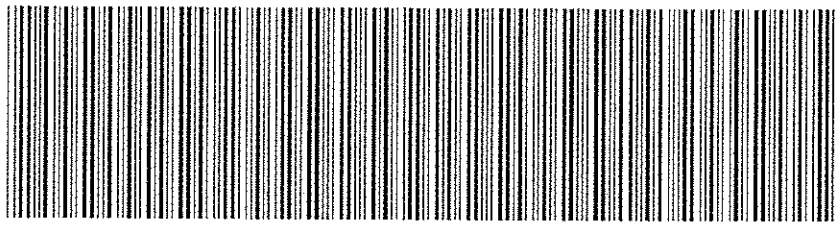


**NYC DEPARTMENT OF FINANCE
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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 10

Document ID: 2024011700474001

Document Date: 12-29-2023

Preparation Date: 02-13-2024

Document Type: SUNDRY MISCELLANEOUS

Document Page Count: 8

PRESENTER:

RIDGE ABSTRACT CORP. (WR) PICK UP
440 89TH STREET, 5TH FLOOR
REC18243
BROOKLYN, NY 11209
718-338-0065
RA11223@AOL.COM

RETURN TO:

FRIEDLAND LAW, LLC
92 HARMON ST
LONG BEACH, NY 11561

Borough	Block	Lot	PROPERTY DATA	
			Unit	Address
BROOKLYN	2994	75	Entire Lot	1181 FLUSHING AVE
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

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

PARTIES

PARTY 1:
FLUSHING STEWART LLC
266 BROADWAY, SUITE 301
BROOKLYN, NY 11211

Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage :		Filing Fee:	
Mortgage Amount:	\$ 0.00		\$ 0.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	\$ 0.00
Exemption:			\$ 0.00
TAXES: County (Basic):	\$ 0.00	NYS Real Estate Transfer Tax:	\$ 0.00
City (Additional):	\$ 0.00		\$ 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		

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

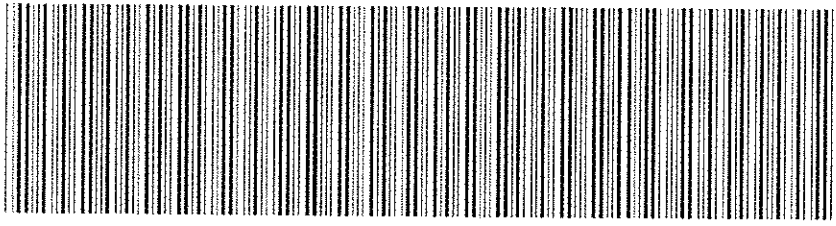


Recorded/Filed 02-14-2024 16:05
City Register File No.(CRFN):
2024000039650

White M. de la Cruz

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2024011700474001006CF88B

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 10

Document ID: 2024011700474001

Document Date: 12-29-2023

Preparation Date: 02-13-2024

Document Type: SUNDRY MISCELLANEOUS

PARTIES

PARTY 1:

25C LLC

249 SMITH ST, #140

BROOKLYN, NY 11231

NOTICE OF CERTIFICATE OF COMPLETION

Brownfield Cleanup Program

6 NYCRR Part 375-1.9(d)

**Former Universal Scrap Metal Processors Corp., Site ID No. C224210
1181 Flushing Avenue, Brooklyn, NY 11237
Brooklyn, Kings County, Tax Map Identification Number: p/o 2994-75**

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 25C LLC and Flushing Stewart LLC for a parcel approximately 0.504 acres located at 1181 Flushing Avenue in Brooklyn, Kings 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.

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 NYSDEC as not inconsistent with the remedy.

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.

Former Universal Scrap Metal Processors Corp., C224210
1181 Flushing Avenue, Brooklyn, NY 11237

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, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C224210>.

WHEREFORE, the undersigned has signed this Notice of Certificate

25C LLC

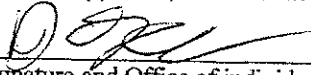
By: Dawson Stellberger

Title: Managing Partner

Date: 1-4-24

STATE OF NEW YORK) SS:
COUNTY OF NASSAU)

On the 4 day of January, in the year 2024, before me, the undersigned, personally appeared Dawson Stellberger, 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:

Dawson Stellberger
25C LLC
249 Smith Street, #140
Brooklyn, NY 11231

Nicole R. Eisner
Notary Public, State of New York
No. 01E16404676
Qualified in Nassau County
Commission Expires February 24, 2024

Nicole R. Eisner (Wechsler)

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

Flushing Stewart LLC
25C LLC

Address

266 Broadway, Suite 301, Brooklyn, NY 11211
249 Smith Street, #140, Brooklyn, NY 11231

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 5/7/15 **Agreement Execution:** 7/2/15
Agreement Index No.: C224210-05-15

Application Amendment Approval: 8/2/17

Agreement Amendment Execution: 8/2/17

Application Amendment Approval: 1/24/20

Agreement Amendment Execution: 1/24/20

Application Amendment Approval: 10/14/21

Agreement Amendment Execution: 10/14/21

Application Amendment Approval: 11/21/22

Agreement Amendment Execution: 11/21/22

SITE INFORMATION:

Site No.: C224210 **Site Name:** Former Universal Scrap Metal Processors Corp.

Site Owner: 25C LLC

Street Address: 1181 Flushing Avenue

Municipality: Brooklyn **County:** Kings **DEC Region:** 2

Site Size: 0.504 Acres

Tax Map Identification Number(s): p/o 2994-75

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: Unrestricted, Residential, Restricted-Residential, Commercial, and Industrial
Cleanup Track: Track 1: Unrestricted use

Tax Credit Provisions for Entities Taxable Under Article 9, 9-A, 32, and 33:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 50 %.

Tangible Property Credit Component Rate is 22 %.

Tax Credit Provisions for Entities Taxable Under Article 22 & S Corporations:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 50 %.

Tangible Property Credit Component Rate is 20 %.

No Environmental Easement has been granted pursuant to ECL Article 71, Title 36 as there are no use restrictions and there is no reliance on the long-term employment of institutional controls.

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 finding any of the following:

- (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; or
- (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: Andrew Guglielmi Date: 12/29/2023

Andrew O. Guglielmi, Director
Division of Environmental Remediation

Exhibit A
Site Description

Legal Description of Lot 75 BCP Area

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and describes as follows:

BEGINNING at the intersection of the northerly side of Flushing Avenue and the westerly side of Stewart Avenue;

RUNNING THENCE westerly along the northerly side of Flushing Avenue, a distance of 108 feet 7 inches to a point;

THENCE northerly parallel with westerly side of Stewart Avenue a distance of 291 feet 7 inches to a point;

THENCE easterly at a right angle to a previous course, a distance of 66 feet 2 ½ inches to a point;

THENCE southerly at a right angle to a previous course, a distance of 23 feet 6 ½ inches to a point;

THENCE easterly at a right angle to a previous course, a distance of 20 feet 5 inches to a point on the westerly side of Stewart Avenue

THENCE southerly along the westerly side of Stewart Avenue, a distance of 202 feet 6 ¾ inches to the POINT or PLACE of BEGINNING.

Exhibit B

Site Survey

