

Prospect Five LLC Brownfield Cleanup Program Application Barrows Chemical Site



**Legal & Consulting Team:
Knauf Shaw LLP & SESI Consulting.
December 2021**



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of the property set forth in a Brownfield Cleanup Agreement, or "BCA" (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). Such application must be submitted and processed in the same manner as the original application, including the required public comment period. **Is this an application to amend an existing BCA?**

☐ Yes

☒ No

If yes, provide existing site number: _____

PART A (note: application is separated into Parts A and B for DEC review purposes) *BCP App Rev 12*

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

NAME Prospect Five LLC

ADDRESS 321 Prospect Street

CITY/TOWN Inwood, New York

ZIP CODE 11096

PHONE (929) 244 - 4730

FAX NA

E-MAIL eric@polartradingnyc.com; nate@yourewelx.com

Is the requestor authorized to conduct business in New York State (NYS)?

☒ Yes ☐ No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application to document that the requestor is authorized to do business in NYS. **Please note:** If the requestor is an LLC, the members/owners names need to be provided on a separate attachment.

Do all individuals that will be certifying documents meet the requirements detailed below? ☒ Yes ☐ No

- Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of [DER-10: Technical Guidance for Site Investigation and Remediation](#) and Article 145 of New York State Education Law. **Documents that are not properly certified will be not approved under the BCP.**

Section II. Project Description

1. What stage is the project starting at?

☒ Investigation

☐ Remediation

NOTE: If the project is proposed to start at the remediation stage, a Remedial Investigation Report (RIR) at a minimum is required to be attached, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Work Plan are also attached (see DER-10 / Technical Guidance for Site Investigation and Remediation for further guidance) then a 45-day public comment period is required.

2. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): ☐ Yes ☐ No

3. Please attach a short description of the overall development project, including:

- the date that the remedial program is to start; and
- the date the Certificate of Completion is anticipated.

Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that the site requires remediation and contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property. To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit the information requested in this section in electronic format only***):

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do not submit paper copies of supporting documents.**

2. **SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. DATA SUMMARY TABLES SHOULD BE INCLUDED, WITH LABORATORY REPORTS REFERENCED AND ALSO INCLUDED.**

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum			X
Chlorinated Solvents			X
Other VOCs			X
SVOCs		X	
Metals	X	X	
Pesticides	X	X	
PCBs			
Other*		X	

*Please describe: PFOS and PFOA

3. FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING:

- SAMPLE LOCATION
- DATE OF SAMPLING EVENT
- KEY CONTAMINANTS AND CONCENTRATION DETECTED
- FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE
- FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5
- FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX

THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN 11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED.

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?*

(*answering No will result in an incomplete application)

☒ Yes ☐ No

4. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):

- | | | | |
|---|---|---|--|
| <input type="checkbox"/> Coal Gas Manufacturing | <input checked="" type="checkbox"/> Manufacturing | <input type="checkbox"/> Agricultural Co-op | <input type="checkbox"/> Dry Cleaner |
| <input type="checkbox"/> Salvage Yard | <input type="checkbox"/> Bulk Plant | <input type="checkbox"/> Pipeline | <input type="checkbox"/> Service Station |
| <input type="checkbox"/> Landfill | <input type="checkbox"/> Tannery | <input type="checkbox"/> Electroplating | <input type="checkbox"/> Unknown |

Other: storage; lumber yard; residential; plastics packaging; pharmaceuticals

Section IV. Property Information - See Instructions for Further Guidance				
PROPOSED SITE NAME Barrows Chemical Site				
ADDRESS/LOCATION 300, 303, 320, 321, and 330 Prospect Street				
CITY/TOWN Inwood, New York		ZIP CODE 11096		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL): Town of Hempstead, Nassau County				
COUNTY Nassau		SITE SIZE (ACRES) 3.3205		
LATITUDE (degrees/minutes/seconds) 40 ° 36 ' 46.2N "		LONGITUDE (degrees/minutes/seconds) 73 ° 44 ' 48.3W "		
Complete tax map information for all tax parcels included within the proposed site boundary. If a portion of any lot is proposed , please indicate as such by inserting "P/O" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding far right column. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.				
Parcel Address	Section No.	Block No.	Lot No.	Acreage
300 Prospect Street; 320 Prospect Street; 330 Prospect Street;	40	160	205,219,220; 7,210,213; 208	.4124, .0265, .018; 0.5719; 0.8313
303 Prospect Street; 321 Prospect Street; 24 Alvin Place; 26 Alvin Place	40	184;184; 160; 160	7; 818; 18; 20	0.2626; 1.12; 0.0399; 0.0379
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site.			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
2. Is the required property map attached to the application? (application will not be processed without map)			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information)			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, identify census tract : 4111				
Percentage of property in En-zone (check one): <input type="checkbox"/> 0-49% <input type="checkbox"/> 50-99% <input checked="" type="checkbox"/> 100%				
4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
If yes, identify name of properties (and site numbers if available) in related BCP applications: _____				
5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
7. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Section IV. Property Information (continued)

8. Are there any easements or existing rights of way that would preclude remediation in these areas?
If yes, identify here and attach appropriate information. ☐ Yes ☒ No

Easement/Right-of-way Holder

Description

9. List of Permits issued by the DEC or USEPA Relating to the Proposed Site (type here or attach information)

Type

Issuing Agency

Description

NA

10. Property Description and Environmental Assessment – **please refer to application instructions for the proper format of each narrative requested.**

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**?

☒ Yes ☐ No

Note: Questions 11 through 13 only pertain to sites located within the five counties comprising New York City

11. Is the requestor seeking a determination that the site is eligible for tangible property tax credits? ☐ Yes ☐ No

If yes, requestor must answer questions on the supplement at the end of this form.

12. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down? ☐ Yes ☐ No

13. If you have answered Yes to Question 12, above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application? ☐ Yes ☐ No

NOTE: If a tangible property tax credit determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.

If any changes to Section IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: _____

BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)

Section V. Additional Requestor Information See Instructions for Further Guidance		DEC USE ONLY	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Eric Sternberg and Nathan Parnes		BCP SITE NAME: _____	
ADDRESS 321 Prospect Street		BCP SITE #: _____	
CITY/TOWN Inwood, New York		ZIP CODE 11096	
PHONE (929) 244 - 4730	FAX NA	E-MAIL eric@polartradingnyc.com; nate@yourewelx.com	
NAME OF REQUESTOR'S CONSULTANT SESI Consulting Engineers, Fuad Dahan, PE, LSRP			
ADDRESS 12A Maple Avenue			
CITY/TOWN Pine Brook, New Jersey		ZIP CODE 07058	
PHONE (862) 702 - 5719	FAX NA	E-MAIL fd@sesi.org	
NAME OF REQUESTOR'S ATTORNEY Knauf Shaw LLP, Linda Shaw, Esq.			
ADDRESS 1400 Crossroads Building, 2 State Street			
CITY/TOWN Rochester, New York		ZIP CODE 14618	
PHONE (585) 546 - 8430	FAX (585) 546 -4324	E-MAIL lshaw@nyenvlaw.com	
Section VI. Current Property Owner/Operator Information – if not a Requestor			
CURRENT OWNER'S NAME Prospect Five LLC		OWNERSHIP START DATE: 3/13/2017	
ADDRESS 321 Prospect Street			
CITY/TOWN Inwood, New York		ZIP CODE 11096	
PHONE (929) 244 - 4730	FAX NA	E-MAIL eric@polartradingnyc.com; nate@yourewelx.com	
CURRENT OPERATOR'S NAME Same as Owner; See Support Narrative.			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".			
IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.			
Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)			
If answering "yes" to any of the following questions, please provide an explanation as an attachment.			
1. Are any enforcement actions pending against the requestor regarding this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

Section VII. Requestor Eligibility Information (continued)

4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the ECL Article 27; ii) any order or determination; iii) any regulation implementing Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. ☐ Yes ☒ No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. ☐ Yes ☒ No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? ☐ Yes ☒ No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? ☐ Yes ☒ No
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to DEC? ☐ Yes ☒ No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9 (f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? ☐ Yes ☒ No
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? ☐ Yes ☒ No
11. Are there any unregistered bulk storage tanks on-site which require registration? ☐ Yes ☒ No

THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

☐ PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

☒ VOLUNTEER

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.

If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

☐ Previous Owner ☒ Current Owner ☐ Potential /Future Purchaser ☐ Other _____

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted**. Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site. Is this proof attached?

☐ Yes ☐ No

Note: a purchase contract does not suffice as proof of access.

Section VIII. Property Eligibility Information - See Instructions for Further Guidance

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
If yes, please provide relevant information as an attachment. ☐ Yes ☒ No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? ☐ Yes ☒ No
If yes, please provide: Site # _____ Class # _____
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? ☐ Yes ☒ No
If yes, please provide: Permit type: _____ EPA ID Number: _____
Date permit issued: _____ Permit expiration date: _____
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. ☐ Yes ☐ No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? ☐ Yes ☒ No
If yes, please provide: Order # _____
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? ☐ Yes ☒ No
If yes, please provide explanation as an attachment.

Section IX. Contact List Information

To be considered complete, the application must include the Brownfield Site Contact List in accordance with [*DER-23 / Citizen Participation Handbook for Remedial Programs*](#). Please attach, at a minimum, the names and addresses of the following:

1. The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. The location of a document repository for the project (e.g., local library). **If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository.** In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.

Section X. Land Use Factors

1. What is the current municipal zoning designation for the site? Transit Oriented Development

What uses are allowed by the current zoning? (Check boxes, below)

☒ Residential ☒ Commercial ☐ Industrial

If zoning change is imminent, please provide documentation from the appropriate zoning authority.

2. Current Use: ☐ Residential ☒ Commercial ☒ Industrial ☐ Vacant ☐ Recreational (check all that apply)

Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.

3. Reasonably anticipated use Post Remediation: ☒ Residential ☒ Commercial ☐ Industrial (check all that apply) **Attach a statement detailing the specific proposed use.**

If residential, does it qualify as single family housing?

☐ Yes ☒ No

4. Do current historical and/or recent development patterns support the proposed use?

☒ Yes ☐ No

Yes, recent development patterns support the proposed use.

5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary.

☒ Yes ☐ No

Yes, the proposed use is consistent with the applicable zoning laws.

6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary.

☒ Yes ☐ No

Yes, the project is consistent with the Nassau County Master Plan, which intends to create new housing choices in areas close to public transit in order to increase public transit usage and available housing options for the County's young workforce and seniors. In addition, there is a need for a day care facilities near the train station.

XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____

Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am the authorized signatory (title) of Prospect Five LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a BCA within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 12/3/21

Signature: Eric Sternberg

Print Name: Eric Sternberg

SUBMITTAL INFORMATION:

- Two (2) copies, one paper copy of the application form with original signatures and table of contents, and one complete electronic copy in final, non-fillable Portable Document Format (PDF), must be sent to:
 - Chief, Site Control Section
 - New York State Department of Environmental Conservation
 - Division of Environmental Remediation
 - 625 Broadway
 - Albany, NY 12233-7020

PLEASE DO NOT SUBMIT PAPER COPIES OF SUPPORTING DOCUMENTS. Please provide a hard copy of ONLY the application form and a table of contents.

FOR DEC USE ONLY

BCP SITE T&A CODE: _____

LEAD OFFICE: _____

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City ONLY. Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a) must be submitted if requestor is seeking this determination.

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Property is in Bronx, Kings, New York, Queens, or Richmond counties.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Please answer questions below and provide documentation necessary to support answers.	
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? Please see DEC's website for more information.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
2. Is the property upside down or underutilized as defined below?	Upside Down? <input type="checkbox"/> Yes <input type="checkbox"/> No
	Underutilized? <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>From ECL 27-1405(31):</p> <p>"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.</p> <p>From 6 NYCRR 375-3.2(I) as of August 12, 2016: (Please note: Eligibility determination for the underutilized category can only be made at the time of application)</p> <p>375-3.2:</p> <p>(I) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and</p> <p>(1) the proposed use is at least 75 percent for industrial uses; or</p> <p>(2) at which:</p> <p>(i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;</p> <p>(ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and</p> <p>(iii) one or more of the following conditions exists, as certified by the applicant:</p> <p>(a) property tax payments have been in arrears for at least five years immediately prior to the application;</p> <p>(b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or</p> <p>(c) there are no structures.</p> <p>"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.</p>	

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City (continued)

3. If you are seeking a formal determination as to whether your project is eligible for Tangible Property Tax Credits based in whole or in part on its status as an affordable housing project (defined below), you must attach the regulatory agreement with the appropriate housing agency (typically, these would be with the *New York City Department of Housing, Preservation and Development*; the *New York State Housing Trust Fund Corporation*; the *New York State Department of Housing and Community Renewal*; or the *New York State Housing Finance Agency*, though other entities may be acceptable pending Department review). **Check appropriate box, below:**

- ☐ Project is an Affordable Housing Project - Regulatory Agreement Attached;
- ☐ Project is Planned as Affordable Housing, But Agreement is Not Yet Available*
(*Checking this box will result in a “pending” status. The Regulatory Agreement will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.);
- ☐ This is Not an Affordable Housing Project.

From 6 NYCRR 375- 3.2(a) as of August 12, 2016:

(a) “Affordable housing project” means, for purposes of this part, title fourteen of article twenty seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.

(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants’ households annual gross income.

(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which sets affordable units aside for home owners at a defined maximum percentage of the area median income.

(3) “Area median income” means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

BCP Application Summary (for DEC use only)

Site Name: Barrows Chemical Site
City: Inwood, New York

Site Address: 300, 303, 320, 321, and 330 Prospect Street
County: Nassau **Zip:** 11096

Tax Block & Lot

Section (if applicable): 40 **Block:** 160 **Lot:** 205,219,220; 7,210,213; 208

Requestor Name: Prospect Five LLC
City: Inwood, New York

Requestor Address: 321 Prospect Street
Zip: 11096 **Email:** eric@polartradingnyc.com; nate@yourewill.com

Requestor's Representative (for billing purposes)

Name: Eric Sternberg and Nathan Parnes **Address:** 321 Prospect Street
City: Inwood, New York **Zip:** 11096

Email: eric@polartradingnyc.com; nate@yourewill.com

Requestor's Attorney

Name: Knauf Shaw LLP, Linda Shaw, Esq. **Address:** 1400 Crossroads Building, 2 State Street
City: Rochester, New York **Zip:** 14618

Email: lshaw@nyenvlaw.com

Requestor's Consultant

Name: SESI Consulting Engineers, Fuad Dahan, PE, LSRP **Address:** 12A Maple Avenue
City: Pine Brook, New Jersey **Zip:** 07058

Email: fd@sesi.org

Percentage claimed within an En-Zone: ☐ 0% ☐ <50% ☐ 50-99% ☒ 100%

DER Determination: ☐ Agree ☐ Disagree

Requestor's Requested Status: ☒ Volunteer ☐ Participant

DER/OGC Determination: ☐ Agree ☐ Disagree
Notes:

For NYC Sites, is the Requestor Seeking Tangible Property Credits: ☐ Yes ☐ No

Does Requestor Claim Property is Upside Down: ☐ Yes ☐ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Property is Underutilized: ☐ Yes ☐ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Affordable Housing Status: ☐ Yes ☐ No ☐ Planned, No Contract

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

BCP APPLICATION SUPPORT DOCUMENT

BCP APPLICATION SUPPORT DOCUMENT

Exhibit List

Exhibit A -	DOS Entity Information
Exhibit B-	Corporate Consent
Exhibit C-	Deed
Exhibit D-	Previous Owners and Operators
Exhibit E-	Site Drawing Spider Maps
Exhibit F-	Survey and Tax Map
Exhibit G-	Site Location Map, Base Map, En-Zone Map, BOA, and EJ Maps
Exhibit H-	Zoning Map
Exhibit I-	Flood Map
Exhibit J-	Site Contact List
Exhibit K-	Repository Letter

ENVIRONMENTAL REPORTS SEPARATELY ATTACHED ON CD:

1. June 2003 Spill No. 0303189
2. December 2006 ESPL Environmental Consultants Corporation (“ESPL”) Phase I Environmental Site Assessment (“ESA”) prepared for Forest Laboratories, Inc. (“FLI”) (Only Volume 1 was available)
3. March 2007 ESPL Phase II ESA prepared for FLI
4. October 2007 ESPL Drywells Investigation Report prepared for FLI
5. July 2016 Middleton Environmental Inc. (“Middleton”) Phase I ESA prepared for Prospect Five LLC
6. October 2021 SESI Consulting Engineers (“SESI”) Phase I ESA prepared for Prospect Five LLC
7. October 2021 SESI Phase II ESA prepared for Prospect Five LLC

PART A

SECTION I - REQUESTOR INFORMATION

The Requestor is Prospect Five LLC, a New York limited liability company, located at 321 Prospect Avenue, Inwood, New York 11096. Prospect Five LLC is authorized to do business in the State of New York. *See Exhibit A, NYSDOS Entity Information.* Elana Sternberg and Eric Sternberg are members of Requestor Prospect Five LLC.

The Written Consent provides Eric Sternberg with authority to sign all Brownfield Cleanup Program (“BCP”) documents on behalf of the Requestor. *See Exhibit B, Corporate Consent.*

As further described below in Section IV, the Site is located on the following parcels:

Tax Section	Tax Block	Tax Lot(s)	Lot Address	Acreage
40	160	7, 210, 213	320 Prospect Street	0.5719 ¹
40	160	18	24 Alvin Place	0.0399
40	160	20	26 Alvin Place	0.0379
40	160	205	300 Prospect Street	0.4124
40	160	208	330 Prospect Street	0.8313
40	160	219	300 Prospect Street	0.0265
40	160	220	300 Prospect Street	0.018
40	184	7	303 Prospect Street	0.2626
40	184	818	321 Prospect Street	1.12

The parcels are located in Inwood, New York 11096 (collectively the “BCP Site” or the “Site”). Collectively, the Site is known as 300, 303, 320, 321, and 330 Prospect Street, Inwood, New York 11096. The legal description of the Site is as follows:

Building	Section	Block	Lot(s)
300 Prospect Street	40	160	205, 219, 220
303 Prospect Street	40	184	7
320 Prospect Street	40	160	7, 210, 213
321 Prospect Street	40	184	818
330 Prospect Street	40	160	18, 20, 208

Requestor is the owner of the site. *See Exhibit C Deed.*

The Requestor has no prior relationship with any current or past owners or operators of the Site other than Requestor purchased the Site from Shulamith Inwood, LLC in March 2017. *See Sections V and VI below, and Exhibit D, Previous Owners and Operators List.* The Requestor did not cause any of the contamination of the Site, which predates the Requestor’s involvement at the Site. The Requestor also performed environmental due diligence before acquiring the Site. Since purchasing

¹ The acreages for Block 160, Lots 7, 210, and 213 had been combined. The total acreage of the lots is 0.5719 acres.

the Site, Requestor has utilized the buildings for the storage of consumer goods. No chemical products have been housed or used on the Site. In addition, no manufacturing has occurred on the Site since Requestor obtained title. Requestor cleans the outside areas of the Site weekly.

SECTION II - PROJECT DESCRIPTION

Please refer to responses to Questions 1-3 on the BCP Application Form.

4. Short Project Description

The planned redevelopment of the Site entails demolition of the current on-Site buildings and construction of a new 422,500 square foot (“sq. ft.”) mixed use building. The building will include 251 market rate units, consisting of 126 one-bedroom and 188 two-bedroom apartments. The development will also include 63 work-force units targeted to tenants with incomes at or below 60% AMI for Nassau County. In addition, the project will include parking for 408 vehicles, an outdoor playground area and an indoor day care center.

Schedule- Commencement through COC

A Remedial Investigation is expected to be completed on the Site by mid-2022. Site preparation activities, including on-Site building demolition in order to prepare the Site for remediation under former slabs is also expected to commence by mid-2022. The Remedial Action Work Plan (“RAWP”) will be completed in fall 2022 and any required remediation may commence by the end of 2022. The Certificate of Completion is anticipated to be issued in 2023. The first delivery for occupancy is expected to occur in January 2024.

SECTION III – PROPERTY’S ENVIRONMENTAL HISTORY

1. List of Environmental Reports

The following is the list of environmental reports for the Site separately attached:

- A. June 2003 Spill No. 0303189
- B. December 2006 ESPL Phase ESA prepared for Forest Laboratories Inc. (FLI)
- C. March 2007 ESPL Phase II ESA prepared for FLI
- D. October 2007 ESPL Drywells Investigation Report prepared for FLI
- E. July 2016 Middleton Phase I ESA prepared for Requestor
- F. October 2021 SESI Phase I ESA prepared for Requestor
- G. October 2021 SESI Phase II ESA prepared for Requestor

2. Sampling Data

See Exhibit E, Spider Maps which include sampling data summaries, and Section IV.10.F.

3. Site Drawing

See Exhibit E, Spider Maps.

4. Past Land Uses

See Section IV.10.D for full description of past land uses. The Site is currently being used as offices and a light distribution warehouse. Prior to that, the Site has a long history of use as a pharmaceuticals manufacturing and laboratory facility. The historical owners and uses associated with the Site are described in the Exhibit D Previous Owners and Operators List.

SECTION IV – PROPERTY INFORMATION

1. Site Boundary and Tax Parcel Information

The Site boundary does correspond to the tax boundaries. The Tax Boundary Map and a Survey map is provided in Exhibit F. The Site Location Map, Base Map, En-Zone Map, BOA Map, and EJ Map are in Exhibit G. The Site is located in an En-Zone Type AB, Census Tract 4111. The Site is not located in a BOA but is located in a Potential Environmental Justice Area. This indicates that approximately 52.42 % of the population in an urban area reported themselves to be members of minority groups. Of this minority population, approximately 25 % of the population speaks Spanish. As a result of this relatively low Spanish speaking population, it is our understanding that the BCP documents will not need to be translated into Spanish.

2. Property Map

The Site Location and Base Property Map are in Exhibit G. A Survey map is in Exhibit F.

Please refer to responses to Questions 3-9 on the BCP Application Form.

10. Property Description Narrative

A. Site Location

See Response to Section IV.1 and IV.2 above. The Site is located at located at the following addresses and on the following tax lots:

Building	Section	Block	Lot	Acreage
300 Prospect Street	40	160	205, 219, 220	0.4886
303 Prospect Street	40	184	7	0.2626
320 Prospect Street	40	160	7, 210, 213	0.5719
321 Prospect Street	40	184	818	1.12
330 Prospect Street	40	160	18, 20, 208	0.8313

These tax parcels are located in Inwood, New York 11096 (collectively the “BCP Site” or the “Site”). Collectively, the Site is known as 300, 303, 320, 321, and 330 Prospect Street,

Inwood, New York 11096. Prospect Street runs through the center of the Site. The parcels located at 300, 320, and 330 Prospect Avenue are located north of Prospect Avenue. The parcels located at 303 and 321 Prospect Street are located south of Prospect Avenue. The Site is located in the County of Nassau in the Town of Hempstead.

The Site is in a mixed-use commercial and residential area. Doughty Boulevard and several apartment buildings are located east of the Site. Mary's Manor Senior Citizen Complex is also located east of the Site. Alvin Place and several residential homes are located west of the Site. Residential homes are located north and south of the Site.

B. Site Features

The Site is comprised of nine (9) contiguous parcels located on the north side of Prospect Street and two (2) contiguous parcels located on the south side of Prospect Street. Five (5) buildings occupy the Site. The buildings do not contain basements. The buildings are being used as offices and warehouses. Three of the four sides of the Site are fenced in, and all areas of the Site are under 24-hour surveillance. The Site is located in a FEMA flood zone. *See Exhibit I Flood Map.* Motts Basin is located approximately 0.40 miles from the Site. Motts Basin discharges into the Jamaica Bay.

C. Current Zoning and Land Use

The Site is currently located in a Transit Oriented Developed ("TOD") District. *See Exhibit H Zoning Map.* The TOD District was developed to allow for housing developments in close proximity to mass transportation, including the Inwood Long Island Railroad ("LIRR") train station. The Inwood LIRR Station is located approximately 0.11 miles from the Site. The closest rail line is approximately 0.06 miles from the Site. The Site is currently used as offices and warehouses. The surrounding properties apartment buildings, houses, a senior citizen complex, a train station, and several commercial establishments. Several residential properties are located in lots adjacent to the Site.

D. Past Use of the Site

1. Past Use of the Site

300 Prospect Street (Block 160, Lots 205, 219, 220)

Sanborn maps depict a structure at 300 Prospect Street in 1924. In 1940, lots 205 and 219 were vacant. Lot 220 contained half of a six-stall building. Maps from 1951 depict the same configuration as earlier maps. In 1954, Barrows Chemical Company constructed a one-story facility lot on lot 205. Other than the Barrows Chemical Company building, 300 Prospect Street appeared vacant in 1954. The six-stall building was no longer present on lot 220. A building permit was issued for the construction of a one-story facility at 300 Prospect Street and the current structure was constructed in 1958. Since this construction, the building was utilized as a Production, Research and Development Laboratory for pharmaceuticals until between 2006-2017.² The facility maintained several fume hoods

² It appears that the lab operations ceased beginning in 2006, but the lab companies owned the property until

and performed bench scale formulations in six (6) process rooms. Air emissions from the activities at the building were directed to a dust collector located in the northwest corner of the facility. The property was acquired by Forest Labs Inc. (“FLI”) through a merger with Barrows Chemical Properties, Inc. in November 1981. FLI occupied the Site between 1981 and 2000. In addition, Inwood Labs Inc., Unitone Corp, and FLI occupied the Site in 2000. In 2005, Hua Tan occupied the Site. Operations on this lot ceased between 2006 and 2017. PCA Prospect Industrial LLC occupied the lot in 2014.

303 Prospect Street (Block 184, Lot 7)

In 1912, one small structure existed on this lot. In 1920, it was mostly covered in vegetation. Prior to 1956, the lot appeared vacant. In March 1956, a building permit was issued for the construction of a one-story manufacturing building. Barrows Chemical Properties, Inc. acquired the lot and facility in July 1956. Maps from 1961 and 1972 depict a one-story building on the lot. In November 1981, the lot was acquired by FLI through a merger with Barrows Chemical Properties, Inc. This facility was comprised of four (4) process rooms, and a formulation and washroom used for seeding and mixing of solid dosage pharmaceuticals. The manufacturing operations stored and generated solids and waste powders. The facility maintained two dust collectors located in the east and south portion of the facility. In 1988, a 1,000-gallon heating oil UST was removed from this lot. The operations on this lot ceased between 2006 and 2017.

320 Prospect Street (Block 160, Lots 7, 210, 213)

In 1920, Sanborn maps depict one structure on the 320 Prospect lot. In 1940, an automobile structure with six stalls is present along the eastern boundary, a small automobile garage is present along the northern boundary, and a dwelling is present in the western portion of the property. Lot 7 was depicted as vacant, and Lot 210 was used for residential purposes. In 1954, an additional small structure was present in the northern portion of the 320 Prospect Street property. The property contained a similar configuration until about 1972. In 1985, the lots were acquired from the Town of Hempstead. In 1987, a building permit was issued for the construction of a one-story warehouse. The present on-Site building was constructed in 1987. A certificate of occupancy was issued in September 1987. The facility was used for warehousing, shipping, and receiving. It also included five (5) process rooms for granulation. These operations ceased between 2006 and 2017.

321 Prospect Street (Block 184, Lot 818)

In 1921, a road ran east-west through the southern portion of 321 Prospect Street. Maps from 1940 depict the 321 Prospect Street property as a partially vacant lot with a small structure used for lumber staging in the southeast corner of the lot. Maps from 1950 depict a mission building and lumber yard on the property. The mission building was present until approximately 1961. Sanborn maps from 1961 also depict a storage structure and an automobile garage on the lot. Maps from 1972 depict the property as partially vacant and used for lumber storage. An easement was granted to the Long Island Water Authority in January 1972.³ In April 1990, the facility was acquired by Sheridan Associates from the Town of Hempstead. The present on-site structure was constructed in 1990. The on-site

2017, and it is not clear when all internal operations ceased during this 11 year timeframe.

³ This easement will need to be researched since a copy was not included in the deed.

two-story facility was utilized for the manufacturing of solid dosage pharmaceuticals, offices, maintenance department, and a Quality Control Department. This facility building maintained fourteen (14) process rooms used for tablet pressing and granulation with dedicated dust collectors to collect particulate matter from each room. The maintenance department housed a paint spray booth for spot painting of equipment. The facility also maintained two (2) fifty-five gallon steel drums of waste oil generated from the equipment within the entire Inwood facility. An easement was granted to the Town of Hempstead in July 1991 for a drainage.⁴ The property was acquired by FLI in December 1991. Inwood Laboratories operated the property between 1992 and 1995. FLI occupied this lot in 2005 but these operations ceased between 2006 and 2017.

330 Prospect Street (Block 160, Lots 18, 20, 208)

Sanborn maps from 1909 depict one small structure, which is identified as a kitchen, along the northern boundary of the present day 330 Prospect Street property. A structure was present on the property in 1920. In 1940, two dwellings were present in the southwest corner of the property, a hen house is present in the center of the property, and a shed and automobile garage were present in the northern portion of the property. Lots 18 and 20 were used for residential purposes until at least 1972. In 1961, Kleer Pac Corporation constructed a plastics packaging facility on Lot 208. The facility was a one-story building utilized for offices and eighteen (18) process rooms used for aqueous seeding process. The facility maintained four (4) dust collectors outside between the facilities located at 320 and 330 Prospect Street. Lots 18 and 20 were acquired by Kleer Pak Corporation in July 1985. In 1972, the building was used for “plastics packaging”. In January 1986, KPC Acquisitions, Inc. (formerly Kleer Pac Corporation) acquired all three lots. These plastic packaging operations ceased between 2006 and 2017.

The Requestor acquired the Site, including this lot on March 13, 2017. Since that time the Requestor has used all five buildings for Light Distribution/Warehousing along with clerical offices.

2. Past Investigations Related to Uses and Environmental Conditions that Led to the Submission of this Application.

On June 25, 2003, a spill was reported to the NYSDEC at 321 Prospect Street (Spill No. 0303189). The spill was caused by a pad mounted transformer leaking oil. Approximately 10 gallons of non-PCB transformer oil leaked onto the concrete pad and into a containment pit. No drains were impacted by the spill. Tradewinds performed a cleanup of the spill, and the spill was closed on February 5, 2004.

In December 2006, ESPL Environmental Consultants Corporation (“ESPL”) prepared a Phase I ESA for FLI in order to determine recognized environmental conditions (“RECs”) for the Site. At the time of the inspection, the Site contained five (5) buildings. All buildings were occupied by FLI, which utilized them for product research and development, quality control, warehousing, building maintenance, and production of solid dosage pharmaceutical products. ESPL observed hazardous waste storage in buildings 300 and

⁴

This easement will also need to be researched since it was not attached in the deed.

321. The hazardous waste generated was in the form of diluted acids and flammables contained in 30-gallon plastic drums. Building 303 contained drums/containers used for the storage of the hazardous waste. All waste generated on-Site was transported off-Site to a regulated disposal facility by Veolia ES Technical Solutions (EPA ID # NJD080631369) a licensed hazardous waste transporter. ESPL also observed automobile repairs at neighboring properties during the Site inspection.

The buildings used gas powered boiler and roof top units. The facilities located at 300, 320 and 321 Prospect Street had 1,000-gallon underground holding tanks and the facility located at 330 Prospect Street had a 500-gallon underground holding tank. The holding tanks isolated and processed wastewater discharge and the company provided a representative sample prior to discharge into the municipal sewer.

At the time of the inspection, the 303 Prospect facility had a 2-gallon wastewater sampling port on the east side of the building, which allowed for sampling prior to discharging into the municipal sewer. Two storage sheds were present in the rear of the 303 facility, and were approved by the Nassau County Department of Health (“NCDH”) in 1991. One shed was used for the storage of raw chemicals and the other was used for the storage of hazardous waste prior to transport. ESPL also observed injection wells in the form of drywells located on the property.

The Site was identified as the “Inwood facility” on several databases, including the RCRA LQG & RCRA SQG databases under EPA ID No. NYD002035517, which was issued to Inwood Laboratories, Inc. A new ID No. NYD001288281 was issued to FLI, which applied to all five buildings. The facility had been categorized as both a LQG and SQG based on the volume of hazardous waste generated each year. The Site was also listed on the FINDS database, and the UST database for a 1,000-gallon steel UST containing number 2 fuel oil used for heating maintained at 303 Prospect Street. The tank was removed in December 1988 when FLI switched from oil to natural gas in the facility. The Inwood Facility is listed as a MANIFEST facility due to the generation of hazardous waste and was also identified on the NYSDEC Spills database for Spill No. 0303189. See above for full discussion of the spill. ESPL also identified several wastewater discharge permits for the Site.

ESPL submitted several FOIL requests during its Phase I ESA. A response to its NYSDEC FOIL request revealed that the Inwood Facility maintained a NYSDEC Air Facility Registration Certificate in accordance with 6 NYCRR Part 201 (issued on June 8, 1998) for the emissions resulting from fume hoods, surface coating processes and manufacturing. ESPL also interviewed Mr. Al Osani during its investigation, who was the president of Gibson Maintenance, which had been in charge of the buildings’ maintenance, renovation and new construction for approximately 30 years. Mr. Osani stated that all USTs/ASTs were removed from the Site including a cesspool that was identified at 300 Prospect Street during the building renovation.

ESPL conducted a limited sampling and laboratory analysis of suspected asbestos containing material (“ACM”) at 300 Prospect Street. It involved inspection of roofing

material, floor coverings, wall sheetrock, joint compound, and ceiling tile. The results indicated that the roof flashing contained ACM, which must be removed prior to any demolition or renovation activities. A targeted survey of the potential presence of lead based paint (“LBP”) of the 300 building was also performed. No positive readings were detected within the building.

ESPL recommended cleaning the on-Site storm water drywells, sampling the wastewater holding tanks, and removing all hazardous waste drums on the Site.

In March 2007, ESPL prepared a Phase II ESA for FLI. The investigation was structured to assess the possible impacts to on-Site soil and water quality in areas that may have been affected by FLI’s past use, and to obtain representative hydrogeologic and environmental quality data capable of defining conditions for the Site prior to plant decommissioning. Field activities, performed during September 2006 through March 2007, included sampling the liquid contents of the wastewater holding tanks and the rinse water generated. The pump-out waste generated from the bottom of the tank and sludge waste were removed and transported off-Site for disposal. All hazardous and non-hazardous pharmaceutical waste generated during the closure activities and normal course of operation were temporarily transferred to the storage shed at 303 Prospect Street. All waste accumulated inside the hazardous waste storage shed were transported for proper off-site disposal. The 321 Prospect dust collectors and associated duct work were cleaned in January 2007. All material was properly collected and transported for disposal. One dust collector was labeled hazardous due to its use at the request of the NYSDEC. All material was transported and disposed of at an approved facility. Additional exterior dust collectors were scheduled to be performed during the week of March 26, 2007.

In October 2007, ESPL prepared a Drywells Investigation Report for FLI. Field activities, performed from September 2006 to September 2007, included removal of all liquids in the wells, characterization and disposal at an appropriate facility. Each drywell was cleaned using a Guzzler vacuum truck and/or an environmental clamshell truck. Once the wells were cleaned, soil/sediment samples were collected at the bottom of the drywells.

During the initial sampling on February 6 and 7, 2007, semi-volatile organic compounds (“SVOCs”) were detected in three drywells above their Technical and Administrative Guidance Memorandum (“TAGM”). Metals were detected in three samples above the Eastern USA Background. In addition, Volatile organic compounds (“VOCs”) were detected in one sample. Drywells 2, 3, and 4 were pumped and cleaned. Sampling was not possible in drywell 2 allegedly due its gravel bottom. No compounds were detected in endpoint samples from drywell 2 but SVOCs were detected in drywell 4 above the then applicable TAGM SCOs. No compounds were detected in endpoint samples in drywells 5, 6, 8, 10 or 11 after they were pumped and cleaned in March 2007. In September 2007, further investigation of drywells 1, 4, 7 and 9 was performed. Drywell 1 contained gravel and was not sampled. SVOCs were detected above the TAGM SCO in drywells 4 and 9 above the TAGM SCOs. Drywell 7 was a catch basin and was not sampled.

The NYSDEC issued a closure letter for FLI dated March 5, 2008. The letter noted that the

analytical results of rinsate samples from several floor locations inside the building did not indicate the presence of any hazardous contaminants at concentrations exceed the NYS Groundwater Effluent Limitations standards. At the time of the inspection, no hazardous waste was stored on-site and the building floors, walls, and existing equipment appeared clean. Analytical results of soil samples indicated parameter concentrations of lead, copper, and zinc. NYSDEC requested the installation of four (4) groundwater monitoring wells which were to be monitored over at least two (2) years.

In April 2008, GCI Environmental Advisory, Inc. (“GLI”) reviewed the Phase I and Phase II reports as well as correspondence submitted by ESPL pertaining to environmental conditions at the Site. GLI concluded that there did not appear to be environmental hazards associated with the interiors of the buildings. GLI recommended that exterior areas be paved and covered so the issue of historical fill does not create an environmental situation for the occupants. GCI recommended that if the ground was disturbed to make a playground space, the soil should be removed to a depth of at least three (3) feet and a barrier should be installed and covered with certified clean fill.

In July 2016, MEI prepared a Phase I ESA for Requestor prior to Site acquisition. The Phase I ESA evaluated the following parcels: Section 40, Block 160, Lots 7, 205, 208, 210, 213 and 220 and Section 40, Block 184 Lots 7 and 818.⁵ At the time of the assessment, the property was developed with five (5) one-story buildings and one (1) two-story industrial building. The buildings were vacant at the time of the investigation. In addition, the previously installed groundwater monitoring wells were also abandoned in place.

This Phase I supplemented the information in the earlier reports. The former tenant Kleer Pak, located at 330 Prospect, was listed as a Federal RCRA Hazardous Waste Generator. No violations were listed for the Site. The Site was listed on the spills database for Spill No. 0303189. The property located 303 Prospect Street was listed on the State and Tribal Registered Storage Tanks Site database for a gasoline UST. The environmental database lists the status of tank as removed. There are no spill incidents pertaining to UST removal from the Site.

MEI did not observe any fill ports or vent pipes for any USTs on the subject property. MEI observed the presence of several floor drains inside the buildings that did not show any signs of chemical or petroleum staining. MEI observed the presence of four (4) outside aboveground electrical transformers on the subject property. None of these transformers showed any signs of staining or leakage. MEI did not observe any asbestos containing material inside the buildings.

MEI noted conspicuous visual and olfactory indications of the presence of mold and water damage on the ceilings in 303 Prospect Street. MEI recommended that any areas where mold or water damage were observed be repaired and repainted.

SESI prepared an updated Phase I ESA in October 2021 for the Site. The Phase I was

⁵ Even though the report only listed 8 lots it states that it covers 10 lots and effectively did cover the entire site.

conducted to determine RECs, CRECs, HRECs, and business environmental risks (“BERs”) for the Site. As part of the investigation, SESI reviewed environmental databases, conducted site reconnaissance, and provided questionnaires to the site user and owner.

At the time of the inspection, the buildings were utilized as offices, warehouses, and a clothing store. Storage trailers, a storage shed, and heavy machinery were staged along the southern boundary of the Site behind the 321 Prospect Street building. SESI did not observe any chemical storage or bulk storage tanks.

SESI noted that the presence of low levels of heavy metals, which was determined by GCI Environmental Advisory in an April 2008 Environmental Guarantee Letter, was a REC for the Site. SESI was provided prior environmental reports and other historical documents during its investigations. Based on these documents, SESI identified the following RECs: (1) the presence of historic fill; (2) former laboratory operations; (3) former USTs, and (4) historic spill no. 0303189.

SESI completed a review of the USEPA database system as part of the report. FLI, 321 Prospect Street, Inwood, New York (EPA ID #110042017787) was identified in the National Compliance, Air, Resource Conservation and Recovery Act (“RCRA”), and Biennial Reporters database. No violations were listed for the 321 Prospect Street facility. The facility was listed under NAICS code #32412 (Pharmaceutical Preparation Manufacturing). Kleer Pak Corp., 330 Prospect Street, Inwood, New York (EPA ID #110001983925) was also identified on the RCRA database, but no violations were identified. The DECinfo Locator identified one (1) cooling well (Well #N0008553) at 330 Prospect Street. The well was installed in April 1969 and is owned by Kleer Pak. The well is installed to 25 feet below grade surface (“ft-bgs”).

An Environmental Database Report (“EDR”) Radius Map Report was generated during the Phase I ESA. The report identified operations at the Site in the following listings: NY UST, NY Spills, RCRA NonGen/INLR, FTTS, HIST FTTS, US AIRS, FINDS, ECHO, NY MANIFEST and NJ MANIFEST. Three (#) facilities associated with the Site were listed on the RCRA NonGen/NLR databases: FLI (321 Prospect Street), Kleer Pak Corp. (330 Prospect Street), and Inwood Laboratories Inc. (300 Prospect Street). FLI generated several hazardous wastes including ignitable waste, corrosive waste, reactive waste, arsenic, lead, mercury, silver, benzene, chloroform, pyridine, tetrachloroethylene (“PCE”), trichloroethylene (“TCE”), halogenated solvents, non-halogenated solvents, spent non-halogenated solvents, and several other wastes. According to the EDR, the 300 Prospect Street facility has received several notices of violation. Kleer Pak Corp. generated ignitable waste and has received notices of violation. Inwood Laboratories generated 1,2,3-propanetriol, trinitrate, and nitroglycerine. No violations were identified for this listing. Based on this information, SESI determined that former commercial/industrial operations were considered a REC.

FTTS tracks administrative cases and pesticide performance actions and compliance activities related to FIFRA, TSCA, and Emergency Planning and Community Right-to-

Know Act. FLI is listed in the FTTS and HIST FTTS databases, but no violations were noted. The 300 Prospect Street facility was listed in the US AIRS database for minor emissions. 300 Prospect was listed NY Manifest database in 2006 for ignitable waste, benzene, tetrachloroethylene, and trichloroethylene and in the NJ Manifest in 2005 and 2007 for ignitable waste and corrosive waste. 330 Prospect Street was listed in the NY Manifest database in 1986 pertaining to 275 gallons of spent non-halogenated solvents.

In October 2021, SESI performed a Phase II subsurface environmental investigation, which it summarized in a Phase II ESA. Prior to sampling, SESI retained East Coast Geophysics, Inc. to conduct a geophysical survey of the Site. Three (3) anomalies consistent with potential UST evacuation areas were identified at the 303 Prospect Property but no evidence of tanks was found. SESI collected samples from 19 soil borings, 5 temporary groundwater monitoring wells, five sub-slab gas point, and 1 ambient air sample. Sample placement was determined based on the locations of on-Site buildings and the possible areas of concern which were determined based on past-use of the Site. SESI identified the contaminants of concern as metals, insecticides and pesticides in soil, polycyclic aromatic hydrocarbons (“PAHs”), SVOCs, metals, insecticides and perfluorooctanoic acid (“PFOA”) and perfluorooctanesulfonic acid (“PFOS”) in groundwater, and chlorinated VOCs, petroleum hydrocarbons, and VOCs in soil vapor. *See* Section IV.10.F for full environmental assessment. Based on the presence of chlorinated-, solvent-, and petroleum hydrocarbon-related VOCs in soil vapor, SESI concluded that there may be an on-Site or nearby source of the compounds. SESI also concluded that additional investigation would be required to fully characterize the soil exceedances and the source of groundwater and soil exceedances. SESI also noted that remediation would be required before redevelopment for the proposed use.

E. Site Geology and Hydrogeology

The Site is in a developed urban area with flat topography. The Site lays approximately 19 feet above mean sea level (“msl”). The Site is graded for industrial usage. The soil at the Site is nearly level and well drained. Soils in the western portion of the Site are classified as Urban land Riverhead complex (“UrA”), and soils in the eastern portion of the Site are classified as Riverhead sandy loam (“RdA”). During investigations at the Site, native gravelly sand was encountered in soil borings across the Site to approximately 10 ft-bgs. The material generally consisted of dark brown fine to coarse gravelly sand from grade to approximately 5 ft-bgs. Light brown to brown fine to coarse gravelly sand was encountered from 5-10 ft-bgs.

There are no ecologically sensitive lands located within the general area of the Site. The primary water supply in Nassau County is underground aquifers. According to groundwater contour maps, groundwater is approximately nineteen (19) ft-bgs. Regional groundwater flow in the area is to the southwest.

F. Environmental Assessment

Based on the investigations conducted to date, the primary contaminants of concern are

metals, insecticides and pesticides in soil, PAHs, SVOCs, metals, insecticides and PFOA and PFOS in groundwater, and chlorinated VOCs, petroleum hydrocarbons, and VOCs in soil vapor. See Exhibit E Site Drawing Spider Map.

Soil:

Analytes > RRSCOs	Detections > RRSCOs and RRSCOs	Maximum Detection (mg/kg)	RSCO and RRSCO (mg/kg)	Depth (ft-bgs)
Pesticides				
Alpha-BHC	1	3.84	0.097 and 0.48	1-1.5
Heptachlor	1	0.729	0.42 and 2.1	1-1.5
Metals				
Iron	18	12800	2000	1-5
Lead	1	858	400	4.5-5

In addition, the VOC acetone was detected in soil between 4.5 and 5 ft-bgs above the Unrestricted Use SCOs (“UUSCOs”). The pesticides 4,4’DDE, 4,4-DDD, and 4,4’-DDT were detected between 1 and 5 ft-bgs above their respective UUSCOs. The metals lead, mercury, silver, and zinc were detected above their respective UUSCOs between 1 and 5 ft-bgs.

Groundwater:

Analyte > AWQS	Detections > AWQS	Max Detection (µg/L)	AWQS (µg/L)
SVOCs			
Phenol	1	1.1	1
Benzo(a)anthracene	3	4.1	0.002
Benzo(a)pyrene	2	5	0.002
Benzo(b)fluoranthene	4	7.3	0.002
Benzo(k)fluoranthene	3	2.9	0.002
Chrysene	5	5.9	0.002
Indeno(1,2,3-cd)pyrene	3	4.2	0.002
Metals			
Arsenic	4	385	25
Barium	2	5350	1000
Chromium	5	2440	50
Copper	2	934	200
Iron	5	1130000	300
Lead	5	8730	25
Magnesium	2	165000	35000
Manganese	5	5610	300
Mercury	2	5.3	0.7

Nickel	4	639	100
Selenium	3	11.6	10
Sodium	3	43800	20000
Zinc	2	8560	2000
Pesticides			
Alpha-BHC	1	0.29	0.01
Heptachlor	1	0.061	0.04
PFAS			
PFOS	4	13.8	10
PFAS	4	80.2	10

Soil Vapor:

Analytes	Total Detections	Max Detection ($\mu\text{g}/\text{m}^3$)	Type
VOCs			
Methylene Chloride	1	191	Soil Vapor
Tetrachloroethylene	1	117	Soil Vapor
Trichloroethylene	1	55.4	Soil Vapor

Several additional chlorinated VOCs, petroleum hydrocarbons and VOCs were detected in soil vapor on the Site. However, the compounds are not evaluated using the NYSDOH Matrices.

Regarding Questions 11-13 on the BCP Application:

There are no responses to question 11-13 on the BCP Application Form since this Site is not located in New York City.

PART B SECTION V- ADDITIONAL REQUESTOR INFORMATION

See Section I, Requestor Information and responses in the Application form. As stated in Section I, the Requestor has no prior relationship with any current or past owners or operators of the Site that caused the contamination except that Request purchased the Site from Shulamith Inwood, LLC in March 2017. See also Exhibit D, Previous Owners and Operators List. The Requestor did not cause any of the contamination of the Site, which predates the Requestor's involvement at the Site. The requestor performed environmental due diligence work at the time it acquired the property and the Phase I stated that all tanks had been removed.

SECTION VI- CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Requestor Prospect Five LLC is the owner of the Site. Requestor has owned the parcels since March 2017. See Exhibit C, Deed.

The Previous Owner and Operator list is attached in Exhibit D. This Exhibit includes both current

and previous property owners and operators by name, last known address, telephone number, and the Requestor's relationship to each owner and operator (all of which are "None"). Exhibit D also includes the prior operators' use of the Site.

SECTION VII- REQUESTOR ELIGIBILITY INFORMATION

Please refer to responses to Questions 1-10 on the BCP Application Form.

11. Unregistered bulk storage tanks

The answer in the application is "no" because there is no evidence of tanks still being present on the site. Historical records indicate the tanks were removed. The fire commissioner did not have any records related to tanks for the site and a geophysical investigation found tank excavation pits but the tanks were not located in the former tank pits.

REQUESTOR CERTIFICATION

The Requestor certifies it is a Volunteer, since it does not own the Site at the time of the disposal; and does not have nor has ever had a relationship with any of the past owners or operators of the Site that caused the contamination, nor did it have involvement with the Site at the time of disposal. The Requestor has performed all required environmental due diligence prior to acquiring the Site and has implemented due care of the Site. Since purchasing the Site, Requestor has utilized the buildings for the storage of consumer goods. No chemical products have been housed or used on the Site. In addition, no manufacturing has occurred on the Site since Requestor obtained title. Requestor cleans the outside areas of the Site weekly. The Site is also secured with a fence on three sides and is under security surveillance so that members of the public cannot enter the Site. Finally, there is also no evidence that tanks remain on the Site.

SECTION VIII- PROPERTY ELIGIBILITY INFORMATION

Please refer to the responses to the Questions 1-6 on the BCP Application Form, which confirms the Site is not ineligible for the BCP.

In addition to the responses on the application form, which clarify the Site is an eligible brownfield site pursuant to ECL § 27-1405, the following information further demonstrates this Site's eligibility for the BCP.

The Site meets the definition of an eligible "brownfield site" in Environmental Conservation Law § 27-1405(2) as "any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by the department that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations." Environmental investigation results show evidence of impact from the Site's previous commercial and industrial uses, which can be linked to and caused Site contamination above the applicable cleanup standards. See Environmental Reports separately attached and the Spider Maps in Exhibit E, providing the data demonstrating exceedances of the cleanup standards for this Site. As a result, the Site meets the definition of a brownfield site

pursuant to Environmental Conservation Law §27-1405(2).

SECTION IX - CONTACT LIST INFORMATION

See Exhibit J for the Site Contact List. See Exhibit K, for the Repository Letter.

SECTION X- LAND USE FACTORS

1. Current Zoning

The Site is within the Transit Oriented Development (“TOD”) District. *See Exhibit H, Zoning Map.* The TOD District was developed to allow for housing developments in close proximity to mass transportation, including the Inwood Long Island Railroad (“LIRR”) train station.

2. Current Use

The Site, which is comprised of 11 lots - nine (9) contiguous parcels located on the north side of Prospect Street and two (2) contiguous parcels located on the south side of Prospect Street, and houses five (5) buildings is being used as offices and warehouses.

3. Intended Use Post Remediation

Post remediation use of the Site will be residential and commercial. *See Section II, Project Scope* for a more detailed description.

4. Do current historical and/or recent development patterns support the proposed use?

Yes, recent development patterns support the proposed use because the Master Plan calls for Transit Oriented Development with child care options near the train station.

5. Is the proposed use consistent with applicable zoning laws/maps?

Yes, the proposed use is consistent with the applicable zoning laws.

6. Consistent with the Master Plan?

Yes, the project is consistent with the Nassau County Master Plan, which intends to create new housing choices in areas close to public transit in order to increase public transit usage and available housing options for the County’s young workforce and seniors.

EXHIBIT A

Department of State Division of Corporations

Entity Information

[Return to Results](#)

[Return to Search](#)

Entity Details

ENTITY NAME: PROSPECT FIVE LLC	DOS ID: 4958909
FOREIGN LEGAL NAME:	FICTITIOUS NAME: PROSPECT FIVE LLC
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY	DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTION OF LAW: 203 LLC - LIMITED LIABILITY COMPANY LAW	ENTITY STATUS: Active
DATE OF INITIAL DOS FILING: 06/07/2016	REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 06/07/2016	INACTIVE DATE:
FOREIGN FORMATION DATE:	STATEMENT STATUS: CURRENT
COUNTY: Nassau	NEXT STATEMENT DUE DATE: 06/30/2022
JURISDICTION: New York, United States	NFP CATEGORY:

ENTITY DISPLAY

NAME HISTORY

FILING HISTORY

MERGER HISTORY

ASSUMED NAME HISTORY

Service of Process Name and Address

Name: PROSPECT FIVE LLC

Address: PO BOX # 960614, INWOOD, NY, United States, 11096

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Name and Address

Name:

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: No

Stock Information

Share Value	Number Of Shares	Value Per Share

EXHIBIT B

WRITTEN CONSENT

The undersigned, being a Member of Prospect Five LLC, does hereby certify as follows:

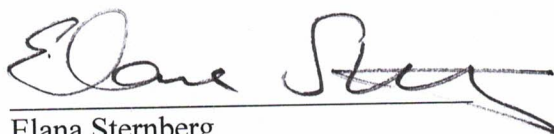
1. Prospect Five LLC is the prospective volunteer for the prospective Brownfield Cleanup Program (BCP) Site located at the following parcels:

Building	Section	Block	Lot(s)
300 Prospect Street	40	160	205, 219, 220
303 Prospect Street	40	184	7
320 Prospect Street	40	160	7, 210, 213
321 Prospect Street	40	184	818
330 Prospect Street	40	160	18, 20, 2018

The parcels are in Inwood, New York 11096 (collectively the "BCP Site").

2. The following person, Eric Sternberg, a member of Prospect Five LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer Prospect Five LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 1 day of Nov., 2021.



Elana Sternberg
Member of Prospect Five LLC

EXHIBIT C

THIS INDENTURE, made the 13th day of March, 2017

BETWEEN

SHULAMITH INWOOD, LLC, a New York limited liability company having an office at 305 Cedarhurst Avenue, Cedarhurst, New York, 11516

party of the first part, and

PROSPECT FIVE LLC, a New York limited liability company having an address at 444 Mistletoe Way, Lawrence, New York, 11559

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN (\$10.00) dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

Section: 40
Block: 160
Lots: 205,
219, 220, 7, 210,
213, 208, 18 &
20

Section: 40
Block: 184
Lots: 7 & 818

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Hempstead, County of Nassau and State of New York, commonly known as Section 40, Block 160, Lots 205, 219, 220, 7, 210, 213, 208, 18 and 20, and Section 40, Block 184, Lots 7 and 818 on the tax map of Nassau County and more particularly described on Schedule "A" attached hereto and made part hereof, being and intended to be the same premises conveyed to the party of the first part by Deed from PMVIA Prospect Industrial, LLC, as to 50% interest and PCA Prospect Industrial, LLC, as to 50% interest recorded on 12/30/2014 in Liber 13162 Page 597,

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Shulamith Inwood, LLC

By: Shulamith School for Girls

By: 

Dov Hertz, Board Member

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of SUFFOLK

ss:

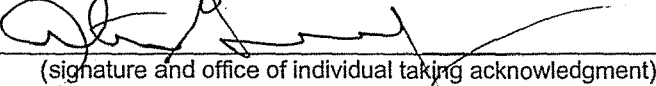
State of New York, County of

ss:

On the 13 day of MARCH in the year 2017
before me, the undersigned, personally appeared

DOV HERTZ

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) 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)

ARTHUR GREENBERGER
Notary Public, State of New York
Reg. No. 01GR4715063
Qualified in Queens County
My Commission Expires Nov. 30, 2018

On the day of in the year
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(s) 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)

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) of

ss:

On the day of in the year 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(s) 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, and that such individual made such appearance before the undersigned in the

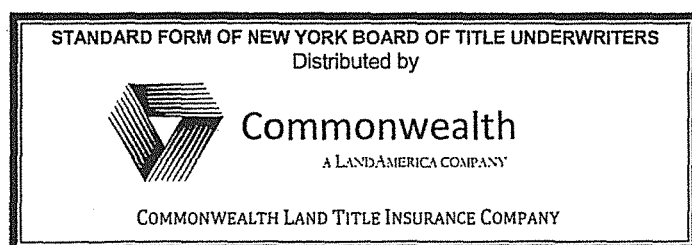
(insert the City or other political subdivision) in _____
(and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

BARGAIN AND SALE DEED
WITHOUT COVENANT AGAINST GRANTOR'S ACTS

Title No. _____

TO



SECTION: 40
BLOCK: 160
LOTS: 205, 219, 220, 7, 210, 213, 208, 18 &
20

COUNTY OR TOWN: Inwood, New York
STREET ADDRESS 300, 320 & 330 Prospect St.
and 24-26 Alvin Pl.

SECTION: 40
BLOCK: 184
LOTS: 7 & 818

COUNTY OR TOWN: Inwood, New York
STREET ADDRESS: 303 & 321 Prospect St

Recorded at Request of
COMMONWEALTH LAND TITLE INSURANCE COMPANY

RETURN BY MAIL TO:

David Schreiber
366 Beainall- Ruste 1
Cedarhurst, NY 11516

SCHEDULE A

(Description)

AS TO PARCEL 1 (SECTION 40 BLOCK 180 LOT 205)

ALL those certain plots, places or parcels of land, situate, lying and being in Inwood, Town of Hempstead, County of Nassau and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Prospect Street, distant 92.17 feet westerly from the corner formed by the intersection of the northerly side of Prospect Street with the westerly side of Doughty Boulevard (also known as McNeil Avenue), said point of beginning being where the westerly line of land now or formerly of Nathan Gelfman intersects the northerly side of said Prospect Street;

RUNNING THENCE along said land now or formerly of Nathan Gelfman, the following two courses and distances:

- 1) North 11 degrees 10 minutes 20 seconds West 55.30 feet;
- 2) North 80 degrees 24 minutes 50 seconds East 20.01 feet;

THENCE North 14 degrees 02 minutes 20 seconds West 63.63 feet to land now or formerly of Harry W. Lemily;

THENCE along said land, North 87 degrees 42 minutes 10 seconds West 119.10 feet;

THENCE South 3 degrees 19 minutes 40 seconds East 19.69 feet;

THENCE South 80 degrees 49 minutes 10 seconds West 33.74 feet to land now or formerly of Henry;

THENCE along said land, South 9 degrees 10 minutes 50 seconds East 102.50 feet to the northerly side of Prospect Street;

THENCE along the northerly side of Prospect Street, North 89 degrees 12 minutes 50 seconds East 141.30 feet to the point or place of BEGINNING.

FOR INFORMATION ONLY: Said premises also known as 300 Prospect Street, Inwood, NY.

SCHEDULE A
(Description)

AS TO PARCEL 2 (SECTION 40 BLOCK 160 LOT 219)

ALL those certain plots, pieces or parcels of land, situate, lying and being in Inwood, Town of Hempstead, County of Nassau and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Prospect Avenue, 69.50 feet west of the point formed by the intersection of the northerly side of Prospect Avenue with the westerly side of Doughty Boulevard:

RUNNING THENCE South 80 degrees 11 minutes West 22.68 feet along the northerly side of Prospect Avenue;

RUNNING THENCE northerly 10 degrees 37 minutes 10 seconds West 55.31 feet;

RUNNING THENCE North 81 degrees 04 minutes East 20.01 feet;

RUNNING THENCE South 13 degrees 18 minutes East 55.09 feet to the point or place of BEGINNING.

Being a part of Disposition Parcel 20 as shown on the "Disposition Map of Property at Inwood" dated April 15, 1968 for the Inwood Urban Renewal Project N.Y. R.-63 and as further shown on Survey No. S-3895 by A. James DeBruin, C.E., N.Y.S. P.E. & L.S. #26960, dated August 5, 1971.

FOR INFORMATION ONLY: Said premises also known as 300 Prospect Street, Inwood, NY.

AS TO PARCEL 3 (SECTION 40 BLOCK 160 LOT 220)

ALL those certain plots, pieces or parcels of land, situate, lying and being in Inwood, Town of Hempstead, County of Nassau and State of New York, bounded and described as follows:

BEGINNING at a point, the following 3 courses and distances from the point formed by the intersection of the northerly side of Prospect Avenue with the easterly side of Alvin Place:

- 1) South 87 degrees 57 minutes 50 seconds East 70.98 feet along the northerly side of Prospect Avenue;

SCHEDULE A
(Description)

- 2) North 89 degrees 52 minutes 40 seconds East 198.78 feet along the northerly side of Prospect Avenue;
- 3) North 8 degrees 32 minutes 35 seconds West 102.50 feet to the point of beginning of the parcel herein described;

RUNNING THENCE North 8 degrees 32 minutes 35 seconds West 27.02 feet;

RUNNING THENCE South 87 degrees 04 minutes East 36.50 feet;

RUNNING THENCE South 2 degrees 41 minutes 30 seconds East 19.86 feet;

RUNNING THENCE South 81 degrees 27 minutes 25 seconds West 33.75 feet to the point or place of BEGINNING.

Being a part of Disposition Parcel 20 as shown on the "Disposition Map of Property at Inwood" dated April 15, 1968 for the Inwood Urban Renewal Project N.Y. R.-63 and as further shown on Survey No. S-3895 by A. James DeBruin, C.E., N.Y.S. P.E. & L.S. #26960, dated August 5, 1971, redated March 24, 1975.

FOR INFORMATION ONLY: Said premises also known as 300 Prospect Street, Inwood, NY.

AS TO PARCEL 4 (SECTION 40 BLOCK 160 LOTS 7, 210 AND 213)

ALL those certain plots, pieces or parcels of land, situate, lying and being in Inwood, Town of Hempstead, County of Nassau and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Prospect Avenue, 164.85 feet east of the point formed by the intersection of the northerly side of Prospect Avenue with the easterly side of Alvin Place;

RUNNING THENCE North 9 degrees 31 minutes 37 seconds West 237.91 feet;

RUNNING THENCE South 87 degrees 04 minutes East 110.06 feet;

RUNNING THENCE South 8 degrees 32 minutes 35 seconds East 231.34 feet to the northerly side of Prospect Avenue;

SCHEDULE A
(Description)

RUNNING THENCE South 89 degrees 52 minutes 40 seconds West 104.91 feet along the northerly side of Prospect Avenue to the point or place of BEGINNING.

FOR INFORMATION ONLY: Said premises also known as 320 Prospect Street, Inwood, NY.

AS TO PARCEL 5 (SECTION 40 BLOCK 160 LOT 208)

ALL those certain plots, pieces or parcels of land, situate, lying and being in Inwood, Town of Hempstead, County of Nassau and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Alvin Place, distant 94.71 feet south of the corner formed by the intersection of the east side of Alvin Place (40 feet wide) and the southerly side of Bayview Avenue (50 feet wide);

RUNNING THENCE easterly and at right angles to the easterly side of said Alvin Place, 105.28 feet;

THENCE southerly along a line forming an interior angle of 101 degrees 31 minutes 30 seconds with last mentioned line, 296.41 feet to the northerly side of Prospect Street (40 feet wide);

THENCE westerly along the northerly side of said Prospect Street on a line forming an interior angle of 80 degrees 39 minutes 30 seconds with last mentioned last, 93.60 feet;

THENCE still westerly along the northerly side of said Prospect Street on a line forming an interior angle of 177 degrees 49 minutes 00 seconds with the last mentioned line, 7.32 feet;

THENCE northerly along a line forming an interior angle of 101 degrees 24 minutes 50 seconds with the last mentioned line 61.21 feet;

THENCE westerly along a line forming an interior angle of 101 degrees 24 minutes 50 seconds with the last mentioned line 51.54 feet to the easterly side of Alvin Place;

THENCE northerly along the easterly side of Alvin Place, 234.07 feet to the point or place of BEGINNING.

FOR INFORMATION ONLY: Said premises also known as 330 Prospect Street, Inwood, NY.

SCHEDULE A
(Description)

AS TO PARCEL 6 (SECTION 40 BLOCK 160 LOTS 18 AND 20)

ALL those certain plots, pieces or parcels of land, situate, lying and being in Inwood, Town of Hempstead, County of Nassau and State of New York, bounded and described as follows:

BEGINNING at a point formed by the intersection of the easterly side of Alvin Place and the northerly side of Prospect Avenue;

RUNNING THENCE along the easterly side of Alvin Place North 2 degrees 02 minutes 10 seconds East 60.00 feet to a point;

RUNNING THENCE South 87 degrees 57 minutes 50 seconds East 51.55 feet to a point;

RUNNING THENCE South 9 degrees 22 minutes 40 seconds East 61.21 feet to a point on the northerly side of Prospect Avenue;

RUNNING THENCE along the northerly side of Prospect Avenue, North 87 degrees 57 minutes 50 seconds West 63.66 feet to the point or place of BEGINNING.

FOR INFORMATION ONLY: Said premises also known as 24 & 26 Alvin Place, Inwood, NY.

AS TO PARCEL 7 (SECTION 40 BLOCK 184 LOT 7)

ALL those certain plots, pieces or parcels of land, situate, lying and being in Inwood, Town of Hempstead, County of Nassau and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Prospect Street, formed by one corner of the line on the southerly side of Prospect Street with the westerly side of lands now or formerly of Frederick Robinson;

RUNNING THENCE southerly along the westerly side of lands now or formerly of Robinson, 64 feet more or less to land now or formerly of Adams;

THENCE westerly along said land now or formerly of Adams, 140 feet more or less to land now or formerly of Albert Henry;

THENCE northerly along said land, 90 feet more or less to the southerly side of Prospect Street;

SCHEDULE A

(Description)

THENCE easterly and along the southerly side of Prospect Street, 140 feet more or less to the point or place of BEGINNING.

FOR INFORMATION ONLY: Said premises also known as 303 Prospect Street, Inwood, NY.

AS TO PARCEL 8 (SECTION 40 BLOCK 184 LOT 818)

ALL those certain plots, pieces or parcels of land, situate, lying and being in Inwood, Town of Hempstead, County of Nassau and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Prospect Avenue, said point being the following two courses and distances from a point formed by the intersection of the southerly side of Prospect Avenue and the easterly side of Alvin Place;

1. South 87 degrees 57 minutes 50 seconds East 71.74 feet along the southerly side of Prospect Avenue; and
2. North 89 degrees 52 minutes 40 seconds East 28.28 feet along the southerly side of Prospect Avenue to the true point or place of beginning.

RUNNING THENCE North 89 degrees 52 minutes 40 seconds East 177.17 feet along the southerly side of Prospect Avenue;

RUNNING THENCE South 08 degrees 32 minutes 35 seconds East 95.96 feet to a point;

RUNNING THENCE North 76 degrees 41 minutes 35 seconds East 143.88 feet to a point;

RUNNING THENCE South 10 degrees 31 minutes 10 seconds East 55.06 feet to a point;

RUNNING THENCE South 71 degrees 24 minutes 30 seconds West 373.88 feet to a point;

RUNNING THENCE North 18 degrees 35 minutes 30 seconds West 80.81 feet to a point;

SCHEDULE A
(Description)

RUNNING THENCE South 87 degrees 57 minutes 50 seconds East 33.00 feet to a point;

RUNNING THENCE North 02 degrees 02 minutes 10 seconds East 159.42 feet to the point or place of BEGINNING.

FOR INFORMATION ONLY: Said premises also known as 321 Prospect Street, Inwood, NY.



**Combined Real Estate
Transfer Tax Return,
Credit Line Mortgage Certificate, and
Certification of Exemption from the
Payment of Estimated Personal Income Tax**

Recording office time stamp

See Form TP-584-I, Instructions for Form TP-584, before completing this form. Print or type.

Schedule A — Information relating to conveyance

Grantor/Transferor	Name (if individual, last, first, middle initial) (<input type="checkbox"/> check if more than one grantor)			Social security number
<input type="checkbox"/> Individual	Shulamith Inwood, LLC			
<input type="checkbox"/> Corporation	Mailing address			Social security number
<input type="checkbox"/> Partnership	305 Cedarhurst Avenue			
<input type="checkbox"/> Estate/Trust	City	State	ZIP code	Federal EIN
<input checked="" type="checkbox"/> Single member LLC	Cedarhurst	NY	11516	47-3241837
<input type="checkbox"/> Other	Single member's name if grantor is a single member LLC (see instructions)			Single member EIN or SSN
	Shulamith School for Girls			11-1636380
Grantee/Transferee	Name (if individual, last, first, middle initial) (<input type="checkbox"/> check if more than one grantee)			Social security number
<input type="checkbox"/> Individual	Prospect Five LLC			
<input type="checkbox"/> Corporation	Mailing address			Social security number
<input type="checkbox"/> Partnership	444 Mistletoe Way			
<input type="checkbox"/> Estate/Trust	City	State	ZIP code	Federal EIN
<input type="checkbox"/> Single member LLC	Lawrence	NY	11559	81-3904981
<input checked="" type="checkbox"/> Other	Single member's name if grantee is a single member LLC (see instructions)			Single member EIN or SSN

Location and description of property conveyed

Tax map designation - Section, block & lot (include dots and dashes)	SWIS code (six digits)	Street address	City, town, or village	County
40-160-205, 40-160-219, 40-160-220, 40-160-7, 40-160-210, 40-160-213, 40-160-208, 40-160-18, 40-160-20, 40-184-7, 40-184-818	282089	300, 303, 320, 321, 330 Prospect Street, 24-26 Alvin Place	Inwood	Nassau

Type of property conveyed (check applicable box)

1 <input type="checkbox"/> One- to three-family house	5 <input checked="" type="checkbox"/> Commercial/Industrial	Date of conveyance <table border="1"> <tr> <td>03</td> <td>13</td> <td>2017</td> </tr> <tr> <td>month</td> <td>day</td> <td>year</td> </tr> </table>	03	13	2017	month	day	year	Percentage of real property conveyed which is residential real property _____ 0 % (see instructions)
03	13		2017						
month	day		year						
2 <input type="checkbox"/> Residential cooperative	6 <input type="checkbox"/> Apartment building								
3 <input type="checkbox"/> Residential condominium	7 <input type="checkbox"/> Office building								
4 <input type="checkbox"/> Vacant land	8 <input type="checkbox"/> Other _____								

Condition of conveyance (check all that apply)

a. <input checked="" type="checkbox"/> Conveyance of fee interest	f. <input type="checkbox"/> Conveyance which consists of a mere change of identity or form of ownership or organization (attach Form TP-584.1, Schedule F)	i. <input type="checkbox"/> Option assignment or surrender
b. <input type="checkbox"/> Acquisition of a controlling interest (state percentage acquired _____ %)	g. <input type="checkbox"/> Conveyance for which credit for tax previously paid will be claimed (attach Form TP-584.1, Schedule G)	m. <input type="checkbox"/> Leasehold assignment or surrender
c. <input type="checkbox"/> Transfer of a controlling interest (state percentage transferred _____ %)	h. <input type="checkbox"/> Conveyance of cooperative apartment(s)	n. <input type="checkbox"/> Leasehold grant
d. <input type="checkbox"/> Conveyance to cooperative housing corporation	i. <input type="checkbox"/> Syndication	o. <input type="checkbox"/> Conveyance of an easement
e. <input type="checkbox"/> Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest (attach Form TP-584.1, Schedule E)	j. <input type="checkbox"/> Conveyance of air rights or development rights	p. <input type="checkbox"/> Conveyance for which exemption from transfer tax claimed (complete Schedule B, Part III)
	k. <input type="checkbox"/> Contract assignment	q. <input type="checkbox"/> Conveyance of property partly within and partly outside the state
		r. <input type="checkbox"/> Conveyance pursuant to divorce or separation
		s. <input type="checkbox"/> Other (describe) _____

For recording officer's use	Amount received	Date received	Transaction number
	Schedule B., Part I \$ _____ Schedule B., Part II \$ _____		

Schedule B — Real estate transfer tax return (Tax Law, Article 31)**Part I — Computation of tax due**

1 Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, check the exemption claimed box, enter consideration and proceed to Part III) <input type="checkbox"/> Exemption claimed	1.	9000000	00
2 Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)	2.	0	00
3 Taxable consideration (subtract line 2 from line 1)	3.	9000000	00
4 Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3	4.	36000	00
5 Amount of credit claimed for tax previously paid (see instructions and attach Form TP-584.1, Schedule G)	5.	0	00
6 Total tax due* (subtract line 5 from line 4)	6.	36000	00

Part II — Computation of additional tax due on the conveyance of residential real property for \$1 million or more

1 Enter amount of consideration for conveyance (from Part I, line 1)	1.		
2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)	2.		
3 Total additional transfer tax due* (multiply line 2 by 1% (.01))	3.		

Part III — Explanation of exemption claimed on Part I, line 1 (check any boxes that apply)

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

- a. Conveyance is to the United Nations, the United States of America, the state of New York, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada)..... a ☐
- b. Conveyance is to secure a debt or other obligation..... b ☐
- c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance..... c ☐
- d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts d ☐
- e. Conveyance is given in connection with a tax sale..... e ☐
- f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F..... f ☐
- g. Conveyance consists of deed of partition..... g ☐
- h. Conveyance is given pursuant to the federal Bankruptcy Act h ☐
- i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property i ☐
- j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment..... j ☐
- k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, section 1401(e) (attach documents supporting such claim) k ☐

*The total tax (from Part I, line 6 and Part II, line 3 above) is due within 15 days from the date conveyance. Please make check(s) payable to the county clerk where the recording is to take place. If the recording is to take place in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, make check(s) payable to the **NYC Department of Finance**. If a recording is not required, send this return and your check(s) made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045.

Schedule C — Credit Line Mortgage Certificate (Tax Law, Article 11)**Complete the following only if the interest being transferred is a fee simple interest.**

I (we) certify that: (check the appropriate box)

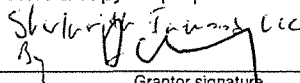
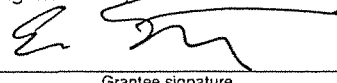
1. ☒ The real property being sold or transferred is not subject to an outstanding credit line mortgage.
 2. ☐ The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
 - ☐ The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.
 - ☐ The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).
 - ☐ The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.
 - ☐ The maximum principal amount secured by the credit line mortgage is \$3,000,000 or more, and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

Please note: for purposes of determining whether the maximum principal amount secured is \$3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

 - ☐ Other (attach detailed explanation).
3. ☐ The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
 - ☐ A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.
 - ☐ A check has been drawn payable for transmission to the credit line mortgagee or his agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.
 4. ☐ The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. (Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City but not in Richmond County, make check payable to the **NYC Department of Finance**.)

Signature (both the grantor(s) and grantee(s) must sign)

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

 _____ Grantor signature	_____ Title	 _____ Grantee signature	_____ Title
_____ Grantor signature	_____ Title	_____ Grantee signature	_____ Title

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you checked e, f, or g in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, to the **NYC Department of Finance**? If no recording is required, send your check(s), made payable to the **Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045.

Schedule D - Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, section 663)

Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.

If the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part II, and check the second box under *Exemptions for nonresident transferor(s)/seller(s)* and sign at bottom.

Part I - New York State residents

If you are a New York State resident transferor(s)/seller(s) listed in Schedule A of Form TP-584 (or an attachment to Form TP-584), you must sign the certification below. If one or more transferors/sellers of the real property or cooperative unit is a resident of New York State, **each** resident transferor/seller must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law, section 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under Tax Law, section 685(c), but not as a condition of recording a deed.

Part II - Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Schedule A of Form TP-584 (or an attachment to Form TP-584) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law, section 663(c), check the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor(s)/seller(s), that transferor(s)/seller(s) is not required to pay estimated personal income tax to New York State under Tax Law, section 663. **Each** nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, *Nonresident Real Property Estimated Income Tax Payment Form*, or Form IT-2664, *Nonresident Cooperative Unit Estimated Income Tax Payment Form*. For more information, see *Payment of estimated personal income tax*, on page 1 of Form TP-584-I.

Exemption for nonresident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law, section 663 due to one of the following exemptions:

- ☐ The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ Date _____ to _____ Date _____ (see instructions).
- ☐ The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.
- ☐ The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

FOR COUNTY USE ONLY

C1. SWIS Code

C2. Date Deed Recorded

C3. Book

C4. Page

New York State Department of
Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location 300/24 Prospect Street/Alvin Pl.
 * STREET NUMBER * STREET NAME
Inwood 11096
 * CITY OR TOWN VILLAGE * ZIP CODE

2. Buyer Name Prospect Five LLC
 * LAST NAME/COMPANY FIRST NAME
 LAST NAME/COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)
 LAST NAME/COMPANY FIRST NAME
 STREET NUMBER AND NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 11 # of Parcels OR ☐ Part of a Parcel (Only if Part of a Parcel) Check as they apply:
 4A. Planning Board with Subdivision Authority Exists ☐
 4B. Subdivision Approval was Required for Transfer ☐
 4C. Parcel Approved for Subdivision with Map Provided ☐

5. Deed Property Size X * FRONT FEET OR 3.57 * DEPTH * ACRES

6. Seller Name Shulamith Inwood, LLC
 * LAST NAME/COMPANY FIRST NAME
 LAST NAME/COMPANY FIRST NAME

*7. Select the description which most accurately describes the use of the property at the time of sale:
 F. Commercial ☐

Check the boxes below as they apply:
 8. Ownership Type is Condominium ☐
 9. New Construction on a Vacant Land ☐
 10A. Property Located within an Agricultural District ☐
 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District ☐

SALE INFORMATION

11. Sale Contract Date 06/07/2016

*12. Date of Sale/Transfer 03/13/2017

*13. Full Sale Price 9,000,000.00
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale 0.00

15. Check one or more of these conditions as applicable to transfer:
☐ A. Sale Between Relatives or Former Relatives
☐ B. Sale between Related Companies or Partners in Business.
☐ C. One of the Buyers is also a Seller
☐ D. Buyer or Seller is Government Agency or Lending Institution
☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)
☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)
☐ G. Significant Change in Property Between Taxable Status and Sale Dates
☐ H. Sale of Business is Included in Sale Price
☐ I. Other Unusual Factors Affecting Sale Price (Specify Below)
☒ J. None

Comment(s) on Condition:

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YY) 17 *17. Total Assessed Value 43,884

*18. Property Class 449 *19. School District Name Lawrence CSD

*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))
40-160-205 40-160-219 40-160-220 40-160-7

CERTIFICATION

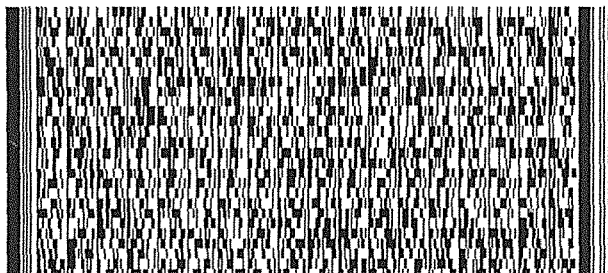
I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

Shulamith Inwood LLC SELLER SIGNATURE
By: [Signature] 3/13/2017
 SELLER SIGNATURE DATE
 BUYER SIGNATURE
[Signature] 3/13/2017
 BUYER SIGNATURE DATE

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Prospect Five LLC
 * LAST NAME FIRST NAME
(516) 561-8800
 * AREA CODE * TELEPHONE NUMBER (Ex: 9999999)
444 Mistletoe Way
 * STREET NUMBER * STREET NAME
Lawrence NY 11559
 * CITY OR TOWN * STATE * ZIP CODE
 BUYER'S ATTORNEY
Schreiber David
 LAST NAME FIRST NAME
(516) 561-8800
 AREA CODE TELEPHONE NUMBER (Ex: 9999999)



20. Tax map Identifiers:

40-160-210	40-160-213	40-160-208	40-160-18	40-160-20
40-184-7	40-184-818			

EXHIBIT D

PREVIOUS OWNERS & OPERATORS LIST

Barrows Chemical Site

24 and 26 Alvin Place, 300, 303, 320, 321, and 330 Prospect Street and Bayview Street, Inwood, New York 11096

Year	Owner	Status	Relation to Requestor
	300 Prospect Street (Tax Section 40, Block 160, Lots 205, 219, and 220)		
X – 1976	Unknown	Unknown	None
April 1981 – Sept. 2007	Lot 205 Forest Laboratories, Inc. Address: 500 Commack Road New York 11725 Phone: Unknown	Inactive	None
Dec. 1976 - Sept. 2007	Lots 219 and 220 Inwood Laboratories, Inc. Address: 500 Commack Road New York 11725 Phone: Unknown	Unknown	None
Sept. 2007 - July 2012	K2580 Bainbridge, LLC Address: c/o KRW Realty Advisors 2 Shore Drive Plandrome, New York 11030 Phone: Unknown	Unknown	None
	Inwood Partners, LLC Address: c/o KRW Realty Advisors 2 Shore Drive Plandrome, New York 11030 Phone: Unknown	Unknown	None
	JGJLJ, LLC Address: c/o KRW Realty Advisors 2 Shore Drive Plandrome, New York 11030 Phone: Unknown	Unknown	None
	KProspect LLC Address: c/o KRW Realty Advisors 2 Shore Drive Plandrome, New York 11030 Phone: Unknown	Unknown	None
July 2012 - October 2014	PMVIA Prospect Industrial, LLC Address: c/o Principal Real Estate Investors, LLC 801 Grand Avenue Des Moines, Iowa 50392 Phone: Unknown	Unknown	None
	PCA Prospect Industrial, LLC Address: c/o Principal Real Estate Investors, LLC 801 Grand Avenue Des Moines, Iowa 50392 Phone: Unknown	Unknown	None
October 2014 - March 2017	Shulamith Inwood LLC Address: 305 Cedarhurst Avenue Cedarhurst, New York 11516 Phone: Unknown	Unknown	Grantor
March 2017 – Present	Prospect Five LLC Address: 321 Prospect Avenue Inwood, New York 11906 Phone: (929) 244 – 4730	Active	Requestor

PREVIOUS OWNERS & OPERATORS LIST

Barrows Chemical Site

24 and 26 Alvin Place, 300, 303, 320, 321, and 330 Prospect Street and Bayview Street, Inwood, New York 11006

Year	Operator	Status	Relation to Requestor
	300 Prospect Street (Tax Section 40, Block 160, Lots 205, 219, and 220)		
1924	Unknown Structure	N/A	None
1940	Lots 205 and 219 – Vacant Lot 220 – Half of six-stall building	N/A	None
1954	Lot 205 – Barrows Chemical Company <u>Address:</u> Unknown <u>Phone:</u> Unknown	Inactive	None
1981 – 2000	Forest Laboratories, Inc. <u>Address:</u> 500 Commack Road New York 11725 <u>Phone:</u> Unknown	Inactive	None
2000	Inwood Laboratories, Inc. <u>Address:</u> 500 Commack Road New York 11725 <u>Phone:</u> Unknown	Unknown	None
	Unitone Corp. <u>Address:</u> Unknown <u>Phone:</u> Unknown	Unknown	None
	Forest Laboratories, Inc. <u>Address:</u> 500 Commack Road New York 11725 <u>Phone:</u> Unknown	Inactive	None
2005	Hua Tan <u>Address:</u> Unknown <u>Phone:</u> Unknown	N/A	None
2006 – 2014	Vacant	N/A	None
2014	PCA Prospect Industrial LLC <u>Address:</u> 300 Prospect Street Inwood, New York 11096 <u>Phone:</u> (516) 239 – 1208	Inactive	None
2017 – Present	The Closeout Connection Inc. <u>Address:</u> c/o Ari Weiss 1063 East 26th Street Brooklyn, New York <u>Phone:</u> Unknown	Active	Tenant

PREVIOUS OWNERS & OPERATORS LIST

Barrows Chemical Site

24 and 26 Alvin Place, 300, 303, 320, 321, and 330 Prospect Street and Bayview Street, Inwood, New York 11096

Year	Owners	Status	Relation to Requestor
	303 Prospect Street (Tax Section 40, Block 184, Lot 7)		
X – July 1956	Unknown	N/A	None
July 1956 – Nov. 1981	Barrow's Chemical Properties, Inc. Address: Unknown Phone: Unknown	Inactive	None
Nov. 1981 – Sept. 2007	Forest Laboratories, Inc. (acquired through merger) Address: 500 Commack Road New York 11725 Phone: Unknown	Inactive	None
Sept. 2007 - July 2012	K2580 Bainbridge, LLC Address: c/o KRW Realty Advisors 2 Shore Drive Plandrome, New York 11030 Phone: Unknown	Unknown	None
	Inwood Partners, LLC Address: c/o KRW Realty Advisors 2 Shore Drive Plandrome, New York 11030 Phone: Unknown	Unknown	None
	JGJLJ, LLC Address: c/o KRW Realty Advisors 2 Shore Drive Plandrome, New York 11030 Phone: Unknown	Unknown	None
	KProspect LLC Address: c/o KRW Realty Advisors 2 Shore Drive Plandrome, New York 11030 Phone: Unknown	Unknown	None
July 2012 - October 2014	PMVIA Prospect Industrial, LLC Address: c/o Principal Real Estate Investors, LLC 801 Grand Avenue Des Moines, Iowa 50392 Phone: Unknown	Unknown	None
	PCA Prospect Industrial, LLC Address: c/o Principal Real Estate Investors, LLC 801 Grand Avenue Des Moines, Iowa 50392 Phone: Unknown	Unknown	None
October 2014 - March 2017	Shulamith Inwood LLC Address: 305 Cedarhurst Avenue Cedarhurst, New York 11516 Phone: Unknown	Unknown	Grantor
March 2017 – Present	Prospect Five LLC Address: 321 Prospect Avenue Inwood, New York 11906 Phone: (929) 244 – 4730	Active	Requestor

PREVIOUS OWNERS & OPERATORS LIST

Barrows Chemical Site

24 and 26 Alvin Place, 300, 303, 320, 321, and 330 Prospect Street and Bayview Street, Inwood, New York 11006

Year	Operators	Status	Relation to Requestor
	303 Prospect Street (Tax Section 40, Block 184, Lot 7)		
1912	One Structure with Unknown Use	N/A	None
1920 – 1956	Vacant	N/A	None
July 1956 – Nov. 1981	Barrow's Chemical Properties, Inc. <u>Address:</u> Unknown <u>Phone:</u> Unknown	Inactive	None
Nov. 1981 -	Forest Laboratories, Inc. <u>Address:</u> 500 Commack Road <u>Phone:</u> Unknown New York 11725	Inactive	None
2006 – 2017	Vacant	N/A	None
2017 – Present	Shirtstop LLC <u>Address:</u> 1036 Westwood Road <u>Phone:</u> (347) 871 – 1621 Woodmere, New York 11598	Active	Tenant

PREVIOUS OWNERS & OPERATORS LIST

Barrows Chemical Site

24 and 26 Alvin Place, 300, 303, 320, 321, and 330 Prospect Street and Bayview Street, Inwood, New York 11096

Year	Owners	Status	Relation to Requestor
	320 Prospect Street (Tax Section 40, Block 160, Lots 7, 210, & 213)		
X – 1985	Unknown	N/A	None
1985 – Feb. 1994	Town of Hempstead Address: One Washington Street Hempstead, New York 11550 Phone: (516) 489 – 5000	Active	None
Feb. 1994 – Sept. 1994	Forest Laboratories, Inc. Address: 500 Commack Road New York 11725 Phone: Unknown	Inactive	None
Sept. 2007 - July 2012	K2580 Bainbridge, LLC Address: c/o KRW Realty Advisors 2 Shore Drive Plandrome, New York 11030 Phone: Unknown	Unknown	None
	Inwood Partners, LLC Address: c/o KRW Realty Advisors 2 Shore Drive Plandrome, New York 11030 Phone: Unknown	Unknown	None
	JGJLJ, LLC Address: c/o KRW Realty Advisors 2 Shore Drive Plandrome, New York 11030 Phone: Unknown	Unknown	None
	KProspect LLC Address: c/o KRW Realty Advisors 2 Shore Drive Plandrome, New York 11030 Phone: Unknown	Unknown	None
July 2012 - October 2014	PMVIA Prospect Industrial, LLC Address: c/o Principal Real Estate Investors, LLC 801 Grand Avenue Des Moines, Iowa 50392 Phone: Unknown	Unknown	None
	PCA Prospect Industrial, LLC Address: c/o Principal Real Estate Investors, LLC 801 Grand Avenue Des Moines, Iowa 50392 Phone: Unknown	Unknown	None
October 2014 - March 2017	Shulamith Inwood LLC Address: 305 Cedarhurst Avenue Cedarhurst, New York 11516 Phone: Unknown	Active	Grantor
March 2017 – Present	Prospect Five LLC Address: 321 Prospect Avenue Inwood, New York 11906 Phone: (929) 244 – 4730	Active	Requestor

PREVIOUS OWNERS & OPERATORS LIST

Barrows Chemical Site

24 and 26 Alvin Place, 300, 303, 320, 321, and 330 Prospect Street and Bayview Street, Inwood, New York 11096

Year	Operators	Status	Relation to Requestor
	320 Prospect Street (Tax Section 40, Block 160, Lots 7, 210, & 213)		
1920	Unknown Use	N/A	None
1940	Automobile Structure and Garage	N/A	None
1940	Dwelling	N/A	None
1985	Town of Hempstead Address: One Washington Street Hempstead, New York 11550 Phone: (516) 489 – 5000	Active	None
1987	Warehouse	N/A	None
2006 – 2017	Vacant	N/A	None
2017 – Present	Premier White Glove & Freight Services NYC Inc. Address: c/o The Corporation 156-02 Liberty Avenue Jamaica, New York 11433 Phone: Unknown	Active	Tenant

PREVIOUS OWNERS & OPERATORS LIST
Barrows Chemical Site

Year	Owners	Status	Relation to Requestor
	321 Prospect Street (Tax Section 40, Block 184, Lot 818)		
X – April 1990	Unknown	N/A	None
April 1990 - Dec. 1992	Lot 818 80 Sheridan Associates Address: c/o Forest Laboratories, Inc. 150 East 58 th Street New York, New York Phone: Unknown	Unknown	None
Dec. 1992 – Sept. 2007	Forest Laboratories, Inc. Address: 500 Commack Road New York 11725 Phone: Unknown	Inactive	None
Sept. 2007 - July 2012	K2580 Bainbridge, LLC Address: c/o KRW Realty Advisors 2 Shore Drive Plandrome, New York 11030 Phone: Unknown	Unknown	None
	Inwood Partners, LLC Address: c/o KRW Realty Advisors 2 Shore Drive Plandrome, New York 11030 Phone: Unknown	Unknown	None
	JGJLJ, LLC Address: c/o KRW Realty Advisors 2 Shore Drive Plandrome, New York 11030 Phone: Unknown	Unknown	None
	KProspect LLC Address: c/o KRW Realty Advisors 2 Shore Drive Plandrome, New York 11030 Phone: Unknown	Unknown	None
July 2012 - October 2014	PMVIA Prospect Industrial, LLC Address: c/o Principal Real Estate Investors, LLC 801 Grand Avenue Des Moines, Iowa 50392 Phone: Unknown	Unknown	None
	PCA Prospect Industrial, LLC Address: c/o Principal Real Estate Investors, LLC 801 Grand Avenue Des Moines, Iowa 50392 Phone: Unknown	Unknown	None
October 2014 - March 2017	Shulamith Inwood LLC Address: 305 Cedarhurst Avenue Cedarhurst, New York 11516 Phone: Unknown	Active	Grantor
March 2017 – Present	Prospect Five LLC Address: 321 Prospect Avenue Inwood, New York 11906 Phone: (929) 244 – 4730	Active	Requestor

PREVIOUS OWNERS & OPERATORS LIST

Barrows Chemical Site

24 and 26 Alvin Place, 300, 303, 320, 321, and 330 Prospect Street and Bayview Street, Inwood, New York 11096

Year	Operators	Status	Relation to Requestor
	321 Prospect Street (Tax Section 40, Block 184, Lot 818)		
X – 1940	Unknown	N/A	None
1940	Lumber Staging	N/A	None
1950 - 1961	Mission Building	N/A	None
1950	Lumber Yard	N/A	None
1961	Storage	N/A	None
1961	Automobile Garage	N/A	None
1972	Lumber Storage	N/A	None
1992 – 1995	Inwood Laboratories, Inc. Address: 500 Commack Road New York 11725 Phone: Unknown	Unknown	None
1995 – 2005	Forest Laboratories, Inc. Address: 500 Commack Road New York 11725 Phone: Unknown	Inactive	None
2006 – 2017	Vacant	N/A	None
2017 - Present	Sage Camera NY, LLC Address: P.O. Box 960653 Inwood, New York 11096 Phone: Unknown	Active	Tenant

PREVIOUS OWNERS & OPERATORS LIST

Barrows Chemical Site

24 and 26 Alvin Place, 300, 303, 320, 321, and 330 Prospect Street and Bayview Street, Inwood, New York 11096

Year	Owners	Status	Relation to Requestor
	330 Prospect Street (Tax Section 40, Block 160, Lots 18, 20, and 208)		
X – Jan. 1986	Unknown	N/A	None
Jan. 1986 – Sept. 2007	Forest Laboratories, Inc. Address: 500 Commack Road New York 11725 Phone: Unknown	Inactive	None
Sept. 2007 - July 2012	K2580 Bainbridge, LLC Address: c/o KRW Realty Advisors 2 Shore Drive Plandrome, New York 11030 Phone: Unknown	Unknown	None
	Inwood Partners, LLC Address: c/o KRW Realty Advisors 2 Shore Drive Plandrome, New York 11030 Phone: Unknown	Unknown	None
	JGJLJ, LLC Address: c/o KRW Realty Advisors 2 Shore Drive Plandrome, New York 11030 Phone: Unknown	Unknown	None
	KProspect LLC Address: c/o KRW Realty Advisors 2 Shore Drive Plandrome, New York 11030 Phone: Unknown	Unknown	None
July 2012 - October 2014	PMVIA Prospect Industrial, LLC Address: c/o Principal Real Estate Investors, LLC 801 Grand Avenue Des Moines, Iowa 50392 Phone: Unknown	Unknown	None
	PCA Prospect Industrial, LLC Address: c/o Principal Real Estate Investors, LLC 801 Grand Avenue Des Moines, Iowa 50392 Phone: Unknown	Unknown	None
October 2014 - March 2017	Shulamith Inwood LLC Address: 305 Cedarhurst Avenue Cedarhurst, New York 11516 Phone: Unknown	Active	Grantor
March 2017 – Present	Prospect Five LLC Address: 321 Prospect Avenue Inwood, New York 11096 Phone: (929) 244 – 4730	Active	Requestor

PREVIOUS OWNERS & OPERATORS LIST

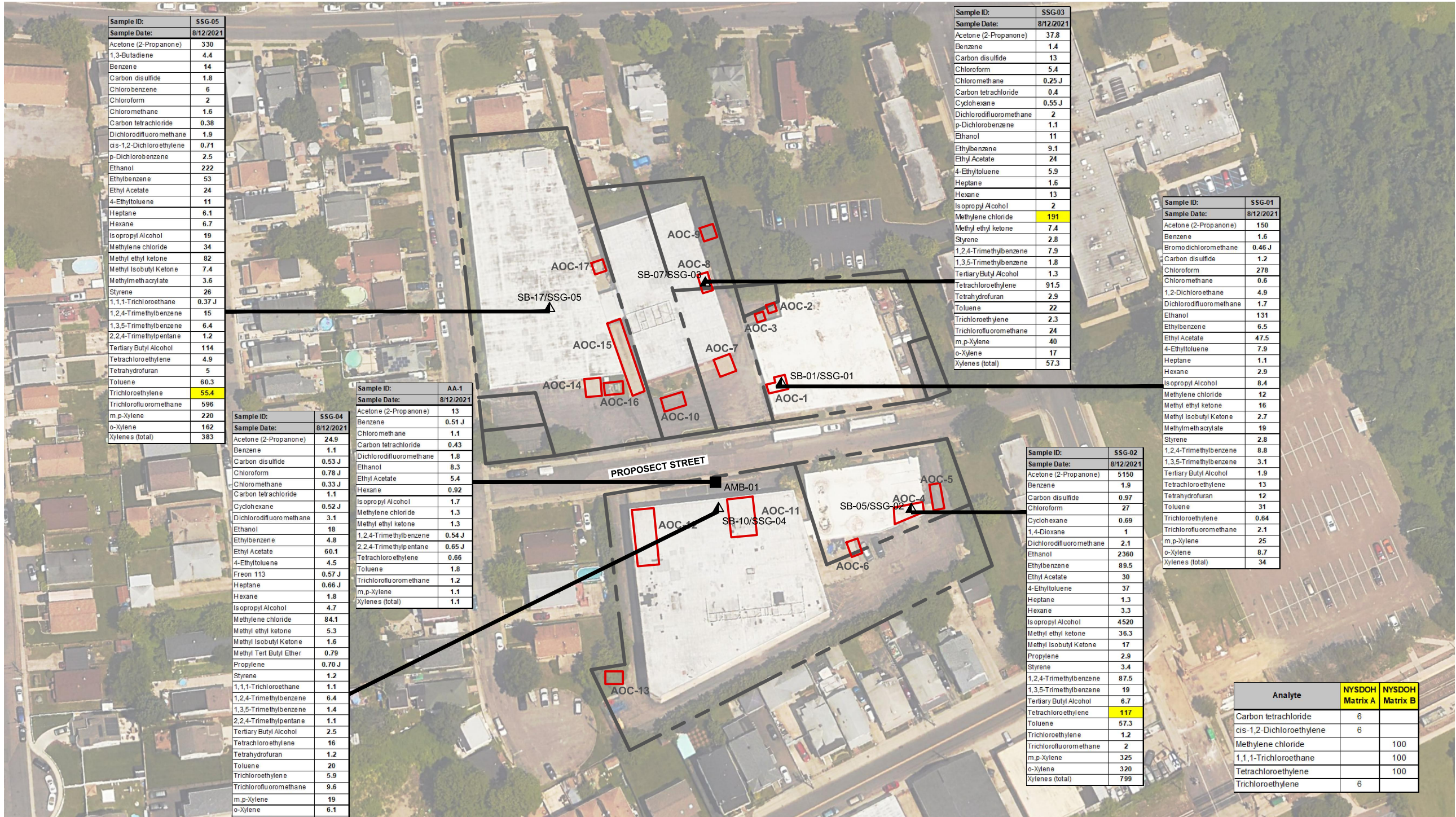
Barrows Chemical Site

24 and 26 Alvin Place, 300, 303, 320, 321, and 330 Prospect Street and Bayview Street, Inwood, New York 11096

Year	Operators	Status	Relation to Requestor
	330 Prospect Street (Tax Section 40, Block 160, Lots 18, 20, and 208)		
1909	Kitchen	N/A	None
1940	A hen house, a shed, and an automobile garage	N/A	None
1940 – 1972	Lots 18 and 20 Residential Buildings	N/A	None
1961	Lot 208 Kleer Pac Corporation <u>Address:</u> Unknown <u>Phone:</u> Unknown	Unknown	None
2006 – 2017	Vacant	N/A	None
2017 - Present	Polar Trading NY LLC <u>Address:</u> P.O. Box 960052 Inwood, New York 11096 <u>Phone:</u> Unknown	Active	Tenant

EXHIBIT E

N:\ACAD\11457\CAD\PHASE II ESA\11457 - FIG-3.3 - SOIL VAPOR & AMBIENT AIR SAMPLE LOCATION & RESULTS MAP.DWG 10/07/21 01:20:01PM, aas, LAYOUT: FIG-3.3



NOTE:

NYSDOH MATRIX A - NYSDOH MATRIX A SUB-SLAB VAPOR CONCENTRATION CRITERIA LOWER THRESHOLD
NYSDOH MATRIX B - NYSDOH MATRIX B SUB-SLAB VAPOR CONCENTRATION CRITERIA LOWER THRESHOLD
NYSDOH MATRIX C - NYSDOH MATRIX C SUB-SLAB VAPOR CONCENTRATION CRITERIA LOWER THRESHOLD
J = ESTIMATED VALUE
ug/m3 = MICROGRAMS PER CUBIC METER
Bold = COMPOUND WAS DETECTED

NYS Education Law

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REFERENCE

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PHASE II ESA

BLOCK 160 - LOTS 7, 18, 20, 205, 208, 210, 213, 219, & 220

BLOCK 184 - LOTS 7, 818

300, 303, 320, 321, & 330 PROSPECT STREET

INWOOD, NEW YORK 11096

SUB-SLAB SOIL GAS AND AMBIENT AIR
LOCATIONS & RESULTS MAP

job no: 11457

drawing no:

FIG-3.3

1 of 1

SOILS / FOUNDATIONS

SITE DESIGN

ENVIRONMENTAL

SESI
CONSULTING
ENGINEERS D.P.C.

12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

dwg by: aas

chk by: MKN

scale: AS NOTED

date: 08/27/2021

N:\ACAD\11457\CAD\PHASE II ESA\11457 - FIG-3.2 - GW SAMPLE LOCATION & RESULTS MAP.DWG 10/07/21 01:20:50PM, aas, LAYOUT:FIG-3.2



Sample ID:	TW-3
Sample Date:	8/11/2021
PFAS (ng/l)	
Perfluorooctanoic acid	13.8
Perfluorooctanesulfonic acid	22.5
SVOCs (ug/l)	
Benzo(b)fluoranthene	0.56 J
Chrysene	0.57 J
PESTICIDES (ug/l)	
alpha-BHC	0.29 ^f
Heptachlor	0.061
METALS (ug/l)	
Arsenic	74.1
Chromium	429
Iron	125000
Lead	134
Manganese	734
Nickel	125
Selenium	18.4

Sample ID:	TW-5
Sample Date:	8/11/2021
SVOCs (ug/l)	
Chrysene	0.68 J
PESTICIDES (ug/l)	
4,4'-DDD	0.15
4,4'-DDE	0.041 ^g
METALS (ug/l)	
Chromium	607
Iron	112000
Lead	148
Manganese	1090
Nickel	121
Selenium	11.6
Sodium	32800

Sample ID:	TW-4
Sample Date:	8/10/2021
PFAS (ng/l)	
Perfluorooctanoic acid	10.5
Perfluorooctanesulfonic acid	80.2
SVOCs (ug/l)	
Benzo(a)anthracene	4.1
Benzo(a)pyrene	5
Benzo(b)fluoranthene	7.3
Benzo(k)fluoranthene	2.9
Chrysene	5.9
Indeno(1,2,3-cd)pyrene	4.2
METALS (ug/l)	
Arsenic	385 ^h
Barium	5350 ^h
Chromium	2440 ^h
Copper	934 ^h
Iron	1130000 ^h
Lead	8730 ^h
Magnesium	165000 ^h
Manganese	5610 ^h
Mercury	5.3
Nickel	639 ^h
Zinc	8560 ^h

Sample ID:	TW-1
Sample Date:	8/10/2021
PFAS (ng/l)	
Perfluorooctanoic acid	13.7
Perfluorooctanesulfonic acid	48.9
SVOCs (ug/l)	
Benzo(a)anthracene	1
Benzo(a)pyrene	1.3
Benzo(b)fluoranthene	2.1
Benzo(k)fluoranthene	0.89 J
Chrysene	1.4
Indeno(1,2,3-cd)pyrene	1.2
PESTICIDES (ug/l)	
4,4'-DDD	0.021
METALS (ug/l)	
Arsenic	211 ^h
Barium	1450 ^h
Chromium	2110 ^h
Iron	503000 ^h
Lead	1100 ^h
Magnesium	56900 ^h
Manganese	3930 ^h
Mercury	1.9
Nickel	527 ^h
Sodium	43800 ^h
Zinc	2590 ^h

Sample ID:	TW-2
Sample Date:	8/11/2021
PFAS (ng/l)	
Perfluorooctanoic acid	12.2
Perfluorooctanesulfonic acid	33.4
SVOCs (ug/l)	
Phenol	1.1 J
Benzo(a)anthracene	2.1
Benzo(a)pyrene	2.4
Benzo(b)fluoranthene	4.1
Benzo(k)fluoranthene	1.5
Chrysene	3.2
Indeno(1,2,3-cd)pyrene	2.6
METALS (ug/l)	
Arsenic	32.1
Chromium	353
Copper	224
Iron	94200
Lead	124
Manganese	767
Selenium	10.4
Sodium	41800

Analyte	AWQS
PFAS (ng/l)	
Perfluorooctanoic acid	10
Perfluorooctanesulfonic acid	10
SVOCs (ug/l)	
Phenol	1
Benzo(a)anthracene	0.002
Benzo(a)pyrene	0.002
Benzo(b)fluoranthene	0.002
Benzo(k)fluoranthene	0.002
Chrysene	0.002
Indeno(1,2,3-cd)pyrene	0.002
PESTICIDES (ug/l)	
alpha-BHC	0.01
4,4'-DDD	0.3
4,4'-DDE	0.2
Heptachlor	0.04
METALS (ug/l)	
Arsenic	25
Barium	1000
Chromium	50
Copper	200
Iron	300
Lead	25
Magnesium	35000
Manganese	300
Mercury	0.7
Nickel	100
Selenium	10
Sodium	20000
Zinc	2000

LEGEND:

- PROPERTY LINE
- APPROX. LOCATION OF AOC
- APPROX. LOCATION OF SOIL BORING & TEMPORARY WELL POINT
- 503000^h CONCENTRATION OF COMPOUND EXCEEDS THE AWQS
- COMPUND WAS DETECTED

NOTES:
NYSDEC = NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
AWQS = AMBIENT WATER QUALITY STANDARDS
ND = COMPOUND NOT DETECTED
ug/l = MICROGRAMS PER LITER
ng/l = NANOGRAMS PER LITER
- = NO AWQS ESTABLISHED
J = THE REPORTED RESULT IS AN ESTIMATE. THE VALUE IS LESS THAN THE MINIMUM CALIBRATION LEVEL BUT GREATER THAN THE ESTIMATED DETECTION LIMIT (EDL)
e = ASSOCIATED CCV OUTSIDE OF CONTROL LIMITS HIGH, SAMPLE WAS ND
f = MORE THAN 40% RPD FOR DETECTED CONCENTRATIONS BETWEEN THE TWO GC COLUMNS
g = REPORTED FROM THE 2ND SIGNAL. THE %D OF THE CCV ON THE 1ST SIGNAL EXCEEDS THE METHOD CRITERIA OF 20%, SO IT BEING USED FOR CONFIRMATION ONLY. MORE THAN 40% RPD FOR DETECTED CONCENTRATIONS BETWEEN THE TWO GC COLUMNS.
h = ELEVATED SAMPLE DETECTION LIMIT DUE TO DIFFICULT SAMPLE MATRIX.

Scale 1"=100'



NYS Education Law
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PHASE II ESA
BLOCK 160 - LOTS 7, 18, 20, 205, 208, 210, 213, 219, & 220
BLOCK 184 - LOTS 7, 818
300, 303, 320, 321, & 330 PROSPECT STREET
INWOOD, NEW YORK 11096

job no: 11457
drawing no:

FIG-3.2

SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL

SESI
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GROUNDWATER SAMPLE
LOCATION & RESULTS MAP

12A MAPLE AVE, PINE BROOK, N.J. 07058 PH: 973-808-9050

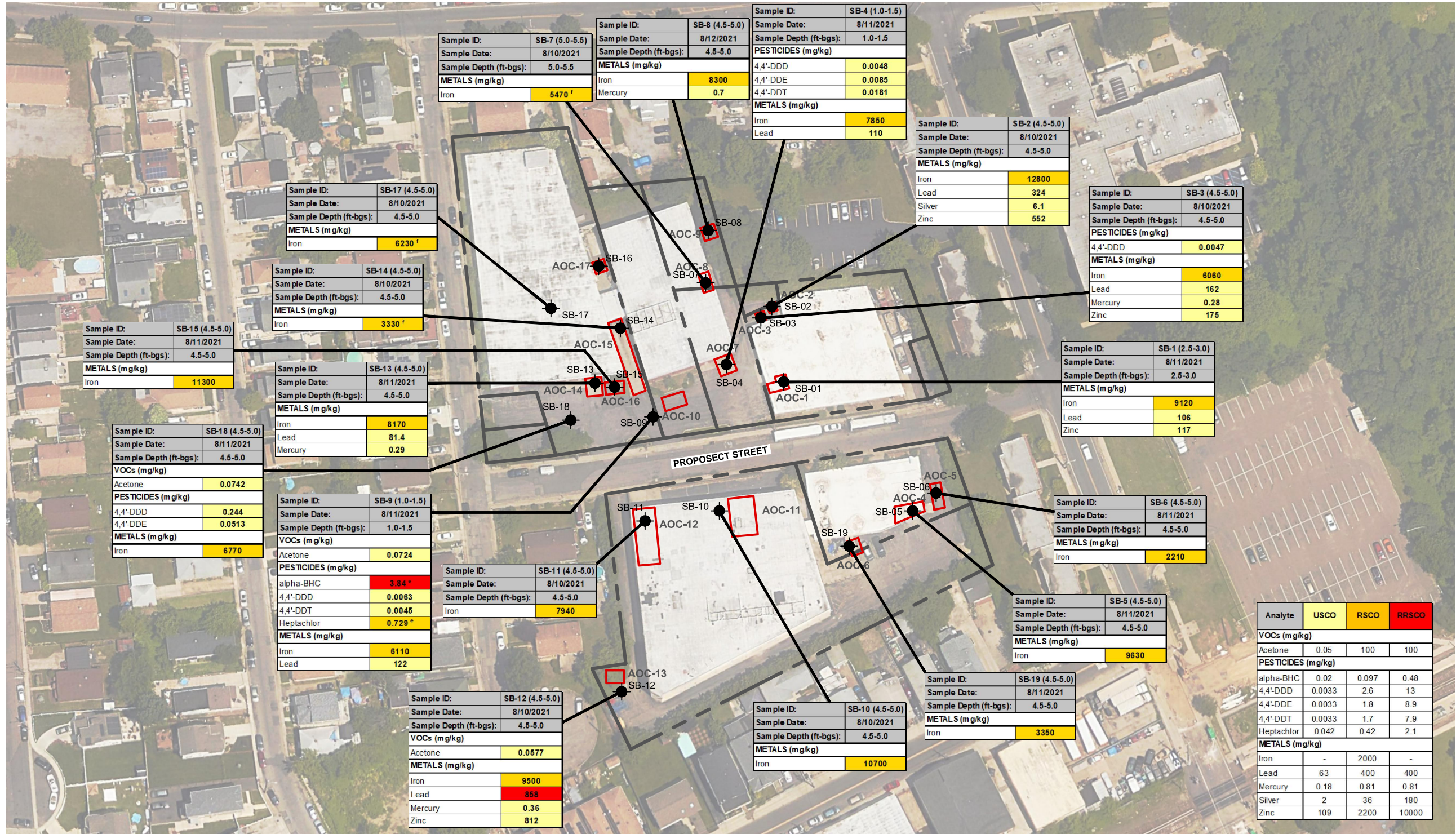
dwg by: aas
chk by: MKN
scale: AS NOTED
date: 08/27/2021

N:\ACAD\11457\CAD\PHASE II\ESA\11457 - FIG-3.1 - SOIL SAMPLE LOCATION & RESULTS MAP.DWG 10/07/21 01:21:14PM, aas, LAYOUT:FIG-3.1

NYS Education Law
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PHASE II ESA
BLOCK 160 - LOTS 7, 18, 20, 205, 208, 210, 213, 219, & 220
BLOCK 184 - LOTS 7, 818
300, 303, 320, 321, & 330 PROSPECT STREET
INWOOD, NEW YORK 11096

job no: 11457
drawing no:

FIG-3.1

SESI
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SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL

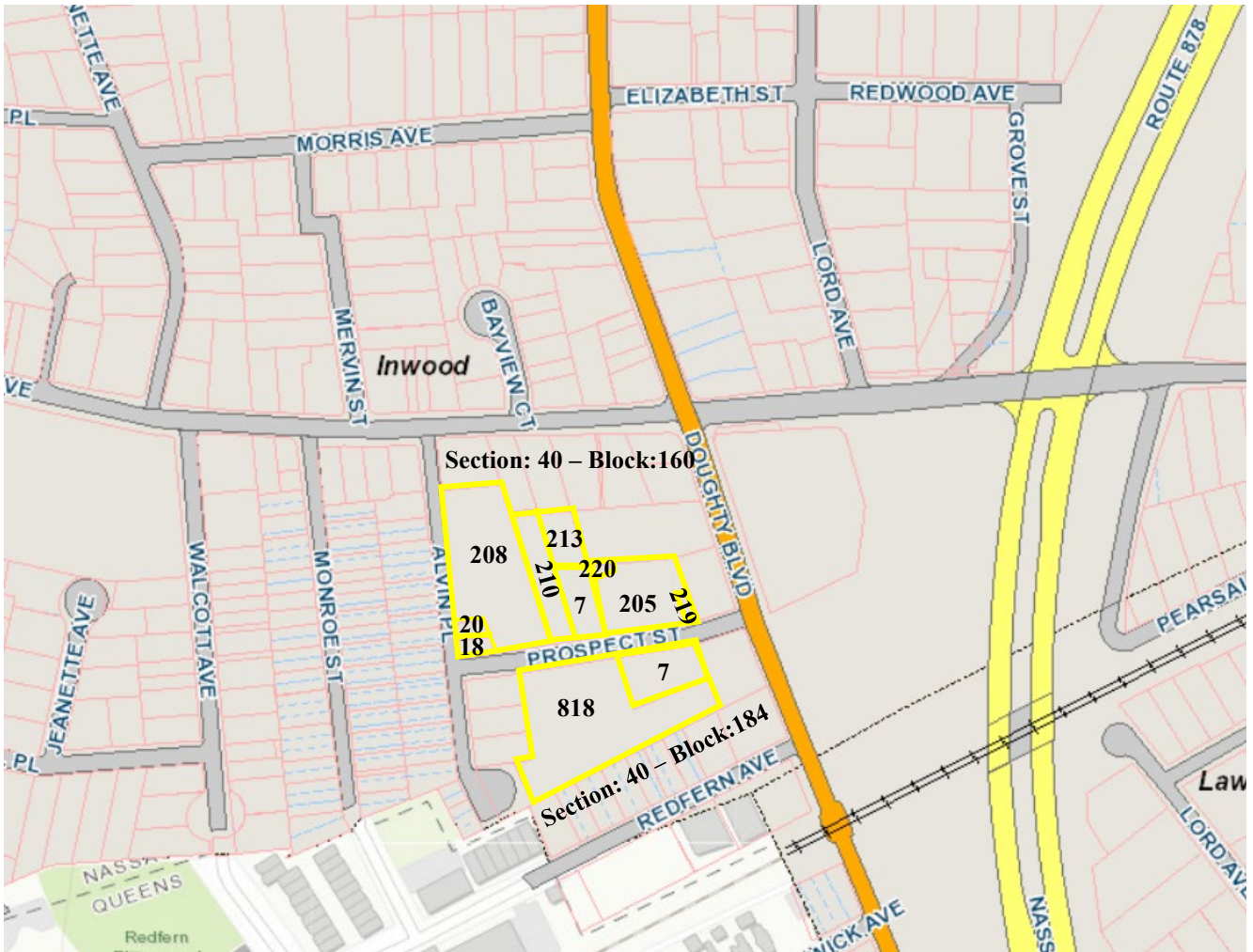
12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

dwg by: aas
chk by: MKN
scale: AS NOTED
date: 08/26/2021

EXHIBIT F

TAX MAP

— BCP Site Boundary



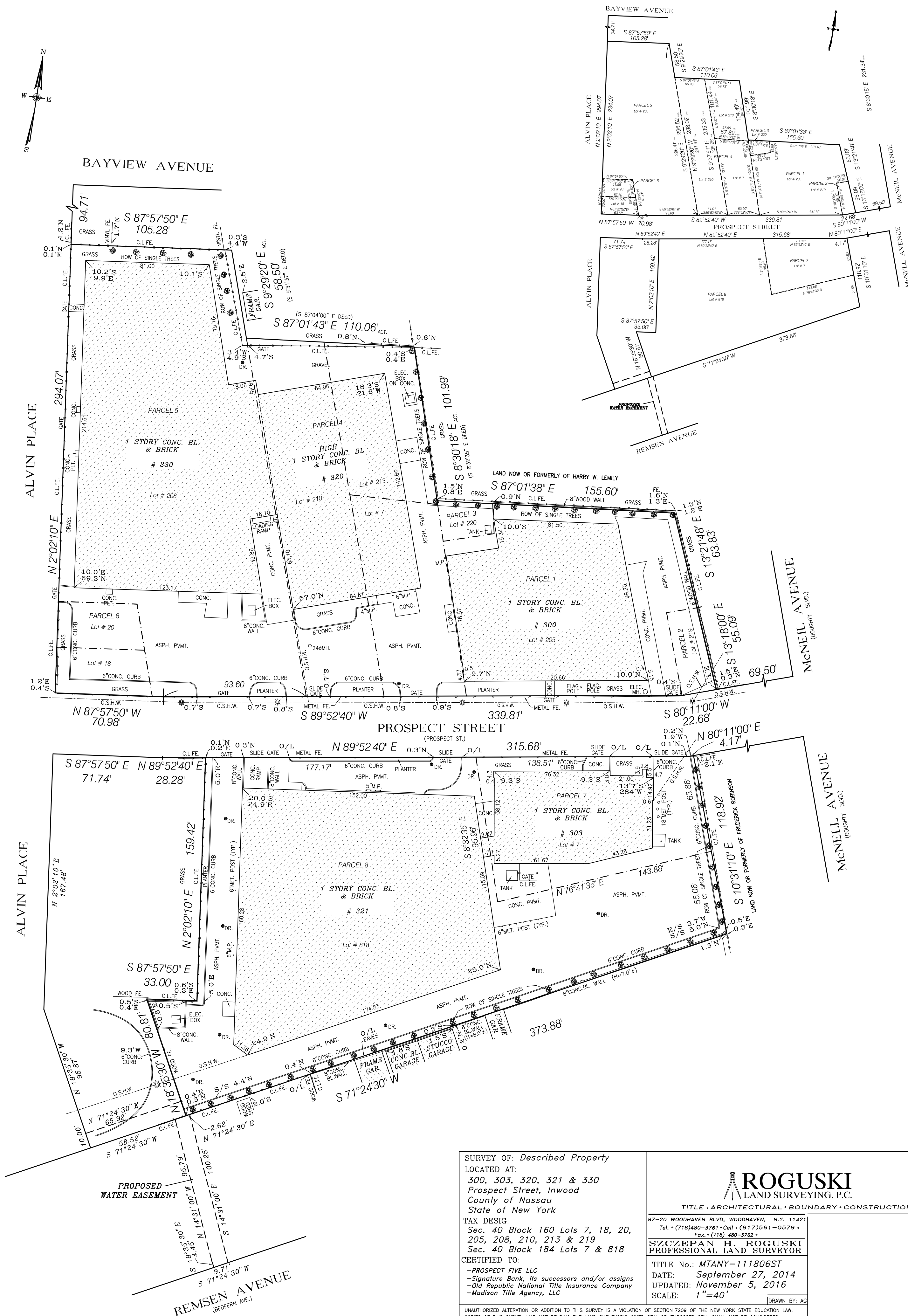
LEGEND:
AIR CONDITIONER — A.C.
CELLAR ENTRANCE — C.E.
CHAIN LINK FENCE — C.L.F.
PLATFORM — PLT.
PAVEMENT — PMT.
EARTHEN GROUND — E.G.
CONCRETE — CONC.
OVER HEAD SERVICE WIRE — O.H.S.W.
METAL DOOR — M.D.
METAL COVER — M.C.
FIRE ESCAPE — F.E.
UTILITY POLE — U.P.
WOOD FENCE — W.F.
VINYL FENCE — V.F.
METAL FENCE — M.F.
BAY WINDOW — B.W.
AREA WAY — A.W.
GRANITE STEPS — G.S.
METAL POST — M.P.
MANHOLE — MH.
TREE — T.
DRAIN — D.

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.

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

Job No. RLS163633

SEE DETAIL



SURVEY OF: Described Property

LOCATED AT:
300, 303, 320, 321 & 330
Prospect Street, Inwood
County of Nassau
State of New York

TAX DESIG:
Sec. 40 Block 160 Lots 7, 18, 20,
205, 208, 210, 213 & 219
Sec. 40 Block 184 Lots 7 & 818

CERTIFIED TO:

—PROSPECT FIVE LLC
—Signature Bank, its successors and/or assigns
—Old Republic National Title Insurance Company
—Madison Title Agency, LLC

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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.

ROGUSKI
LAND SURVEYING P.C.

TITLE • ARCHITECTURAL • BOUNDARY • CONSTRUCTION

87-20 WOODHAVEN BLVD, WOODHAVEN, N.Y. 11421
Tel. • (718) 480-3761 • Cell • (917) 561-0579 •
Fax • (718) 480-3762 •

SZCZEPAN H. ROGUSKI
PROFESSIONAL LAND SURVEYOR

TITLE No.: MTANY-111806ST
DATE: September 27, 2014
UPDATED: November 5, 2016
SCALE: 1"=40'

DRAWN BY: AG


EXHIBIT G

BASE MAP

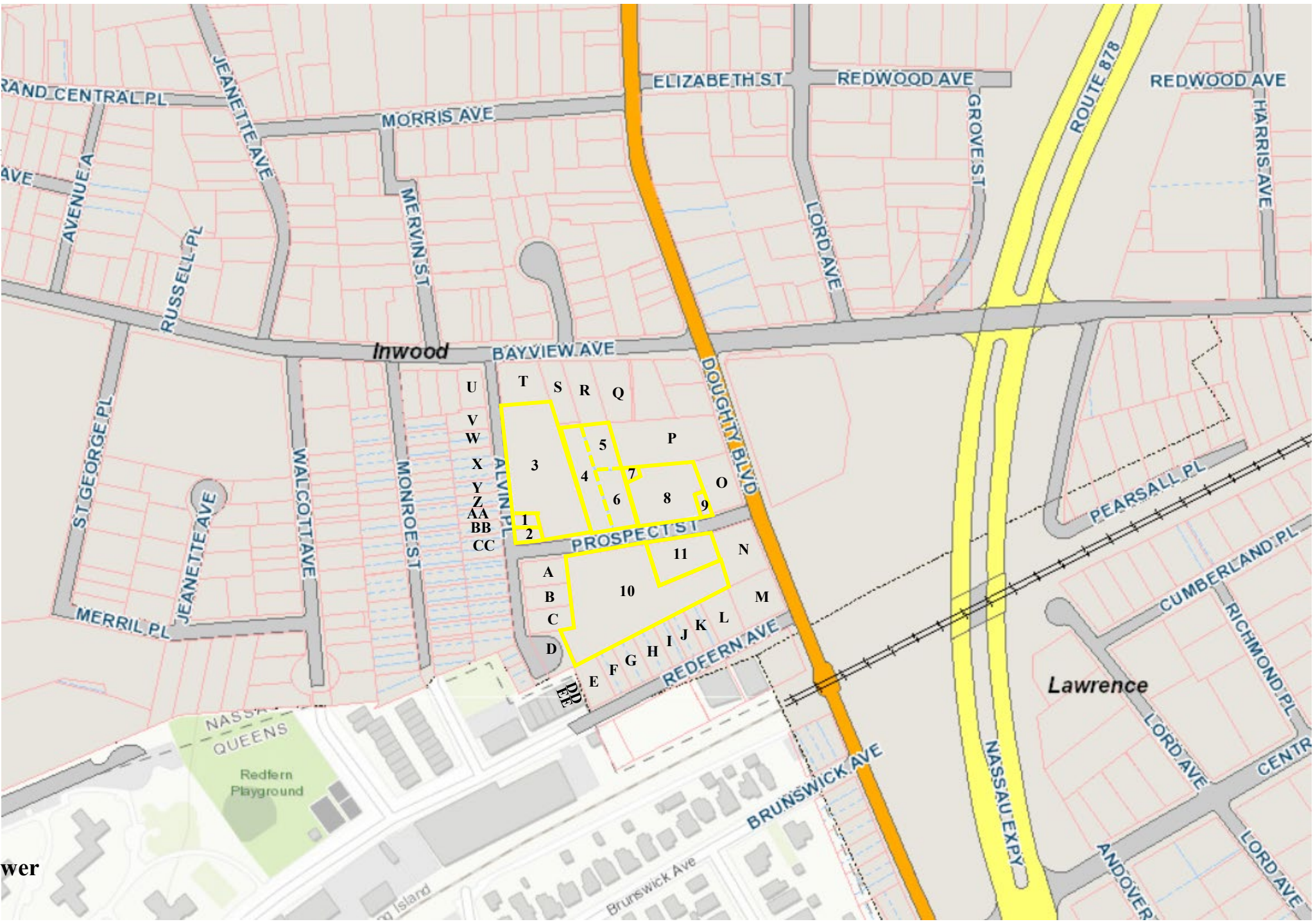
Barrows Chemical Site
24 and 26 Alvin Place, 300, 303,
320, 321 and 330 Prospect Street
and Bayview Avenue
Inwood, New York 11096

Legend:
— Site Property Boundary

Corresponding page
lists adjacent property owners by
letter A – EE


All feature locations are
approximate. This map is
intended as a schematic to
be used in conjunction with
associated Application and
Support Information, and
should not be relied upon
as a survey for planning
and other activities.

November 2021
Source: Nassau County LR Viewer
Scale: 1" = 100' approximately



Number	Property Owner(s) Name(s)	Property Address	Section-Block-Lot
1	Prospect Five LLC	26 Alvin Place	40-160-20
2	Prospect Five LLC	24 Alvin Place	40-160-18
3	Prospect Five LLC	330 Prospect Avenue	40-160-208
4	Prospect Five LLC	320 Prospect Avenue	40-160-210
5	Prospect Five LLC	320 Prospect Avenue	40-160-213
6	Prospect Five LLC	320 Prospect Avenue	40-160-7
7	Prospect Five LLC	Bayview Avenue	40-160-220
8	Prospect Five LLC	300 Prospect Avenue	40-160-205
9	Prospect Five LLC	Prospect Street	40-160-219
10	Prospect Five LLC	321 Prospect Street	40-184-818
11	Prospect Five LLC	303 Prospect Street	40-184-7

Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
A	18 Alvin Place LLC	18 Alvin Place	40-184-814
B	Maxwell A. Sternberg	12 Alvin Place	40-184-812
C	Philp and Paulette Bedward	8 Alvin Place	40-184-813
D	Town of Hempstead	Alvin Place	40-184-821
E	Opokua and Yaw Otchere	48 Redfern Avenue	40-184-820
F	Jose Escobar	34 Redfern Avenue	40-184-268
G	32 Redfern Ave LLC	32 Redfern Avenue	40-184-269
H	Vincent & Felecia Sarnelli	28 Redfern Avenue	40-184-271
I	Israt Jahan	26 Redfern Avenue	40-184-273
J	Vincent & Felecia Sarnelli	24 Redfern Avenue	40-184-275
K	Craig Wysocki	20 Redfern Avenue	40-184-276
L	Christos and Sandras Pangourelas	16 Redfern Avenue	40-184-184
M	St Mary's Manor Sr City Housing Development	15-37 MC Neil Avenue	40-184-816
N	St Mary's Manor Sr City Housing Development	15-37 Doughty Blvd	40-184-815
O	Town of Hempstead Urban Renewal Agency	39-51 Doughty Blvd	40-160-217
P	St Mary's Manor Sr City Housing Development	Doughty Blvd	40-160-224

Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
Q	257 Bayview Ave LLC	257 Bayview Avenue	40-160-235
R	Albert and Ashley Howell	261 Bayview Avenue	40-160-234
S	267 Bayview Ave LLC	267 Bayview Avenue	40-160-233
T	Nelson and Andrew-etta Greene	60 Alvin Place	40-160-232
U	Gerald and Sharon Bethea	61 Alvin Place	40-184-828
V	Marvin and Delmy Pocasangre	43 Alvin Place	40-184-829
W	William Givens	39 Alvin Place	40-184-74
X	Phyllis Russell	37 Alvin Place	40-184-76
Y	Mario and Susan Castellanos	33 Alvin Place	40-184-80
Z	Maxwell Sternberg	29 Alvin Place	40-184-81
AA	Estate of Louise and Curtis Scott	27 Alvin Place	40-184-83
BB	25 Alvin Place LLC	25 Alvin Place	40-184-84
CC	Rosa Lawson	23 Alvin Place	40-184-86
NYC Queens County			
DD	Ceretha Johnson	11-50 Redfern Avenue	Queens-15502-79
EE	Guevara Oscar	11-52 Redfern Avenue	Queens-15502-80

Brownfield Opportunity Area Map

Barrows Chemical Site

24 and 26 Alvin Place, 300, 303, 320, 321 and 330 Prospect Street, and

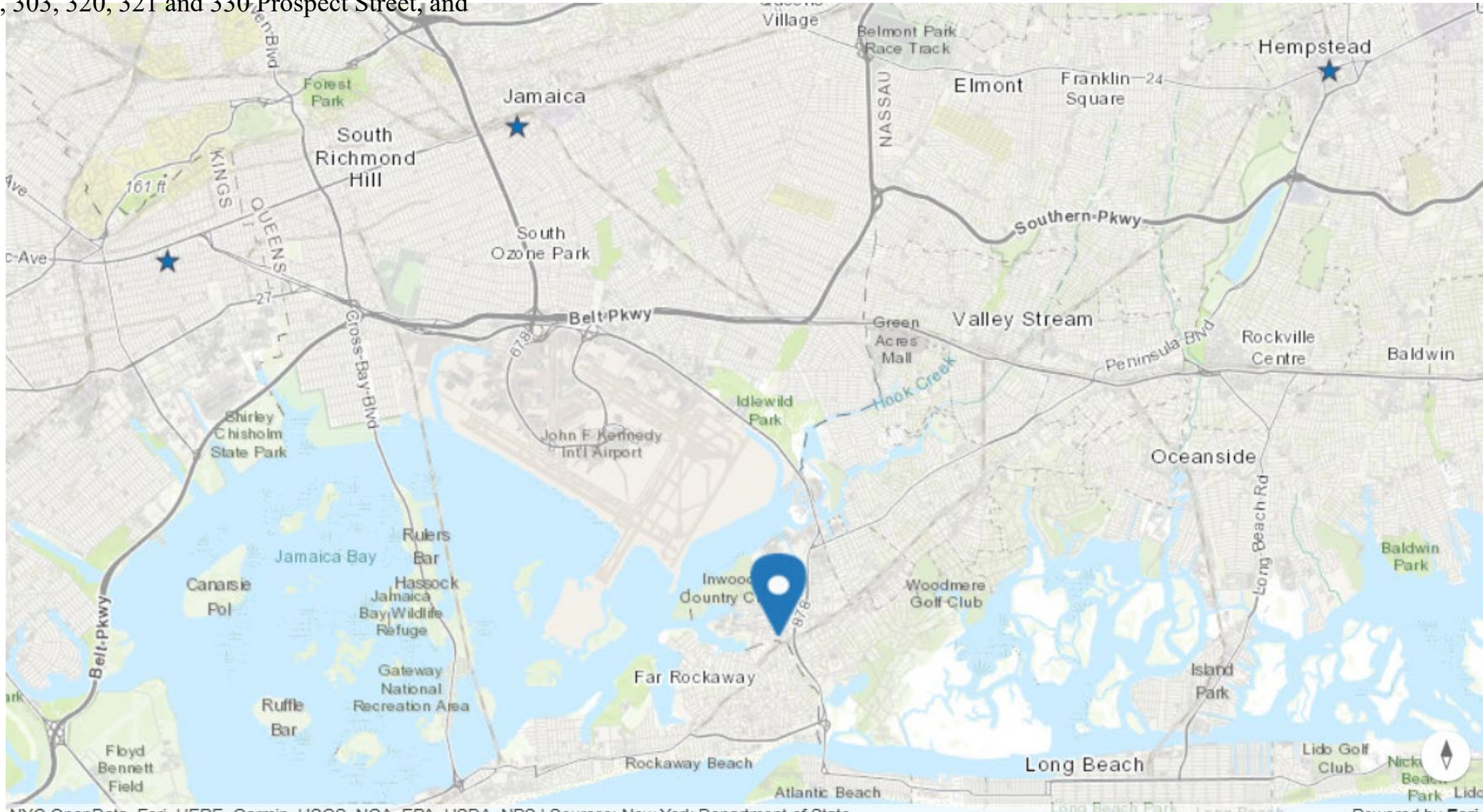
Bayview Avenue

Inwood, New York 11096

Legend:

 Site Location

 BOA Designation



November 2021

Source: NYS Geographic Information Gateway

Scale: 1" = 100' approximately

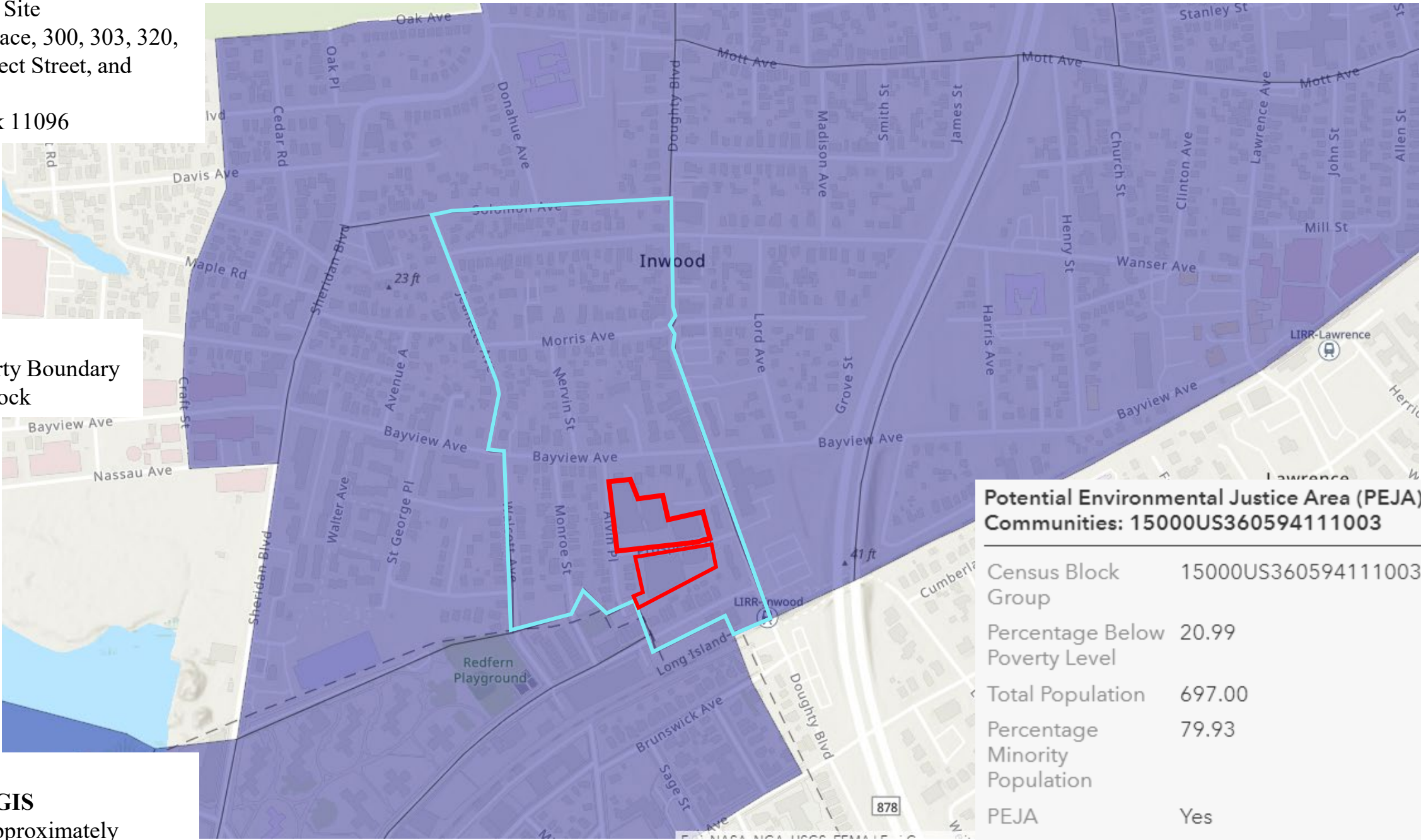
Environmental Justice Map

Barrows Chemical Site
24 and 26 Alvin Place, 300, 303, 320,
321 and 330 Prospect Street, and
Bayview Avenue
Inwood, New York 11096

Legend:

Site Property Boundary

Census Block



Potential Environmental Justice Area (PEJA)	
Communities: 15000US360594111003	
Census Block Group	15000US360594111003
Percentage Below Poverty Level	20.99
Total Population	697.00
Percentage Minority Population	79.93
PEJA	Yes

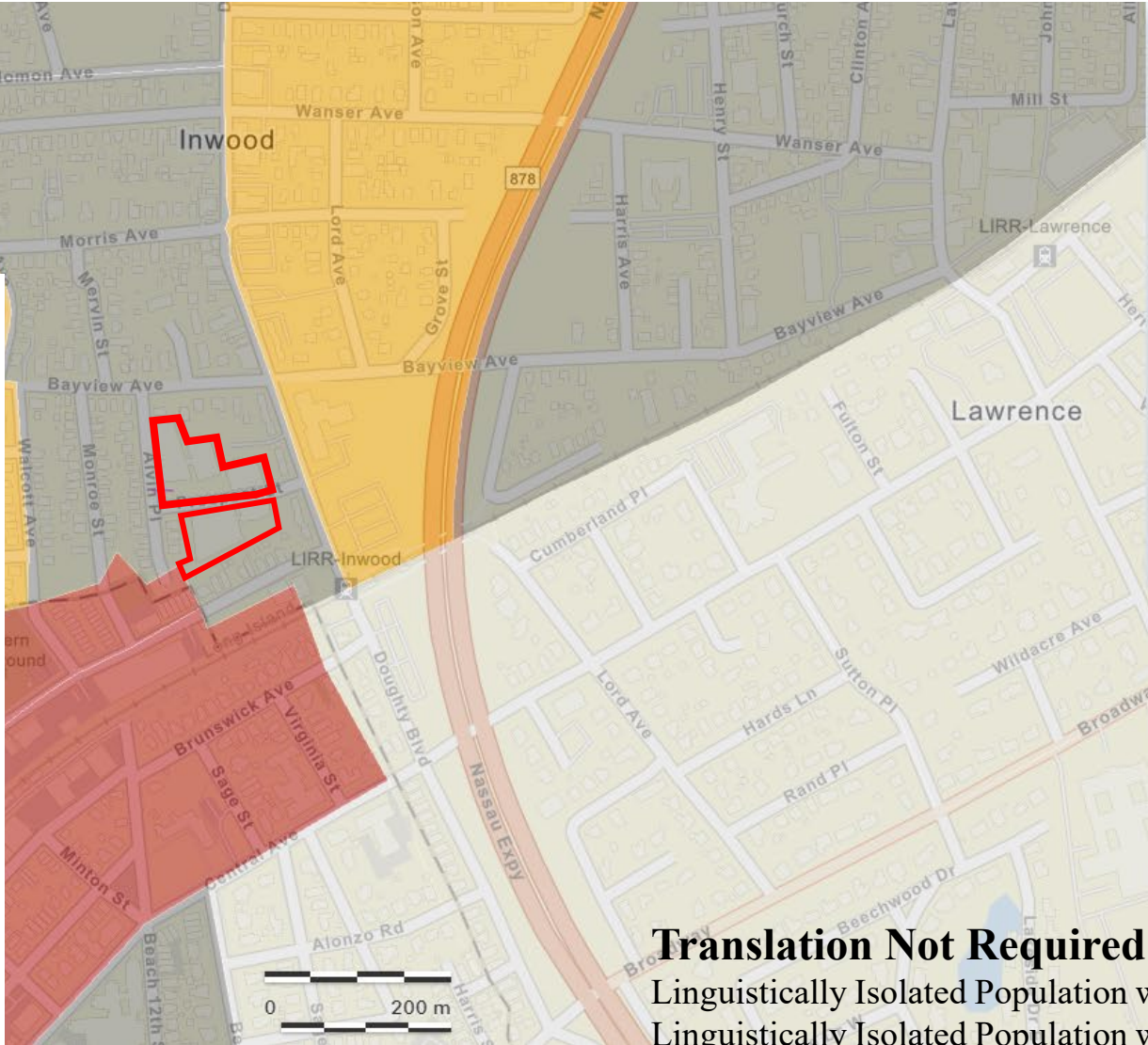
November 2021
Source: NYS ArcGIS
Scale: 1" = 100' approximately

Environmental Justice Map

Barrows Chemical Site
24 and 26 Alvin Place, 200, 303, 320,
321 and 330 Prospect Street, and
Bayview Avenue
Inwood, New York 11096



	2014 - 2018 ACS Estimates	Percent	MOE (±)
Population by Language Spoken at Home*			
Total (persons age 5 and above)	38,794	100%	1,134
English	24,502	63%	1,091
Spanish	9,879	25%	771
French	438	1%	223
French Creole	N/A	N/A	N/A
Italian	N/A	N/A	N/A
Portuguese	N/A	N/A	N/A
German	524	1%	227
Yiddish	N/A	N/A	N/A
Other West Germanic	N/A	N/A	N/A
Scandinavian	N/A	N/A	N/A
Greek	N/A	N/A	N/A
Russian	N/A	N/A	N/A
Polish	N/A	N/A	N/A
Serbo-Croatian	N/A	N/A	N/A
Other Slavic	N/A	N/A	N/A
Armenian	N/A	N/A	N/A
Persian	N/A	N/A	N/A
Gujarathi	N/A	N/A	N/A
Hindi	N/A	N/A	N/A
Urdu	N/A	N/A	N/A
Other Indic	N/A	N/A	N/A
Other Indo-European	1,162	3%	279
Chinese	178	0%	150
Japanese	N/A	N/A	N/A
Korean	13	0%	19
Mon-Khmer, Cambodian	N/A	N/A	N/A
Hmong	N/A	N/A	N/A
Thai	N/A	N/A	N/A
Laotian	N/A	N/A	N/A
Vietnamese	0	0%	19
Other Asian	46	0%	30
Tagalog	132	0%	145
Other Pacific Island	N/A	N/A	N/A
Navajo	N/A	N/A	N/A
Other Native American	N/A	N/A	N/A
Hungarian	N/A	N/A	N/A
Arabic	21	0%	21
Hebrew	N/A	N/A	N/A
African	N/A	N/A	N/A
Other and non-specified	1,630	4%	406
Total Non-English	14,292	37%	1,574



EJSCREEN Map

Demographic Index (National Percentiles)

95 - 100 percentile

90 - 95 percentile

80 - 90 percentile

70 -80 percentile

60 -70 percentile

50 -60 percentile

Less than 50 percentile

Data not available

Demographic Index

ID: 360594111003

ST_ABBREV: NY

ACSTOTPOP: 872

% people of color: 80% (84%ile)

% low income: 22% (37%ile)

% linguistic isolation: 27% (96%ile)

% less than high school: 15% (69%ile)

% under age 5: 8% (69%ile)

% over age 64: 14% (49%ile)

Demographic Index: 51% (74%ile)

Translation Not Required
Linguistically Isolated Population within Census Block 27%
Linguistically Isolated Population within a Mile Radius 12%

Legend:
Site Property Boundary

En-Zone Map

Barrows Chemical Site
24 and 26 Alvin Place, 300, 303,
320, 321 and 330 Prospect Street,
and Bayview Avenue
Inwood, New York 11096

Legend:
 Site Property
Boundary

Census Tract 4111

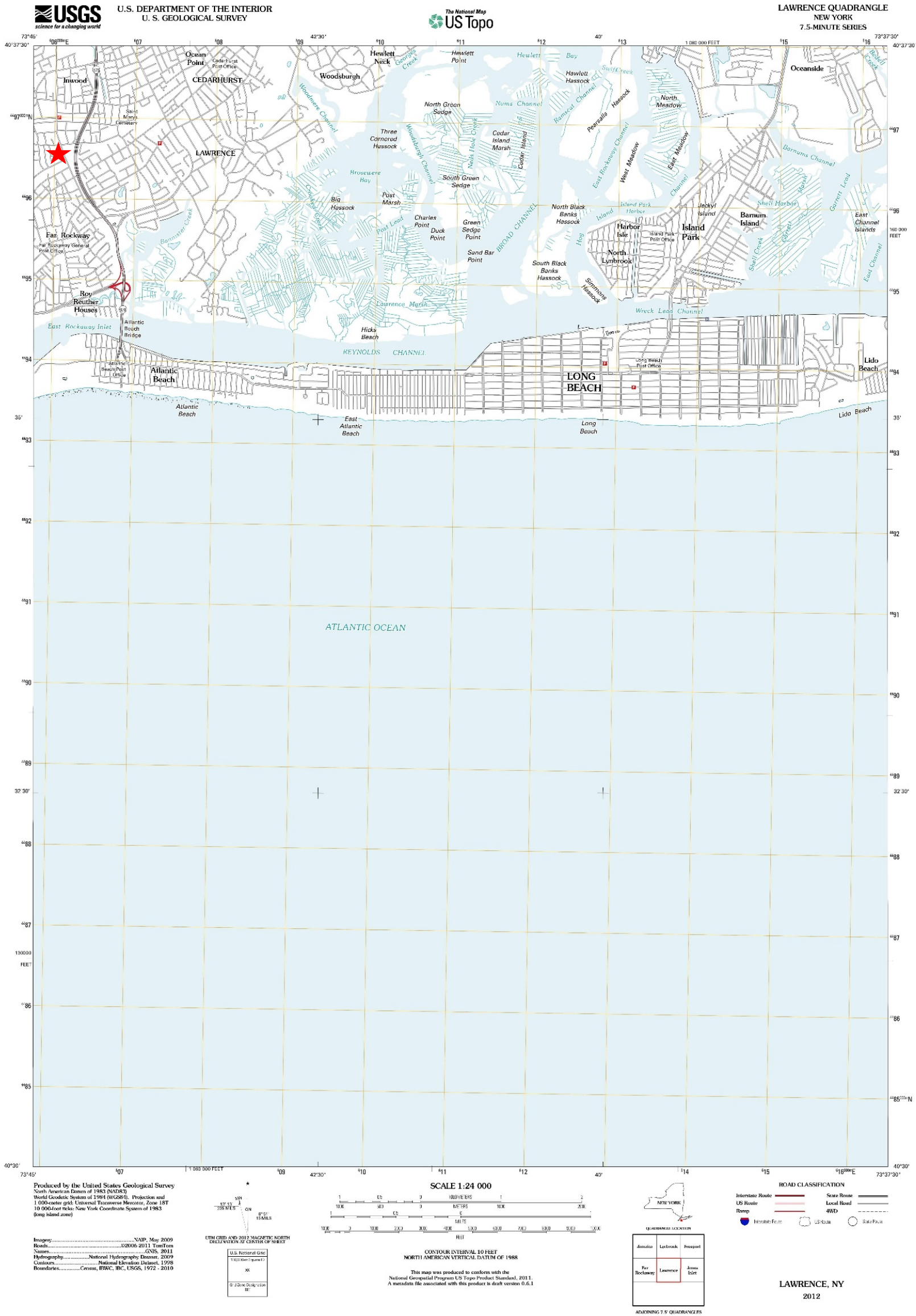
Census Tract 4111	
EnZoneType	AB
FIPS	36059411100
County_FIP	36059
Geography	Census Tract 4111
County	Nassau County
UnempRate	14.6
NYS_UR	11.5
Pov_Rate	20.5
CountyPR	6
CountyRate	12
Criteria_B	Y
Both_AB	Y
Criteria_A	Y
Type	YAY

November 2021
Source: Google Earth
Scale: 1" = 100' approximately



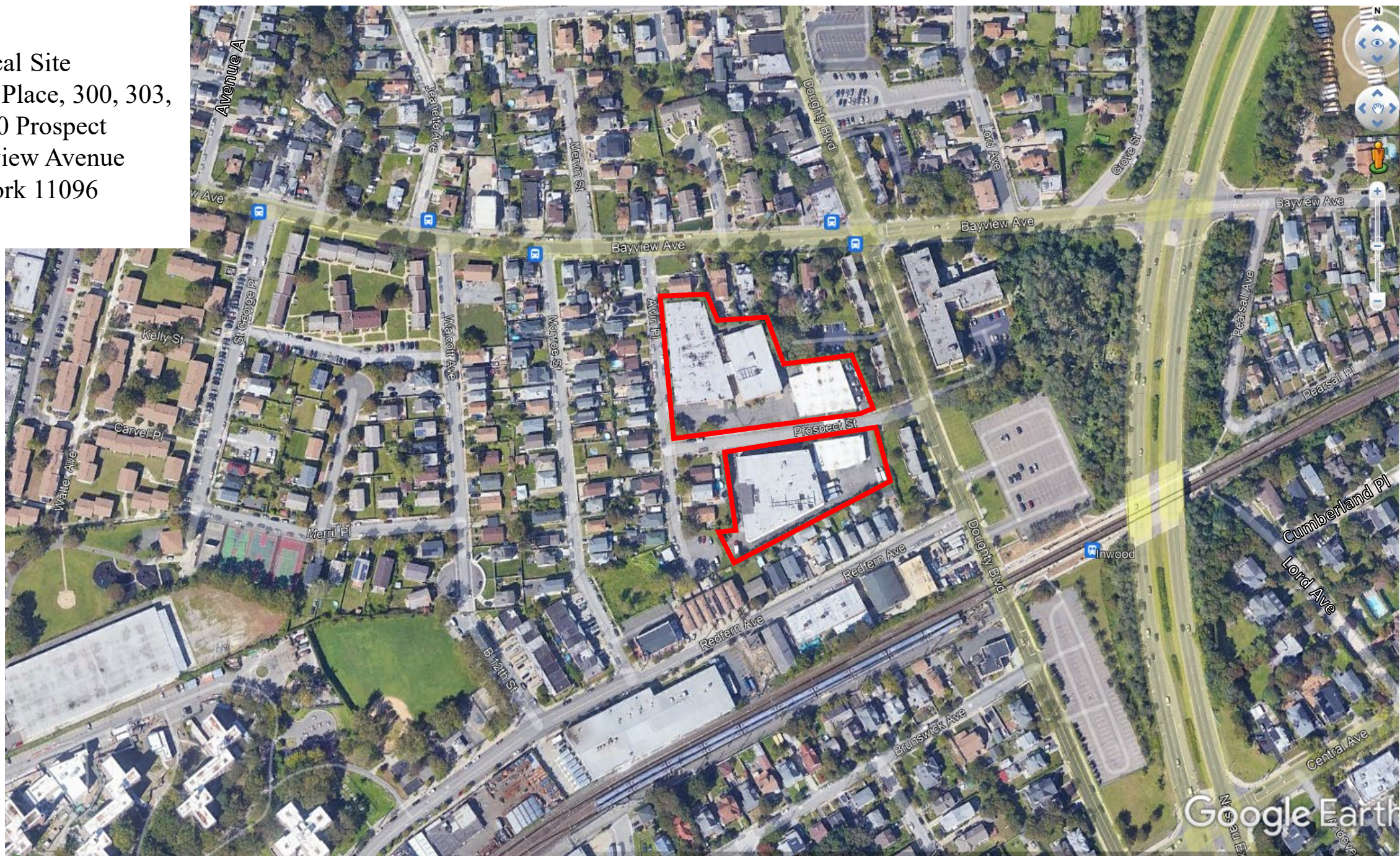
SITE LOCATION MAP

 BCP Site Location



Street Map

Barrows Chemical Site
24 and 26 Alvin Place, 300, 303,
320, 321 and 330 Prospect
Street, and Bayview Avenue
Inwood, New York 11096



Legend:


— Site Property Boundary

EXHIBIT H

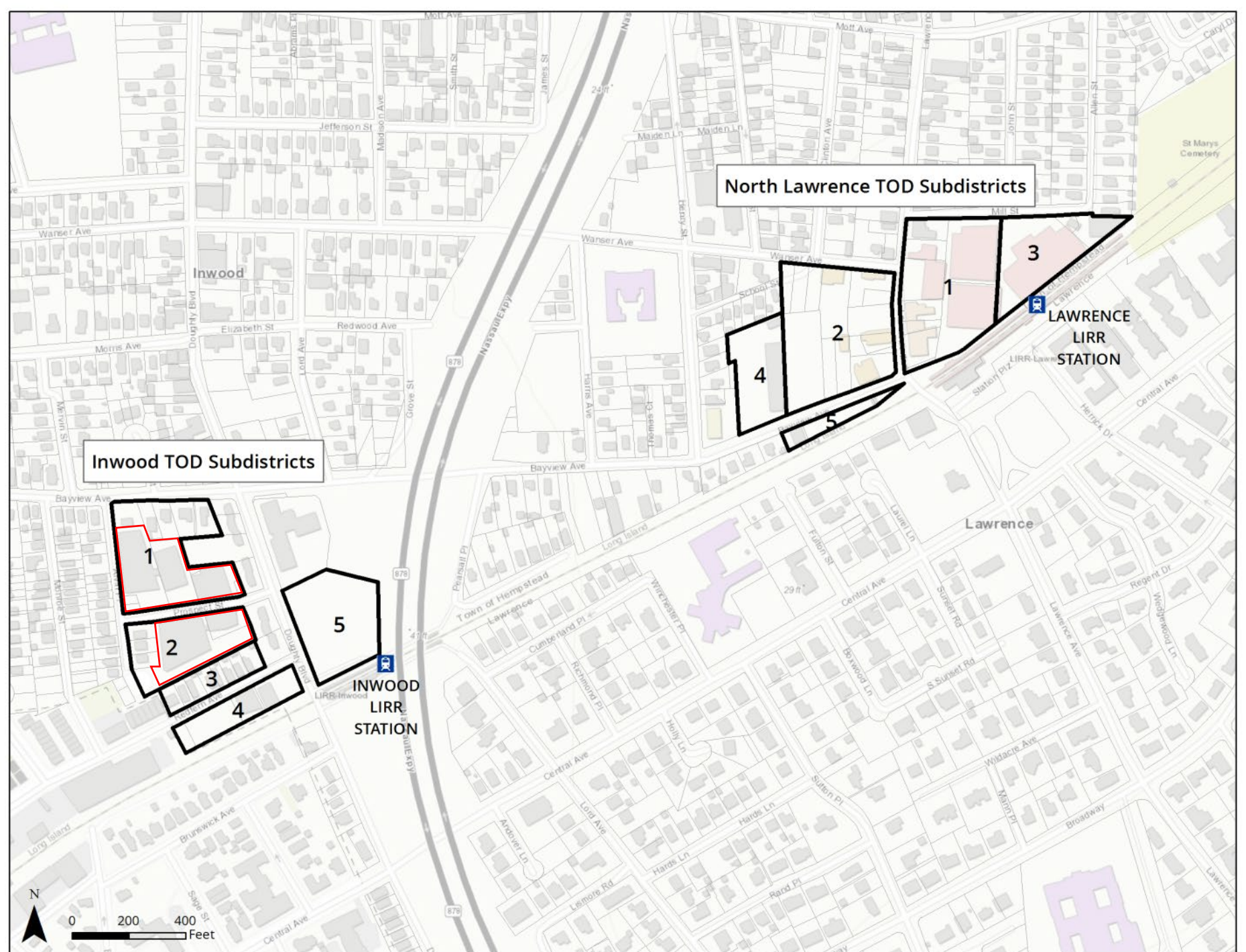
ZONING MAP

Barrows Chemical Site
24 and 26 Alvin Place, 300,
303, 320, 321 and 330
Prospect Street, and
Bayview Avenue
Inwood, New York 11096

Legend:

 Site property boundary
Zoning Districts: TOD Subdistrict

November 2021
Scale: 1" = 100' approximately



Zoning District: Transit-Oriented Development District for North Lawrence and Inwood

Uses (Applies to: North Lawrence-1, North Lawrence-2, Inwood-1, Inwood-3, Inwood-4 and Inwood-5) A building or structure may be erected, altered, or used and a lot or premises may be used for any of the following purposes, and for no other:

(a) Permitted uses:

1. Multiple-family dwellings are permitted above the ground level, as well as on the ground level outside of areas shown on Figure 2 as designated ground-level commercial space.
2. Indoor recreation and outdoor passive space and other amenities servicing the multiple-family development.
3. (Applies to: Inwood-1, Inwood-3, Inwood-4 and Inwood-5) The following uses are permitted on the ground level only, when having frontage on Doughty Boulevard, Bayview Avenue or Redfern Avenue. A maximum of 5,000 square feet shall be dedicated to one or more of the commercial uses in each subdistrict, as defined below as permitted uses. Provision of a commercial area greater than 5,000 square feet (in any of the aforementioned subdistricts) requires a special permit from the Town Board.
 - a. Stores for the sale, at retail, of articles to be used or consumed off the premises.
 - b. Personal service shops, such as barbershops and beauty parlors.
 - c. Offices (including shared workspace), banks, financial institutions.
 - d. Museums, art galleries.
 - e. Libraries.
 - f. Health clubs.
 - g. Restaurants (including cafe, deli and bar/tavern).
 - h. Community centers.
 - i. (Applies to: Inwood-5) The following use is permitted and required to be a part of any development plan for the Inwood-5 subdistrict: parking lot to be used by train commuters who are Town of Hempstead residents. All development shall include no less than 125 on-site parking spaces to be dedicated for Town of Hempstead residents who are patronizing the LIRR. In addition, a separate on-site area shall be dedicated for use as a drop-off/pick-up area for users of the LIRR who are being dropped off by another person, including by taxi, Uber or Lyft. The costs of the parking area and associated improvements are the responsibility of the developer.
4. Uses not listed above that are similar in character, scale, and impact to the uses listed above may be allowed if granted a special permit by the Town Board, based upon consistency with the regulations and intent of this article.

For more information, please see Link: <https://ecode360.com/36715788?noresponsive=false>

Exhibit I

Barrows Chemical Site
24 and 26 Alvin Place, 300, 303, 320, 321 and
330 Prospect Street, and Bayview Avenue
Inwood, New York 11096

All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

November 2021
Source: FEMA Flood Map
 Scale: 1" = 100' approximately

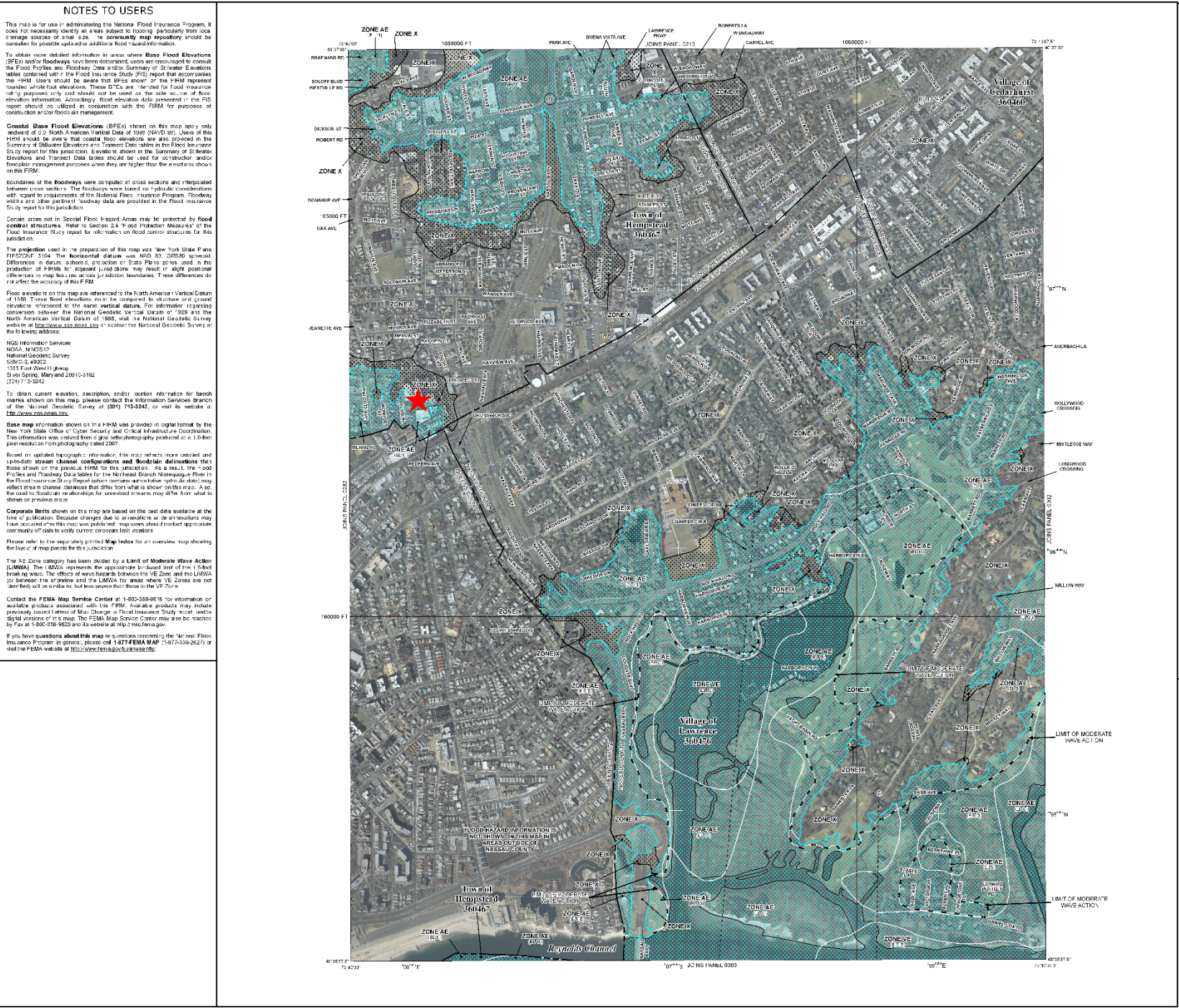


Exhibit J

Site Contact List

Barrows Chemical Site

24 and 26 Alvin Place, 200, 303, 320, 321 and 330 Prospect Street and Bayview Avenue, Inwood, New York 11096

Name	Title	Address	City	State	Zip
Charles Schumer	U.S. Senator	780 Third Avenue, Suite 2301	New York	NY	10017
Kristien Gilibrand	U.S. Senator	780 Third Avenue, Suite 2601	New York	NY	10017
Gregory Meeks	U.S. House of Representatives, 5th District	153-01 Jamaica Avenue, 2nd Floor	Jamaica	NY	11692
Todd Kaminsky	New York State Senator, 9th District	55 Front Street, Room 1	Rockville Center	NY	11570
Laura Curran	Nassau County Executive	1550 Franklin Avenue	Mineola	NY	11501
Marty Glennon	Nassau County Planning Commission, Chair	1194 Prospect Avenue	Westbury	NY	11590
Donald X. Clavin, Jr.	Town of Hempstead, Town Supervisor	1 Washington Street	Hempstead	NY	11550
John Rottkamp	Town of Hempstead, Department of Planning, Commissioner	200 North Franklin Street, 1st Floor	Hempstead	NY	11550
Kate Murray	Town of Hempstead, Town Clerk	1 Washington Street	Hempstead	NY	11550
Newsday Media Group	Media Outlet	6 Corporate Center Drive	Melville	NY	11747
Lawrence E. Eisenstein, MD	Nassau County Commissioner of Health	200 County Seat Drive, North Entrance	Mineola	NY	11501
John Reinhardt	Town of Hempstead Water Department, Commissioner	1995 Prospect Avenue	East Meadow	NY	11554
Audrian Gray	Peninsula Public Library, President	280 Central Avenue	Lawrence	NY	11559
Deirdre Carl	PS 104 The Bays Water, Principal	26-01 Mott Avenue	Queens	NY	11691
Mavgar Mondesir-Gordon	Challenge Charter High School, Principal	15-20 Central Avenue	Queens	NY	11691
Phoebe Grant Robinson	PS 253, Principal	1307 Central Avenue	Queens	NY	11691
Mavgar Mondesir-Gordon	Challenge Charter Middle School	12-79 Redfern Avenue	Far Rockaway	NY	11691
Lisa Tariq	School Number 4, Principal	87 Wanser Avenue	Inwood	NY	11096
Willis Perry	Lawrance Public School 195 Broadway Campus, Princial	195 Broadway Avenue	Lawrence	NY	11559
Zoanne Wilkins	Middle School 053 Brian Piccolo, Principal	10-45 Nameoke Street	Queens	NY	11691
Claudia Dunkley	Rockaway Child Care Center	14-66 Beach Channel Drive	Queens	NY	11691
Idel M. Rivas	A Smart Start Preschool II	183 Doughty Blvd	Inwood	NY	11096
Pepper Robinson	Five Towns Early Learning Center	112 Wahl Avenue	Inwood	NY	11096
Phoebe Okolie	Naph Dunamis Daycare	5 Douglas Street	Inwood	NY	11096
Lazari L. Roman	Kids Campus Child Care	90 Henry Street	Inwood	NY	11096
Craig Spatz	JCC of the Greater 5 Towns	140 Central Avenue	Lawrence	NY	11559
Linda Bowman	LB Child Day Care	2 Spaulding Lane	Inwood	NY	11096
18 Alvin Place LLC	Adjacent Property Owner of 18 Alvin Place	143 Doughty Street, #614	Inwood	NY	11096
Maxwell A. Sternberg	Adjacent Property Owner/Operator of 12 Alvin Place and 29 Alvin Place	12 Alvin Place	Inwood	NY	11096
Philip and Paulette Bedward	Adjacent Property Owner/Operator of 8 Alvin place	8 Alvin Place	Inwood	NY	11096
Town of Hempstead	Adjacent Property Owner of Alvin Place	1 Washington Street	Hempstead	NY	11550
Opokua and Ya Otchere	Adjacent Property Owner/Operator of 48 Redfern Avenue	48 Redfern Avenue	Inwood	NY	11096
Jose Escobar	Adjacent Property Owner of 34 Redfern Avenue	1428 Beach Channel Drive	Far Rockaway	NY	11691
32 Redfern Ave LLC	Adjacent Property Owner of 32 Redfern Avenue	143 Doughty Street, #614	Inwood	NY	11096
Vincent & Felecia Sarnelli	Adjacent Property Owner of 28 and 24 Redfern Avenue	1281 Park Street	Atlantic Beach	NY	11509
Israt Jahan	Adjacent Property Owner of 26 Redfern Avenue	5 Oak Street	Hicksville	NY	11801
Craig Wysocki	Adjacent Property Owner/Operator of 20 Redfern Avenue	20 Redfern Avenue	Inwood	NY	11096
Christos and Sandras Pangourelas	Adjacent Property Owner of 16 Redfern Avenue	40 Richard Street	Farmingdale	NY	15222
St. Mary's Manor Sr City Housing Development	Adjacent Property Owner of 15-37 MC Neil Avenue and 15-37 Doughty Blvd	60 Doughty Blvd	Inwood	NY	11096

Town of Hempstead Urban Renewal Agency	Adjacent Property Owner of 39-51 Boughty Blvd	200 North Franklin Street	Hempstead	NY	11550
257 Bayview Ave LLC	Adjacent Property Owner of 257 Bayview Avenue	143 Doughty Street, #614	Inwood	NY	11096
Albert and Ashley Howell	Adjacent Property Owner/Operator of 261 Bayview Avenue	261 Bayview Avenue	Inwood	NY	11695
267 Bayview Ave LLC	Adjacent Property Owner of 267 Bayview Avenue	143 Doughty Street, #614	Inwood	NY	11096
Nelson and Andrew-etta Greene	Adjacent Property Owner/Operator of 60 Alvin Place	60 Alvin Place	Inwood	NY	11096
Gerald and Sharon Bethea	Adjacent Property Owner/Operator of 61 Alvin Place	61 Alvin Place	Inwood	NY	11096
Marvin and Delmy Pocasangre	Adjacent Property Owner/Operator of 43 Alvin Place	43 Alvin Place	Inwood	NY	11096
William Givens	Adjacent Property Owner/Operator of 39 Alvin Place	39 Alvin Place	Inwood	NY	11096
Phyllis Russell	Adjacent Property Owner/Operator of 37 Alvin Place	37 Alvin Place	Inwood	NY	11096
Mario and Susan Castellanos	Adjacent Property Owner/Operator of 33 Alvin Place	33 Alvin Place	Inwood	NY	11096
Estate of Louise and Curtis Scott	Adjacent Property Owner/Operator of 27 Alvin Place	27 Alvin Place	Inwood	NY	11096
25 Alvin Place LLC	Adjacent Property Owner of 25 Alvin Place	1279 Westchester Place	Hewlett	NY	11557
Rosa Lawson	Adjacent Property Owner/Operator of 23 Alvin Place	23 Alvin Place	Inwood	NY	11096
Ceretha Johnon	Adjacent Property Owner/Operator of 11-50 Redfern Avenue	11-50 Redfern Avenue	Far Rockaway	NY	11691
Guevara Oscar	Adjacent Property Owner/Operator of 11-52 Redfern Avenue	11-52 Redfern Avenue	Far Rockaway	NY	11691
Polar Trading NY	Operator of 321 Prospect Street (Site)	321 Prospect Street	Inwood	NY	11096
Shirt Shop, Children's Clothing Store	Operator of 303 Prospect Street (Site)	303 Prospect Street	Inwood	NY	11096

Exhibit K



1400 Crossroads Building
2 State Street
Rochester, New York 14614
nyenvlaw.com

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C 585.414.3122
lshaw@nyenvlaw.com

December 8, 2021

VIA ELECTRONIC MAIL

Peninsula Public Library
280 Central Avenue
Lawrence, New York 11559

RE: Brownfield Cleanup Program Application

Applicant: Prospect Five LLC

Site Name: Barrows Chemical Site

**Site Address: 26 and 24 Alvin Place, 330, 320, 300, 321 and 303 Prospect Street and Bayview Avenue
Inwood, New York 11096**

Hello,

We represent Prospect Five LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at 26 and 24 Alvin Place, 330, 320, 300, 321 and 303 Prospect Street and Bayview Avenue, Inwood, New York 11096, Nassau County. Your branch is currently the repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with a letter certifying that the local library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. To avoid significant use of your shelf space, all documents will be sent in CD format.

Please return the signed letter as an attachment to an email if you are able to certify that your library would be willing and able to act as the temporary public repository for this Brownfield Cleanup Program project.

Thank you

Sincerely,

KNAUF SHAW LLP

A handwritten signature in black ink, appearing to read 'Linda R. Shaw'.

LINDA R. SHAW

Yes, the Peninsula Public Library is willing and able to act as a public repository for documents related to the above-mentioned cleanup under the NYS Brownfield Cleanup Program.

A handwritten signature in black ink, appearing to read 'Carolyn Matulewicz'.

Carolynn Matulewicz, Director

12/10/21
Date