



OFFICE OF ENVIRONMENTAL REMEDIATION

100 Gold Street – 2nd Floor
New York, New York 10038

Mark P. McIntyre, Esq.
Acting Director

Tel: (212) 788-8841

September 28, 2018

Asaf Ben-Nun
Largo Investments
155 Noble Street, 2nd Floor
Brooklyn, NY 11222

Re: Notice of Completion
71 & 76 N 7th Street, Brooklyn, NY
OER Site Number: 16CVCP044K

Dear Ben-Nun:

The New York City Office of Environmental Remediation (OER) is pleased to inform you that the Remedial Action Report for the above-referenced site is hereby approved, allowing the Notice of Completion (NOC) to be issued for the site. Please find the Notice of Completion attached, the issuance date of which is September 28, 2018. Congratulations!

If you have any questions regarding any of these items, please contact me at 212-442-3007.

Sincerely,

Shaminder Chawla
Deputy Director



OFFICE OF ENVIRONMENTAL REMEDIATION

100 Gold Street – 2nd Floor
New York, New York 10038

Mark P. McIntyre, Esq.
Acting Director

Tel: (212) 788-8841

NOTICE OF COMPLETION

Notice Holder(s): Asaf Ben-Nun
Largo Investments
155 Noble Street, 2nd Floor
Brooklyn, NY 11222

Site Information: Site Name: 71 & 76 N 7th Street
Site Owner: Asaf Ben-Nun
Street Address: 71 North 7th Street, Brooklyn, NY
Block 2317, Lot 30 (Former Lots 30 and 18)
OER Site Number: 16CVCP044K

Project Description: The 7,500-square foot site has been redeveloped with a 3-story mixed use structure (use Group 6 for retail and commercial spaces, along with Use Group 11 for light manufacturing spaces within M1-2) with terraces on each floor and the roof. The newly constructed building occupied the entire 7,500-square foot lot and the basement is partial and occupies approximately 75 percent of the lot and extends down to 10 feet below grade. The basement has a 13-foot setback along the northwest property line and a 16-foot setback along the southeast property line. The basement is utilized for retail storage, bicycle storage and mechanical rooms for the whole building. The first floor contains commercial/retail space and the 2nd and 3rd floors contain light manufacturing office spaces with a 4th floor vestibule. This building is within the limits of the existing zoning for the property which is M1-2/R6B.

Date of Voluntary

Cleanup Agreement: February 5, 2016

Notice Issuance

This Notice of Completion, hereinafter referred to as the “Notice,” is issued pursuant to Chapter 9 of Title 24 of the Administrative Code of the City of New York.

This Notice has been issued upon satisfaction of the Director, following review by the Office of the Remedial Action Report and data submitted pursuant to the Voluntary Cleanup Agreement, as well as any other relevant information regarding the Site, that the remediation requirements set

forth at Section 1407 of Title 43 of the Rules of the City of New York have been achieved in accordance with the Remedial Action Work Plan.

The remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses:

<input type="checkbox"/>	Unrestricted Use
<input checked="" type="checkbox"/>	Restricted Use:
<input type="checkbox"/>	Residential
<input checked="" type="checkbox"/>	Restricted Residential
<input type="checkbox"/>	Commercial
<input type="checkbox"/>	Industrial

Liability Limitation

Upon issuance of this Notice of Completion, and subject to the terms and conditions set forth herein, the Notice holder(s) shall be entitled to the liability limitation provided in Section 906 of Title 24 of the administrative code of the City of New York. The liability limitation shall run with the land, extending to the Notice 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 Section 906 of Title 24 of the administrative code of the City of New York, and any other applicable provision of law.

In accordance with a Memorandum of Agreement between the New York State Department of Environmental Conservation and the New York City Mayor's Office of Environmental Remediation dated July 10, 2012, New York State Department of Environmental Conservation agrees that this site is of no further interest, and it does not plan or anticipate taking administrative or judicial action with regard to the property.

Notice of Transferability

This Notice may be transferred to the Notice holder's successors or assigns upon transfer or sale of the Site as provided by section 906(c) of the administrative code of the City of New York.

Notice Modification/Revocation

This Notice of Completion may be modified or revoked by the Director following notice in accordance with Section 43-1408(f) of the Rules of the City of New York 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 City Voluntary Cleanup Agreement;
- (2) 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 Voluntary Site Cleanup Agreement were reached; or
- (3) there is good cause for such modification or revocation.

The Notice 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 isn't cured or a request for a hearing received within such 30-day period, the Notice shall be deemed modified or vacated on the 31st day after the Office notice.

Sincerely,

A handwritten signature in black ink, appearing to read "Shaminder Chawla". The signature is fluid and cursive, with the first name "Shaminder" and last name "Chawla" clearly distinguishable.

Shaminder Chawla
Deputy Director
New York City Office of Environmental Remediation

Date of Issuance: September 28, 2018
Site No.: 16CVCP044K