



June 30, 2025

David Speiser
Dupont Street Owner LLC
520 Madison Avenue, Suite 3501
New York, NY 10022
legal@madisonrealtycapital.com

Joseph Brunner, Bo Jin Zhu
Dupont Street Developers LLC
390 Berry Street, Suite 200
Brooklyn, NY 11249
yb321@yahoo.com, bojinzhu@gmail.com

Joseph Folkman
Greenacre Realty Inc. (f/k/a Dupont Realty Corp.)
P.O. Box 4255
Newark, NJ 07112
jfolkman@pvcisme.com

Re: Certificate of Completion and
Registry Reclassification from 2 to 4
Former NuHart Plastic Manufacturing
Brooklyn, Kings County
Site No. 224136

Dear David Speiser, Joseph Brunner, Bo Jin Zhu, and Joseph Folkman:

Congratulations on having satisfactorily completed the remedial program at the Former NuHart Plastic Manufacturing site. Enclosed please find an original, signed Certificate of Completion. The New York State Department of Environmental Conservation (NYSDEC) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the Certificate of Completion (COC) to be issued for the above-referenced site. This also results in the reclassification of the site on the Registry of Inactive Hazardous Waste Disposal Sites ("Registry") from Class 2 to Class 4.

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

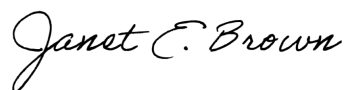
30 days of the date that you acquire the site. If you are a non-owner, you must work with the owner to assure the Notice is recorded within the time frame specified. In all cases, proof of filing must be provided to NYSDEC within 30 days of receipt. A standard Notice of Certificate of Completion form is attached to this letter.

- Provide electronic copies of the recorded Notice and proof of recording to NYSDEC's project manager.
- Provide the Certificate of Completion fact sheet to the Document Repositories within 10 days of issuance of the COC. NYSDEC will develop the 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 NYSDEC-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program. You must report the results of these activities to NYSDEC 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 NYSDEC in October 2026.

NYSDEC will prepare and distribute to the Site Contact List a fact sheet describing the institutional and engineering controls that are required at the site, and notifications relating to the reclassification of the site on the Registry.

If you have any questions regarding the reclassification or any of the above tasks, please contact Jennifer Gonzalez, NYSDEC's project manager, at (718) 482-4508.

Sincerely,



Janet E. Brown
Assistant Division Director
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

Zach Kadden – Dupont Street Owner LLC (zkadden@madisonrealtycapital.com)
Joseph Brunner, Bo Jin Zhu – Dupont Street Developers LLC,
yb321@yahoo.com, bojinzhu@gmail.com,
Joseph Folkman – Greenacre Realty Inc.(f/k/a Dupont Realty Corp.),
jfolkman@pvcisme.com

David Freeman – Gibbons P.C., dfreeman@gibbonslaw.com
Larry Schnapf – Schnapf LLC, larry@schnapflaw.com
Wendy Marsh – Hancock Estabrook, LLP, wmarsh@hancocklaw.com
Steven Russo – Greenberg Traurig, LLP, russos@gtlaw.com
Christine Vooris – NYSDOH, christine.vooris@health.ny.gov
Scarlett McLaughlin – NYSDOH, scarlett.mclaughlin@health.ny.gov
Stephen Lawrence – NYSDOH, Stephen.lawrence@health.ny.gov

ec w/o enc:

Jennifer Gonzalez
Andre Obligado
Jane O'Connell
Scott Deyette
Heather Leibowitz
Jennifer Andalaro
Leia Schmidt
Kelly Lewandowski

NYSDEC STATE SUPERFUND PROGRAM (SSF)
CERTIFICATE OF COMPLETION

Name

Dupont Street Developers LLC

Dupont Street Owner LLC

Greenacre Realty Inc. (f/k/a/ 49 Dupont Realty Corp.) P.O. Box 4255, Newark, NJ 07112

Address

390 Berry Street, Suite 200, Brooklyn, NY 11249

520 Madison Avenue, Suite 3501, New York, NY 10022

SITE INFORMATION

Site No.: 224136 **Site Name:** Former NuHart Plastic Manufacturing

Order on Consent: Index No. R2-0654-11-10 **Order Execution Date:** 01/18/2011 amended 02/07/2014

Order on Consent: Index No. R2-20210317-28 **Order Execution Date:** 11/30/2022

Site Owner: Dupont Street Owner LLC

Street Address: 65 DUPONT STREET (f/k/a 49 Dupont Street)

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

Site Size: 1.120 Acres

Tax Map Identification Number(s): 2487-p/o 17 (f/k/a 2487-1, 2487-10, 2487-12, 2487-p/o 17, 2487-72, & 2487-78)

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 6 NYCRR §375-1.9.

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 Order on Consent as well as any other relevant information regarding the site, that the applicable remediation requirements set forth in the Environmental Conservation Law (ECL) and 6NYCRR Part 375 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:

Allowable Uses under the SSF: Restricted-Residential, Commercial, and Industrial

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 Kings County with recording identifier 2024000087457.

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 6NYCRR §375-2.9. 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 6NYCRR §375-2.9(d). The liability limitation shall be subject to all rights reserved to the State by ECL §27-1321 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 6NYCRR §375-1.9(f)-(g).

CERTIFICATE MODIFICATION/REVOCAION

This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with 6NYCRR §375-1.9(e)(2) upon finding any of the following:

- (1) the remedial party has failed to manage the controls or monitoring in full compliance with the terms of the approved remedial program;
- (2) there has been a failure to comply with the terms and conditions of the order;
- (3) there was a misrepresentation of a material fact tending to demonstrate that the cleanup levels were reached;
- (4) the terms and conditions of any environmental easement have been intentionally violated or found to be not protective or enforceable;
- (5) for good cause;
- (6) environmental contamination at, on, under, or emanating from the site if, in light of such conditions, the site is no longer protective of public health or the environment, and the remedial party is not in good faith negotiating, and/or following its approval by the Department, implementing a work plan to achieve conditions at the site which are protective of public health and the environment;
- (7) non-compliance with the terms of the order, the remedial work plan, site management plan, or the certificate of completion after notice of the failure and reasonable opportunity to cure has been afforded to the remedial party by the Department as provided for at paragraph 375-1.9(e)(2);
- (8) fraud related to the remedial program for the site committed by the certificate holder;
- (9) a finding by the Department that a change in an environmental standard, factor, or criterion upon which the remedial work plan was based renders the remedial program implemented at the site no longer protective of public health or the environment, and the remedial party is not in good faith negotiating, and/or following its approval by the Department, implementing a work plan to achieve conditions at the site which are protective of public health and the environment; or
- (10) a change in the site's use subsequent to the Department's issuance of the certificate of completion, unless additional remediation is undertaken which shall meet the standard for protection of the public health and environment that applies to this site.

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 received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Amanda Lefton
Commissioner
New York State Department of Environmental Conservation

By: Janet E. Brown Date: 6/30/2025
Janet E. Brown, Assistant Director

Exhibit A

Site Description

SCHEDULE "A" PROPERTY DESCRIPTION

Environmental Easement Description

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 described as follows:

BEGINNING at the corner formed by the intersection of the easterly side of Franklin Street and the northerly side of Dupont Street;

RUNNING THENCE northerly along the easterly side of Franklin Street, 191.96 feet (Calculated), (191.90 feet Deed), (191.83 feet Tax Map) to the southeasterly side of Commercial Street;

THENCE northeasterly along the southeasterly side of Commercial Street 17.02 feet to the southerly side of Clay Street;

THENCE easterly along the southerly side of Clay Street 230.00 feet to a point;

THENCE southerly parallel with Franklin Street 200.00 feet to a point on the northerly side of Dupont Street;

THENCE westerly along the northerly side of Dupont Street 245.00 feet to the point or place of BEGINNING.

EASEMENT AREA = 1.12 ACRE

Full Lot 17 Description

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 described as follows:

BEGINNING at the corner formed by the intersection of the easterly side of Franklin Street and the northerly side of Dupont Street;

RUNNING THENCE northerly along the easterly side of Franklin Street, 191.96 feet (Calculated), (191.90 feet Deed), (191.83 feet Tax Map) to the southeasterly side of Commercial Street;

THENCE northeasterly along the southeasterly side of Commercial Street 17.02 feet to the southerly side of Clay Street;

THENCE easterly along the southerly side of Clay Street 235.00 feet to a point;

THENCE southerly parallel with Franklin Street 200.00 feet to a point on the northerly side of Dupont Street;

THENCE westerly along the northerly side of Dupont Street 250.00 feet to the point or place of BEGINNING.

TAX LOT AREA = 1.15 ACRE

Exhibit B

Site Survey

LEGAL DESCRIPTION OF TAX LOT 17:

As to Block 2487 Lot 17:
 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 described as follows:
 BEGINNING at the corner formed by the intersection of the easterly side of Franklin Street and the northerly side of Dupont Street;
 RUNNING THENCE northerly along the easterly side of Franklin Street, 191.96 feet (Calculated), (191.90 feet Deed), (191.83 feet Tax Map) to the southeasterly side of Commercial Street;
 THENCE northeasterly along the southeasterly side of Commercial Street 17.02 feet to the southerly side of Clay Street;
 THENCE easterly along the southerly side of Clay Street 235.00 feet to a point;
 THENCE southerly parallel with Franklin Street 200.00 feet to a point on the northerly side of Dupont Street;
 THENCE westerly along the northerly side of Dupont Street 250.00 feet to the point or place of BEGINNING.

TAX LOT AREA = 1.15 ACRE

LEGAL DESCRIPTION OF ENVIRONMENTAL EASEMENT:

As to Block 2487 P/O Lot 17:
 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 described as follows:
 BEGINNING at the corner formed by the intersection of the easterly side of Franklin Street and the northerly side of Dupont Street;
 RUNNING THENCE northerly along the easterly side of Franklin Street, 191.96 feet (Calculated), (191.90 feet Deed), (191.83 feet Tax Map) to the southeasterly side of Commercial Street;
 THENCE northeasterly along the southeasterly side of Commercial Street 17.02 feet to the southerly side of Clay Street;
 THENCE easterly along the southerly side of Clay Street 230.00 feet to a point;
 THENCE southerly parallel with Franklin Street 200.00 feet to a point on the northerly side of Dupont Street;
 THENCE westerly along the northerly side of Dupont Street 245.00 feet to the point or place of BEGINNING.

EASEMENT AREA = 1.12 ACRE

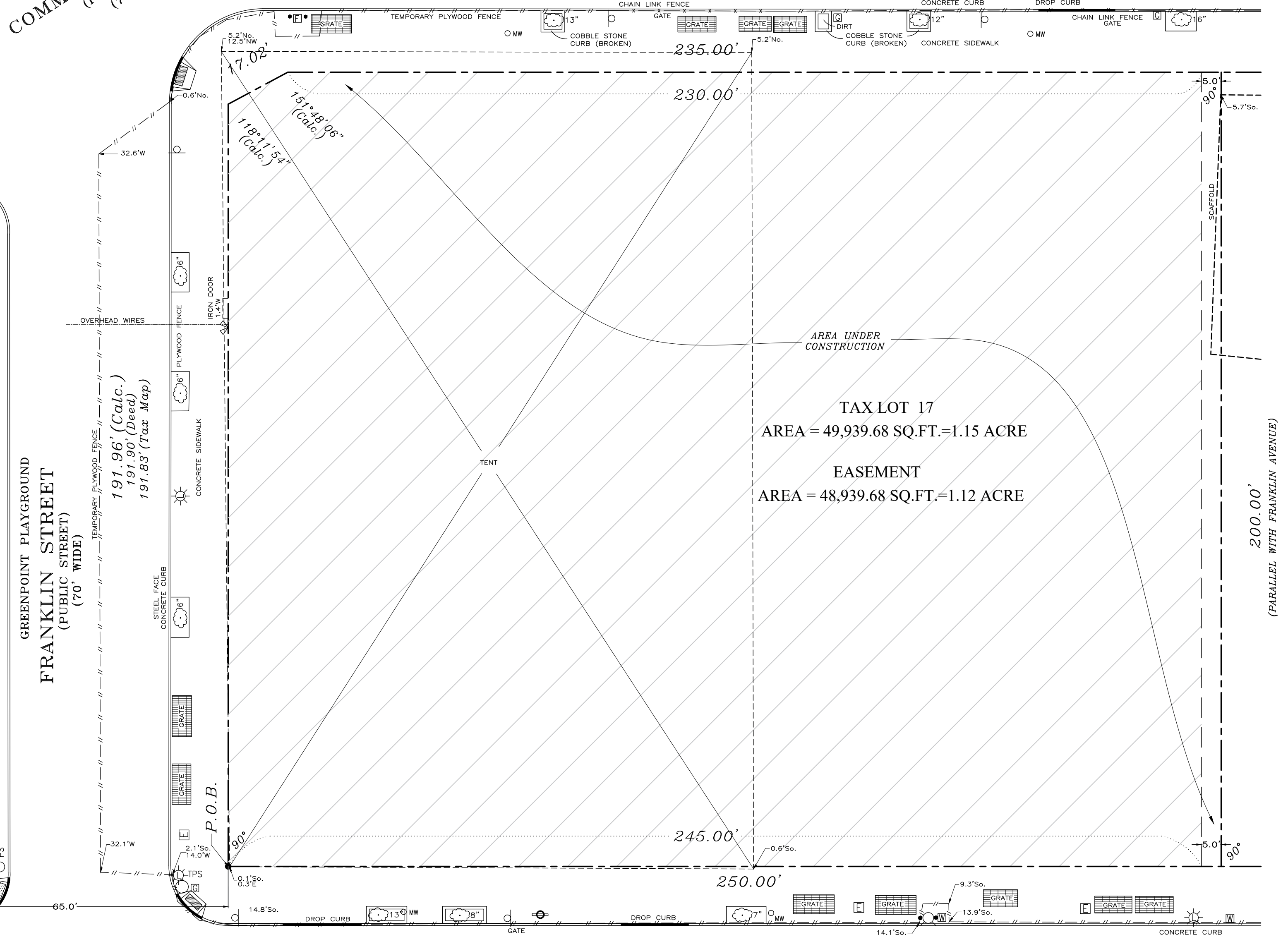
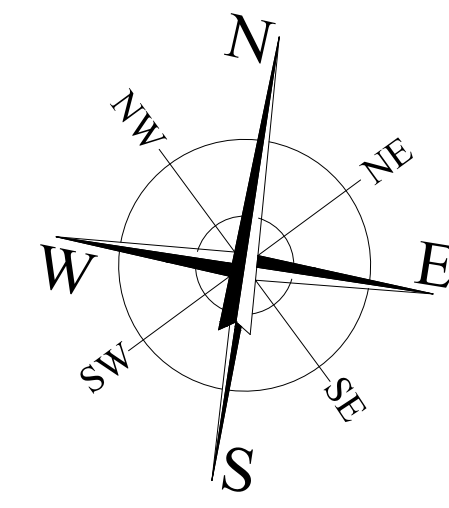
THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW. THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH IN MORE DETAIL IN THE 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

COMMERCIAL STREET
 (PUBLIC STREET)
 (70' WIDE)

CLAY STREET
 (PUBLIC STREET)
 (60' WIDE)

GREENPOINT PLAYGROUND
 FRANKLIN STREET
 (PUBLIC STREET)
 (70' WIDE)

DUPONT STREET
 (PUBLIC STREET)
 (60' WIDE)



ENVIRONMENTAL EASEMENT

OF DESCRIBED PROPERTY
 LOCATED AT:
 65 DUPONT STREET, BROOKLYN,
 BOROUGH OF BROOKLYN, COUNTY OF KINGS,
 CITY AND STATE OF NEW YORK

TAX DESIGNATION:
 BLOCK: 2487,
 LOT 17

SURVEYED ON: APRIL 16, 2018
AMENDED ON: JULY 14, 2020 (UPDATE)
 SEPTEMBER 02, 2021 (UPDATE)
 OCTOBER 01, 2021 (PROPOSED SUBDIVISION)
 DECEMBER 23, 2021 (UPDATE)
 JANUARY 26, 2022 (ADDITIONAL INFO SHOWN)
 OCTOBER 4, 2022 (UPDATE)
 DECEMBER 6, 2023 (BROWNFIELD SITE)
 JANUARY 25, 2024 (ENVIRONMENTAL EASEMENT)

LEGEND:

| | |
|--|---|
| | TREE WITH SIZE |
| | PEDESTRIAN RAMP |
| | DETECTABLE SURFACE PEDESTRIAN RAMP |
| | TRAFFIC SIGN |
| | SEWER MANHOLE |
| | ELECTRIC MANHOLE |
| | WATER MANHOLE |
| | FIRE MANHOLE |
| | TELEPHONE MANHOLE |
| | GAS MANHOLE |
| | ELECTRIC VAULT |
| | UNKNOWN MANHOLE |
| | SPRINKLER |
| | MONITORING WELL |
| | WATER VALVE |
| | UNKNOWN VALVE |
| | GAS VALVE |
| | LOW PRESSURE FIRE HYDRANT WITH GUARD POLES |
| | FIRE ALARM |
| | PEDESTRIAN SIGNAL |
| | METAL STREET LIGHT W/TRAFFIC SIGNAL & PEDESTRIAN SIGNAL |
| | LIGHTPOLE |
| | UTILITY POLE |
| | BIKE RACK |
| | MONUMENT |
| | EASEMENT LINE |
| | PROPERTY LINE |

ALEXANDER TSUKERMAN N.Y.S. L.S. No. 050189

DRAWN BY: AH/SM **CHECKED BY:** AT

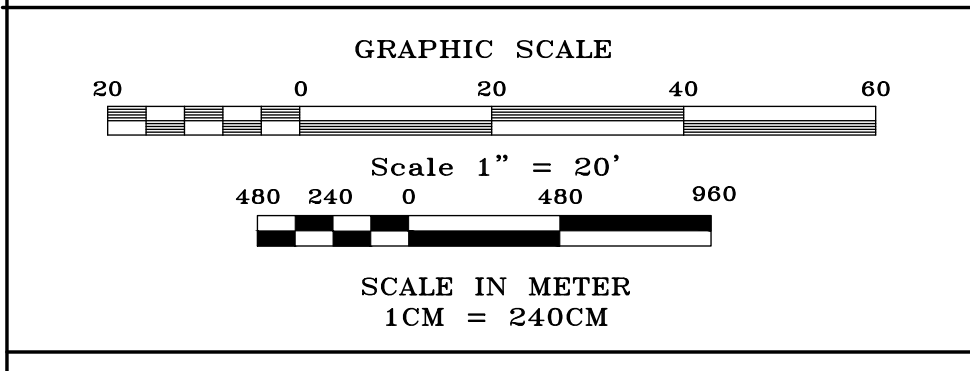
THE OFFSETS OR DIMENSIONS SHOWN FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, ADDITIONS TO STRUCTURES AND ANY OTHER CONSTRUCTION.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT CERTIFIED.



LEONARD J. STRANDBERG AND ASSOCIATES,
 CONSULTING ENGINEERS AND LAND SURVEYORS, P.C.
 32 SMITH STREET, FREEPORT, NY 11520
 516-378-2084 • 516-213-4094 • FAX 516-378-6649
 EMAIL: INFO@LJSPC.COM

**NOTICE OF CERTIFICATE OF COMPLETION
Inactive Hazardous Waste Disposal Site Program
Pursuant to 6 NYCRR Part 375-1.9(d)**

**Former NuHart Plastic Manufacturing, Site ID No. 224136
65 Dupont Street (f/k/a 49 Dupont St.), Brooklyn, New York, 11222
Brooklyn, Kings County, Tax Map Identification Number: Block 2487 p/o Lot 17 (f/k/a Lots
1, 10, 12, p/o 17, 72, & 78)**

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (NYSDEC) has issued a Certificate of Completion (Certificate) pursuant to 6 NYCRR Part 375 to Dupont Street Developers LLC, Dupont Street Owner LLC, and Greenacre Realty Inc. (f/k/a 49 Dupont Realty Corp.) for a parcel approximately 1.12 acres located at 65 Dupont Street (f/k/a 49 Dupont St.) 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 Order on Consent, as well as any other relevant information regarding the site, that the remediation requirements set forth in ECL Article 27, Title 13 have been or will be achieved in accordance with the time frames, if any, established in the Record of Decision.

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 NYSDEC 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 City of New York as CFRN: 2024000087457.

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 NYSDEC'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 6 NYCRR Part 375-2.9. The liability limitation shall run with the land, extending to the Certificate

**Former NuHart Plastics Manufacturing, 224136
65 Dupont Street (f/k/a 49 Dupont St.), Brooklyn, New York 11222**

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 6 NYCRR Part 375-2.9. The liability limitation shall be subject to all rights reserved to the State by 6 NYCRR Part 375-2.9 and any other applicable provision of law.

PLEASE TAKE NOTICE, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to NYSDEC 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 be only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the site as provided by 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/224136>.

WHEREFORE, the undersigned has signed this Notice of Certificate

Dupont Street Owner LLC

By: _____

Title: _____

Date: _____

**Former NuHart Plastics Manufacturing, 224136
65 Dupont Street (f/k/a 49 Dupont St.), Brooklyn, New York 11222**

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:
Dupont Street Owner LLC
520 Madison Avenue, Suite 3501,
New York, NY 10022

Description of Engineering Control

Dupont Street Owner LLC

65 Dupont Street

Environmental Easement

Block: 2487

Lot: p/o 17

Sublot:

Section:

Subsection:

S_B_L Image: 2487-p/o 17

Cover System

Groundwater Treatment System

Monitoring Wells

Subsurface Barriers