

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

266-270 West 96th Street, Site ID No. C231133
266-270 West 96th Street, New York, NY
Manhattan, New York County, Tax Map Identification Numbers: 1243-1501, 1243-1502, 1243-1503
(f/k/a 1243-57)

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 266 West 96th Street Associates LLC, AMP Property Owner L.P., and West 96th Street Venture L.P. for a parcel approximately 0.239 acres located at 266-270 West 96th Street in the Manhattan, 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.

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 the Department 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.

266-270 West 96th Street, C231133
266-270 West 96th Street, New York, NY 10025

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, NY 11101, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C231133/>.

WHEREFORE, the undersigned has signed this Notice of Certificate

AMP Property Owner L.P.

By: 
IAN CHRIST

Title: Authorized Signatory

Date: 1/3/2023

New Jersey
STATE OF ~~NEW YORK~~) SS:
COUNTY OF Morris)

On the 3rd day of January, in the year 2023 before me, the undersigned, personally appeared Ian Christ, 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




DONAH SIMMONS
Notary Public, State of New Jersey
Comm. # 50190805
My Commission Expires 4/4/2027

266-270 West 96th Street, C231133
266-270 West 96th Street, New York, NY 10025

WHEREFORE, the undersigned has signed this Notice of Certificate

270 West 96th Street Housing Development Fund Corporation

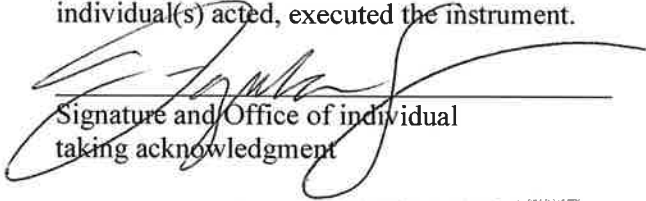
By: 

Title: President

Date: 1/4/23

STATE OF NEW YORK) SS:
COUNTY OF New York)

On the 4th day of January, in the year 2023, before me, the undersigned, personally appeared Alexa Sewell, 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

FAZEELA SIDDIQUI
Notary Public, State of New York
No.02SI6288650
Qualified in Kings County
Commission Expires Nov. 27, 2025

Please record and return to:
Ian Christ
AMP Property Owner L.P.
West 96th Street Venture L.P.
c/o Fetner Management LLC
675 Third Avenue, Suite 2800
New York, NY 10017