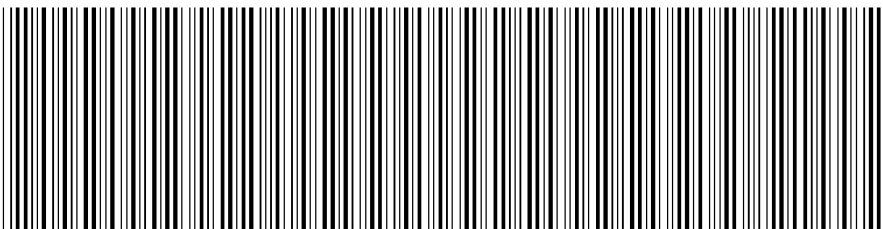


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

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**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 5**

**Document ID: 2024103101127001** Document Date: 10-26-2024 Preparation Date: 10-31-2024  
Document Type: SUNDRY MISCELLANEOUS  
Document Page Count: 3

**PRESENTER:**

SIVE PAGET & RIESEL, P.C.  
560 LEXINGTON AVENUE, 15TH FLOOR  
NEW YORK, NY 10022  
212-421-2150  
NDUNCAN@SPRLAW.COM

**RETURN TO:**

SIVE PAGET & RIESEL, P.C.  
560 LEXINGTON AVENUE, 15TH FLOOR  
NEW YORK, NY 10022  
212-421-2150  
NDUNCAN@SPRLAW.COM

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
MANHATTAN	2189	60	Entire Lot	401 WEST 207 STREET

**Property Type:** COMMERCIAL REAL ESTATE

**CROSS REFERENCE DATA**

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

**PARTIES**

**PARTY 1:**

401 W 207TH REALTY LLC  
40 OSER AVENUE, SUITE 4  
HAUPPAUGE, NY 11788

Additional Parties Listed on Continuation Page

**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: \$ 52.00

Affidavit Fee: \$ 0.00

**Filing Fee:**

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

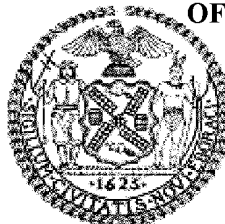
**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE**

**CITY OF NEW YORK**

Recorded/Filed 11-06-2024 10:58

City Register File No.(CRFN):

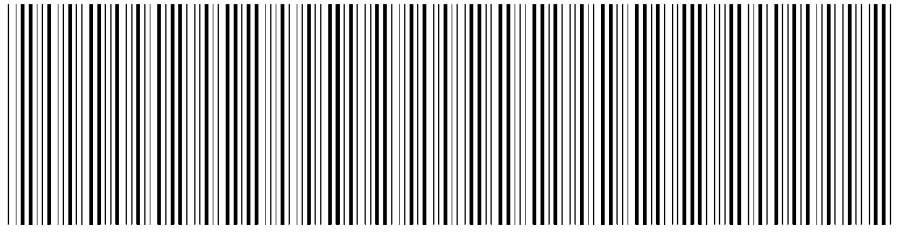
2024000287399



*Colette McChia-Jacques*

**City Register Official Signature**

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



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**RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)**

**PAGE 2 OF 5**

**Document ID: 2024103101127001**

Document Date: 10-26-2024

Preparation Date: 10-31-2024

Document Type: SUNDRY MISCELLANEOUS

**PARTIES**

**PARTY 1:**

3761 207TH STREET REALTY LLC  
40-06 OSER AVENUE  
HAUPPAUGUE, NY 11788

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

**401 West 207th Street Redevelopment, Site ID No. C231151**  
**401 West 207th Street, New York, NY 10034**  
**Manhattan, New York County, Tax Map Identification Number: 2189-60**

**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 3761 10th Avenue Realty Corp., 3761 207th Street Realty LLC, and 401 W 207th Realty LLC for a parcel approximately 0.633 acres located at 401 West 207<sup>th</sup> Street in Manhattan, 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.

**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.

**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/C231151>.

401 West 207th Street Redevelopment, C231151  
401 West 207th Street, New York, NY 10034

WHEREFORE, the undersigned has signed this Notice of Certificate

401 W 207th Realty LLC

By: Jacob Kohn

Title: Authorized Signer

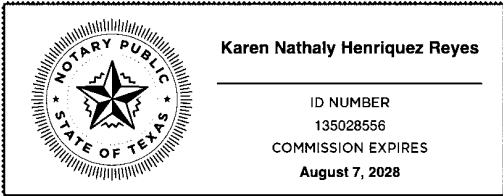
Date: 10/23/2024

STATE OF NEW YORK ) SS: Texas  
COUNTY OF ) Fortbend

On the 23rd day of October, in the year 20 24, before me, the undersigned, personally appeared Jacob Kohn, 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.

**Karen Nathaly Henriquez Reyes**

Signature and Office of individual  
taking acknowledgment



**Please record and return to:**

Jacob Kohn  
401 W 207th Realty LLC  
40 Oser Avenue, Suite 4  
Hauppauge, NY 11788

Electronically signed and notarized online using the Proof platform.

401 West 207th Street Redevelopment, C231151  
401 West 207th Street, New York, NY 10034

3761 207th Street Realty LLC

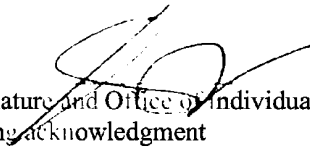
By: 

Title: President

Date: 10/26/24

STATE OF NEW YORK ) SS.  
COUNTY OF

On the 26<sup>th</sup> day of October, in the year 2024, before me, the undersigned, personally appeared Paul Cagnarella, 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:**  
Jacob Kohn  
401 W 207th Realty LLC  
40 Oser Avenue, Suite 4  
Hauppauge, NY 11788

**TOY ENG**  
Notary Public, State of New York  
No. 01EN5060195  
Qualified in Bronx County  
Commission Expires May 13, 2026