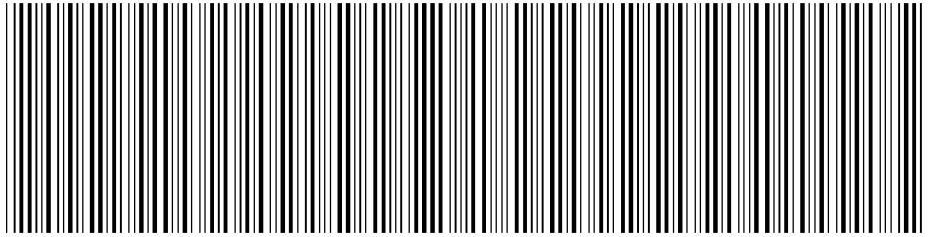


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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2016122800736001001E658E

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 9

Document ID: 2016122800736001
Document Type: CERTIFICATE
Document Page Count: 8

Document Date: 12-15-2016

Preparation Date: 12-28-2016

PRESENTER:

ALL NEW YORK TITLE AGENCY, INC.
222 BLOOMINGDALE ROAD ACR-8094!
SUITE 306
WHITE PLAINS, NY 10605
914-686-5600
JKAMNA@ALLNYT.COM

RETURN TO:

RONEN HARON
94TH AVENUE JAMAICA, LLC
316 WEST 118TH STREET
NEW YORK, NY 10026

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	9999	9	Entire Lot	147-20 94TH AVENUE
Property Type: APARTMENT BUILDING				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

PARTY 1:

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERV
625 BROADWAY, 12TH FLOOR
ALBANY, NY 12233

PARTY 2:

94TH AVENUE JAMAICA, LLC
, 316 WEST 118TH STREET
NEW YORK, NY 10026

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: \$ 77.00

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 12-29-2016 10:17

City Register File No.(CRFN):

2016000461841



Annette McMill

City Register Official Signature

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name	Address
94th Avenue Jamaica, LLC	316 West 118th Street, New York, NY 10026

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 6/2/16 **Agreement Execution:** 6/9/16 **Agreement Index No.:** C241184-05-16

Application Approval Amendment: 10/12/16

Agreement Execution Amendment: 10/12/16

SITE INFORMATION:

Site No.: C241184 **Site Name:** Jamaica 94th Avenue

Site Owner: 94th Avenue Jamaica, LLC

Street Address: 147-20 94th Avenue

Municipality: Jamaica **County:** Queens **DEC Region:** 2

Site Size: 0.574 Acres

Tax Map Identification Number(s): 9999-9

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 %.

Tangible Property Credit Component Base Rate is 10%, 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, if the Certificate Holder receives a separate Determination of Conformance with the BOA from the Secretary of State, or if the site is used primarily for manufacturing activities.

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.

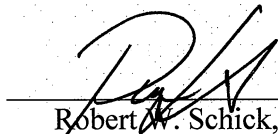
CERTIFICATE MODIFICATION/REVOCATION

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;

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:  Date: December 15, 2016
Robert W. Schick, P.E., Director
Division of Environmental Remediation

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

Jamaica 94th Avenue, Site ID No. C241184
147-20 94th Avenue, Jamaica, NY, 11435
Jamaica, Queens County, Tax Map Identification Number(s) 9999-9

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 94th Avenue Jamaica, LLC for a parcel approximately 0.574 acres located at 147-20 94th Avenue in Jamaica, Queens County, NY.

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.

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, 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 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.

94th Jamaica Avenue, C241184, 147-20 94th Avenue, Jamaica, NY 11435

PLEASE TAKE NOTICE, the Certificate may be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 2 office located at 1 Hunter's Point Plaza, 47-40 21st Street, Long Island City, NY 11101-5401, by contacting the Regional Environmental Remediation Engineer.

WHEREFORE, the undersigned has signed this Notice of Certificate

94th Avenue Jamaica, LLC

By: [Signature] Ronen Haron

Title: Manager

Date: 12/23/14

STATE OF NEW YORK) SS:
COUNTY OF)

On the 23 day of December, in the year 2016, before me, the undersigned, personally appeared Ronen Haron, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]
Signature and Office of individual
taking acknowledgment

Please record and return to:
Ronen Haron
94th Avenue Jamaica, LLC
316 West 118th Street
New York, NY 10026

JULIE TRAPANI
Notary Public, State of New York
Registration No. 01TR6292053
Qualified in New York County
Commission Expires Oct. 28, 2017

12/24/14

Exhibit A

Site Description

Fidelity National Title Insurance Company

ALL NEW YORK TITLE AGENCY, INC.

SCHEDULE A

Title No.: ANY2016-1720C

BLOCK 9999, LOT 9 (Formerly Lots 9, 10, 11, 13 and 15)

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

BEGINNING at the corner formed by the intersection of the southerly side of 94th Avenue with the westerly side of 148th Street;

RUNNING thence southerly along the westerly side of 148th Street, 100 feet;

THENCE westerly parallel with the southerly side of 94th Avenue, 250 feet;

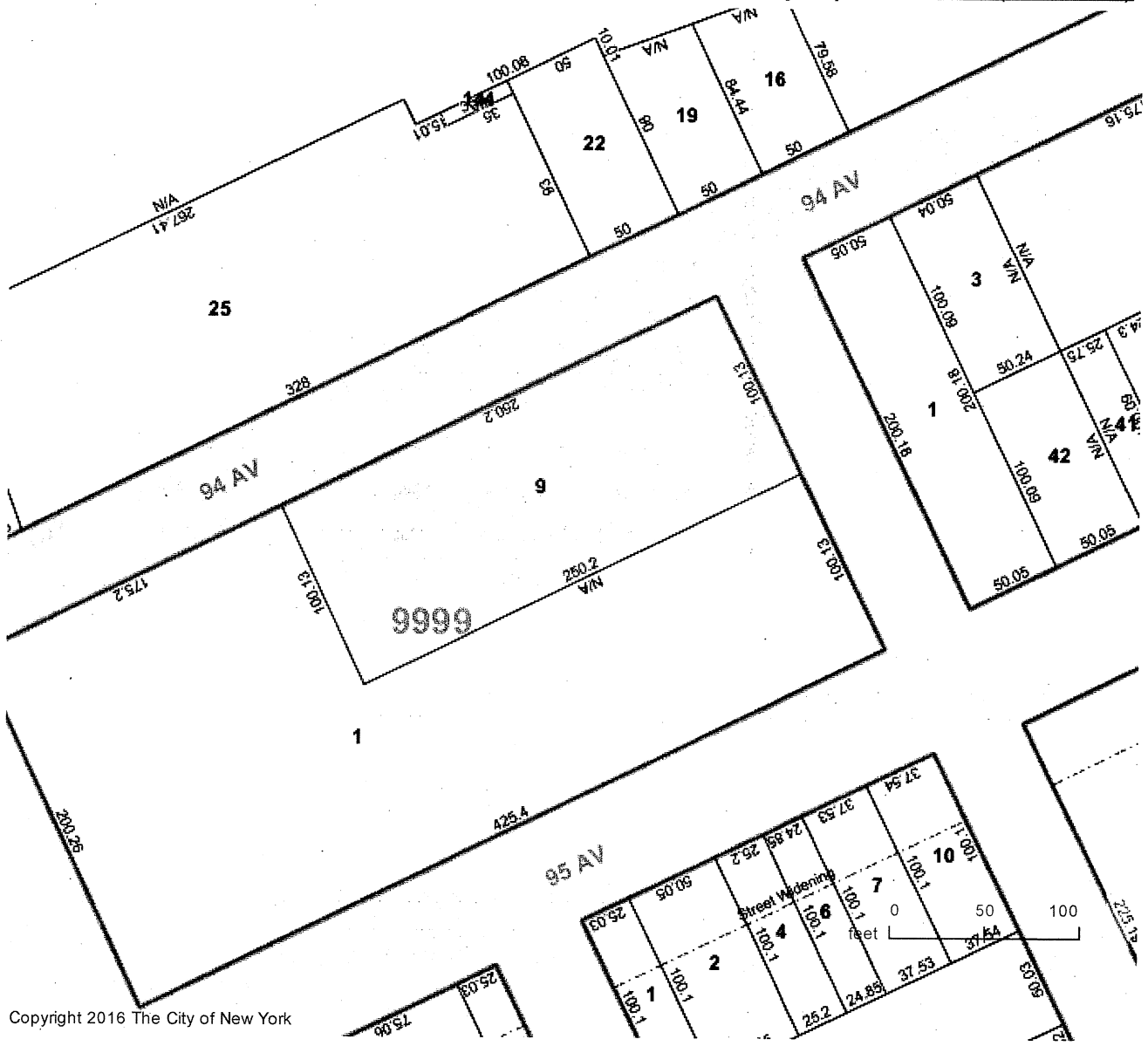
THENCE northerly, parallel with the westerly side of 148th Street, 100 feet to the southerly side of 94th Avenue;

THENCE easterly along the southerly side of 94th Avenue, 250 feet to the corner, the point or place of BEGINNING.

Exhibit B

Site Survey

C241184 - Jamaica 94th Avenue - Digital Tax Map - New York City Dept. of Finance (11/18/2016)



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- —** Borough Boundary
- =====** Tax Block Boundary
- 50** Tax Block Number
- Tax Lot Boundary
- 50** Tax Lot Number
- 50-** Condo FKA Tax Lot Number
- 50.5** Tax Lot Dimension
- +/-5.5** Approximate Tax Lot Dimension
- 100 - 1500** Condo Units Range Label
- Building Footprint
- C50** Condo Flag/Condo Number
- A50** Air Right Flag/Lot Number
- S50** Subterranean Right Flag/Lot Number
- R** REUC Flag
- Under Water Tax Lot Boundary
- Other Boundary
- 1** Possession Hook
- Misc** Miscellaneous Text
- Small Tax Lot Dimension
- Surface Water