHECKED:
11-8-2021	1"=10'	E.C.R. /T.J.D.	G.S.G.
FIELD DATE	FIELD BOOK	PAGE	FIELD CREW
08-12-2015	48	120-122	K.S./W.B.
04-19-2016	58	130	P.P./J.V.
02-12-2020	135	112	P.P./M.C.S.
05-14-2020	136		M.C.J.V.
10-22-2021			P.P./M.C.S.

FILE NO.: **G15161** DRAWING NAME/SHEET NO.: **ENVIRONMENTAL EASEMENT** 1 OF 1

NOT VALID UNLESS EMBOSSED WITH THE SURVEYOR'S SEAL OR THE INK SEAL  
**GREGORY S. GALLAS** LAND SURVEYOR  
NEW YORK PROFESSIONAL LAND SURVEYOR #50124  
DATE: 11-08-2021



# CHARLES STREET

(50' WIDE - PUBLIC)  
LEGALLY OPENED MARCH 12, 1807  
ONE WAY  
TRAFFIC  
(ASPHALT ROADWAY)



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

**538-544 Hudson Street, Site ID No. C231097**  
**538-544 Hudson Street, New York, NY 10014**  
**New York City, New York County, Tax Map Identification Number: 621-1**

**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 540 Hudson Street Partners LLC and 540 Hudson Street, LLC for a parcel approximately 0.176 acres located at 538-544 Hudson Street in New York City, New York County.

**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):

- 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 the Department 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 2022000454923.

**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

**538-544 Hudson Street, C231097**  
**538-544 Hudson Street, New York, NY 10014**

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 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 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/C231097>.

538-544 Hudson Street, C231097  
538-544 Hudson Street, New York, NY 10014

WHEREFORE, the undersigned has signed this Notice of Certificate

540 Hudson Street Partners 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:**  
Neil Bender  
540 Hudson Street Partners LLC  
540 Hudson Street, LLC  
177 Christopher Street  
New York, NY 10014

Feb. 2022



**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
**Site Management Form**  
 12/22/2022



**SITE DESCRIPTION**

**SITE NO. C231097**

**SITE NAME 538-544 Hudson Street**

SITE ADDRESS: 538-544 HUDSON STREET ZIP CODE: 10014

CITY/TOWN: New York

COUNTY: New York

ALLOWABLE USE: Residential, 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Operation and Maintenance (O&M) Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 04/30/2024

**Description of Institutional Control**

**540 Hudson Street Partners LLC**

177 Christopher Street

**538 Hudson Street**

Environmental Easement

Block: 621

Lot: 1

Sublot:

Section:

Subsection:

S\_B\_L Image: 621-1

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan