

NOTICE OF CERTIFICATE OF COMPLETION
Brownfield Cleanup Program
6 NYCRR Part 375-1.9(d)
Coral Island Shopping Center, Site ID No. C243033
1650 Richmond Avenue, Staten Island, NY 10314

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 WWP Associates, LLC for a parcel approximately 3.9 acres located at 1650 Richmond Avenue, Staten Island, NY 10314 in the City of New York, County of Richmond.

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):

- ☐ Residential Use, as set forth in 6NYCRR 375-1.8(g)(2)i.
- ☐ Restricted Residential Use, as set forth in 6NYCRR 375-1.8(g)(2)ii.
- ☒ Commercial Use, as set forth in 6NYCRR 375-1.8(g)(2)iii.
- ☒ Industrial Use, as set forth in 6NYCRR 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 Richmond County as 0000000351264.

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

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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.

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 6NYCRR 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 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 6NYCRR 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, 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 located at 47-40 21st Street, Long Island City, NY 11101, by contacting the Regional Environmental Remediation Engineer.

WHEREFORE, the undersigned has signed this Notice of Certificate

WWP Associates, LLC

By: SWH

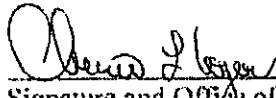
Title: Stanley Werb

Date: 9/17/10

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NORTH CAROLINA
STATE OF ~~NEW YORK~~) SS:
COUNTY OF ~~Wake~~)

On the 17 day of September, in the year 2010, before me, the undersigned, personally appeared Stanley Werb, 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:
WWP Associates, LLC
8816 Six Forks Rd., Suite 201
Raleigh, NC 27615

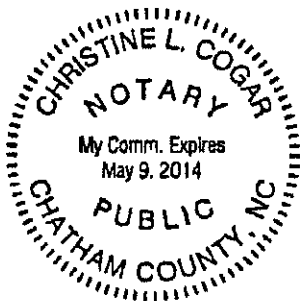


Exhibit "A"

County: Richmond

Site No: C 243033

BCA Index No:-W2-1040-05-01

SCHEDULE "A" PROPERTY DESCRIPTION

Address : 1650 Richmond Avenue, Staten Island
Tax Map: Block : 2236 Lot(s): 125

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

BEGINNING at a point on the westerly side of Richmond Avenue distant 245.56 feet northerly from the corner formed by the intersection of the westerly side of Richmond Avenue and the northerly side of Victory Boulevard: the coordinates of which point of BEGINNING are South 18238.108 West 33253.389:

RUNNING THENCE North 78 degrees 11 minutes 10 seconds West 148.66 feet to a point;

RUNNING THENCE South 11 degrees 57 minutes 53 seconds West 111.39 feet to a point;

RUNNING THENCE North 78 degrees, 02 minutes, 07 seconds West 8.80 feet to a point,

RUNNING THENCE South 06 degrees, 02 minutes, 05 seconds East 190.15 feet to a point on the Northerly side of Victory Boulevard;

RUNNING THENCE along the northerly side of Victory Boulevard South 80 degrees, 42 minutes, 55 seconds West 158.50 feet to a point;

RUNNING THENCE and continuing along the northerly side of Victory Boulevard South 81 degrees, 15 minutes, 24 seconds West 7.70 feet to a point;

RUNNING THENCE North 02 degrees 20 minutes, 19 seconds West 247.58 feet to a point;

RUNNING THENCE North 77 degrees 40 minutes 21 seconds West 261.50 feet to a point;

RUNNING THENCE North 12 degrees 07 minutes 12 seconds East 277.38 feet to a point;

RUNNING THENCE South 76 degrees 14 minutes 52 seconds East 265.77 feet to a point;

RUNNING THENCE South 73 degrees, 43 minutes 14 seconds East 342.68 feet to a point on the said westerly side of Richmond Avenue;

RUNNING THENCE Southerly along the Westerly side of Richmond Avenue on a curve bearing to the left, having a radius of 500.00 feet, a central angle of 15 degrees, 36 minutes, 54 seconds an arc distance of 136.27 feet to the point or place of BEGINNING.

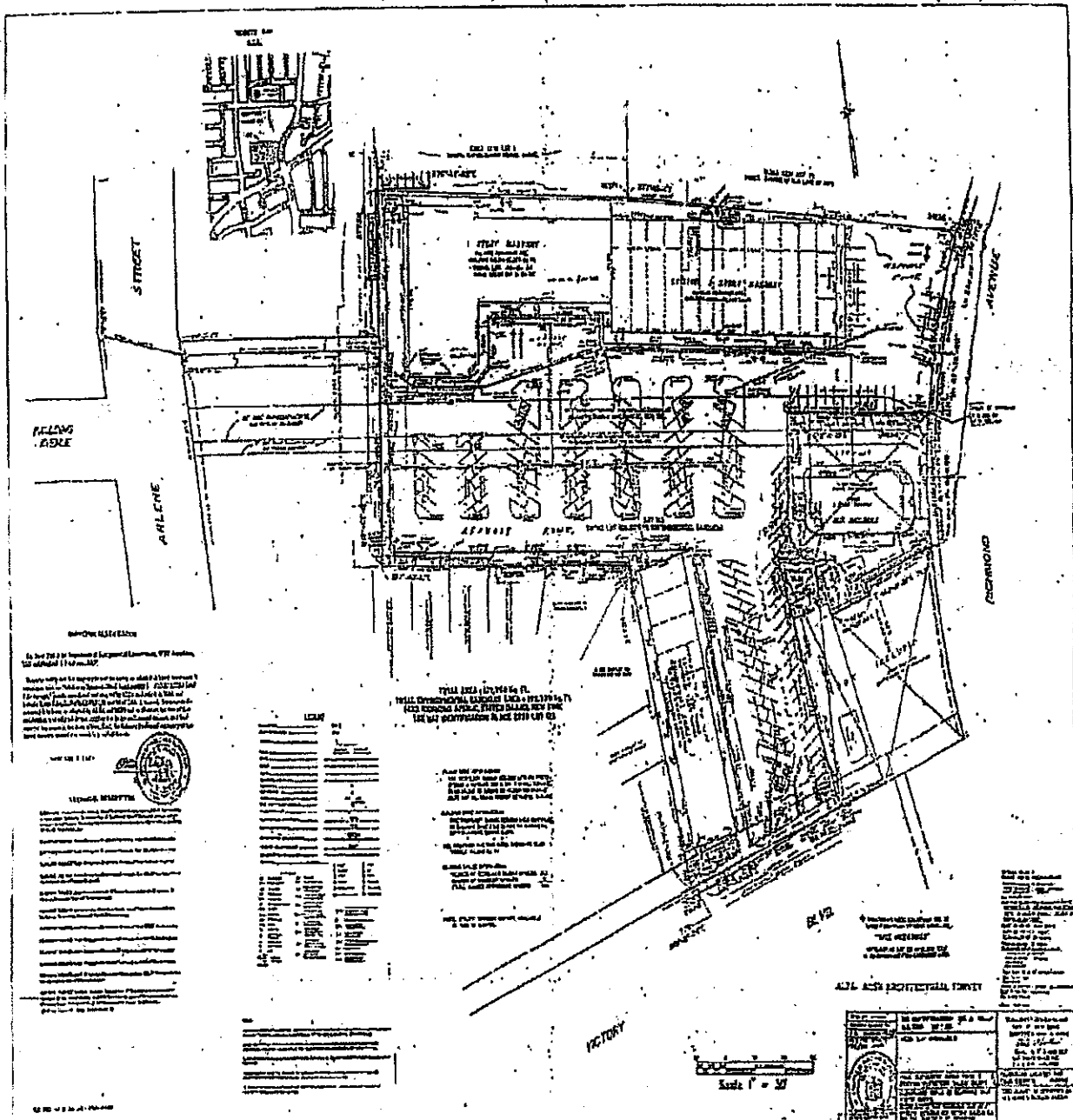
Exhibit "B"

County: Richmond

Site No: C 243033

BCA Index No:-W2-1040-05-01

SURVEY



NYS DEC REGION 2
RECEIVED

27 SEP 24 AM 9:22