

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation

625 Broadway, 12th Floor, Albany, New York 12233-7011

P: (518) 402-9706 | F: (518) 402-9020

www.dec.ny.gov

December 30, 2022

Ian Christ
AMP Property Owner L.P.
West 96th Street Venture L.P.
c/o Fetner Management LLC
675 Third Avenue, Suite 2800
New York, NY 10017
ian.christ@pgim.com

Hal Fetner
West 96th Venture L.P.
266 West 96th Street Associates LLC
c/o Fetner Management LLC
675 Third Avenue, Suite 2800
New York, NY 10017
hal@fetner.com

270 West 96th Street Housing Development Fund Corporation
c/o Settlement Housing Fund, Inc.
247 West 34th Street, 4th Floor
New York, NY 10017
FSiddiqui@shfinc.org

Re: Certificate of Completion
266-270 West 96th Street
Manhattan, New York County
C231133

Dear Messrs. Christ and Fetner:

Congratulations on having satisfactorily completed the remedial program at the 266-270 West 96th 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:

Christopher Allan
New York State Department of Environmental Conservation
Division of Environmental Remediation
47-40 21st 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.

If you have any questions regarding any of these items, please contact Christopher Allan at (718) 482-4065 or christopher.allan@dec.ny.gov.

Sincerely,

Andrew Guglielmi

Andrew Guglielmi
Director
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

C. Vooris– NYSDOH, christine.vooris@health.ny.gov
S. McLaughlin – NYSDOH, scarlett.mclaughlin@health.ny.gov
S. Surani – NYSDOH, anthony.perretta@health.ny.gov
M. Gokey, mathew.gokey@tax.ny.gov
P. Takac, paul.takac@tax.ny.gov
J. Hayes – Langan, jhayes@langan.com
M. Raygorodetsky – Langan, mraygorodetsky@langan.com
M. Bogin – Sive, Page & Riesel, PC, mbogin@sprlaw.com

ec w/o enclosure:

C. Allan. J. O'Connell, C. Maycock, L. Schmidt, G. Nam, K. Lewandowski –
NYSDEC

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)

CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

266 West 96th Street Associates LLC
AMP Property Owner L.P.
West 96th Street Venture L.P.

Address

c/o Fetner Management LLC, 675 Third Avenue, Suite 2800 New York, NY 10017
c/o Fetner Management LLC, 675 Third Avenue, Suite 2800 New York, NY 10017
c/o Fetner Management LLC, 675 Third Avenue, Suite 2800 New York, NY 10017

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 6/10/19 **Agreement Execution:** 8/20/19

Agreement Index No.: C231133-06-2019

Application Amendment Approval: 7/10/22

Agreement Amendment Execution: 7/10/22

Application Amendment Approval: 12/23/22

Agreement Amendment Execution: 12/23/22

SITE INFORMATION:

Site No.: C231133 **Site Name:** 266-270 West 96th Street

Site Owner: AMP Property Owner L.P.
270 West 96th Street Housing Development Fund Corporation

Street Address: 266-270 West 96th Street

Municipality: New York **County:** New York **DEC Region:** 2

Site Size: 0.239 Acres

Tax Map Identification Number(s): 1243-1501, 1243-1502, 1243-1503 (f/k/a 1243-57)

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:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 40 %.

Eligibility for Tangible Property Credit is available because the certificate holder submitted documentation to the Department's satisfaction that the project was an Affordable Housing project. If affordable housing is not constructed there is no Tangible Property Credits. Tangible Property Credit is 10%. Comprised of 10% Base.

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%), or if the site is used primarily for manufacturing activities (5%) not to exceed a maximum 24 %.

No Environmental Easement has been granted pursuant to ECL Article 71, Title 36 as there are no use restrictions and there is no reliance on the long-term employment of institutional controls.

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; or
- (4) there is good cause for such modification or revocation.

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

TO THE DECLARATION

DESCRIPTION OF THE LAND

**270 WEST 96TH STREET CONDOMINIUM
266-270 WEST 96TH STREET
NEW YORK, NEW YORK 10025
Block 1243 F/K/A Lot 57 N/K/A Lots 1501 - 1503.**

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, bounded and described as follows:

BEGINNING at a point on the southerly side of 96th Street, distant 96 feet 9 inches (96.75 feet tax map) easterly from the corner formed by the intersection of the southerly side of 96th Street and the easterly side of West End (formerly 11th) Avenue;

THENCE southerly, parallel with West End Avenue, 26 feet 4 inches (26.33 feet tax map);

THENCE westerly, parallel with 96th Street, 1 foot 9 inches (1.75 feet tax map);

THENCE southerly, again parallel with West End Avenue, 49 feet 2 1/2 inches (49.21 feet tax map);

THENCE easterly, again parallel with 96th Street, 5 feet;

THENCE southerly, again parallel with West End Avenue, 25 feet 2 inches (25.17 feet tax map) to the center line of the block between 95th and 96th Streets;

THENCE easterly, along said center line 100 feet;

THENCE northerly, again parallel with West End Avenue, 100 feet 8 1/2 inches (100.71 feet tax map) to the southerly side of 96th Street;

THENCE westerly, along said southerly side of 96th Street, 103 feet 3 inches (103.25 feet tax map) to the point or place of **BEGINNING**.

Exhibit B

Site Survey

Legal Description from 12.16.2021 Deed from 270 W. 96th St. HDPC to AMP Property Owner L.P. (2022000000317)

(Parcel 1) Block 1243 Lot 57 (Via Old Lot 57 and Old Lot 58):

All that certain lot, piece or parcel of land, situate, lying and being in the Borough of Manhattan in the City and State of New York, and bounded and described as follows:

BEGINNING at a point on the southerly side of 96th Street distant 125 feet westerly from the corner formed by the intersection of the southerly side of 96th Street with the westerly side of Broadway, formerly known as the Boulevard;

RUNNING THENCE southerly and parallel with Broadway 100 feet & 1/2 inches to the middle line of the block between 95th and 96th Streets;

THENCE westerly along said middle line of the block 25 feet;

THENCE northerly and again parallel with Broadway 100 feet & 1/2 inches to the southerly side of 96th Street; THENCE easterly along the southerly side of 96th Street

25 feet to the point or place of BEGINNING.

And:

All that certain piece or parcel of land, situated in the Borough of Manhattan, City of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of 96th Street distant 150 feet westerly from the southwesterly corner of 96th Street and Broadway;

THENCE RUNNING southerly 100 feet & 1/2 inches to the middle line of the block; THENCE westerly along the same 25 feet;

THENCE northerly and parallel with Broadway, 100 feet & 1/2 inches to 96th Street;

THENCE easterly along the same 25 feet to the point or BEGINNING. Said Lot 57 is also described as follows:

All that certain lot, piece or parcel of land, situate, lying and being in the Borough of Manhattan in the City and State of New York, and bounded and described as follows:

BEGINNING at a point on the southerly side of 96th Street distant 125 feet westerly from the corner formed by the intersection of the southerly side of 96th Street with the westerly side of Broadway, formerly known as the Boulevard;

RUNNING THENCE southerly and parallel with Broadway 100 feet & 1/2 inches to the middle line of the block between 95th and 96th Streets;

THENCE westerly along said middle line of the block 50 feet;

THENCE northerly and again parallel with Broadway 100 feet & 1/2 inches to the southerly side of 96th Street;

FOR CONVEYANCING ONLY IF INTENDED TO BE CONVEYED: Together with all the right, title and interest of the party of the first part, of in and to any streets and roads abutting the above described premises

THENCE easterly along the southerly side of 96th Street 50 feet to the point or place of BEGINNING.

(Parcel 2) Block 1243 Lot 59:

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, bounded and described as follows:

BEGINNING at a point on the southerly side of 96th Street distant 175 feet westerly from the corner formed by the intersection of the southerly side of 96th Street with the westerly side of Broadway, formerly known as the Boulevard;

THENCE southerly, again parallel with West End Avenue, 100 feet & 1/2 inches to the middle line of the block between 95th and 96th Streets;

THENCE westerly, westerly along said middle line of the block, 25 feet;

THENCE northerly, again parallel with West End Avenue, 100 feet & 1/2 inches to the southerly side of 96th Street; THENCE easterly, along the southerly side of 96th Street,

25 feet the point or place of BEGINNING.

(Parcel 3) Block 1243 Lot 60:

All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of 96th Street, distant 96 feet 9 inches eastwardly from the corner formed by the intersection of the southerly side of 96th Street and the easterly side of West End (formerly 11th) Avenue;

THENCE southwardly, parallel with West End Avenue, 26 feet 4 inches; THENCE westwardly, parallel with 96th Street, 1 foot 9 inches;

THENCE southwardly, again parallel with West End Avenue, 49 feet 2 1/2 inches; THENCE eastwardly, again parallel with 96th Street, 5 feet;

THENCE southwardly, again parallel with West End Avenue, 25 feet 2 inches to the center line of the block between 95th and 96th Streets;

THENCE eastwardly, along said center line 25 feet;

THENCE northwardly, again parallel with West End Avenue, 100 feet & 1/2 inches to the southerly side of 96th Street; THENCE westwardly, along said southerly side of 96th

Street, 28 feet 3 inches to the point or place of BEGINNING.

Overall Description for Parcels 1, 2 & 3, Block 1243 Lots 57, 59 & 60:

All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of 96th Street, distant 96 feet 9 inches (96.75 feet tax map) easterly from the corner formed by the intersection of the southerly side of 96th Street and the easterly side of West End (formerly 11th) Avenue;

THENCE southerly, parallel with West End Avenue, 26 feet 4 inches (26.33 feet tax map); THENCE westerly, parallel with 96th Street, 1 foot 9 inches

(1.75 feet tax map);

THENCE southerly, again parallel with West End Avenue, 49 feet 2 1/2 inches (49.21 feet tax map); THENCE easterly, again parallel with 96th Street, 5 feet;

THENCE southerly, again parallel with West End Avenue, 25 feet 2 inches (25.17 feet tax map) to the center line of the block between 95th and 96th Streets;

THENCE easterly, along said center line 100 feet;

THENCE northerly, again parallel with West End Avenue, 100 feet & 1/2 inches (100.71 feet tax map) to the southerly side of 96th Street;

THENCE westerly, along said southerly side of 96th Street, 103 feet 3 inches (103.25 feet tax map) to the point or place of BEGINNING.

SCHEDULE B ECEPTIONS

Per First Nationwide Title Insurance Company, title number FN-42037-NY, with an Effective date of 8/10/2021, the following may affect the subject property:

5.) Covenants, conditions, restrictions, easements, agreements of record, etc., as follows: NONE OF RECORD

NOTES:

1) ELEVATIONS SHOWN ON THIS SURVEY MAP REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 AS ESTABLISHED AND MAINTAINED BY NATIONAL GEODESIC SURVEY OF THE NATIONAL OCEAN SERVICE, NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION OR SUCCESSOR AGENCY.

2) ALL DIMENSIONS SHOWN HEREON ARE IN THE UNITED STATES STANDARD OF MEASUREMENT.

3) THIS IS TO CERTIFY THAT THERE ARE NO STREAMS OR NATURAL WATER COURSES VISIBLE ON THE PREMISES SHOWN HEREON.

4) VAULTS, IF ANY, BELOW SIDEWALK LEVEL ARE NOT LOCATED OR SHOWN HEREON.

THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON HAS BEEN EXTRACTED FROM INFORMATION OBTAINED FROM THE VARIOUS MUNICIPAL DEPARTMENTS AND PRIVATE COMPANIES WHO IS PLACED ON THIS SURVEY FOR SCHEMATIC PURPOSES ONLY. SUCH INFORMATION IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS EITHER BY SAID DEPARTMENTS OR COMPANIES NOR BY THE UNDERSIGNED.

BEFORE ANY DRILLING, DOWNGRADING OR CONSTRUCTION ON OR NEAR THE PREMISES SHOWN HEREON, IT IS REQUIRED BY NEW YORK STATE INDUSTRIAL CODE 53 THAT THE SUBSURFACE UTILITIES BE MARKED OUT AND IDENTIFIED BY THE COMPANIES OR AGENCIES HAVING JURISDICTION.

UTILITY MAPS SUPPLIED BY RESPECTIVE UTILITY AND GOVERNMENTAL AGENCY, AND AS SUCH IT IS RECOMMENDED THAT BEFORE CONSTRUCTION COMMENCES THAT THE APPROPRIATE UTILITIES ARE CONTACTED.

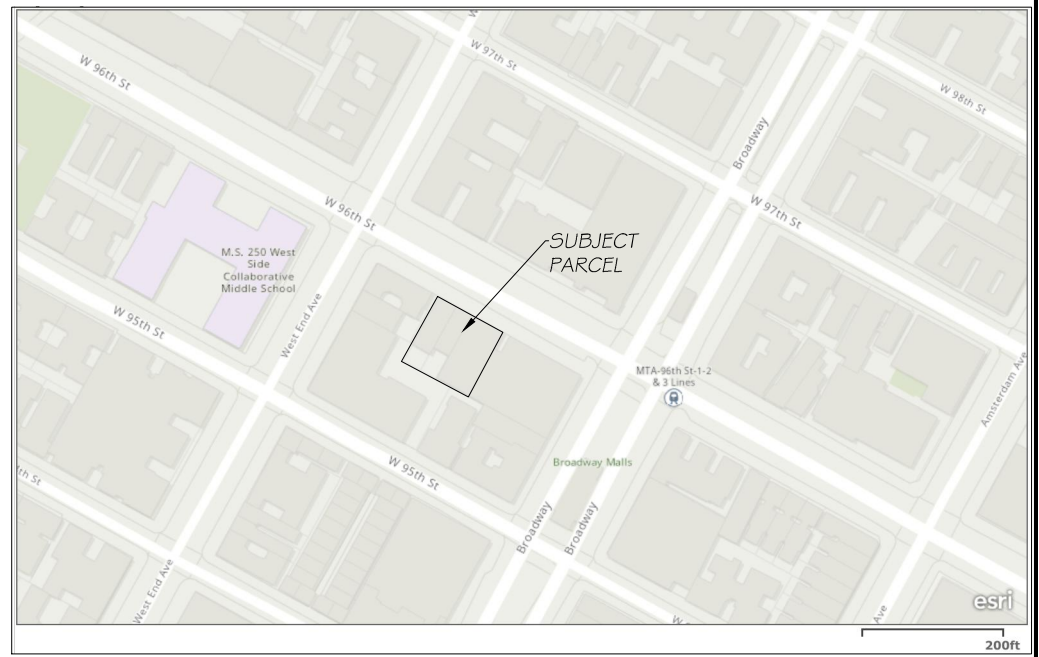
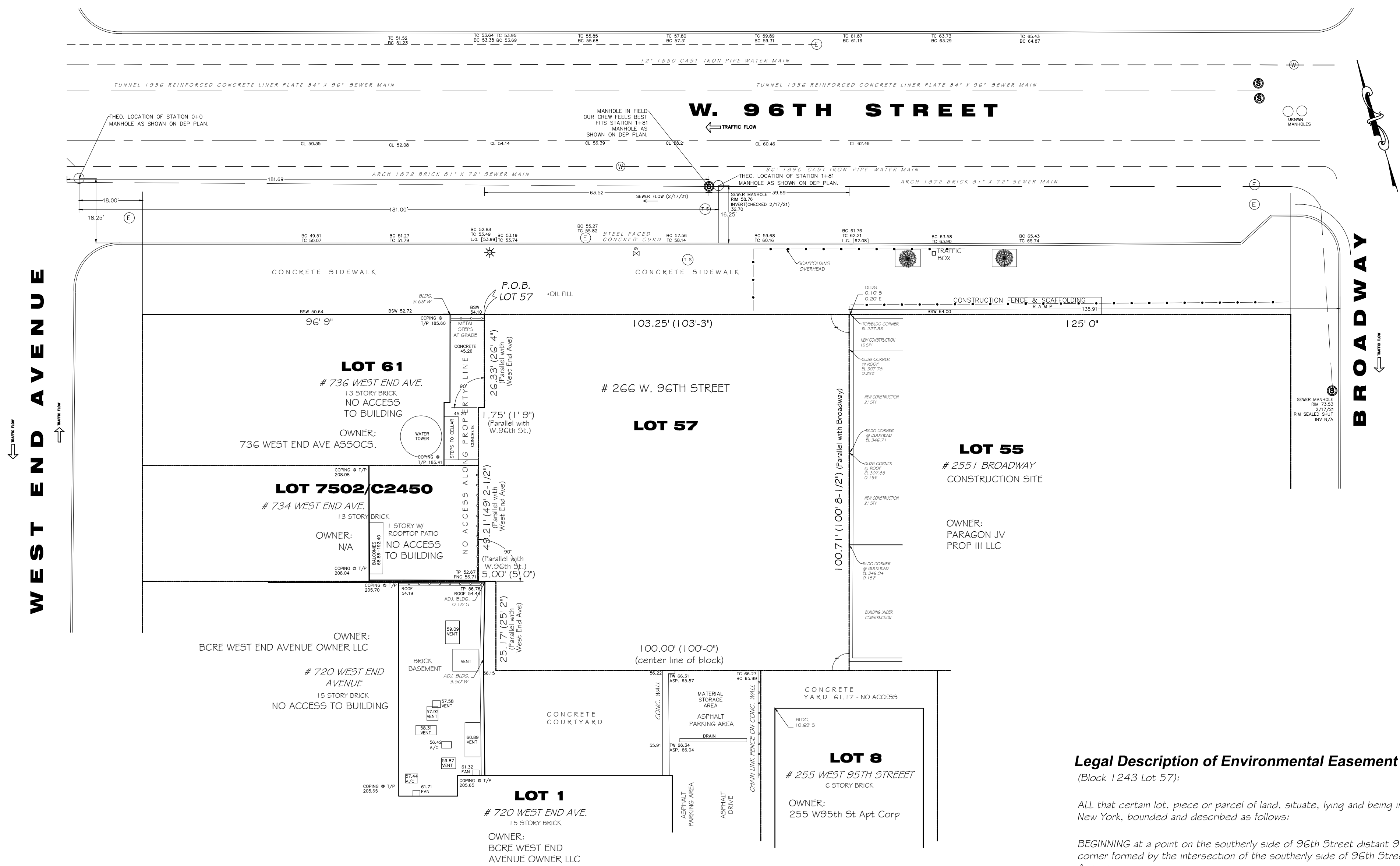
THE UTILITIES SHOWN ON THIS SURVEY MAP HAVE BEEN LOCATED BY FIELD OBSERVATIONS AND GUARANTEE IS GIVEN AS TO THE COMPLETENESS, LOCATION, SIZE OR TYPE OF UTILITY. IT IS RECOMMENDED THAT BEFORE CONSTRUCTION COMMENCES THAT THE APPROPRIATE UTILITIES ARE CONTACTED.

4) ESTABLISHED LEGAL GRADES SHOWN PER FINAL SECTION MAP 85 AS SHOWN ON THE KEY MAP FOR 80' SCALE SECTIONAL MAP FOUND IN THE CITY OF NEW YORK OFFICE OF THE PRESIDENT, BOROUGH OF MANHATTAN, TOPOGRAPHICAL BUREAU.

5) STREET NAMES AND R.O.W. WIDTHS, BLOCK, AND LOT NUMBERS AS PER CURRENT TAX MAPS.

6) OFFSETS (IF SHOWN) ARE FOR SURVEYING REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.

7) ELECTRIC AND GAS CON ED MAPS ARE NO LONGER AVAILABLE TO THIRD PARTIES. THIS INFORMATION MUST BE OBTAINED BY OWNERSHIP. UPON RECEIPT OF THIS INFORMATION FROM OWNERSHIP PLAT WILL BE APPROPRIATELY AMENDED.



VICINITY MAP

LEGEND:

- TC-TOP OF CURB
- BC-BOTTOM OF CURB
- LC-LOCAL DRIVE
- TW-TOP OF WALL
- BT-BOTTOM OF WALL
- CL-CHALK LINE TRACE
- ASPH-ASPHALT PAVEMENT
- CON-CONCRETE PAVEMENT
- PH-FIRE HYDRANT
- S-SEWER
- E-ELECTRIC
- W-WATER
- OV-GAS VALVE
- WV-WATER VALVE
- OV-OL WALK
- T-TELEPHONE
- TP-TOP MANHOLE
- L-LIGHT POLE
- UT-UTILITY POLE
- WM-MONITORING WELL
- LD-LOCAL DRIVE
- BEW-BACK OF SIDEWALK
- IC-EXPRESSED CURB
- RD-ROOF DRAIN
- MP-METAL POST

Legal Description of Environmental Easement Area (Block 1243 Lot 57):

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, bounded and described as follows:

BEGINNING at a point on the southerly side of 96th Street distant 96 feet 9 inches (96.75 feet tax map) easterly from the corner formed by the intersection of the southerly side of 96th Street and the easterly side of West End (formerly 11th) Avenue;

THENCE southerly, parallel with West End Avenue, 26 feet 4 inches (26.33 feet tax map);

THENCE westerly, parallel with 96th Street, 1 foot 9 inches (1.75 feet tax map);

THENCE southerly, again parallel with West End Avenue, 49 feet 2-1/2 inches (49.21 feet tax map);

THENCE easterly, again parallel with 96th Street, 5 feet;

THENCE southerly, again parallel with West End Avenue, 25 feet 2 inches (25.17 feet tax map) to the center line of the block between 95th and 96th Streets;

THENCE easterly, along said center line 100 feet;

THENCE northerly, again parallel with West End Avenue, 100 feet & 1/2 inches (100.71 tax map) to the southerly side of 96th Street;

THENCE westerly, along said southerly side of 96th Street, 103 feet 3 inches (103.25 feet tax map) to the point or place of BEGINNING.

Lot Area : 10,402.62 SQ.FT. , 0.239 ACRES

I CERTIFY TO:
FETNER
THE NEW YORK CITY BUILDING DEPARTMENT
THAT THIS SURVEY WAS PREPARED AND REVIEWED
UNDER MY SUPERVISION IN THE OFFICE AND THE FIELD.

DEC ENVIRONMENTAL EASEMENT SURVEY SITUATED IN

THE BOROUGH OF MANHATTAN CITY OF NEW YORK STATE OF NEW YORK

266 WEST 96TH STREET NY, NY, 10007

TAX MAP BLOCK 1243 LOT 57 (FORMERLY LOTS 57, 59, & 60)

True North Surveyors, P.C.

111 Kosciuszko Road, Whitehouse Station, NJ 08889
phone: (908) 534-6248 fax: (908) 534-6237



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

266-270 West 96th Street, Site ID No. C231133
266-270 West 96th Street, New York, NY
Manhattan, New York County, Tax Map Identification Numbers: 1243-1501, 1243-1502, 1243-1503
(f/k/a 1243-57)

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 266 West 96th Street Associates LLC, AMP Property Owner L.P., and West 96th Street Venture L.P. for a parcel approximately 0.239 acres located at 266-270 West 96th Street in the Manhattan, 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.

PLEASE TAKE NOTICE, provided that the Certificate is 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.

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 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.

266-270 West 96th Street, C231133
266-270 West 96th Street, New York, NY 10025

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 2 Office located at 47-40 21st Street, Long Island City, NY 11101, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C231133/>.

WHEREFORE, the undersigned has signed this Notice of Certificate

AMP Property Owner L.P.

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

266-270 West 96th Street, C231133
266-270 West 96th Street, New York, NY 10025

WHEREFORE, the undersigned has signed this Notice of Certificate

270 West 96th Street 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:

Ian Christ
AMP Property Owner L.P.
West 96th Street Venture L.P.
c/o Fetner Management LLC
675 Third Avenue, Suite 2800
New York, NY 10017