

# 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 22, 2021

GO Broome LLC  
David Picket  
432 Park Avenue South, 2<sup>nd</sup> Floor  
New York, NY 10016

GO Norfolk LLC  
David Picket  
432 Park Avenue South, 2<sup>nd</sup> Floor  
New York, NY 10016

CPC Norfolk Senior Housing Development Fund Corporation  
Wayne Ho  
150 Elizabeth Street  
New York, NY 10012

CPC One LLC  
Wayne Ho  
150 Elizabeth Street  
New York, NY 10012

Re: Certificate of Completion  
Broome Street Parking Lot Site  
New York, New York County  
C231137

Dear Mr. Picket and Mr. Ho:

Congratulations on having satisfactorily completed the remedial program at the Broome Street Parking Lot 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:

Meghan Medwid, Project Manager, Bureau B  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233

- 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 2023.

If you have any questions regarding any of these items, please contact Meghan Medwid at (518) 402-8610.

Sincerely,

*Susan Edwards*

Susan Edwards, P.E.  
Acting Director  
Division of Environmental Remediation

## Enclosure

ec w/ enclosure:

Christopher McMahon – Rem. Party Consultant, [cmcmahon@langan.com](mailto:cmcmahon@langan.com)

Amanda Forsburg – Rem. Party Consultant, [aforsburg@langan.com](mailto:aforsburg@langan.com)

Linda Shaw – Rem. Party Attorney, [lshaw@nyenvlaw.com](mailto:lshaw@nyenvlaw.com)

Christine Vooris – NYSDOH, [Christine.Vooris@health.ny.gov](mailto:Christine.Vooris@health.ny.gov)

Scarlett McLaughlin – NYSDOH, [scarlett.mlaughlin@health.ny.gov](mailto:scarlett.mlaughlin@health.ny.gov)

Melissa Doroski – NYSDOH, [Melissa.doroski@health.ny.gov](mailto:Melissa.doroski@health.ny.gov)

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.:

M. Medwid - NYSDEC

H. Dudek - NYSDEC

J. O'Connell - NYSDEC

G. Burke - NYSDEC

K. McCarthy - NYSDEC

J. Andaloro - NYSDEC

K. Lewandowski - NYSDEC

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)

*CERTIFICATE OF COMPLETION*

**CERTIFICATE HOLDER(S):**

**Name**

**Address**

GO Broome LLC

c/o Gotham Organization, LLC, 432 Park Avenue South, 2nd Floor, New York, NY 10016

GO Norfolk LLC

c/o Gotham Organization, LLC, 432 Park Avenue South, 2nd Floor, New York, NY 10016

**BROWNFIELD CLEANUP AGREEMENT:**

**Application Approval:** 11/25/19    **Agreement Execution:** 1/2/20

**Agreement Index No.:** C231137-12-19

**Application Approval Amendment:** 6/23/20

**Agreement Execution Amendment:** 6/23/20

**Application Approval Amendment:** 11/25/20

**Agreement Execution Amendment:** 11/25/20

**Application Approval Amendment:** 8/5/21

**Agreement Execution Amendment:** 8/5/21

**Application Approval Amendment:** 11/4/21

**Agreement Execution Amendment:** 11/4/21

**Application Approval Amendment:** 12/16/2021

**Agreement Execution Amendment:** 12/16/2021

**SITE INFORMATION:**

**Site No.:** C231137    **Site Name:** Broome Street Parking Lot Site

**Site Owner:** CPC Norfolk Senior Housing Development Fund Corporation  
CPC One LLC  
GO Norfolk LLC

**Street Address:** 60 Norfolk Street and 43-65 Suffolk Street

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

**Site Size:** 0.573 Acres

**Tax Map Identification Number(s):** 346 p/o 37, 346 p/o 75

**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:** 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 %.

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 2021000481968 and 2021000481969.

#### **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 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: Susan Edwards Date: 12/22/2021

Susan Edwards, P.E., Acting Director  
Division of Environmental Remediation

**NOTICE OF CERTIFICATE OF COMPLETION**

**Brownfield Cleanup Program  
6 NYCRR Part 375-1.9(d)**

**Broome Street Parking Lot Site, Site ID No. C231137  
60 Norfolk Street and 43-65 Suffolk Street, New York, NY, 10012  
New York County, Tax Map Identification Number: Block 346 p/o Lot 37**

**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 GO Broome LLC and GO Norfolk LLC for a parcel approximately 0.02674 acres located at 60 Norfolk 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**, 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 New York County as 2021000481969.

**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.

**Broome Street Parking Lot Site, C231137**  
**60 Norfolk Street and 43-65 Suffolk Street, New York, NY 10002**

**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 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/C231137>.

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

**CPC Norfolk Senior Housing Development Fund Corporation**

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF NEW YORK        )  
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

**Broome Street Parking Lot Site, C231137  
60 Norfolk Street and 43-65 Suffolk Street, New York, NY 10002**

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

**GO Norfolk 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:**

David Picket  
GO Broome LLC  
c/o Gotham Organization, LLC  
432 Park Avenue South, 2<sup>nd</sup> Floor  
New York, NY 10016



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

**Broome Street Parking Lot Site, Site ID No. C231137**  
**60 Norfolk Street and 43-65 Suffolk Street, New York, NY, 10012**  
**New York County, Tax Map Identification Number: Block 346 p/o Lot 75**

**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 GO Broome LLC and GO Norfolk LLC for a parcel approximately 0.54621 acres located at 43-65 Suffolk 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**, 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 New York County as 2021000481968.

**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

**Broome Street Parking Lot, C231137**  
**60 Norfolk Street and 43-65 Suffolk Street, New York, NY, 10012**

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 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/C231137>.

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

**CPC One 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:**

David Picket  
GO Broome LLC  
c/o Gotham Organization, LLC  
432 Park Avenue South, 2<sup>nd</sup> Floor  
New York, NY 10016

## **Exhibit A**

### **Site Description**

**SCHEDULE "A" PROPERTY DESCRIPTION**

**DEC EASEMENT ON PART OF LOT 75**

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 BEING THE INTERSECTION OF THE SOUTHERLY SIDE OF BROOME STREET (49.77' WIDE) AND THE EASTERLY SIDE OF NORFOLK STREET (64' WIDE) AND RUNNING THENCE;

1. EASTERLY ALONG SAID SOUTHERLY SIDE OF BROOME STREET, A DISTANCE OF 201.00 FEET TO THE WESTERLY SIDE OF SUFFOLK STREET (49.73' WIDE); THENCE
2. SOUTHERLY ALONG SAID WESTERLY SIDE OF SUFFOLK STREET, FORMING AND INTERIOR ANGLE OF 90 DEGREES 11 MINUTES 10 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 196.35 FEET TO A POINT; THENCE
3. WESTERLY ALONG A LINE, FORMING AN INTERIOR ANGLE OF 90 DEGREES 02 MINUTES 30 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 25.00 FEET TO A POINT; THENCE
4. SOUTHERLY ALONG A LINE, FORMING AN INTERIOR ANGLE OF 270 DEGREES 00 MINUTES 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 14.83 FEET TO A POINT; THENCE
5. WESTERLY ALONG A LINE, FORMING AN INTERIOR ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 25.00 FEET TO A POINT; THENCE
6. SOUTHERLY ALONG A LINE, FORMING AN INTERIOR ANGLE OF 270 DEGREES 00 MINUTES 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 5.13 FEET TO A POINT; THENCE
7. WESTERLY ALONG A LINE, FORMING AN INTERIOR ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 36.81 FEET TO A POINT; THENCE
8. NORTHERLY ALONG A LINE, FORMING AN INTERIOR ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 66.60 FEET TO A POINT; THENCE
9. EASTERLY ALONG A LINE, FORMING AN INTERIOR ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 5.73 FEET TO A POINT; THENCE

10. NORTHERLY ALONG A LINE, FORMING AN INTERIOR ANGLE OF 270 DEGREES 00 MINUTES 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 24.08 FEET TO A POINT; THENCE
11. WESTERLY ALONG A LINE, FORMING AN INTERIOR ANGLE OF 269 DEGREES 43 MINUTES 30 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 19.07 FEET TO A POINT; THENCE
12. NORTHERLY ALONG A LINE, FORMING AN INTERIOR ANGLE OF 90 DEGREES 14 MINUTES 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 73.94 FEET TO A POINT; THENCE
13. WESTERLY ALONG A LINE, FORMING AN INTERIOR ANGLE OF 269 DEGREES 48 MINUTES 50 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 40.29 FEET TO A POINT; THENCE
14. NORTHERLY ALONG A LINE, FORMING AN INTERIOR ANGLE OF 90 DEGREES 11 MINUTES 10 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 19.36 FEET TO A POINT; THENCE
15. WESTERLY ALONG A LINE, FORMING AN INTERIOR ANGLE OF 270 DEGREES 00 MINUTES 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 60.48 FEET TO THE AFOREMENTIONED EASTERLY SIDE OF NORFOLK STREET, THENCE
16. NORTHERLY ALONG SAID EASTERLY SIDE OF NORFOLK STREET, FORMING AN INTERIOR ANGLE OF 90 DEGREES 02 MINUTES 30 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 32.83 FEET TO THE POINT OR PLACE OF BEGINNING.

ENCOMPASSING AN AREA OF 23,793 SQUARE FEET OR 0.54621 ACRES, MORE OR LESS.

**SCHEDULE "A" PROPERTY DESCRIPTION**

**DEC EASEMENT ON PART OF LOT 37**

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LAYING 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 EASTERLY SIDE OF NORFOLK STREET (64' WIDE) DISTANT 32.83 FEET SOUTHERLY FROM THE INTERSECTION FORMED BY SAID EASTERLY SIDE OF NORFOLK STREET WITH THE SOUTHERLY SIDE OF BROOME STREET (49.77' WIDE) AND RUNNING THENCE;

1. EASTERLY ALONG A LINE FORMING AN ANGEL OF 89 DEGREES 57 MINUTES 30 SECONDS ON ITS SOUTHERLY SIDE WITH THE PREVIOUS COURSE, A DISTANCE OF 60.48 FEET TO A POINT; THENCE
2. SOUTHERLY ALONG A LINE FORMING AN INTERIOR ANGEL OF 90 DEGREES 00 MINUTES 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 19.36 FEET TO A POINT; THENCE
3. WESTERLY ALONG A LINE FORMING AN INTERIOR ANGEL OF 89 DEGREES 48 MINUTES 50 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 60.46 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY SIDE OF NORFOLK STREET; THENCE
4. NORTHERLY ALONG SAID EASTERLY SIDE OF NORFOLK STREET FORMING AN INTERIOR ANGLE OF 90 DEGREES 13 MINUTES 40 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 19.17 FEET TO THE POINT OR PLACE OF BEGINNING.

ENCOMPASSING AN AREA OF 1,165 SQUARE FEET OR 0.02674 ACRES, MORE OR LESS.

**BCP SITE DESCRIPTION &  
DEC EASEMENT  
BLOCK 346 LOT 75 AND PART OF LOT 37**

*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 BEING THE INTERSECTION OF THE SOUTHERLY SIDE OF BROOME STREET (49.77' WIDE) AND THE EASTERLY SIDE OF NORFOLK STREET (64' WIDE) AND RUNNING THENCE;*

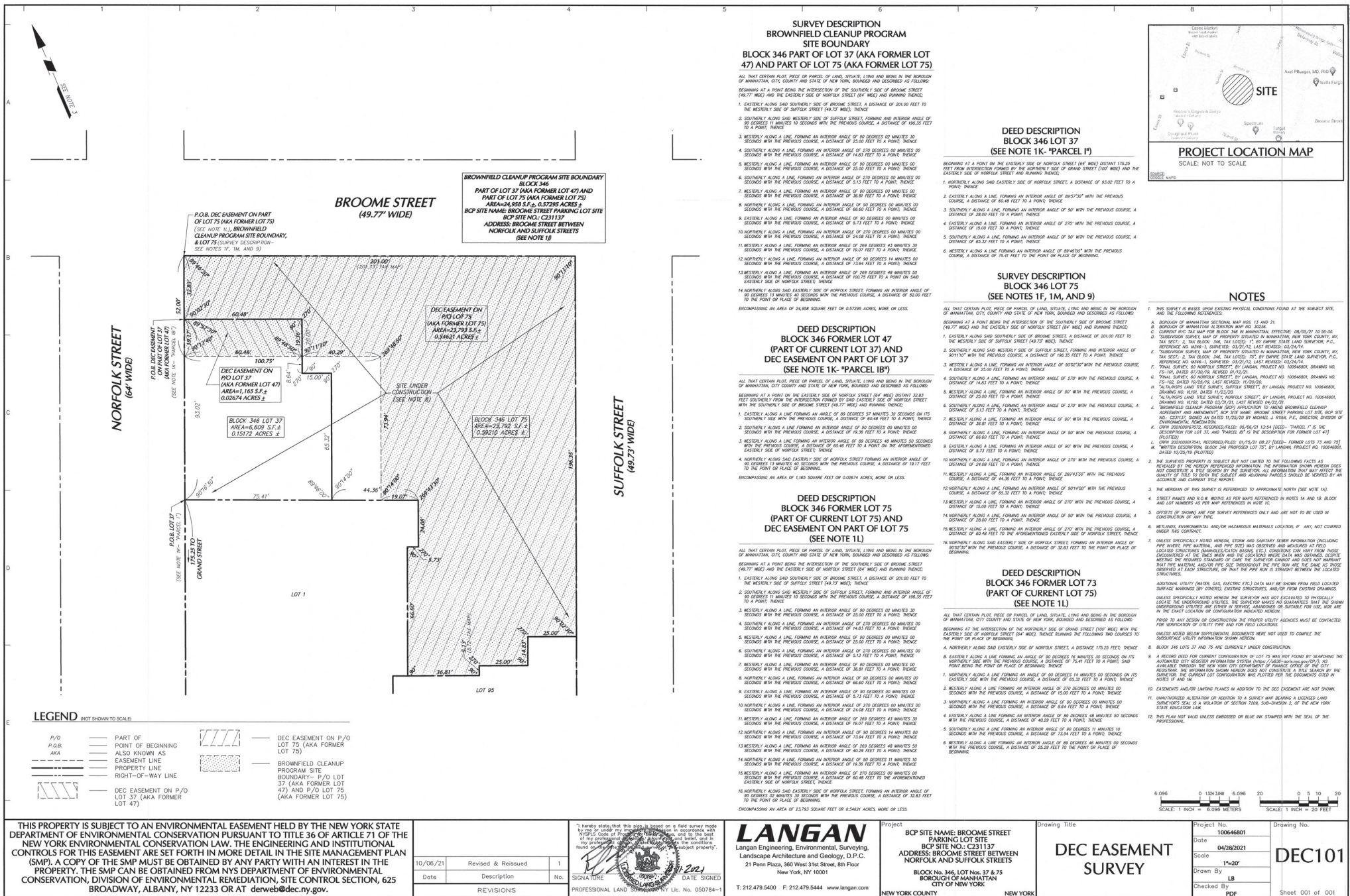
- 1. EASTERLY ALONG SAID SOUTHERLY SIDE OF BROOME STREET, A DISTANCE OF 201.00 FEET TO THE WESTERLY SIDE OF SUFFOLK STREET (49.73' WIDE); THENCE*
- 2. SOUTHERLY ALONG SAID WESTERLY SIDE OF SUFFOLK STREET, FORMING AN INTERIOR ANGLE OF 90 DEGREES 11 MINUTES 10 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 196.35 FEET TO A POINT; THENCE*
- 3. WESTERLY ALONG A LINE, FORMING AN INTERIOR ANGLE OF 90 DEGREES 02 MINUTES 30 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 25.00 FEET TO A POINT; THENCE*
- 4. SOUTHERLY ALONG A LINE, FORMING AN INTERIOR ANGLE OF 270 DEGREES 00 MINUTES 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 14.83 FEET TO A POINT; THENCE*
- 5. WESTERLY ALONG A LINE, FORMING AN INTERIOR ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 25.00 FEET TO A POINT; THENCE*
- 6. SOUTHERLY ALONG A LINE, FORMING AN INTERIOR ANGLE OF 270 DEGREES 00 MINUTES 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 5.13 FEET TO A POINT; THENCE*
- 7. WESTERLY ALONG A LINE, FORMING AN INTERIOR ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 36.81 FEET TO A POINT; THENCE*
- 8. NORTHERLY ALONG A LINE, FORMING AN INTERIOR ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 66.60 FEET TO A POINT; THENCE*
- 9. EASTERLY ALONG A LINE, FORMING AN INTERIOR ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 5.73 FEET TO A POINT; THENCE*
- 10. NORTHERLY ALONG A LINE, FORMING AN INTERIOR ANGLE OF 270 DEGREES 00 MINUTES 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 24.08 FEET TO A POINT; THENCE*
- 11. WESTERLY ALONG A LINE, FORMING AN INTERIOR ANGLE OF 269 DEGREES 43 MINUTES 30 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 19.07 FEET TO A POINT; THENCE*
- 12. NORTHERLY ALONG A LINE, FORMING AN INTERIOR ANGLE OF 90 DEGREES 14 MINUTES 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 73.94 FEET TO A POINT; THENCE*
- 13. WESTERLY ALONG A LINE, FORMING AN INTERIOR ANGLE OF 269 DEGREES 48 MINUTES 50 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 100.75 FEET TO A POINT ON SAID EASTERLY SIDE OF NORFOLK STREET; THENCE*
- 14. NORTHERLY ALONG SAID EASTERLY SIDE OF NORFOLK STREET, FORMING AN INTERIOR ANGLE OF 90 DEGREES 13 MINUTES 40 SECONDS WITH PREVIOUS COURSE, A DISTANCE OF 52.00 FEET TO THE POINT OR PLACE OF BEGINNING.*

*ENCOMPASSING AN AREA OF 24,958 SQUARE FEET OF 0.57295 ACRES, MORE OR LESS.*

## **Exhibit B**

### **Site Survey**







NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
Site Management Form  
12/9/2021



**SITE DESCRIPTION**

**SITE NO.** C231137

**SITE NAME** Broome Street Parking Lot Site

**SITE ADDRESS:** Broom Street between Norfolk and Suffolk Streets

**ZIP CODE:** 10002

**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: 03/31/2023

**Description of Institutional Control**

**CPC One, LLC**

150 Elizabeth Street

**43-65 Suffolk Street**

Environmental Easement

Block: 346

Lot: 75

Sublot:

Section:

Subsection:

S\_B\_L Image: 346 p/o 75

Building Use Restriction

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

O&M Plan

Site Management Plan

**CPC Norfolk Senior Housing Development Fund Corporation**

150 Elizabeth Street

**60 Norfolk St**

Environmental Easement

Block: 346

Lot: 37

Sublot:

Section:

Subsection:

S\_B\_L Image: 346 p/o 37

Building Use Restriction

IC/EC Plan

Landuse Restriction

O&M Plan

Site Management Plan

**Description of Engineering Control**

**CPC One, LLC**

150 Elizabeth Street

**43-65 Suffolk Street**

Environmental Easement

Block: 346

Lot: 75

Sublot:

Section:

Subsection:

S\_B\_L Image: 346 p/o 75

Cover System

Subsurface Barriers

Vapor Mitigation

**CPC Norfolk Senior Housing Development Fund Corporation**

150 Elizabeth Street

**60 Norfolk St**

Environmental Easement

Block: 346

Lot: 37

Sublot:

Section:

Subsection:

S\_B\_L Image: 346 p/o 37

Cover System

Subsurface Barriers

Vapor Mitigation