



OFFICE OF ENVIRONMENTAL REMEDIATION

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

Daniel Walsh, Ph.D.

Director

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NOTICE OF COMPLETION

Notice Holder(s): Lawrence Downtown Holdings, LLC
230 West 41st Street, 12th Floor
New York, NY 10036
Attention: Ms. Becky Setzman Becker

Site Information: Site Name: 170 Amsterdam Avenue
Site Owner: Lawrence Downtown Holdings, LLC
Street Address: 170 Amsterdam Avenue, New York, NY 10023
Block: 1158, Lot: 12
OER Site Number: 13CVCP084M

Site Description: The Site was previously occupied by a two-story building that housed multiple commercial tenants until as recently as 2006. Redevelopment of the Site consisted of the demolition of the two-story structure and the construction of a 20-story, mixed-use building with residential and commercial space. The building spans the entire Site and includes a cellar level. The new building consists of 236 units with a total square footage of 228,785 square feet. The gross residential and commercial areas are 221,529 and 7,256 square feet, respectively. Approximately 15,500 cubic yards of soil were excavated and disposed of off-site. Remediation of this site includes installation of vapor barrier.

**Date of Voluntary
Cleanup Agreement:** July 30, 2013

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, data submitted pursuant to the Voluntary Cleanup Agreement, and other relevant information regarding the Site, that the remediation requirements set forth Section 1407 of Title 43 of the Rules of the City of New York have been 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:

- Unrestricted Use (Track 1)
- Restricted Use (Tracks 4): *[If restricted use, check one of following]*
 - Residential
 - Restricted Residential
 - Commercial
 - 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 (NYSDEC) and the New York City Mayor's Office of Environmental Remediation dated July 10, 2012, NYSDEC 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,



Shaminder Chawla
Deputy Director,
New York City Office of Environmental
Remediation

Cc:
Dan Walsh
Cavy Chu
Mark McIntyre

Date of Issuance: May 15, 2014
Site No.: 13CVCP084M
OER PM: Cavy Chu