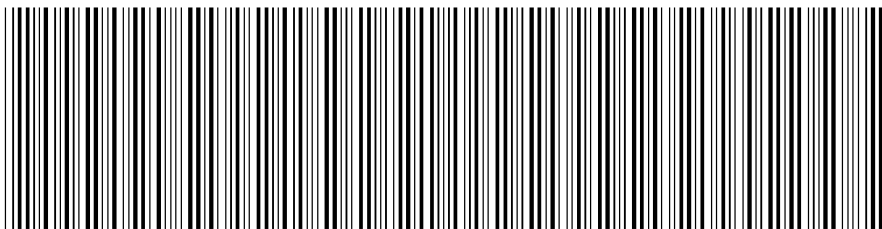


NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER

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2025010900762001001EA033

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2025010900762001

Document Date: 12-23-2024

Preparation Date: 01-09-2025

Document Type: CERTIFICATE

Document Page Count: 4

PRESENTER:

ULTIMATE ABSTRACT OF NEW YORK  
1383 VETERANS MEMORIAL HIGHWAY \* SUITE 30  
UNYRC4247NY  
HAUPPAUGE, NY 11788  
631-501-9100  
SARA.ROTH@ULTIMATEABSTRACT.COM

RETURN TO:

ULTIMATE ABSTRACT OF NEW YORK  
1383 VETERANS MEMORIAL HIGHWAY \* SUITE 30  
UNYRC4247NY  
HAUPPAUGE, NY 11788  
631-501-9100  
SARA.ROTH@ULTIMATEABSTRACT.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	2188	1	Entire Lot	375 WEST 207TH STREET
Property Type: APARTMENT BUILDING				

CROSS REFERENCE DATA

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

PARTIES

PARTY 1:

NYS DEPT OF ENVIRONMENTAL CONSERVATION  
625 BROADWAY  
ALBANY, NY 12233

PARTY 2:

CITY OF NEW YORK  
1 LIBERTY PLAZA  
NEW YORK, NY 10007

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 57.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE

CITY OF NEW YORK

Recorded/Filed 01-10-2025 10:30

City Register File No.(CRFN):

2025000009729



*Colette McChia-Jacques*

City Register Official Signature

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

**207th Street/9th Avenue, Site ID No. C231102**  
**375 West 207th Street, New York, NY, 10034**  
**New York, New York County, Tax Map Identification Number: 2188-1**

**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 207 Street Owner LLC, J.207 ST LLC, MFC Realty Corp., Sherman Creek LIHTC Owner LLC, Sherman Creek Master Tenant LLC, Sherman Creek Owner LLC, HP 3875 Ninth Avenue Housing Development Fund Company, Inc. and HP Sherman Creek Housing Development Fund Company, Inc. for a parcel approximately 1.643 acres located at 375 West 207<sup>th</sup> Street in New York, New York 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 New York County as 2024000326522.

**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

207<sup>th</sup> Street/9th Avenue, C231102  
375 West 207th Street, New York, NY 10034

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 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/C231102>.

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

HP Sherman Creek Housing Development Fund  
Company, Inc.

By: Nadja Alvarado

Title: Vice President

Date: 12/23/24

STATE OF NEW YORK ) SS:  
COUNTY OF New York )

On the 23<sup>rd</sup> day of December, in the year 2024 before me, the undersigned, personally appeared Nadja Alvarado, 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]  
Signature and Office of individual  
taking acknowledgment

MILEIKA BETHANCOURT  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01BE6220876  
Qualified in kings County  
Commission Expires April 19, 2026

207<sup>th</sup> Street/9th Avenue, C231102  
375 West 207th Street, New York, NY 10034

WHEREFORE, the undersigned has signed this Notice of Certificate

Sherman Creek Owner LLC

By: GV

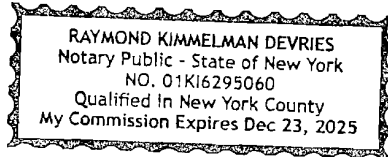
Title: Authorized Signatory

Date: 12/23/24

STATE OF NEW YORK ) SS:  
COUNTY OF New York )

On the 23rd day of December, in the year 2024, before me, the undersigned, personally appeared Eli S. Weiss, 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.

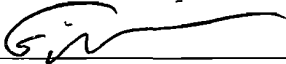
Raymond Kimmelman Devries  
Signature and Office of individual  
taking acknowledgment



207<sup>th</sup> Street/9th Avenue, C231102  
375 West 207th Street, New York, NY 10034

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

Sherman Creek LIHTC Owner LLC

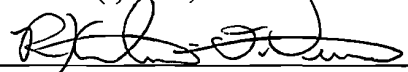
By: 

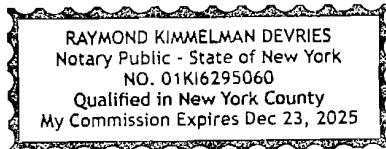
Title: Authorized Signatory

Date: 12/23/24

STATE OF NEW YORK ) SS:  
COUNTY OF New York )

On the 23<sup>rd</sup> day of December, in the year 2024 before me, the undersigned, personally appeared Elis Weirs, 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:**  
207 Street Owner LLC  
c/o Madd Equities  
Attention: Ana Maria Polonia  
15 Verbena Avenue, Suite 200  
Floral Park, NY 11001