

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

December 28, 2022

280 West 155th Street Owner, L.L.C.
Attn: Pavit Sabharwal
1001 Pennsylvania Avenue NW
Washington, D.C. 20004-2505
pavit@sabharwalproperties.com

Re: Certificate of Completion
280 West 155th Street Development
New York, New York County
C231138

Dear Pavit Sabharwal,

Congratulations on having satisfactorily completed the remedial program at the 280 West 155th Street Development 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 2024.

If you have any questions, please do not hesitate to contact Meghan Medwid, the Department's project manager, at (518) 402-8610.

Sincerely,

Andrew Guglielmi

Andrew Guglielmi
Division 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
M. Doroski – NYSDOH, melissa.doroski@health.ny.gov
R. Ghosh – NYSDOH, arunesh.ghosh@health.ny.gov
Matt Gokey, matthew.gokey@tax.ny.gov
Paul Takac, paul.takac@tax.ny.gov
A. Forsburg – Langan, aforsburg@langan.com
C. McMahon – Langan, cmchamon@langan.com
S. Charles – TroutmanPepper, susan.charles@troutman.com

ec w/o enc.:

J. O'Connell – NYSDEC, janeoconnell@dec.ny.gov
H. Dudek – NYSDEC, heidi.dudek@dec.ny.gov
M. Medwid – NYSDEC, meghan.medwid@dec.ny.gov
G. Burke – NYSDEC, gerard.burke@dec.ny.gov
K. McCarthy – NYSDEC, kieran.mccarthy@dec.ny.gov
L. Schmidt – NYSDEC, leia.schmidt@dec.ny.gov
K. Lewandoski – NYSDEC, kelly.lewandowski@dec.ny.gov

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

280 W 155TH STREET OWNER, L.L.C.

Address

1001 Pennsylvania Avenue NW, Washington, DC 20004

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 11/4/19 **Agreement Execution:** 1/2/20

Agreement Index No.: C231138-12-19

Application Amendment Approval: 4/15/21

Agreement Amendment Execution: 4/15/21

Application Amendment Approval: 10/24/22

Agreement Amendment Execution: 10/24/22

SITE INFORMATION:

Site No.: C231138 **Site Name:** 280 West 155th Street Development

Site Owner: 280 W 155TH STREET OWNER, L.L.C.

Street Address: 2926 Fredrick Douglass Boulevard

Municipality: New York **County:** New York

DEC Region: 2

Site Size: 0.917 Acres

Tax Map Identification Number(s): 2040-48

Percentage of site located in an EnZone: 100 %

A description of the property subject to this Certificate is attached as Exhibit A and a site survey is attached as Exhibit B.

CERTIFICATE ISSUANCE

This Certificate of Completion, hereinafter referred to as the "Certificate," is issued pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law ("ECL").

This Certificate has been issued upon satisfaction of the Commissioner, following review by the Department of the Final Engineering Report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the applicable remediation requirements set forth in the ECL have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

The remedial program for the site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

Allowable Uses under the BCP: Commercial and Industrial

Cleanup Track: Track 4: Restricted use with site-specific soil cleanup objectives

Tax Credit Provisions:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 25 %.

Eligibility for Tangible Property Credit is available through: EnZone.

Tangible Property Credit Component Rate is 15%. Comprised of 10% Base, 5 % EnZone.

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 2022000447724.

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; 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: 12/28/2022

Andrew O. Guglielmi, Director
Division of Environmental Remediation

Exhibit A
Site Description

SCHEDULE "A" PROPERTY DESCRIPTION

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 West 155th Street, distant 450 feet easterly from the corner formed by the intersection of the easterly side of Eighth Avenue and the said southerly side of West 155th Street;

RUNNING THENCE southerly parallel with the said easterly side of Eighth Avenue, 99.92 feet to the center line of the block;

THENCE westerly along the said center line of the block, 350 feet;

THENCE northerly again parallel with the said easterly side of Eighth, 50 feet;

THENCE westerly again parallel with the said southerly side of West 155th Street, 100 feet; and THENCE northerly along the easterly side of Eighth Avenue (Frederick Douglass Boulevard), 49 feet 92 inches, to the point or place of BEGINNING.

Being the same property conveyed to 280 W 155 St Owner LLC, a Delaware limited liability company, by Bargain and Sale Deed with Covenants Against Grantor's Acts, dated February 8, 2019, from Cactus of Harlem, LLC, recorded February 13, 2019, in CRFN 2019000050857 and described as follows:

As to Parcel I – (Block 2040 Formerly Lot 48):

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 West 155th Street, distant 325 feet easterly from the corner formed by the intersection of the easterly side of Eighth Avenue and the said southerly side of West 155th Street;

RUNNING THENCE southerly parallel with the said easterly side of Eighth Avenue, 99 feet 11 inches to the center line of the block;

THENCE easterly along the said center line of the block, 125 feet;

THENCE northerly again parallel with the said easterly side of Eighth Avenue and part of the distance through a party wall, 99 feet 11 inches to the said southerly side of West 155th Street; THENCE westerly along the said southerly side of West 155th Street, 125 feet to the point or place of BEGINNING.

As to Parcel II – (Block 2040 Formerly Lot 61):

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 the corner formed by the intersection of the southerly side of West 155th Street with the easterly side of Frederick Douglass Boulevard;

RUNNING THENCE easterly along the southerly side of West 155th Street, a distance of 325.00 feet; RUNNING THENCE southerly at right angles to the last mentioned course, a distance of 99.92 feet; RUNNING THENCE westerly at right angles to the last mentioned course, a distance of 225.00 feet; RUNNING THENCE northerly at right angles to the last mentioned course, a distance of 74.92 feet;

RUNNING THENCE westerly at right angles to the last mentioned course, a distance of 100.00 feet to the easterly side of Frederick Douglass Boulevard;

RUNNING THENCE northerly along the easterly side of Frederick Douglass Boulevard, 25.00 feet to the point or place of BEGINNING.

As to Parcel III – (Block 2040 Formerly Lot 62):

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 the point on the easterly side of Eighth Avenue (Frederick Douglass Boulevard) distant twenty-five feet southerly from the corner formed by the intersection of the southerly side of West 155th Street with the easterly side of Eighth Avenue (Frederick Douglass Boulevard); RUNNING THENCE easterly and parallel with West 155th Street, 100 feet;

THENCE southerly and parallel with Eighth Avenue (Frederick Douglass Boulevard), 24 feet 11 inches;

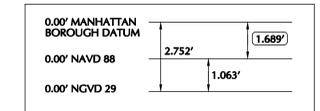
THENCE westerly and again parallel with West 155th Street, 100 feet to the easterly side of Eighth Avenue (Frederick Douglass Boulevard); and

THENCE northerly along the easterly side of Eighth Avenue (Frederick Douglass Boulevard), 24 feet 11 inches, to the point or place of BEGINNING.

Exhibit B

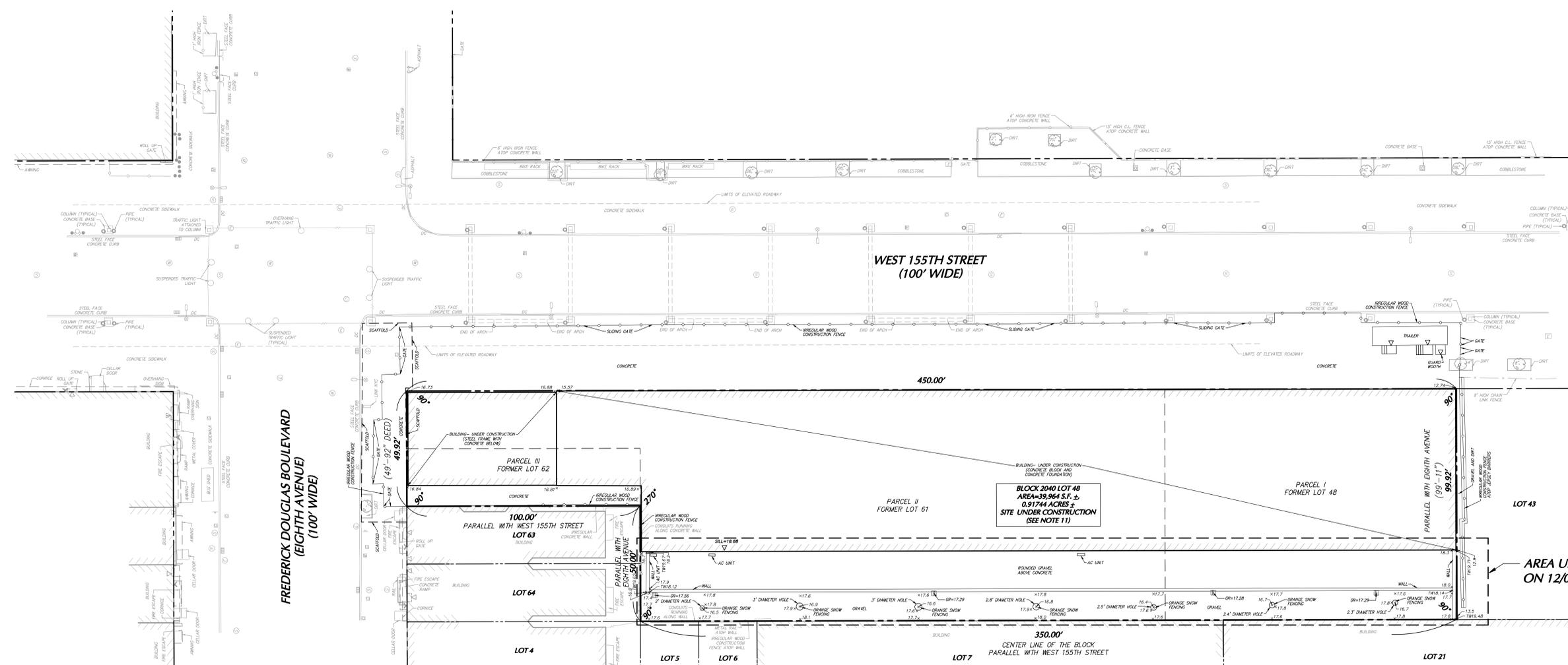
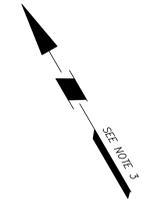
Site Survey

DATUM CONVERSION CHART



PROJECT LOCATION MAP
SCALE: NOT TO SCALE

SOURCE: <https://www.nys.gov>
<https://www.nys.gov>



FREDERICK DOUGLASS BOULEVARD
(EIGHTH AVENUE)
(100' WIDE)

WEST 155TH STREET
(100' WIDE)

BLOCK 2040 LOT 48
AREA=39,964 S.F. ±
0.91744 ACRES ±
SITE UNDER CONSTRUCTION
(SEE NOTE 11)

AREA UPDATED
ON 12/02/2022

NOTES

- THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
 - BOROUGH OF MANHATTAN SECTIONAL MAP NO. 123.
 - NYC DEPARTMENT OF FINANCE TAX MAP FOR MANHATTAN BLOCK 2040, EFFECTIVE 01/06/2019 08:58:44.
 - TOPOGRAPHIC, BOUNDARY, AND UTILITY SURVEY 2824 8TH AVENUE, BY LANGAN, PROJECT NO. 100765102, DRAWING NO. 1012, DATED 08/19/2022, LAST REVISED 08/11/2022.
- THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREIN REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.
- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM NY11 NAD 83 AS ESTABLISHED USING SURVEY-GRADE GNSS EQUIPMENT.
- ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED USING SURVEY-GRADE GNSS EQUIPMENT.
- STREET NAMES, R.O.W. WIDTHS, BLOCK, AND LOT NUMBERS AS PER MAPS REFERENCED IN NOTE 1.
- PLANIMETRIC INFORMATION SHOWN AS BOLD HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. DURING AUGUST AND SEPTEMBER OF 2022. AND VISUAL INSPECTION DURING AUGUST OF 2022. THIS INFORMATION IS SHOWN PER THE DRAWING CITED IN NOTE 1C, AND IS FOR INFORMATION PURPOSES ONLY. SCREENED INFORMATION SHOWN HEREON HAS NOT BEEN VERIFIED TO BE CURRENT.
- OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
- WETLANDS, ENVIRONMENTAL, AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
- UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLE/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE INDICATED AT THE TIME, INVEN AND THE LOCATIONS WHERE DATA WAS OBTAINED, DESPITE MEETING THE REQUIRED STANDARD OF CARE. THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.

ADDITIONAL UTILITY (WATER, GAS, ELECTRIC, ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.

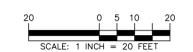
UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONTRIBUTION INDICATED HEREON.

PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPLETE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON.
- BLOCK 2040 LOT 48 IS CURRENTLY UNDER CONSTRUCTION.
- EASEMENTS, LIMITING PLANES, AND/OR OTHER ENCUMBRANCES, IF ANY, ARE NOT SHOWN.
- THE INTENT OF THIS SURVEY IS TO PROVIDE ELEVATIONS AT THE BUILDING CORNERS WHILE UNDER CONSTRUCTION AND COMPLETE COVER ON THE GATE OF THE SURVEY ONLY, AND MAY NOT REFLECT FINAL GRADE ONCE CONSTRUCTION IS COMPLETE.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2036, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
- THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.

LEGEND (NOT SHOWN TO SCALE)

- | | | | |
|---|---------------------------|-----|-----------------------|
| ⊕ | HYDRANT | △ | DOOR |
| ⊖ | STAND PIPE | ▴ | DOUBLE DOOR |
| ⊙ | PEDESTAL LIGHT | ▢ | YARD DRAIN |
| ⊕ | STREET LIGHT | ⊞ | MAILBOX |
| ⊙ | MANHOLE (TYPE AS LABELED) | ○ | PIPE |
| ⊙ | WATER VALVE | TW | TOP OF WALL |
| ⊙ | GAS VALVE | DC | DROP CURB |
| ⊙ | UNKNOWN VALVE | GR | GRATE |
| ⊙ | CATCH BASIN | — | OVERHEAD WIRE |
| ⊙ | SPOT ELEVATION | — | CHAIN LINK FENCE |
| ⊙ | TREE | — | FENCE (TYPE AS NOTED) |
| ⊙ | SIGN | --- | FORMER LOT LINE |
| ⊙ | BOLLARD | --- | PROPERTY LINE |
| ⊙ | ELECTRIC BOX | --- | RIGHT-OF-WAY LINE |



<p>12/06/2022 Updated flagged area only 1</p> <p>DATE Description No.</p> <p>REVISIONS</p>			<p>1. I hereby state that this drawing is based on a field survey made by me or under my supervision in accordance with the NYS ERS and the NYS ERS Regulations for Land Surveyors, and to the best of my professional knowledge, information and belief, and in my professional opinion, correctly represents the conditions found on the date of the survey at the subject property.</p> <p>LANGAN Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. 21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001</p> <p>T: 212.479.5400 F: 212.479.5444 www.langan.com</p>		<p>Project 2924 8TH AVENUE BLOCK No. 2040, LOT No. 48 BOROUGH OF MANHATTAN CITY OF NEW YORK</p>		<p>Drawing Title PARTIAL TOPOGRAPHIC SURVEY</p>		<p>Project No. 100765102</p> <p>Date 10/12/2022</p> <p>Drawn By LB, TA</p> <p>Checked By PDF</p>		<p>Drawing No. VT101</p> <p>Sheet 001 of 001</p>	
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NOTICE OF CERTIFICATE OF COMPLETION
Brownfield Cleanup Program
6 NYCRR Part 375-1.9(d)

280 West 155th Street Development, Site ID No. C231138
2926 Fredrick Douglas Boulevard, New York, New York, 10039
New York, New York County, Tax Map Identification Number: Block 2040 Lot 48

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 280 W 155th Street Owner, L.L.C. for a parcel approximately 0.917 acres located at 2926 Fredrick Douglass Boulevard in New York, 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 2022000447724.

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.

**280 West 155th Street Development, C231138
2926 Fredrick Douglas Boulevard, New York, New York, 10039**

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 4740 21st Street, Long Island City, NY, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C231138>.

WHEREFORE, the undersigned has signed this Notice of Certificate

280 W 155th Street Owner, L.L.C.

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

Record and Return to:
280 W 155th Street Owner, L.L.C.
Attn: Pavit Sabharwal
1001 Pennsylvania Avenue NW
Washington, D.C. 20004-2505



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
 11/30/2022



SITE DESCRIPTION

SITE NO. C231138

SITE NAME 280 West 155th Street Development

SITE ADDRESS: 2926 Fredrick Douglass Boulevard ZIP CODE: 10039

CITY/TOWN: New York

COUNTY: New York

ALLOWABLE USE: Commercial and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES: YES NO

IC/EC Certification Plan YES NO

Monitoring Plan YES NO

Operation and Maintenance (O&M) Plan YES NO

Periodic Review Frequency: once a year YES NO

Periodic Review Report Submitted Date: 01/31/2024

Description of Institutional Control

280 W 155TH STREET OWNER, L.L.C.

1001 Pennsylvania Avenue NW

280 West 155th Street

Environmental Easement

Block: 2040

Lot: 48

Sublot:

Section:

Subsection:

S_B_L Image: 2040-48

Building Use Restriction

Ground Water Use Restriction

IC/EC Plan

Site Management Plan

Soil Management Plan

Description of Engineering Control

280 W 155TH STREET OWNER, L.L.C.

1001 Pennsylvania Avenue NW

280 West 155th Street

Environmental Easement

Block: 2040

Lot: 48

Sublot:

Section:

Subsection:

S_B_L Image: 2040-48

Cover System