

NYCTM

Department of Finance

April 02, 2019

FRONTIER RECORDINGS
69 CASCADE DRIVE
SUITE 101
ROCHESTER, NY 14614

RE: Submitted Transaction Successfully Recorded

Dear FRONTIER RECORDINGS:

Document Identification Number 2019040100503001 which was submitted and intaken for Recording on 4/1/2019 3:21:28 PM, was successfully recorded on 4/2/2019 at 8:18 AM.

Below summarizes the status of the document(s).

Recording & Endorsement Cover Page(s) attached

2019040100503001

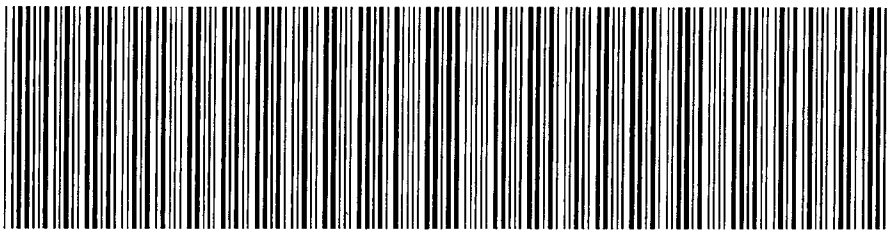
If you have questions or require further information, please send an email to acrishelp@finance.nyc.gov and someone will get back to you.

Thank you.

City Register

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2019040100503001001E0A97

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 11

Document ID: 2019040100503001

Document Date: 03-25-2019

Preparation Date: 04-01-2019

Document Type: SUNDRY MISCELLANEOUS

Document Page Count: 10

PRESENTER:

FRONTIER RECORDINGS
69 CASCADE DRIVE
SUITE 101
ROCHESTER, NY 14614
585-955-6111
RECORDINGS@FRONTIERABSTRACT.COM

RETURN TO:

FRONTIER RECORDINGS
69 CASCADE DRIVE
SUITE 101
ROCHESTER, NY 14614
585-955-6111
RECORDINGS@FRONTIERABSTRACT.COM

Borough	Block	Lot	Unit	Address
BROOKLYN	2811	14	Entire Lot	513 PORTER AVENUE
Property Type: OTHER				

CROSS REFERENCE DATA

CRFN: 2010000307914

PARTIES

PARTY 1:
NEW YORK DEPARTMENT OF ENVIRONMENTAL
CONSERVATION
625 BROADWAY
ALBANY, NY 12233

FEES AND TAXES

Mortgage :		Filing Fee:	
Mortgage Amount:	\$ 0.00		\$ 0.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	
Exemption:			\$ 0.00
TAXES: County (Basic):	\$ 0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$ 0.00		\$ 0.00
Spec (Additional):	\$ 0.00		
TASF:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
Additional MRT:	\$ 0.00		
TOTAL:	\$ 0.00		
Recording Fee:	\$ 87.00		
Affidavit Fee:	\$ 0.00		



**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**

Recorded/Filed 04-02-2019 08:18
City Register File No.(CRFN):
2019000104113

Annette McMill

City Register Official Signature

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Remedial Bureau B
625 Broadway, 12th Floor, Albany, NY 12233-7016
P: (518) 402-9767 | F: (518) 402-9773
www.dec.ny.gov

MEMORANDUM

TO: George Heitzman, P.E., Assistant Division Director

FROM: Gerard Burke, Director, Bureau B *JB*

SUBJECT: Recommendation for Environmental Notice
Former ACME Steel Partition
513 Porter Avenue, Brooklyn, Kings County
Site No. 224192

DATE: 1/10/19

<u>Name</u>	<u>Initial</u>	<u>Date</u>
Nigel Crawford	<i>mc</i>	1/10/19
Jane O'Connell	<i>JO</i>	1/10/19
Patrick Foster	<i>PEF</i>	1/22/19

OK to sign
[Signature]

Attached is letter to the NYS Department of Transportation notifying them that DEC will be placing an Environmental Notice (EN) on the site. Also attached is the completed EN form ready to be issued.

If you have any questions, please do not hesitate to ask.

ecc: Jane O'Connell
Nigel Crawford
Patrick Foster



Department of
Environmental
Conservation

ENVIRONMENTAL NOTICE

To be issued in lieu of Environmental Easement/Deed Restriction as referenced in DER-33

THIS ENVIRONMENTAL NOTICE is made the 25th day of March 2019, by the New York State Department of Environmental Conservation (Department), having an office for the transaction of business at 625 Broadway, Albany, New York 12233.

WHEREAS, a parcel of real property identified as Former ACME Steel Partition Co. (Site # 224192), located at 513 Porter Avenue in the City of New York, County of Kings, State of New York, which is part of lands conveyed from 513 Porter Avenue LLC (purported owner) to the New York State Department of Transportation by Notice of Appropriation dated 3/10/2010 and recorded in the Kings County Clerk's Office on 9/13/2010 under CRFN #2010000307914 and being more particularly described in Appendix "A", attached to this noticed and made a part hereof, and hereinafter referred to as "the Property" is the subject of a Order on Consent executed by the New York State Department of Transportation as part of the Department's State Superfund Program; and

WHEREAS, the Department approved a cleanup to address contamination disposed at the Property and such cleanup was conditioned upon certain limitations.

NOW, THEREFORE, the Department provides notice that:

FIRST, the Property subject to this Environmental Notice is as shown on a map attached to this Notice as Appendix "B" and made a part hereof.

SECOND, unless prior written approval by the Department or, if the Department shall no longer exist, any New York State agency or agencies subsequently created to protect the environment of the State and the health of the State's citizens, hereinafter referred to as "the Relevant Agency," is first obtained, where contamination remains at the Property subject to the provisions of the Site Management Plan ("SMP"), there shall be no disturbance or excavation of the Property which threatens the integrity of the engineering controls or which results or may result in a significantly increased threat of harm or damage at any site as a result of exposure to soils. A violation of this provision is a violation of 6 NYCRR 375-1.11(b)(2).

THIRD, no person shall disturb, remove, or otherwise interfere with the installation, use, operations, and maintenance of engineering controls required for the Remedy, including but not limited to those engineering controls described in the SMP and listed below, unless in each instance they first obtain a written waiver of such prohibition from the Department or Relevant Agency.

FOURTH, the remedy was designed to be protective for the following uses: **Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii), Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv)**. Therefore, any use for purposes other than Restricted Residential without the

Appendix A

Parcel No. 48(Continued)

4. Thence running southwesterly, S72°50'21"W, a distance of 49.183 meters (161.36 feet) to a point, said point being 10.167 meters (33.36 feet) distant right as measured from the Baseline at Station 10+449.405;
5. Thence running southwesterly, along a curve bearing to the left, having a radius of 602.790 meters (1,977.65 feet) a distance of 11.798 meters (38.71 feet) to a point, said point being 9.943 meters (32.62 feet) distant right as measured at right angles from the Baseline at Station 10+437.610;
6. Thence running northwesterly, N18°43'25"W, a distance of 7.732 meters (25.37 feet) to the point of BEGINNING.

Containing 507.746± square meters (5,465.31± square feet) or 0.0508± hectares (0.1255± acres).

The above mentioned survey baseline is a portion of the 2002 survey baseline (NAD 83/96) for the Kosciuszko Bridge Project as shown on a map and plan on file in the Office of the State Department of Transportation and described as follows:

BEGINNING at Station 10+000; thence N34°02'25.1"E, a distance of 126.225 meters (414.12 feet) to Station 10+126.225; thence N59°21'10.6"E, a distance of 135.614 meters (444.93 feet) to Station 10+261.839; thence N55°07'32.4"E, a distance of 143.736 meters (471.57 feet) to Station 10+405.575; thence N71°11'26.1"E, a distance of 111.137 meters (364.62 feet) to Station 10+516.712; thence N66°00'27.9"E, a distance of 123.498 meters (405.18 feet) to Station 10+640.211; thence N75°13'15.9"E, a distance of 158.152 meters (518.87 feet) to Station 10+798.363; thence N65°09'02.3"E, a distance of 139.153 meters (456.54 feet) to Station 10+937.516; thence N25°18'37.7"W, a distance of 136.381 meters (447.44 feet) to Station 11+073.897; thence N14°32'03.9"W, a distance of 140.898 meters (462.26 feet) to Station 11+214.795; thence N48°49'39.9"E, a distance of 201.062 meters (659.65 feet) to Station 11+415.857; thence N76°39'17.5"E, a distance of 100.036 meters (328.20 feet) to Station 11+515.893; thence N79°55'15.1"E, a distance of 108.092 meters (354.63 feet) to Station 11+623.985; thence N42°53'07.0"E, a distance of 189.402 meters (621.40 feet) to Station 11+813.387; thence N24°39'57.0"E, a distance of 198.402 meters (650.92 feet) to Station 12+011.789; thence N23°27'01.6"E, a distance of 156.445 meters (513.27 feet) to Station 12+168.234; thence N34°47'31.5"E, a distance of 157.648 meters (517.22 feet) to Station 12+325.882; thence N27°38'14.0"W, a distance of 79.947 meters (262.29 feet) to Station 12+405.829; thence N67°32'38.6"W, a distance of 114.424 meters (375.41 feet) to Station 12+520.253; thence N48°04'04.9"W, a distance of 143.637 meters (471.25 feet) to Station 12+663.890.

All bearings and distances are referenced to the New York State Plane Coordinate System, NAD 1983-96, Long Island Zone.

All bearings referred to True North at the 74°-00'-00" Meridian of West Longitude.

FEE TAKINGS

Map No.	Parcel No.	Reputed Owner	Square Meters (+/-)	Hectares (+/-)	Square Feet (+/-)	Acres (+/-)
28	46	513 PORTER AVENUE LLC	1,792.887	0.1793	19,298.40	0.443
28	47	513 PORTER AVENUE LLC	1,407.808	0.1408	15,153.46	0.348
28	48	513 PORTER AVENUE LLC	507.746	0.0508	5,465.31	0.125

TOTAL FEE AREA = 3,708.441± Square Meters
(39,917.17± Square Feet)

NEW YORK STATE
KOSCIUSZKO BRIDGE PROJECT DEPARTMENT OF TRANSPORTATION
CITY OF NEW YORK ACQUISITION MAP
QUEENS AND KINGS COUNTIES PIN X729.77

MAP NO. 28
PARCEL NOS. 46-48
SHEET 6 OF 6 SHEETS

"Unauthorized alteration of a survey map bearing a licensed land surveyor's seal is a violation of section 7209 of the New York Education Law."

I hereby certify that the property mapped above is necessary for this project, and the acquisition thereof is recommended.

I hereby certify that this map was prepared in accordance with current NYSDOT policies, standards and procedures.

Date 4/2/09

Sonia A. Pichardo

Sonia A. Pichardo, PE Regional Design Engineer
For The Regional Director of Transportation
Region 11

Date 4/1/09

Kenneth Stigner
NY/P.L.S. License No. 49824
Stantec Consulting Services, Inc.

Surveyor

513 PORTER AVENUE LLC
(REPUTED OWNER)

Map No. 28
Parcel Nos. 46-48

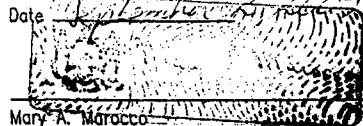
Total FEE Area = 3,708.4± Square Meters
(39,917± Square Feet)

Map of property showing Parcel Nos. 46, 47 and 48, each of which the Commissioner of Transportation deems necessary to be acquired by appropriation in the name of the People of the State of New York in fee, for purposes connected with the highway system of the State of New York pursuant to Section 30 of the Highway Law and the Eminent Domain Procedure Law.

There is excepted from this appropriation all the right, title and interest, if any, of the United States of America, in or to said property.

Pursuant to the statute(s) set forth above and the authority delegated to me by Official Order of the Commissioner of Transportation, this acquisition map is hereby approved and filed in the main office of the New York State Department of Transportation.

Date September 2, 2009



Mary A. Marocco
Director, Real Estate Division

I have compared the foregoing copy of the map with the original thereof, as filed in the Office of the Department of Transportation, and I do hereby certify the same to be a true and correct copy of the original and of the whole thereof.

Mary A. Marocco

Real Estate Division

Appendix B

NEW YORK STATE
KOSCIUSZKO BRIDGE PROJECT DEPARTMENT OF TRANSPORTATION
CITY OF NEW YORK ACQUISITION MAP
QUEENS AND KINGS COUNTIES PIN X729.77

MAP NO. 28
PARCEL NOS. 46-48
SHEET 2 OF 6 SHEETS

MAP REFERENCE INFORMATION:

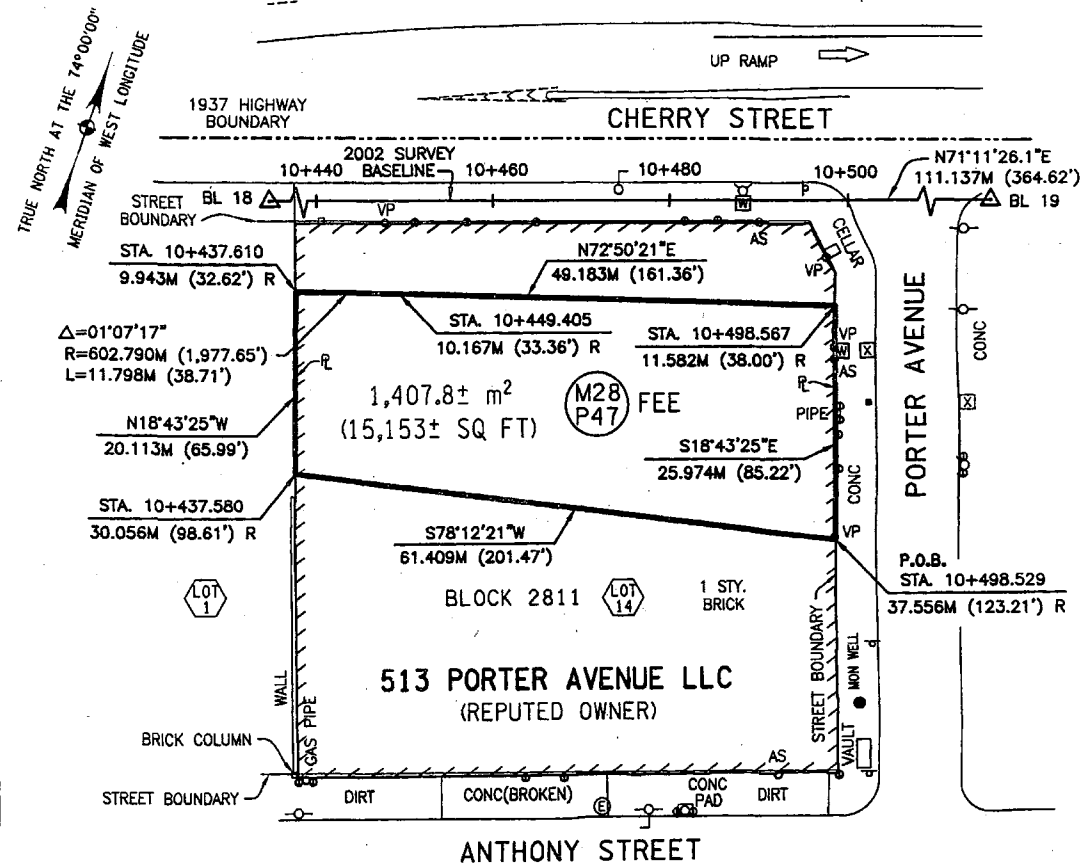
Meeker Avenue Bridge of Newtown Creek
Draft Damage Map Dated Dec. 02, 1937
Brooklyn F. S. Maps Nos. 4 & 5 Dated Aug. 10, 1970 CCD L 4440 P 1224
Draft Acq. & Damage Map Misc. No. 5993 TRN 18
Dated May 5, 1939 & No. W-91 Dated March 10, 1947
Draft Acq. & Damage Map Misc. No. 7546 Dated Aug. 19, 1942
& No. 3520 Dated June 28, 1912

513 PORTER AVENUE LLC
(REPUTED OWNER)

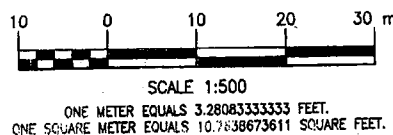
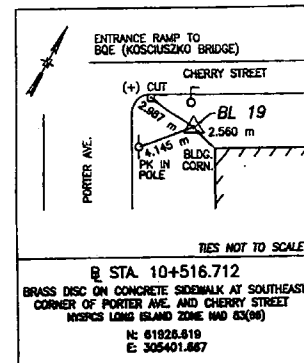
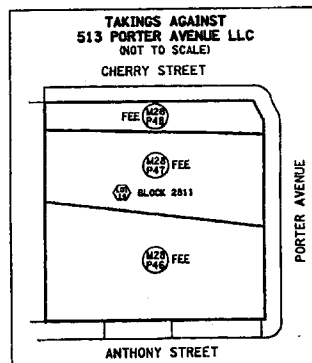
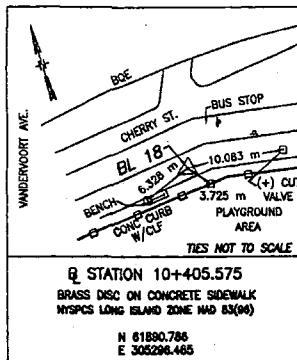
PARCEL SUMMARY:

Acquisition Type: FEE
Portion of 2008 Tax Map
Ref. No. 69
Block 2811, Lot 14
Borough of Brooklyn
County of Kings
State of New York

Parcel Locator Point:
Parcel No. 47
N: 61885.206
E: 305396.563



NOTE:
THE PROPERTY LINES SHOWN HEREON WERE PLOTTED USING RECORD DEED DATA. THE TAX LOT LINES SHOWN HEREON WERE PLOTTED USING 2008 TAX MAP DATA. IN SOME CASES TAX LOT LINES ARE NOT COINCIDENTAL WITH RECORD DEED PROPERTY LINES. IN THESE CASES, THE PROPERTY LINES AND THE TAX LOT LINES ARE LABELED INDEPENDENTLY.



NEW YORK STATE
KOSCIUSZKO BRIDGE PROJECT DEPARTMENT OF TRANSPORTATION
CITY OF NEW YORK ACQUISITION MAP
QUEENS AND KINGS COUNTIES PIN X729.77

MAP NO. 28
PARCEL NOS. 46-48
SHEET 3 OF 6 SHEETS

MAP REFERENCE INFORMATION:

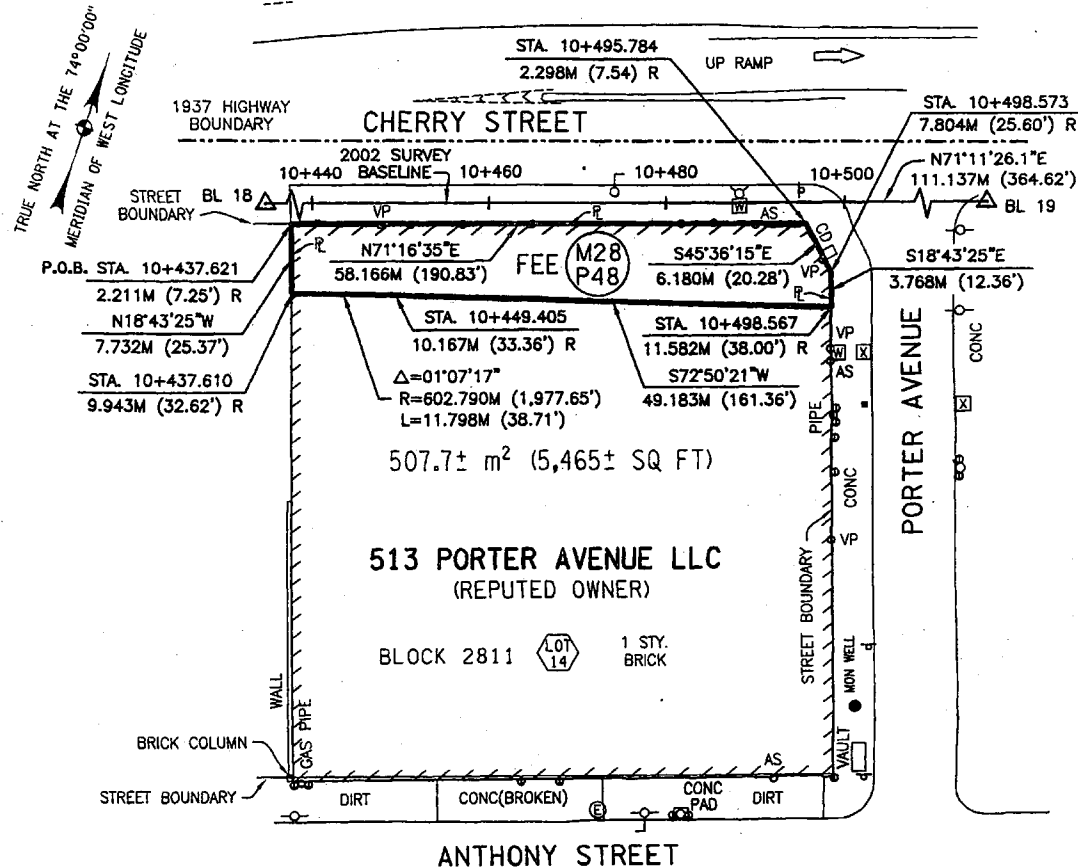
Meeker Avenue Bridge of Newtown Creek
Draft Damage Map Dated Dec. 02, 1937
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& No. 3520 Dated June 28, 1912

513 PORTER AVENUE LLC
(REPUTED OWNER)

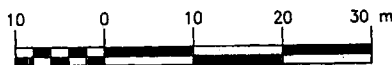
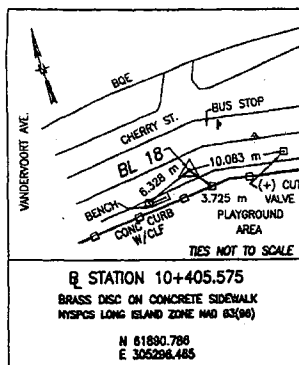
PARCEL SUMMARY:

Acquisition Type: FEE
Portion of 2008 Tax Map
Ref. No. 69
Block 2811, Lot 14
Borough of Brooklyn
County of Kings
State of New York

Parcel Locator Point:
Parcel No. 48
N: 61899.025
E: 305327.513



NOTE: THE PROPERTY LINES SHOWN HEREON WERE PLOTTED USING RECORD DEED DATA. THE TAX LOT LINES SHOWN HEREON WERE PLOTTED USING 2008 TAX MAP DATA. IN SOME CASES TAX LOT LINES ARE NOT COINCIDENTAL WITH RECORD DEED PROPERTY LINES. IN THESE CASES, THE PROPERTY LINES AND THE TAX LOT LINES ARE LABELED INDEPENDENTLY.



SCALE 1:500

ONE METER EQUALS 3.280833333 FEET.
ONE SQUARE METER EQUALS 10.7636673611 SQUARE FEET.



www.FrontierAbstract.com

Recordings@FrontierAbstract.com

RECORDING INFORMATION

Client	AMROCK	Today's Date	4/2/2019
Client's #		FRO #	786142
County	Kings	Folder #	1050983
Address	513 PORTER AVE BROOKLYN NY		
Owner(s)	NA		

<i>Document</i>	<i>Instrument</i>	<i>Date Recorded</i>	<i>Time Recorded</i>	<i>Note</i>	<i>Proof of Recording</i>
Environmental Notice	CRFN 2019000104113	4/2/2019			Attached

No continuation of Search was performed.

Invoice Attached



Invoice

Date	Order
4/1/2019	786142

69 Cascade Drive
Suite 101
Rochester, NY 14614

REPRINT

BILL TO

AMROCK
THE FIRST NATIONAL BUILDING 662 WOODWARD AVENUE ---DETROITMI48226

ATTN: ACCOUNTS PAYABLE

Folder Number	Underwriter	Terms	County	Client Number	Ordered By
1050983	n/a	Net 30	Kings	n/a	GERAD BURKE
ITEM	DESCRIPTION				AMOUNT
Fees Advanced	1050983 NA 513 PORTER AVE BROOKLYN NY - For EN recording				87.00 T
Filing	Service fee				100.00 T
Thank you for your business. Our client's experience drives our business growth and vitality.				Sales Tax Total	0 187.00

Tax Status: Client Not Taxed

Phone #	Email	Web Site
585-955-6111	Accounting@FrontierAbstract.com	www.FrontierAbstract.com