

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 23, 2022

AQOZFI Inwood, LLC
Craig Spencer and Joseph Caruso
1600 Market Street, Suite 2600
Philadelphia, PA 19103

4650 Broadway Holdings LLC
4650 TIC LLC
Omri Sachs
850 Third Avenue, Suite 13D
New York, NY 10022

Re: Certificate of Completion
4650 Broadway
New York County
C231123

Dear Messrs. Spencer, Caruso and Sachs:

Congratulations on having satisfactorily completed the remedial program at the 4650 Broadway 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:

Manfred Magloire
New York State Department of Environmental Conservation
Division of Environmental Remediation
47-40 21st Street
Long Island City, NY 11101

- 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 regarding any of these items, please contact Manfred Magloire at (718) 482-4078 or Manfred.magloire@dec.ny.gov.

Sincerely,



Andrew Guglielmi
Division Director
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

Christine Vooris – NYSDOH Christine.Vooris@health.ny.gov
Scarlett McLaughlin – NYSDOH scarlett.mclaughlin@health.ny.gov
Arunesh Ghosh – NYSDOH Arunesh.Ghosh@health.ny.gov
Matt Gokey, matthew.gokey@tax.ny.gov
Paul Takac, paul.takac@tax.ny.gov
Jason Hayes – Langan jahayes@Langan.com
Brian Gochenaur – Langan bgochenaur@Langan.com
David Yudelson – Sive, Paget & Riesel dyudelson@sprlaw.com

ec w/o enclosure:

G. Burke, J. O'Connell, C. Maycock, M. Magloire, K. Lewandowski, L. Schmidt,
A. Levine – NYSDEC

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

AQOZFI Inwood, LLC
4650 Broadway Holdings LLC
4650 TIC LLC

Address

1600 Market Street, Suite 2600, Philadelphia, PA 19103
850 Third Avenue, Suite 13D, New York, NY 10022
850 Third Avenue, Suite 13D, New York, NY 10022

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 12/5/18 **Agreement Execution:** 12/18/18
Agreement Index No.: C231123-11-18

Application Amendment Approval: 12/13/19 **Agreement Amendment Execution:** 12/13/19

SITE INFORMATION:

Site No.: C231123 **Site Name:** 4650 Broadway

Site Owner: AQOZFI Inwood, LLC

Street Address: 4650 Broadway

Municipality: New York **County:** New York **DEC Region:** 2

Site Size: 1.087 Acres

Tax Map Identification Number(s): 2175-1

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: Restricted-Residential, 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 28%.

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 2022000438154.

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: 12/23/2022

Andrew O. Guglielmi, Director
Division of Environmental Remediation

Exhibit A
Site Description



2865 US Route 1
North Brunswick, NJ 08902
Tele: 732-422-6700
Fax: 732-940-8786
www.gallassurvey.com

JULY 14, 2022
GSG PROJECT NO: G16122

METES & BOUNDS DESCRIPTION
ENVIRONMENTAL EASEMENT AREA
LOT 1, BLOCK 2175
4650 BROADWAY
BOROUGH OF MANHATTAN
CITY, COUNTY AND STATE OF NEW YORK

ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF MANHATTAN COUNTY OF NEW YORK, CITY OF NEW YORK AND STATE OF NEW YORK BOUNDED AND DESCRIBED AS FOLLOWS:

LOT NUMBERS 1 AND 4 IN SECTION NUMBER 8, BLOCK NUMBER 217 5 ON THE LAND MAP OF THE COUNTY OF NEW YORK, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING A POINT ON THE EASTERLY SIDE OF BROADWAY AT THE NORTHEASTERLY END OF A CURVE CONNECTING THE EASTERLY LINE OF BROADWAY (100' WIDE) WITH THE WESTERLY LINE OF SHERMAN AVENUE (100' WIDE) AND FROM SAID BEGINNING POINT, RUNNING, THENCE;

NORTHERLY, OR NEARLY SO ALONG THE EASTERLY SIDE OF BROADWAY, 180 FEET 0-5/8 INCHES (180.05') TO A POINT, THENCE;

EASTERLY, OR NEARLY SO ALONG A COMMON LINE BETWEEN LOT 1, BLOCK 2175 AND LOT 10, BLOCK 2175, TURNING AN INTERIOR ANGLE OF 89 DEGREES 56 MINUTES 09 SECONDS, 202 FEET 0-3/8 INCHES (202.03') TO A POINT, THENCE;

SOUTHEASTERLY, ALONG A COMMON LINE BETWEEN LOT 1 AND LOTS 113 & 100, BLOCK 2175, TURNING AN INTERIOR ANGLE OF 110 DEGREES 12 MINUTES 46 SECONDS, 166 FEET 11 INCHES (166.92') TO THE WESTERLY SIDE OF SHERMAN AVENUE, THENCE;

ALONG THE SAME, WESTERLY OR NEARLY SO, TURNING AN INTERIOR ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, 204 FEET 4-3/8 INCHES (204.36') TO A POINT OF CURVATURE, THENCE;

ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 50 FEET 4-1/4 INCHES (50.35'), AN ARC LENGTH OF 96 FEET 9-5/8 INCHES (96.80') , A CENTRAL ANGLE OF 110 DEGREES 09 MINUTES 13 SECONDS, A CHORD BEARING NORTH 89 DEGREES 55 MINUTES 03 SECONDS WEST, A CHORD DISTANCE OF 82 FEET 6-7/8 INCHES (82.57') TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 47,354 SQUARE FEET OR 1.0871 ACRE.

GALLAS SURVEYING GROUP


GREGORY S. GALLAS
STATE OF NEW YORK
PROFESSIONAL LAND SURVEYOR No. 50124

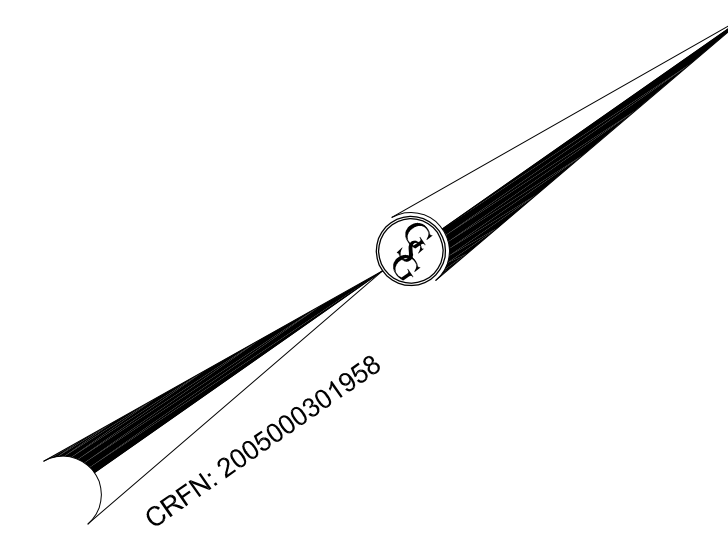


7/14/2022
DATE

Exhibit B

Site Survey

MAP LEGEND	
	PROPERTY LINE
	PROPOSED ENVIRONMENTAL EASEMENT AREA
	BUILDING FOOTPRINT AT GROUND LEVEL
	HYDRANT
	WATER VALVE
	GAS VALVE
	FIRE DEPARTMENT CONNECTION
	LIGHT POLE
	BOLLARD
	SIGN
	TREE IN WELL
	DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
	BUILDING
	DEPRESSED CURB
	DETECTABLE WARNING PAD
	STEEL FACED CONC. CURB



DEED DESCRIPTION OF LOT 1, BLOCK 2175:

ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, SITUATE LYING AND BEING IN THE BOROUGH OF MANHATTAN COUNTY OF NEW YORK, CITY OF NEW YORK AND STATE OF NEW YORK BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL A:
 LOT NUMBERS 1 AND 4 IN SECTION NUMBER 8, BLOCK NUMBER 217 5 ON THE LAND MAP OF THE COUNTY OF NEW YORK, AND BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING A POINT ON THE EASTERLY SIDE OF BROADWAY AT THE NORTHEASTERLY LINE OF SAID LOT NUMBER 4;
 RUNNING THENCE EASTERLY, OR NEARLY SO ALONG LOT NUMBER 4, 220 FEET 5 INCHES TO THE WESTERLY LINE OF LOT NUMBER 100 ON SAID MAP;
 THENCE 113 FEET 8 INCHES SOUTHEASTERLY ALONG SAID WESTERLY LINE OF SAID LOT NUMBER 100 TO THE NORTHERLY SIDE OF SHERMAN AVENUE;
 THENCE WESTERLY OR NEARLY SO ALONG THE NORTHERLY SIDE OF SAID LOT NUMBER 100 TO A POINT THEREON DISTANT 204 FEET 4-3/8 INCHES WESTERLY FROM THE WESTERLY SIDE OF SAID LOT NUMBER 100;
 THENCE RUNNING ON A CURVED LINE 96 FEET 9-5/8 INCHES TO A POINT ON THE EASTERLY SIDE OF BROADWAY DISTANT 130 FEET 5/8 INCH SOUTHERLY FROM THE NORTHERLY LINE OF SAID LOT NUMBER 4;
 THENCE NORTHERLY ALONG THE EASTERLY SIDE OF BROADWAY 130 FEET 5/8 INCH TO THE POINT OR PLACE OF BEGINNING, BE THE SAID SEVERAL DISTANCES, MORE OR LESS.

PARCEL B:
 LOT NUMBER 50 ON A CERTAIN MAP ENTITLED "MAP OF 128 ACRES OF LAND SITUATED IN THE 12TH WARD OF THE CITY OF NEW YORK, PART OF THE ESTATE (SAID DYCKMAN, DECEASED) KNOWN AS FORT GEORGE PROPERTY", DATED SEPTEMBER 15TH, 1863 BY R. ROSS, SURVEYOR, AND FILED IN THE OFFICE OF THE REGISTER OF THE COUNTY OF NEW YORK ON NOVEMBER 7, 1868 AS MAP NUMBER 687 AND WHICH SAID PLOT IS BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE EASTERLY SIDE OF BROADWAY OR KINGSBRIDGE ROAD, AS WIDENED, AT THE SOUTHWESTERLY CORNER OF PLOT NUMBER 49 ON SAID MAP;
 THENCE EASTERLY OR NEARLY SO ALONG SAID PLOT NUMBER 49, 202 FEET TO PLOT NUMBER 53 ON SAID MAP;
 THENCE SOUTHWESTERLY ALONG THE SAID PLOT NUMBER 53 ON SAID MAP AND PARALLEL WITH A NEW STREET LAID OUT BY THE COMMISSIONERS OF THE CENTRAL PARK AND DESIGNATED ON SAID MAP AS BOULEVARD OR DYCKMAN STREET 53 FEET 3 INCHES;
 THENCE WESTERLY OR NEARLY SO AND ALONG PLOT NUMBER 51 ON SAID MAP, 220 FEET 5 INCHES TO THE PRESENT EASTERLY SIDE OF BROADWAY OR KINGS BRIDGE ROAD, AS WIDENED;
 THENCE NORTHERLY OR NEARLY SO ALONG THE SAID PRESENT EASTERLY SIDE OF BROADWAY OR KINGSBRIDGE ROAD, 50 FEET TO THE POINT OR PLACE OF BEGINNING.

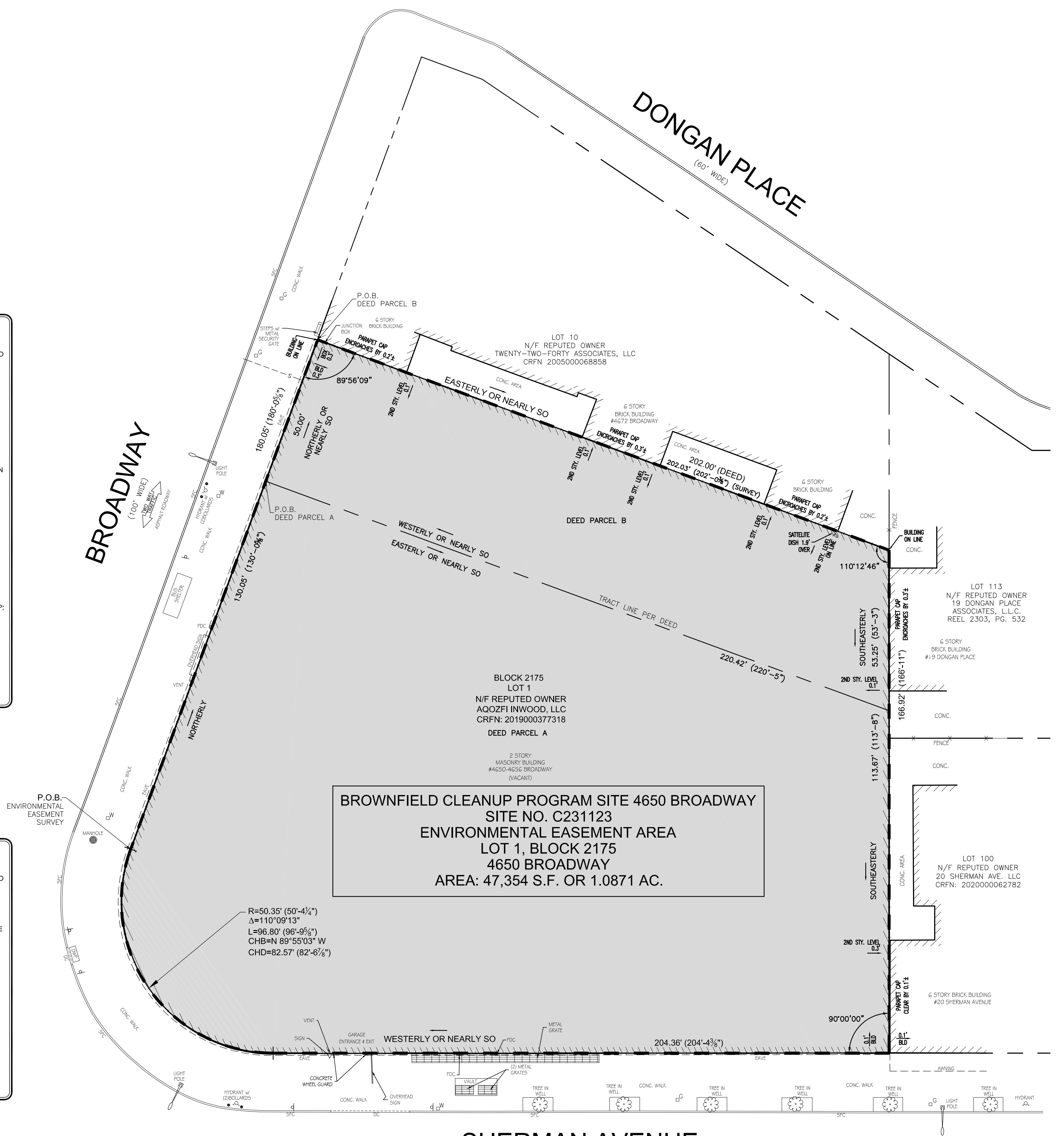
CONTAINING 47,354 S.F. OR 1.0871 AC.

DESCRIPTION OF ENVIRONMENTAL EASEMENT AREA:

ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, SITUATE LYING AND BEING IN THE BOROUGH OF MANHATTAN COUNTY OF NEW YORK, CITY OF NEW YORK AND STATE OF NEW YORK BOUNDED AND DESCRIBED AS FOLLOWS:

LOT NUMBERS 1 AND 4 IN SECTION NUMBER 8, BLOCK NUMBER 217 5 ON THE LAND MAP OF THE COUNTY OF NEW YORK, AND BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING A POINT ON THE EASTERLY SIDE OF BROADWAY AT THE NORTHEASTERLY END OF A CURVE CONNECTING THE EASTERLY LINE OF BROADWAY (100' WIDE) WITH THE WESTERLY LINE OF SHERMAN AVENUE (100' WIDE) AND FROM SAID BEGINNING POINT, RUNNING, THENCE:
 NORTHERLY, OR NEARLY SO ALONG THE EASTERLY SIDE OF BROADWAY, 180 FEET 0-5/8 INCHES (180.05') TO A POINT, THENCE;
 EASTERLY, OR NEARLY SO ALONG A COMMON LINE BETWEEN LOT 1, BLOCK 2175 AND LOT 10, BLOCK 2175, TURNING AN INTERIOR ANGLE OF 89 DEGREES 56 MINUTES 09 SECONDS, 202 FEET 0-3/8 INCHES (202.03') TO A POINT, THENCE;
 SOUTHEASTERLY ALONG A COMMON LINE BETWEEN LOT 1 AND LOTS 113 & 100, BLOCK 2175, TURNING AN INTERIOR ANGLE OF 110 DEGREES 12 MINUTES 46 SECONDS, 166 FEET 11 INCHES (166.92') TO THE WESTERLY SIDE OF SHERMAN AVENUE, THENCE;
 ALONG THE SAME, WESTERLY OR NEARLY SO, TURNING AN INTERIOR ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, 204 FEET 4-3/8 INCHES (204.38') TO A POINT OF CURVATURE, THENCE;
 ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 50 FEET 4-1/4 INCHES (50.35'), AN ARC LENGTH OF 96 FEET 9-5/8 INCHES (96.80'), A CENTRAL ANGLE OF 110 DEGREES 09 MINUTES 13 SECONDS, A CHORD BEARING NORTH 89 DEGREES 55 MINUTES 03 SECONDS WEST, A CHORD DISTANCE OF 82 FEET 6-7/8 INCHES (82.57') TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 47,354 S.F. OR 1.0871 AC.



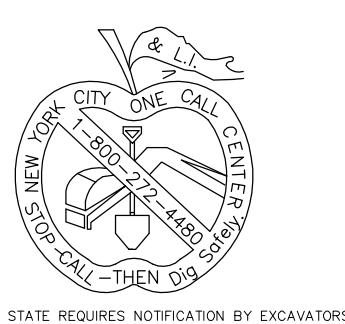
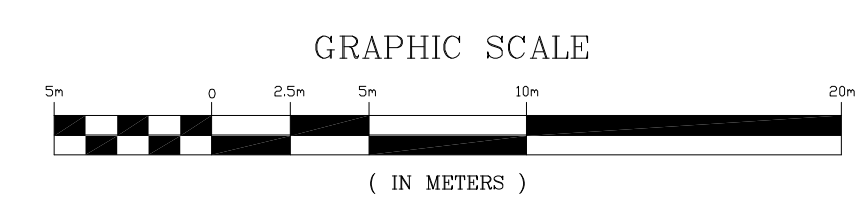
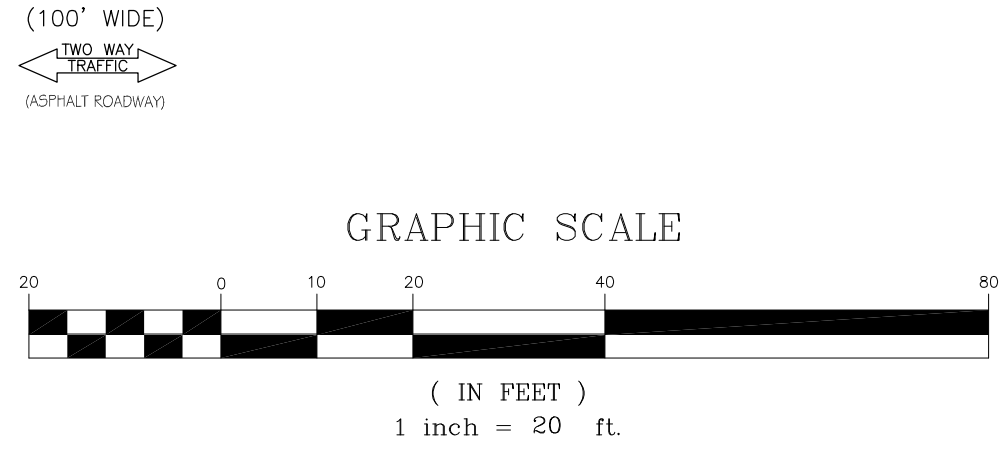
BROWNFIELD CLEANUP PROGRAM SITE 4650 BROADWAY
 SITE NO. C231123
 ENVIRONMENTAL EASEMENT AREA
 LOT 1, BLOCK 2175
 4650 BROADWAY
 AREA: 47,354 S.F. OR 1.0871 AC.

- NOTES:**
- PROPERTY KNOWN AND DESIGNATED AS LOT 1, IN BLOCK 2175 ON THE NEW YORK CITY DIGITAL TAX MAP, HAVING AN EFFECTIVE DATE OF JANUARY 28, 2013.
 - AREA LOT 1, BLOCK 2175; 47,354 S.F. OR 1.0871 AC. AREA ENVIRONMENTAL EASEMENT; 47,354 S.F. OR 1.0871 AC.
 - THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN, BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
 - THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT AND IS SUBJECT TO THE COVENANTS, RESTRICTIONS AND EASEMENTS THAT MAY BE CONTAINED THEREIN.
 - BY GRAPHIC PLOTTING, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 38049700819, EFFECTIVE DATE: 9/5/2007, OBTAINED FROM FEMA NFHL WEB SERVICE ON 10/28/2020.
BE ADVISED THAT FEMA HAS POSTED A PRELIMINARY MAP FOR THIS AREA AND SHOWS THE PROPERTY LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) MAP NUMBER 38049700819, DATED: DECEMBER 5, 2013.
 - THERE WERE NO VISIBLE STREAMS OR NATURAL WATER COURSES IN THE PROPERTY AT THE TIME OF FIELD SURVEY.
 - THE LOCATION AND EXTENTS OF UNDERGROUND TANKS AND VAULTS, IF ANY EXIST, HAVE NOT BEEN DETERMINED BY THE SURVEYOR.

- REFERENCES:**
- SECTION MAP NOS. 137 & 139 PROVIDED BY THE CITY OF NEW YORK, PRESIDENT OF THE BOROUGH OF MANHATTAN, TOPOGRAPHICAL BUREAU.
 - MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY, ACADIA-PIA SHERMAN AVENUE, LLC, 4650-4656 BROADWAY, LOT 1, BLOCK 2175, BOROUGH OF MANHATTAN, CITY, COUNTY & STATE OF NEW YORK" PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED FEBRUARY 4, 2005, LAST REVISED AUGUST 31, 2005.
 - MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, ACADIA-PIA SHERMAN AVENUE, LLC, 4650-4656 BROADWAY, LOT 1, BLOCK 2175, BOROUGH OF MANHATTAN, CITY, COUNTY & STATE OF NEW YORK" PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED OCTOBER 14, 2005, LAST REVISED MARCH 6, 2006.
 - PLANS SHOWING THE LOCATION OF UNDERGROUND WATER AND SEWER LINES PROVIDED BY THE NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF WATER AND SEWER OPERATIONS, MAPS PRINTED: AUGUST 4, 2017.
 - PLANS SHOWING THE LOCATION OF UNDERGROUND FDNV COMMUNICATION LINES PROVIDED BY THE CITY OF NEW YORK FIRE DEPARTMENT, BUREAU OF FIRE COMMUNICATIONS, MAP NO. 122, LAST REVISED: SEPTEMBER 7, 1990 AND MAP NO. 12, LAST REVISED: SEPTEMBER 10, 1990.
 - SURVEY OF LOT 1, BLOCK 2175 PREPARED BY MONTROSE SURVEYING CO., LLP, DATED: OCTOBER 14, 2004.
 - SURVEY OF LOT 1, BLOCK 2175 PREPARED BY JOSEPH NICOLETTI, LAST REVISED: DECEMBER 16, 2002.

This property is subject to an environmental easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the New York Environmental Conservation Law. The engineering and institutional controls for this Easement are set forth in the Site Management Plan (SMP). A copy of the SMP must be obtained by any party with an interest in the property. The SMP can be obtained from NYS Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@dec.ny.gov.

SHERMAN AVENUE
 (100' WIDE)
 ASPHALT ROADWAY



NEW YORK STATE REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE AND/OR IN THE STATE.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ENVIRONMENTAL EASEMENT SURVEY			
LOT 1, BLOCK 2175			
4650 BROADWAY BOROUGH OF MANHATTAN CITY, COUNTY & STATE OF NEW YORK			
GALLAS SURVEYING GROUP		2865 U.S. ROUTE 1 NORTH BRUNSWICK, NJ 08902 TELE: 732-422-6700 FAX: 732-940-8786 www.gallasurveying.com	
DATE	SCALE	DRAWN:	CHECKED:
07-14-2022	1"=20'	T.J.D.	G.S.G.
FIELD DATE	FIELD BOOK	PAGE	FIELD CREW
11-02-2020	79	112	M.C.K.C. D.A.J.J.V.
FILE NO.:	DRAWING NAME/SHEET NO.		
G16122	G16122-EE.DWG 1 OF 1		
		DATE	
GREGORY S. GALLAS		07-14-2022	
NEW YORK PROFESSIONAL LAND SURVEYOR #50124			

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

4650 Broadway, Site ID No. C231123
4650 Broadway, New York, NY 10040
New York, New York County, Tax Map Identification Number: 2175-1

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 AQOZFI Inwood, LLC, 4650 Broadway Holdings LLC and 4650 TIC LLC for a parcel approximately 1.087 acres located at 4650 Broadway 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 2022000438154.

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.

**4650 Broadway, C231123
4650 Broadway, New York, NY 10040**

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 47-40 21st Street, Long Island City, New York, 11101, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C231123/>.

WHEREFORE, the undersigned has signed this Notice of Certificate

AQOZFI Inwood, LLC

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

Please record and return to:
AQOZFI Inwood, LLC
Craig Spencer and Joseph Caruso
1600 Market Street, Suite 2600
Philadelphia, PA 19103



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
 12/8/2022



SITE DESCRIPTION

SITE NO. **C231123**

SITE NAME **4650 Broadway**

SITE ADDRESS: 4650 Broadway ZIP CODE: 10040

CITY/TOWN: New York

COUNTY: New York

ALLOWABLE USE: Restricted-Residential, Commercial, and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES:	YES	NO
IC/EC Certification Plan	■	□
Monitoring Plan	■	□
Operation and Maintenance (O&M) Plan	■	□

Periodic Review Frequency:

Periodic Review Report Submitted Date: 04/302024

Description of Institutional Control

AQOZFI Inwood LLC

1600 MARKET STREET, SUITE 2600

4650 Broadway

Environmental Easement

Block: 2175

Lot: 1

Sublot:

Section:

Subsection:

S_B_L Image: 2175-1

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Description of Engineering Control

AQOZFI Inwood LLC

1600 MARKET STREET, SUITE 2600

4650 Broadway

Environmental Easement

Block: 2175

Lot: 1

Sublot:

Section:

Subsection:

S_B_L Image: 2175-1

Cover System

Monitoring Wells