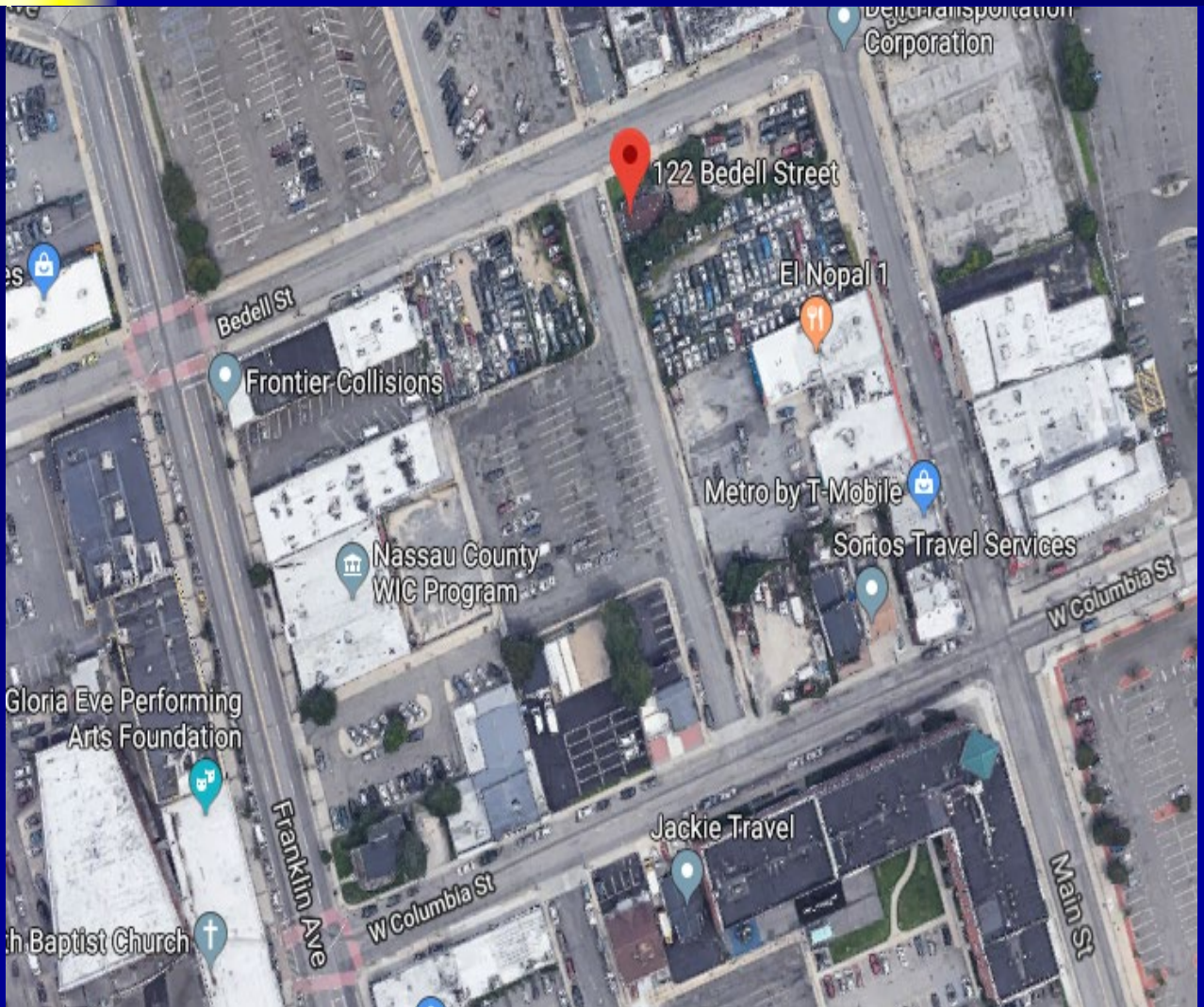


Carman Place Apartments, LLC Brownfield Cleanup Program Application Carman Place Site

Bedell Street, Columbia Street, 122 Bedell Street,
126 Bedell Street, 177-179 Main Street, 173-175 Main Street, 171 Main Street, 169
Main Street, 163-169 Main Street, 155-161 Main Street, 155-161 Main Street,
Hempstead, New York 11550



Legal & Consulting Team:
Knauf Shaw LLP & PS&S, Camila Israel.
July 2022

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Section

1. Cover Letter
2. BCP Application
3. BCP Support Document
4. Exhibit A - Site Location Map, Base Map and Street Map
5. Exhibit B - Survey and Tax Map
6. Exhibit C - Brownfield Opportunity Area Map, Disadvantaged Communities Map, Environmental Justice Map and Environmental Zone Map
7. Exhibit D - Flood Map
8. Exhibit E - Zoning Map
9. Exhibit F – Previous Owners and Operators List
10. Exhibit G – Site Drawing Spider Maps
11. Exhibit H – DOS Information
12. Exhibit I – Corporate Consent
13. Exhibit J – Deeds
14. Exhibit K – Site Access Agreements
15. Exhibit L – Site Contact List
15. Exhibit M – Repository Letter
16. CD attaching Environmental Reports



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

LINDA R. SHAW
ATTORNEY AT LAW

T 585.546.8430
C 585.414.3122
lshaw@nyenvlaw.com

July 14, 2022

VIA FEDEX

Len Zinoman
New York State Division of Environmental Conservation
Site Control Section
625 Broadway, 11th Floor
Albany, NY 12233

**RE: Brownfield Cleanup Program Application, Carman Place Apartments, LLC
Site No. C130250, Carman Place Site**

Dear Mr. Zinoman:

Enclosed please find a revised Brownfield Cleanup Program (“BCP”) Application in response to your Letter of Incompleteness received via email on July 5, 2022. Responses to your comments are also provided below:

Section I: Property Information

- Provide the latitude and longitude in the space provided in the required degrees, minutes, seconds format.

RESPONSE: The application has been updated to reflect this comment.

Section IX: Current Property Owner and Operator Information

- Provide a contact name and email address for each current owner.

RESPONSE: The chart on page 15 of the Support Document has been updated to include a contact person and email address for each current owner of the Site.

Additional Comments

- Please add the Support Documents Provided to the Combined Application Package file provided.

RESPONSE: The support document has been added to the Combined Application Package file.

Project Manager Comments

1. Section 1 Question 14 requires that a Property Description and an Environmental Assessment narrative be attached in the prescribed format.
 - a. The Property Description requires that each section is to be no more than one paragraph long, of which the attached narrative has exceeded. Please include a Property Description per the format.
 - b. The Environmental Assessment is required to be submitted as a narrative in the prescribed format. The tabular format does not adhere to the required format. Please include a narrative Environmental Assessment.

RESPONSE: The Property Descriptions have been consolidated into single paragraph format. The Environmental Assessment narrative has been moved within Section 1 Question 14.

2. Section IV, Question 2: The table, under Soil, has contaminant classes checked that were not affected in exceedance of relevant SCOs per the information provided in the Figures and the RIR.

RESPONSE: The box for “Petroleum” under Section IV, Question 2 has been unchecked.

3. Section IV, Question 4: Please check the box for “Service Station” and “Dry Cleaner” as the Property Description indicates that both were located on parcels that are part of this application.

RESPONSE: The boxes for “Service Station” and “Dry Cleaner” have been checked to indicate prior uses.

Please do not hesitate to contact me if you have any questions. Thank you.

Sincerely,

KNAUF SHAW LLP

A handwritten signature in black ink that reads "Linda R. Shaw".

LINDA R. SHAW

Encl.

CC: R. Mustico, Director, Remedial Bureau A
M. Sweet, Project Manager, Remedial Bureau A
J. Swartwout, Section Chief, Remedial Bureau B – Section C
D. Bendell, RHWRE, Region 3
A. Johnson, Regional Attorney, Region 3
K. Pero, Project Attorney
K. Lewandowski
L. Zinoman
L. Kaseman, Requestor’s Representative (lkaseman@coniferllc.com)
PS&S, Requestor’s Consultant (cisrael@psands.com)
Knauf Shaw LLP, Requestor’s Attorney (lshaw@nyenvlaw.com)



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

Is this an application to amend an existing BCA with a major modification? Please refer to the application instructions for further guidance related to BCA amendments. Yes No
 If yes, provide existing site number: _____

Is this a revised submission of an incomplete application? Yes No
 If yes, provide existing site number: _____

BCP App Rev 13

SECTION I: Property Information

PROPOSED SITE NAME Carman Place Site

ADDRESS/LOCATION 122 Bedell St., 126 Bedell St., 155-161 Main St., 163-169 Main St., 169 Main St., 171 Main St., 173-175 Main St., 177-179 Main St., Columbia St., and Bedell St.,

CITY/TOWN Hempstead, New York ZIP CODE 11550

MUNICIPALITY (LIST ALL IF MORE THAN ONE) Nassau County

COUNTY Nassau SITE SIZE (ACRES) 2.548

LATITUDE 40 ° 42 ' 42.7 " LONGITUDE 73 ° 37 ' 38.3 "

Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, 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 acreage column.
ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section	Block	Lot	Acreage
Please See Support Document and Tax Map				2.548

	Y	N
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.	<input checked="" type="radio"/>	<input type="radio"/>
2. Is the required property map provided in electronic format with the application? (Application will not be processed without a map)	<input checked="" type="radio"/>	<input type="radio"/>
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) If yes, identify census tract: <u>4.02</u> Percentage of property in En-zone (check one): 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input type="radio"/> 100% <input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
4. Is the project located within a disadvantaged community? See application instructions for additional information.	<input checked="" type="radio"/>	<input type="radio"/>
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>

6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications: _____	Y <input type="radio"/>	N <input checked="" type="radio"/>						
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?	<input type="radio"/>	<input checked="" type="radio"/>						
8. 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="radio"/>	<input checked="" type="radio"/>						
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	<input type="radio"/>	<input checked="" type="radio"/>						
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____	<input type="radio"/>	<input checked="" type="radio"/>						
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: _____	<input type="radio"/>	<input checked="" type="radio"/>						
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"><u>Easement/Right-of-Way Holder</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	<u>Easement/Right-of-Way Holder</u>	<u>Description</u>			<input type="radio"/>	<input checked="" type="radio"/>		
<u>Easement/Right-of-Way Holder</u>	<u>Description</u>							
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><u>Type</u></td> <td style="width: 30%;"><u>Issuing Agency</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>				<input type="radio"/>	<input checked="" type="radio"/>
<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>						
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?	<input checked="" type="radio"/>	<input type="radio"/>						
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.								
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.	Y <input type="radio"/>	N <input type="radio"/>						
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?	<input type="radio"/>	<input type="radio"/>						
17. If you have answered YES to Question 16 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?	<input type="radio"/>	<input type="radio"/>						
NOTE: If a tangible property tax credit determination is not being requested at the time of application, 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 I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.								
Initials of each Requestor: _____								

SECTION II: Project Description

1. The project will be starting at: Investigation Remediation

NOTE: If the project is proposed to start at the remediation stage, at a minimum, a Remedial Investigation Report (RIR) must be included, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Action Work Plan (RAWP) are also included (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, does it meet the requirements in ECL Article 27-1415(2)?

Yes No N/A

3. Have any draft work plans been submitted with the application (select all that apply)?

RIWP RAWP IRM No

4. Please provide a short description of the overall project development, including the date that the remedial program is to begin, and the date by which a Certificate of Completion is expected to be issued.

Is this information attached? Yes No

SECTION III: Land Use Factors

1. What is the property's current municipal zoning designation? B with DO-2 Overlay

2. What uses are allowed by the property's current zoning (select all that apply)?

Residential Commercial Industrial

3. Current use (select all that apply):

Residential Commercial Industrial Recreational Vacant

4. Please provide 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 by which the site became vacant.
Is this summary included with the application?

Y	N
<input checked="" type="radio"/>	<input type="radio"/>

5. Reasonably anticipated post-remediation use (check all that apply):

Residential Commercial Industrial

If residential, does it qualify as single-family housing? N/A

<input type="radio"/>	<input checked="" type="radio"/>
-----------------------	----------------------------------

6. Please provide a statement detailing the specific proposed post-remediation use.
Is this summary attached?

<input checked="" type="radio"/>	<input type="radio"/>
----------------------------------	-----------------------

7. Is the proposed post-remediation use a renewable energy facility?
See application instructions for additional information.

<input type="radio"/>	<input checked="" type="radio"/>
-----------------------	----------------------------------

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

<input checked="" type="radio"/>	<input type="radio"/>
----------------------------------	-----------------------

9. Is the proposed use consistent with applicable zoning laws/maps?
Please provide a brief explanation and additional documentation if necessary.

<input checked="" type="radio"/>	<input type="radio"/>
----------------------------------	-----------------------

10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans?
Please provide a brief explanation and additional documentation if necessary.

<input checked="" type="radio"/>	<input type="radio"/>
----------------------------------	-----------------------

SECTION IV: Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that contamination of environmental media exists on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the site property and that the site requires remediation. To the extent that existing information/studies/reports are available to the requestor, please attach the following (**please submit 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 ANY supporting documents.**
- 2. SAMPLING DATA: INDICATE (BY SELECTING THE OPTIONS BELOW) KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. DATA SUMMARY TABLES SHOULD BE INCLUDED AS AN ATTACHMENT, WITH LABORATORY REPORTS REFERENCED AND INCLUDED.**

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chlorinated Solvents	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other VOCs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
SVOCs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Metals	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1,4-dioxane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other – indicated below	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Please describe other known contaminants and the media affected:

- For each impacted medium above, include a site drawing indicating:
 - Sample location
 - Date of sampling event
 - Key contaminants and concentration detected
 - For soil, highlight exceedances of reasonably anticipated use
 - For groundwater, highlight exceedances of 6 NYCRR part 703.5
 - For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

These drawings are to be representative of all data being relied upon to determine if the site requires remediation under the BCP. Drawings should be no larger than 11"x17" and should only be provided electronically. These drawings should be prepared in accordance with any guidance provided.

Are the required drawings included with this application? YES NO

- Indicate Past Land Uses (check all that apply):

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

Other: Laundry, Painting Store, and Auto Garages

SECTION V: Requestor Information			
NAME Carman Place Apartments, LLC			
ADDRESS 1000 University Avenue, Suite 500			
CITY/TOWN Rochester, New York		ZIP CODE 14607	
PHONE (585) 324-2556		EMAIL lkaseman@coniferllc.com	
1. Is the requestor authorized to conduct business in New York State (NYS)?		Y <input checked="" type="radio"/>	N <input type="radio"/>
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS 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 with this application to document that that requestor is authorized to conduct business in NYS. Is this attached?		<input checked="" type="radio"/>	<input type="radio"/>
3. If the requestor is an LLC, the names of the members/owners need to be provided on a separate attachment. Is this attached?		<input checked="" type="radio"/>	<input type="radio"/>
4. Individuals that will be certifying BCP documents, as well as their employers, must 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. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.		<input checked="" type="radio"/>	<input type="radio"/>

SECTION VI: Requestor Eligibility		
If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.		
	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	<input type="radio"/>	<input checked="" type="radio"/>
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="radio"/>	<input checked="" type="radio"/>
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 or regulation of the State or Federal government?	<input type="radio"/>	<input checked="" type="radio"/>
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>

SECTION VI: Requestor Eligibility (CONTINUED)

	Y	N
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting or contaminants; or (ii) that involved 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?	<input type="radio"/>	<input checked="" type="radio"/>
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 a false statement in connection with any document or application submitted to DEC?	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?	<input type="radio"/>	<input checked="" type="radio"/>

12. 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:

<p>PARTICIPANT</p> <p>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.</p>	<p>VOLUNTEER <input checked="" type="checkbox"/></p> <p>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.</p> <p>NOTE: By selecting this option, 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; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste.</p> <p>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.</p>
--	---

13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?

Yes No N/A

SECTION VI: Requestor Eligibility (CONTINUED)

14. Requestor relationship to the property (check one; if multiple applicants, check all that apply):

Previous Owner Current Owner Potential/Future Purchaser Other: _____

If the requestor is not the current owner, **proof of site access sufficient to complete remediation must be provided.** 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 environmental easement on the site.

Is this proof attached?

Yes

No

Note: A purchase contract or lease agreement does not suffice as proof of site access.

SECTION VII: Requestor Contact Information**REQUESTOR'S REPRESENTATIVE**

Lisa Kaseman

ADDRESS

1000 University Avenue, Suite 500

CITY

Rochester, New York

ZIP CODE

14607

PHONE

(585) 324-2556

EMAIL

lkaseman@coniferllc.com

REQUESTOR'S CONSULTANT (CONTACT NAME)

Camila Israel

COMPANY

PS&S

ADDRESS

55 Main Street, 3rd Floor

CITY

Yonkers, New York

ZIP CODE

10701

PHONE

(914) 509-8616

EMAIL

cisrael@psands.com

REQUESTOR'S ATTORNEY (CONTACT NAME)

Linda R. Shaw, Esq.

COMPANY

Knauf Shaw LLP

ADDRESS

1400 Crossroads Building, 2 State Street

CITY

Rochester, New York

ZIP CODE

14614

PHONE

(585) 546-8430

EMAIL

lshaw@nyenvlaw.com

SECTION VIII: Program Fee

Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor is required to pay a non-refundable program fee of \$50,000. Requestors may apply for a fee waiver based on demonstration of financial hardship.

	Y	N
1. Is the requestor applying for a fee waiver based on demonstration of financial hardship?	<input type="radio"/>	<input checked="" type="radio"/>
2. If yes, appropriate documentation to demonstrate financial hardship must be provided with the application. See application instructions for additional information. Is the appropriate documentation included with this application?	<input type="radio"/>	<input checked="" type="radio"/>

SECTION IX: Current Property Owner and Operator Information

CURRENT OWNER
RDU A Parcel 3 LLC, Kev's Landscaping & Tree Services, Stewart Plaza LTD, Lau Investment Group, Inc. & Lau Enterprises Ltd.

CONTACT NAME
Please see Support Document and Site Access Agreements

ADDRESS

CITY	ZIP CODE
-------------	-----------------

PHONE Please see Support Document	EMAIL
---	--------------

OWNERSHIP START DATE

CURRENT OPERATOR

CONTACT NAME

ADDRESS

CITY	ZIP CODE
-------------	-----------------

PHONE	EMAIL
--------------	--------------

OPERATION START DATE

SECTION X: Property Eligibility Information

	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	<input type="radio"/>	<input checked="" type="radio"/>
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____	<input type="radio"/>	<input checked="" type="radio"/>

SECTION X: Property Eligibility Information (continued)

	Y	N
<p>3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: _____ EPA ID Number: _____ Date Permit Issued: _____ Permit Expiration Date: _____</p>	<input type="radio"/>	<input checked="" type="radio"/>
<p>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? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents.</p> <p style="text-align: right;">N/A <input checked="" type="radio"/></p>	<input type="radio"/>	<input type="radio"/>
<p>5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____</p>	<input type="radio"/>	<input checked="" type="radio"/>
<p>6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information.</p>	<input type="radio"/>	<input checked="" type="radio"/>

SECTION XI: Site Contact List

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 mailing addresses of the following:

- The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
- Residents, owners, and occupants of the property and adjacent properties.
- Local news media from which the community typically obtains information.
- The public water supplier which services the area in which the property is located.
- Any person who has requested to be placed on the contact list.
- The administrator of any school or day care facility located on or near the property.
- 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 XII: 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 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 Senior VP of Conifer Realty the sole member (title) of Carman Place Apartments, LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. 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 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: 5/31/2022 Signature: Lisa M Kaseman

Print Name: Lisa Kaseman

SUBMITTAL INFORMATION

- Two (2) copies, one unbound 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, 11th Floor
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: _____

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.

BCP App Rev 13

Please respond to the questions below and provide additional information and/or documentation as required.	Y	N
1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	<input type="radio"/>	<input type="radio"/>
3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?	<input type="radio"/>	<input type="radio"/>
4. Is the property upside down or underutilized as defined below?		
Upside down	<input type="radio"/>	<input type="radio"/>
Underutilized	<input type="radio"/>	<input type="radio"/>

From ECL 27-1405(31):

“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.

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):

375-3.2:

- (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
 - (1) the proposed use is at least 75 percent for industrial uses; or
 - (2) at which:
 - (i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;
 - (ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and
 - (iii) one or more of the following conditions exists, as certified by the applicant:
 - (a) property tax payments have been in arrears for at least five years immediately prior to the application;
 - (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
 - (c) there are no structures.

“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.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

5. 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*
*Selecting this option 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’ household’s 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 homeowners 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.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

6. Is the site a planned renewable energy facility site as defined below?

- Yes – planned renewable energy facility site
- No – not a planned renewable energy facility site

If yes, please provide any documentation available to demonstrate that the property is planned to be developed as a renewable energy facility site.

From ECL 27-1405(33) as of April 9, 2022:

"Renewable energy facility site" shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system.

From Public Service Law Article 4 Section 66-p as of April 23, 2021:

(b) "renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

7. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and meets the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?

- Yes
- No

From ECL 75-0111 as of April 9, 2022:

(5) "Disadvantaged communities" means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.

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BCP APPLICATION SUMMARY (FOR DEC USE ONLY)			
SITE NAME Carman Place Site	SITE ADDRESS 122 Bedell St., 126 Bedell St., 155-161 Main St., 163-169 Main St., 169 Main St., 171 Main St., 173-175 Main St., 177-179 Main St., Columbia St., and Bedell St.,		
CITY Hempstead, New York	COUNTY Nassau	ZIP 11550	
REQUESTOR NAME Carman Place Apartments, LLC	REQUESTOR ADDRESS 1000 University Avenue, Suite 500		
CITY Rochester, New York	ZIP 14607	EMAIL lkaseman@coniferllc.com	

PROPERTY ADDRESS	SECTION	BLOCK	LOT
Please See Support Document and Tax Map			

REQUESTOR'S REPRESENTATIVE			
NAME Lisa Kaseman	ADDRESS 1000 University Avenue, Suite 500		
CITY Rochester, New York	ZIP 14607	EMAIL lkaseman@coniferllc.com	
REQUESTOR'S ATTORNEY			
NAME Linda R. Shaw, Esq.	ADDRESS 1400 Crossroads Building, 2 State Street		
CITY Rochester, New York	ZIP 14614	EMAIL lshaw@nyenvlaw.com	
REQUESTOR'S CONSULTANT			
NAME Camila Israel	ADDRESS 55 Main Street, 3rd Floor		
CITY Yonkers, New York	ZIP 10701	EMAIL cisrael@psands.com	

REQUESTOR'S REQUESTED STATUS	PARTICIPANT <input type="checkbox"/>	VOLUNTEER <input checked="" type="checkbox"/>
DEC DETERMINATION	AGREE	DISAGREE

APPLIED FOR FEE WAIVER	YES <input type="radio"/>	NO <input checked="" type="radio"/>
ELIGIBLE FOR FEE WAIVER	YES	NO

PERCENTAGE WITHIN AN EN-ZONE	0% <input type="radio"/>	<50% <input type="radio"/>	50-99% <input type="radio"/>	100% <input checked="" type="radio"/>
DEC DETERMINATION	AGREE		DISAGREE	

BCP APPLICATION SUMMARY (FOR DEC USE ONLY) (CONTINUED)

FOR SITES IN NEW YORK CITY ONLY

IS THE REQUESTOR SEEKING TANGIBLE PROPERTY CREDITS?	YES	<input type="radio"/>	NO	<input checked="" type="radio"/>
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UPSIDE DOWN	YES	<input type="radio"/>	NO	<input type="radio"/>
DEC DETERMINATION	AGREE		DISAGREE	

UNDERUTILIZED	YES	<input type="radio"/>	NO	<input type="radio"/>
DEC DETERMINATION	AGREE		DISAGREE	

AFFORDABLE HOUSING STATUS	PLANNED	<input type="radio"/>	YES	<input type="radio"/>	NO	<input type="radio"/>
DEC DETERMINATION	AGREE		DISAGREE			

DISADVANTAGED COMMUNITY AND CONFORMING BOA	YES	<input type="radio"/>	NO	<input type="radio"/>
DEC DETERMINATION	AGREE		DISAGREE	

RENEWABLE ENERGY FACILITY SITE	YES	<input type="radio"/>	NO	<input type="radio"/>
DEC DETERMINATION	AGREE		DISAGREE	

NOTES:

BCP APPLICATION SUPPORT DOCUMENT

BCP APPLICATION SUPPORT DOCUMENT
Exhibit List

Exhibit A	Site Location, Base Property Map and Street Map
Exhibit B	Survey and Tax Map
Exhibit C	BOA, Disadvantaged Communities, Environmental Justice and En-Zone Maps
Exhibit D	Flood Map
Exhibit E	Zoning Map
Exhibit F	Previous Owners and Operators
Exhibit G	Site Drawing Spider Maps
Exhibit H	DOS Entity Information
Exhibit I	Corporate Consent
Exhibit J	Deeds
Exhibit K	Site Access Agreements
Exhibit L	Site Contact List
Exhibit M	Repository Letter

ENVIRONMENTAL REPORTS SEPARATELY ATTACHED ON CD:

1. March 2015 Spill No. 1411628
2. October 2015 Nelson, Pope & Voorhis, LLC (“NP&V”) Phase I report for RDUА Parcels
3. October 2015 NP&V Phase I report for Lau Property
4. November 2015 NP&V Phase II report for Lau Property
5. November 2015 NP&V Phase II report for Lots 129 and 130
6. December 2015 NP&V Phase I report for Lots 129 and 130
7. September 2016 NP&V Phase II report for RDUА Parcels Lots 135 and 138
8. November 2016 Nov. Enviroscience Asbestos Survey
9. November 2016 Foundation Design Geotech Report
10. November 2016 Enviroscience Phase I Report for Conifer
11. October 2018 Enviroscience Phase I Update Report
12. August 2019 PS&S Supplemental Investigation Report
13. June 2022 PS&S Remedial Investigation Report and Remedial Action Work Plan

SECTION I – PROPERTY INFORMATION

The Site located in Hempstead, New York 11550 (“Site” or “BCP Site.”). The Site Location Map, Street Map and Base Property Map are in Exhibit A. The approximately 2.54-acre Site is located at the following addresses and on the following Parcels:

Parcel Address	Tax Parcel Identification No.	Acreage ¹
Bedell Street	34-195-135	0.11478
Columbia Street	34-195-138	1.0852
122 Bedell Street	34-195-130	0.046
126 Bedell Street	34-195-129	0.040
177-179 Main Street*	34-195-8	0.591479
163-169 Main Street	34-195-111	0.2154
155-161 Main Street*	34-195-131	0.438

*Please note that the parcels located at 173-175 Main Street and 155-161 Main Street are composed of several sublots. The sublots are as follows:

Parcel	Lots	Acreage
177-179 Main Street (34-195-8)	Lot 1: Lot 116	0.13976
	Lot 2: Lot 8	0.22586
	Lot 3: Lot 9	0.113969
	Lot 4: Lot 10	0.11189
155-161 Main Street (34-195-131)	Lot 1: Lot 132	0.2226
	Lot 2: Lot 131	0.2154

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 B.

2. Property Map

The Site Location and Base Property Map are in Exhibit A. A Survey Map is in Exhibit B.

3-5. BOA, Disadvantaged Communities, EJ and En-Zone Designations

The Site BOA, Disadvantaged Communities, Environmental Justice, and En-Zone Maps are in Exhibit C. The Site is located in an EnZone Type B, Census Tract 4068.01. The Site is located in a BOA. The Site is also located in the Hempstead BOA. The BOA Program seeks to provide a

¹ Acreage was determined using the square foot measurements on the Survey Map in Exhibit B to the extent provided on the survey map (several lots did not have square foot measurements), which are more precise than the Hempstead Property Tax Assessment Roll or the estimates in the PS&S 2019 SSI Report.

neighborhood planning approach to the assessment and redevelopment of brownfields and other vacant or abandoned properties. The Site is also located in a Potential Environmental Justice Area. The EPA ArcGIS map indicates that approximately 94.05 % of the population surrounding this Site is a minority population. Approximately 19 % of the area surrounding the Site is linguistically isolated, so the BCP documents will need to be translated into Spanish. The Site is also located in a disadvantaged community area. According to the New York State Disadvantaged Communities Map, the Site is located on Census Tract 36059406801, which has an environmental burden higher than 36 % of Census Tracts statewide and a population vulnerability higher than 89 % percent of Census Tracts statewide.

6-11. Please refer to responses on the BCP Application Form.

12. Easements and Existing Rights of Way

The property located at 122 Bedell Street is the subject of an ingress and egress easement. According to the deed for the property, the property is subject to “an easement and right of way 10 feet in width in favor [of] the owner of the above described premises over and across the most westerly 10 feet of the premises immediately adjoining the above described premises on the east to be used as a driveway for ingress and egress from Bedell Street in common with the owner of said adjoining premises on the east.” However, once the Site is acquired, this easement will be terminated. Therefore, the current presence of this easement will not impact remediation efforts at the Site.

13. Please refer to responses on the BCP Application Form.

14. Property Description Narrative and Environmental Assessment

A. Site Location

The Site is located at the following addresses and tax parcels:

Parcel Address	Tax Parcel Identification No.
Bedell Street	34-195-135
Columbia Street	34-195-138
122 Bedell Street	34-195-130
126 Bedell Street	34-195-129
177-179 Main Street	34-195-8 (which includes sublots)
163-169 Main Street	34-195-111
155-161 Main Street	34-195-131(which includes sublots)

The Site Location and Base Property Map are in Exhibit A. The surrounding area is occupied by mixed-use commercial and residential properties. The Site is located at the corner of Bedell St., Columbia St. and Main Street in Hempstead New York. Bedell Street, commercial properties and parking areas are located north of the Site. Commercial and residential properties are located south

of the Site. Main Street and commercial properties are located east of the Site. Residential properties, commercial properties, and a municipal parking lot are located west of the Site.

B. Site Features

There is one large commercial building on Site and two houses that formerly had underground storage tanks. The remainder of the Site consists of an asphalt parking lot. Hempstead Lake, which is the nearest waterbody, is located approximately 1.5 miles from the Site. Nevertheless, the Site is located in an area of minimal flood hazard. *See Exhibit D Flood Map.*

C. Current Zoning and Land Use

The Site is currently located in the Business B District with a DO-2 Overlay. *See Exhibit E Zoning Map.* The Business B designation allows for various commercial uses. The DO-2 designation allows for a wide variety of uses including retail, commercial uses, and a variety of residential options. The northern half of the Site is currently used as a parking area for overstock vehicles for a nearby automobile dealership, and the southeastern portion of the property is occupied by a commercial retail strip center. The strip center is occupied by several restaurants, a laundromat, a billiard parlor, a wireless store, a hair salon, a check cashing service center and a vacant store front. Lots 129 and 130, which have residential dwellings, are still occupied by private tenants but will be vacated upon Site acquisition. The southwestern portion of the property is occupied by an asphalt parking lot associated with the commercial strip center. The surrounding properties consist of mixed-use commercial and residential properties. The Long Island Railroad Hempstead Depot is located approximately 0.088 miles from the Site.

D. Past Use of the Site

See Section IV.4 for full description of past land uses. The Site has a long history of mixed-uses including a dry cleaner, auto service station and other uses that used fuel oil which housed prior underground storage tanks. The historical owners and uses associated with the Site are further described below and in Exhibit F, Previous Owners and Operators List.

E. Site Geology and Hydrogeology

According to the 2016 Enviroscience Phase I Report, the topographic elevation of the subject property is approximately 65 feet above mean sea level. The regional groundwater elevation information was obtained from the Nassau County Department of Health Services (March 1997). The groundwater elevation in the vicinity of the subject property is 45 feet above mean sea level, and the regional groundwater flow direction beneath the property is generally to the south. The depth to water is 20 feet below grade. During the 2016 Geotechnical Investigation, groundwater was encountered between 25 and 27 feet below grade. Groundwater on Long Island is derived from precipitation. Groundwater in the area is discharged from the subsurface system into Mill River and ultimately the Island Park Channel. The major water bearing units beneath the subject property include: the Upper Glacial aquifer, the Magothy aquifer, and the Lloyd aquifer. According to the U.S. Department of Agriculture Soil Survey of Nassau County (1987), the soil on the subject property is identified as Urban Land (Ug). This soil type consists of areas that are

more than 85 percent covered by buildings and pavements such as parking lots, shopping centers, and business districts. The topography of the Site is relatively flat. No surface water bodies or wetlands are located on the subject property based on information obtained from the U.S. Fish & Wildlife Service. The property does not appear to contain any ecologically sensitive areas. The site is not in a floodplain. The 2016 Foundation Design Geotechnical Report noted that on-Site soil borings show the asphalt surface over limited depths of fill and then native material. The fill was two to four feet thick and included organics, millings, and general construction debris. The native soils are sands with gravel and a small portion of silt. There are also outwash deposits from previous glacial advance. Soils in the upper ten feet are firm and then compact. Below ten feet they are compact to dense. Deeper soils are denser and contain less gravel. Bedrock is expected to be well below 100 feet deep. The Site was identified as having a Site Classification of D (Stiff Soil Profile).

F. Environmental Assessment

Based on the investigations conducted to date, the primary contaminants of concern for the Site include:

Soil: Petroleum-related volatile organic compounds (VOCs) and acetone are present in soil down to a depth of 12 feet below grade surface (ft bgs). The maximum detection of 7.97 ppm for 1,2,4-Trimethylbenzene was present above the protection of groundwater soil cleanup objective (PGWSCO). Xylene (maximum detection of 1.9 ppm) was present above the PGWSCO of 1.6 ppm and up to the restricted residential soil cleanup objective (RRSCO) of 1.9 ppm. Semi-volatile organic compounds (SVOCs), mostly in the form of poly aromatic hydrocarbons (PAHs), are present at much higher levels than are typically present in historic fill soils and well over the RRSCOs. Most notably Benzo(a)anthracene (maximum detection 39.2 ppm compared to RRSCO of 1 ppm), Benzo(b)fluoranthene (maximum detection 39.6 ppm compared to RRSCO of 1 ppm), Benzo(k)fluoranthene (maximum detection 28.6 ppm compared to RRSCO of 3.9 ppm), and Chrysene (maximum detection 57.9 ppm compared to RRSCO of 3.9 ppm) are present at levels not typical of historic fill soil. Heavy metals are also present throughout the footprint of the Site from ground level to 12 ft bgs. Most notably, Chromium, lead, and mercury are all over their applicable RRSCOs. Finally, the emerging contaminant PFOS was present at the site above the currently proposed guidance screening level. See Exhibit G Soil Site Drawing Spider Map.

Groundwater – There were a number of VOCs, SVOCs as well as 1,4 Dioxane reported with detection limits above their respective ambient groundwater quality standard (AWQS). 1,4-Dioxane has been determined to be a significant emerging contaminant present in Long Island groundwater, which could impact the lower drinking water level aquifer. SVOCs were present in the groundwater, including PAHs, likely migrating into the groundwater from the contaminated soil. Other more unusual SVOCs are also present such as Bis(2-ethylhexyl) phthalate with a maximum exceedance of 27 µg/L compared to the AWQS of 5 µg/L. Both PFOA and PFOS were also present above their respective MCLs. See Exhibit G Groundwater Site Drawing Spider Map.

Soil Vapor – Nine VOCs were present in all six of the soil vapor samples but none of these VOCs are currently included in the NYSDOH Soil Vapor Guidance matrices. 1,4-Dioxane was reported with detection limits above their respective guidance levels in all 6 soil vapor samples. See Exhibit G Soil Vapor Site Drawing Spider Map.

15-17. Regarding Questions 15-17 on the BCP Application:

There are no responses to question 15-17 on the BCP Application Form since this Site is not located in New York City.

SECTION II – PROJECT DESCRIPTION

1-3. Please refer to BCP Application Form.

4. Short Project Description

The planned Carman Place project will be located in the heart of the Village of Hempstead Downtown Revitalization Area and is intended to serve the needs families of various income levels in the community as well as provide viable retail opportunities for the Village. The residential portion will consist of 2 buildings and provide 228 units, including 30 studio-apartments, 140 one-bedroom and 58 two-bedroom apartments. The rents will be affordable to households with incomes ranging from 30% AMI to 90% AMI through participation in the Middle Income Housing, Federal Housing Trust Fund and New Construction Capital, Community Investment Fund Programs. Additionally, the project will utilize NYS Empire State Development Funds for infrastructure improvements and HOME funds from Nassau County. The Town of Hempstead has issued a resolution approving a 30-year PILOT. The project will provide residents with access to an on-site club house facility, gym, and ample open space on the roof top terrace. 22,600 SF Commercial/Retail space is located on the first floor of the building and will be operated and managed by a third-party condominium owner. The buildings will also provide 296 below and at grade parking spaces, which will serve both the residential and commercial uses.

The Project received Site Plan Approval on November 19, 2006 which has been extended through December 31, 2022. An affordable housing funding award is expected to close on construction by December 2022. Therefore, the expedited schedule below is intended to accommodate this construction financing date for the project.

Schedule – Commencement through COC

A Remedial Investigation Report (“RIR”) and Remedial Action Work Plan (“RAWP”) have been submitted with this application because this 100% affordable housing project on the Long Island has finally received all of its approvals and the plan is to commence remediation as soon as possible by the end of Calendar 2022 when funding is expected to be provided by affordable housing agencies for the project to proceed. The RAWP is expected to be approved by December 2022 and the remediation is expected to be completed on the Site by mid-2023. The Certificate of Completion is anticipated to be issued on or before December 2023.

SECTION III – LAND USE FACTORS

1. Zoning and Current Use

The Site is currently located in the Business B District with a DO-2 Overlay. *See* Exhibit E, Zoning Map. The Business B designation allows for various commercial uses. The DO-2 designation allows for a wide variety of uses including retail, commercial uses, and a variety of residential options. The northern half of the Site is currently used as a parking area for overstock vehicles for a nearby automobile dealership, and the southeastern portion of the property is occupied by a commercial retail strip center. The strip center is occupied by several restaurants, a laundromat, a billiard parlor, a wireless store, a hair salon, a check cashing service center, and a vacant store front. The southwestern portion of the property is occupied by an asphalt parking lot associated with the commercial strip center.

2. Anticipated Use

Post remediation use of the Site entails demolition of the remaining on-Site structures, remediation, and construction of a mixed-use commercial and residential building. After the remediation, the Site will be used for commercial and residential purposes.

3. Renewable Energy Facility

The proposed post-remediation use is not a renewable energy facility.

4. Compliance with Zoning Laws, Recent Development, and Community Master Plans

The project is consistent with the Hempstead, New York zoning laws and map. It is supported by current, historical and/or recent development patterns. Lastly, the project is consistent with the Nassau County Master Plan, which seeks to diversify the types of housing available to its residents.

SECTION IV – PROPERTY’S ENVIRONMENTAL HISTORY

1. List of Environmental Reports

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

1. March 2015 Spill No. 1411628
2. October 2015 NP&V Phase I report for RDU A Parcels
3. October 2015 NP&V Phase I report for Lau Property
4. November 2015 NP&V Phase II report for Lau Property
5. November 2015 NP&V Phase II report for Lots 129 and 130
6. December 2015 NP&V Phase I report for Lots 129 and 130
7. September 2016 NP&V Phase II report for RDU A Parcels Lots 135 and 138
8. November 2016 Enviroscience Asbestos Survey
9. November 2016 Foundation Design Geotechnical Investigation Report
10. November 2016 Enviroscience Phase I Report for Conifer
11. October 2018 Enviroscience Phase I Update Report

- 12. August 2019 PS&S Supplemental Investigation Report
- 13. June 2022 PS&S Remedial Investigation Report and Remedial Action Work Plan

2. Sampling Data

See Exhibit G Spider Maps which include sampling data summaries, and Section IV.3.

Soil:

Soil samples results were summarized in environmental reports from November 2015, December 2015, September 2016 and August 2019. Samples were collected from 0 ft-bgs to 12 ft-bgs. Some samples were collected from leaching pools that were present at the time of the sampling:

Analytes	Detections > RRSCOs	Maximum Detection (mg/kg)	Protection of Groundwater | RRSCO (mg/kg)	Depth (ft-bgs)	Sampling Date
VOCs					
1,2,4-Trimethylbenzene	1	7.97	3.6 | 52	0 - 12	12/3/2015
Acetone	2	.645	0.02 | 100	0 - 12	9/15/2016
Xylenes, Total	1	1.9	1.6 | 1.9	0 - 12	7/10/2019
SVOCs					
Benzo(a)anthracene	5	39.2	1 | 1	0 - 12	11/5/2015
Benzo(b)fluoranthene	4	39.6	1.7 | 1	0 - 12	11/5/2015
Benzo(k)fluoranthene	4	20.6	0.8 | 3.9	0 - 12	11/5/2015
Benzo(a)pyrene	1	28.6	22 | 1	0 - 12	11/5/2015
Chrysene	5	57.9	1 | 3.9	0 - 12	11/5/2015
Indeno(1,2,3-cd)pyrene	2	32.4	8.2 | 0.5	0 - 12	11/5/2015
Napthalene	1	16.8	12 | 100	0 - 12	12/3/2015
METALS					
Arsenic	1	17.2	16 | 16	0 - 12	11/5/2015
Cadmium	2	36.8	7.5 | 4.3	0 - 12	11/5/2015
Chromium	4	150	19 | 110	0 - 12	11/5/2015
Copper	1	8,480	1,720 | 270	0 - 12	12/3/2015
Lead	5	10,700	450 | 400	0 - 12	12/3/2015
Mercury	4	11.7	0.73 | 0.81	0 - 12	11/5/2015
Zinc	3	10,700	2,480 | 10,000	0 - 12	12/3/2015
EMERGING CONTAMINANTS					
PFOS	2	0.00463	0.001	0 - 12	7/10/2019

Groundwater:

Analyte	Detections > AWQS	Max Detection (µg/L)	AWQS (µg/L)	Sampling Date
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VOCs				
1,2,2-trichloroethane	2	1.5	1	7/10/2019
1,2,3-Trichloropropane	2	2.5	0.04	7/10/2019
1,2-Dibromo-3-chloropropane	2	2.5	0.04	7/10/2019
1,2-Dibromomethane	2	2	0.0006	7/10/2019
1,2-Dichloropropane	2	1	1	7/10/2019
Acrylonitrile	2	5	5	7/10/2019
Cis-1,3-Dichloropropene	2	0.5	0.4	7/10/2019
Dibromomethane	2	5	5	7/10/2019
Dichlorofluoromethane	2	5	5	7/10/2019
Hexachlorobutadiene	2	2.5	0.5	7/10/2019
Trans-1,3-Dichloropropene	2	0.5	0.4	7/10/2019
1,4-Dioxane	2	250	1	7/10/2019
SVOCs				
1,2,4,5-Tetrachlorobenzene	2	10	5	7/10/2019
1,2,4-Trichlorobenzene	2	5	5	7/10/2019
2,4-Dichlorophenol	2	5	2	7/10/2019
2,4-Dimethylphenol	2	5	2	7/10/2019
2,4-dinitrophenol	2	20	2	7/10/2019
2,4-dinitrotoluene	2	5	5	7/10/2019
2,6-dinitrotoluene	2	5	5	7/10/2019
2-Nitroaniline	2	5	5	7/10/2019
3,3'-Dichlorobenzidine	2	5	5	7/10/2019
3-nitroaniline	2	5	5	7/10/2019
4-chloroaniline	2	5	5	7/10/2019
4-Nitroaniline	2	5	5	7/10/2019
Bis(2-chloroethoxy) methane	2	5	5	7/10/2019
Bis(2-chloroethyl) ether	2	2	1	7/10/2019
Bis(2-ethylhexyl) phthalate	1	27	5	7/10/2019
Hexachlorocyclopentadiene	2	20	5	7/10/2019
Nitrobenzene	2	2	0.4	7/10/2019
Phenol	2	5	2	7/10/2019
Benzo(a)anthracene	2	2.4	0.002	7/10/2019
Benzo(a)pyrene	2	1.3	0	7/10/2019
Benzo(b)fluoranthene	2	1.6	0.002	7/10/2019
Benzo(k)fluoranthene	2	0.6	0.002	7/10/2019
Chrysene	2	1.4	0.002	7/10/2019
Hexachlorobenzene	2	0.8	0.04	7/10/2019
Hexachlorobutadiene	2	0.5	0.5	7/10/2019
Indeno(1,2,3-cd)pyrene	2	0.8	0.002	7/10/2019
METALS				
Aluminum, total	1	3960	2000	7/10/2019
Iron, total	2	21200	600	7/10/2019
Manganese, total	2	2818	600	7/10/2019
Thallium	1	0.5	0.5	7/10/2019

Emerging Contaminants				
Perfluorooctanoic acid (PFOA)	2	0.0414	0.01	7/10/2019
Perfluorooctanesulfonic acid (PFOS)	2	0.0516	0.01	7/10/2019
Sum PFOA/PFOS Total	2	0.093	0.07	7/10/2019

Soil Vapor:

Analytes	Total Detections	Max Detection ($\mu\text{g}/\text{m}^3$)	Type	Sampling Date
VOCs				
1,1,2,2-Tetrachloroethane	6	1.37	Indoor/Outdoor Air, Sub-Slab Vapor	4/26/2019
1,1,2-Trichloroethane	6	1.09	Indoor/Outdoor Air, Sub-Slab Vapor	4/9/2019
1,2-Dibromoethane	6	1.54	Indoor/Outdoor Air, Sub-Slab Vapor	4/9/2019
1,2-Dichloroethane	6	0.809	Indoor/Outdoor Air, Sub-Slab Vapor	4/9/2019
1,2-Dichloropropane	6	0.924	Indoor/Outdoor Air, Sub-Slab Vapor	4/9/2019
1,3-Butadiene	6	3.23	Indoor/Outdoor Air, Sub-Slab Vapor	7/10/2019
1,4-Dichlorobenzene	6	1.2	Indoor/Outdoor Air, Sub-Slab Vapor	7/10/2019
1,4-Dioxane	6	0.721	Indoor/Outdoor Air, Sub-Slab Vapor	7/10/2019
3-Chloropropene	6	0.626	Indoor/Outdoor Air, Sub-Slab Vapor	7/10/2019
Benzene	6	0.783	Indoor/Outdoor Air, Sub-Slab Vapor	7/10/2019
Benzyl Chloride	6	1.04	Indoor/Outdoor Air, Sub-Slab Vapor	6/24/2019
Bromodichloromethane	6	1.34	Indoor/Outdoor Air, Sub-Slab Vapor	6/24/2019
Carbon tetrachloride	2	1.26	Sub-Slab Vapor	6/25/2019
Chloroform	4	0.977	Indoor Air, Outdoor Air	6/25/2019
Cis-1,3-dichloropropene	6	0.908	Indoor/Outdoor Air, Sub-Slab Vapor	6/25/2019
Hexachlorobutadiene	6	2.13	Indoor/Outdoor Air, Sub-Slab Vapor	6/25/2019
Tetrachloroethene	2	382	Sub-Slab Vapor	4/26/2019
Trans-1,3-dichloropropene	6	0.908	Indoor/Outdoor Air, Sub-Slab Vapor	4/26/2019
Trichloroethene	2	50.9	Sub-Slab Vapor	4/26/2019
Vinyl Bromide	6	0.874	Indoor/Outdoor Air, Sub-Slab Vapor	4/26/2019
Vinyl Chloride	2	0.511	Sub-Slab Vapor	4/9/2019
Trichloroethene	4	0.613	Indoor Air, Outdoor Air	7/10/2019

3. Past Land Use

1. Past Use of the Site

The Site was originally developed between 1904-1909. Sanborn maps from 1909 depict 14 two-

story dwellings, a storage building, a plumbing shop, and sign and paint shop. The residential buildings contained oil tanks. In 1919, the property was developed with a similar configuration to 1909, but the sign and paint shop was replaced by Newman Light and Heating. An automobile garage was also present in 1919. Four additional stores were present on the Site in 1925. Between 1925 and 1937, one dwelling and the Newman Light and Heating store were removed from the Site. A large parking lot is shown on the Site in maps beginning in 1937. Between 1950 and 1963, the Site was developed with 10 two-story dwellings, storage buildings, four stores, a new strip of stores and restaurants, automobile garages, and a parking lot. Sanborn maps from 1970 depict six two-story dwellings, eight stores, two restaurants, and two large parking lots on the site. Aerial photographs from 1970 to the present generally depict a similar configuration.

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

On March 13, 2015, a release of #2 fuel oil occurred due to equipment failure at 163-169 Main Street (Spill No. 1411628). The spill was reported during the removal of an underground, 1,000-gallon fuel oil tank. Approximately 68.86 tons of impacted soil was removed as part of the cleanup and endpoint samples allegedly confirmed that all contamination had been removed. The file for this incident was closed on April 8, 2015.

In October 2015, NP&V prepared a Phase I for the property known as the RDU Property. The property is more specifically identified as the 1.2-acre property composed of lots 135 and 138. At the time of the inspection, the RDU Property consisted of a paved municipal parking lot and a fenced in automobile storage area. A portion of the property was also used as an access road. Some minor staining was noted by NP&V on the fenced in portion of the site. Two open gate curbside catch basins were located on the property as well as one manhole cover laying over unidentified utility infrastructure. NP&V identified this as a recognized environmental condition (“REC”) and noted that the curb side catch basins and the utility infrastructure covered by the manhole should be further investigated to determine if these are leaching structures that discharged directly to the subsurface.

In October 2015, NP&V prepared another Phase I ESA for the Lau Property, which consists of Tax ID Section 24, Block 195, Lots 8 through 9, 111, 116, and 131. The 1.25-acre parcel is located on the southwest corner of Main Street and Bedell Street. At the time of the investigation, the property was utilized for commercial, retail and service purposes. The northern half of the property was used for parking for overstock vehicles for a nearby automobile dealership. The southern portion of the proper was occupied by a commercial retail strip center and an asphalt parking lot. No evidence of any storage tanks was identified during the investigation. However, a tank was removed from the property in 2015 along with several tons of contaminated soil. Several floor drains and open grate stormwater drainage were observed in the basements of the buildings. Speedi-dry was observed on one of the drains. No other evidence of discharge, areas of stressed vegetation, residue of oils or other toxic substances, major staining, pools of discharge, petroleum or chemical odors, or other such indicators were noted. NP&V identified the two floor drains and the open stormwater leaching pool as RECs. Based on its findings, NP&V recommend sampling of the floor drains and leaching pools.

In November 2015, NP&V performed a Phase II subsurface investigation for the Lau Property to

determine if the on-Site stormwater leaching pools and basement floor drains had been impacted by prior uses of the property. Five soils samples were collected, three from stormwater leaching pools and two floor drains. NP&V identified the contaminants of concern as SVOCs and metals in soil. See Section IV.3 for full environmental assessment. NP&V recommended that these parcels be remediated.

In December 2015, NP&V performed a Phase II investigation for the properties located at 122 and 126 Bedell Street - Tax Lots 129 and 130 by investigating two floor drains in the basements of the two residences. NP&V identified the contaminants of concern as VOCs, SVOCs, and metals. See Section IV.3 for full environmental assessment. NP&V recommended that these parcels be remediated.

In September 2016, NP&V performed a Phase II subsurface investigation for the RDU property located at Tax No. Section 34, Block 195, Lots 135 and 138 to determine if the on-Site stormwater leaching pools and basement floor drains had been impacted. Five samples collected from the property identified the contaminants of concern as VOCs, SVOCs, and metals. See Section IV.3 for full environmental assessment. A ground penetrating survey was also performed over portions of the property. The survey did not reveal any anomalies which would indicate that subsurface anomalies were present on the Site. NP&V recommended that these parcels be remediated.

In November 2016, Enviroscience prepared an asbestos survey of a commercial retail buildings and the two houses on the parcels known as Tax ID Nos. Section 34 Block 195 Lots, 8, 9, 10, 111, 116, 129, 130, 131, 135, and 138. ACM was found on the exterior of these buildings in the asphalt roof flashings on the flat roofs. The flashings are at the perimeters, equipment curbs, and penetrations. ACM was also found in drywall, ceiling tile, floor tile, wall finish, built up roofing, roof installation, duct waterproofing, and a roof patch. Enviroscience noted that any ACM that will be disturbed during renovation or demolition must be removed.

In 2016, Foundation Design, P.C. prepared a geotechnical evaluation of the Site. A total of sixteen soil borings were advanced for the study. Boring depths ranged from 25 feet to 102 feet. Groundwater was noted in most borings. On-Site soil borings revealed that under the asphalt surface was historic fill two to four feet thick and included organics, millings, and general construction debris. The native soils thereunder consisted of sands with gravel and a small portion of silt. There are also outwash deposits from previous glacial advance. Bedrock was not present until well below 100 feet deep. Groundwater was encountered between 25 and 27 feet below grade. Foundation Design recommended that any new on-Site structure be on supported on a spread footing foundation system and that there be at least six inches of granular material beneath the slabs-on-grade.

In November 2016, Enviroscience prepared a Phase I ESA for the entire Site for the Requestor's parent company Conifer. At the time of the investigation, the Site was developed with one commercial building and two residential buildings. The remainder of the Site was used as a parking lot. The two residential buildings had out-of-service aboveground storage tanks ("ASTs") for fuel oil located in the basement. The records review revealed the present of a National Priorities List Site approximately 1 mile from the Site called the Old Roosevelt Field Contaminated Groundwater Area, which was formerly used for aviation manufacturing, maintenance and repair. While

Enviroscience concluded that this NPL site does not pose a risk to this Site, they did note that there is a plume under that site in close proximity to this Site. Enviroscience determined previous commercial occupants of the Site included an auto service station.

In October 2018, Enviroscience prepared an Phase I update for the Site. At the time of the investigation, the Site was developed with a commercial building, two residential buildings, two large parking areas, and an automobile storage yard. One out of use 275-gallon AST was identified in the basement of the house located at 126 Bedell Street. A review of environmental databases revealed a listing for the Site on the Dry Cleaner Facilities Database and the NY Spills Database (Spill No. 1411628). The dry cleaner was known as Hempstead Valet Service and was located at 157 A Main Street. Enviroscience noted that dry cleaning operations can produce hazardous substances such as chlorinated solvents known as PERC or TCE, which have the potential to contaminate the environment. The presence of the former dry cleaner created a VEC for the Site and is considered to be a REC. Enviroscience also noted that previous soil contamination identified beneath the floor drains of the residential buildings on the Site were considered to be a REC for the Site. It concluded that the floor drains should be identified and investigated or documentation regarding their remediation should be obtained. Enviroscience concluded that the Site has a moderate environmental risk due to the presence of a former dry cleaner on the Site and known soil contamination.

In 2019, PS&S prepared a Supplemental Site Investigation (“SSI”) Report for the Site. The purpose of the SSI was to collect additional soil, groundwater, and vapor intrusion samples to further characterize the Site. The SSI was carried out in the spring and summer of 2019. The SSI revealed the contaminants of concerns as VOCs, SVOCs, metals, and emerging contaminants in soil, VOCs, SVOCs, metals, and emerging contaminants in groundwater, and VOCs in soil vapor. See Section IV.3 for full environmental assessment. The report noted that future investigation and remediation should be based on the proposed site redevelopment. PS&S also recommended an additional soil vapor assessment.

In June 2022, PS&S prepared a Remedial Investigation Report summarizing all of the historic Site investigation reports and a Remedial Action Work Plan attached to this application.

SECTION V – REQUESTOR INFORMATION

The Requestor is Carman Place Apartments, L.L.C., a New York limited liability company, located at 1000 University Avenue, Suite 500, Rochester, New York 14607. Carman Place Apartments, LLC is authorized to do business in the State of New York. *See Exhibit H, NYSDOS Entity Information.* The sole member of Carman Place Apartments, LLC is Conifer Realty, LLC.

The Written Consent provides Lisa Kaseman, who is the Senior Vice President for Conifer Realty, LLC, the sole member of Carman Place Apartments, LLC, with authority to sign all Brownfield Cleanup Program (“BCP”) documents on behalf of the Requestor Carman Place Apartments, LLC. *See Exhibit I Corporate Consent.*

Requestor is not yet the owner of the BCP Site. As more fully described below, the BCP Site is currently owned by the following parcel owners:

Parcel Address	Tax Parcel Identification No.	Owner
Bedell Street	34-195-135	RDUА PARCEL 3 LLC
Columbia Street	34-195-138	RDUА PARCEL 3 LLC
122 Bedell Street	34-195-130	KEV's Landscaping & Tree Services
126 Bedell Street	34-195-129	Stewart Plaza LTD
177-179 Main Street*	34-195-8	Lau Investment Group, Inc.
163-169 Main Street	34-195-111	Lau Investment Group, Inc.
155-161 Main Street*	34-195-131	Lau Enterprises Ltd.

The Requestor Carman Place Apartments, LLC has received a temporary license from the Owners to access the property to perform investigation and remediation work required by the BCP. *See* Exhibit K, Site Access Agreement.

The Requestor has no prior relationship with any current or past owners or operators of the Site. *See* Exhibit F, 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.

SECTION VI – REQUESTOR ELIGIBILITY INFORMATION

1-11. Please refer to responses on the BCP Application Form.

REQUESTOR CERTIFICATION

The Requestor certifies it is a Volunteer, since it does not have nor has ever had a relationship with any of the past owners or operators of the Site that caused the contamination on the Site. Requestor did not 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 its involvement with the Site during due diligence activities.

SECTION VII- REQUESTOR CONTACT INFORMATION

Please refer to responses on the BCP Application Form.

SECTION VIII – PROGRAM FEE

Please refer to responses on the BCP Application Form.

SECTION IX- CURRENT PROPERTY OWNER/OPERATOR INFORMATION

The Site is owned by the following entities:

Parcel Address	Tax Parcel Identification No.	Owner	Contact Person	Email
Bedell Street	34-195-135	RDU PARCEL 3 LLC	Michele Skobla	info@renaissancedowntowns.com
Columbia Street	34-195-138	RDU PARCEL 3 LLC	Michele Skobla	info@renaissancedowntowns.com
122 Bedell Street	34-195-130	KEV's Landscaping & Tree Services	Kevin Seck	kevslandscaping@aol.com
126 Bedell Street	34-195-129	Stewart Plaza LTD	Kevin Seck	kevslandscaping@aol.com
177-179 Main Street*	34-195-8	Lau Investment Group, Inc.	Jay Lau, Esq.	jlau@laupc.com
163-169 Main Street	34-195-111	Lau Investment Group, Inc.	Jay Lau, Esq.	jlau@laupc.com
155-161 Main Street*	34-195-131	Lau Enterprises Ltd.	Jay Lau, Esq.	jlau@laupc.com

See Exhibit J, Deeds for additional information. Requestor has received a temporary license from the Owner to access the property to perform investigation and remediation work required by the BCP. See Exhibit K, Site Access Agreement.

The Previous and Current Owner and Operator list is attached in Exhibit F. 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 F also includes the prior operators' use of the parcels that make up the Site.

SECTION X - 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 G, 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 XI - CONTACT LIST INFORMATION

See Exhibit L for the Site Contact List. *See* Exhibit M, for the Repository Letter.

EXHIBIT A

BASE MAP

Carman Place Site

Bedell Street, Columbia Street, 122 Bedell Street, 126 Bedell Street, 177-179 Main Street, 173-175 Main Street, 171 Main Street, 169 Main Street, 163-169 Main Street, 155-161 Main Street, 155-161 Main Street
Hempstead, New York 11550

Legend:

-  Site Property Boundary
-  Parcels
-  Lot Lines

Corresponding page lists adjacent property owners by letter A –

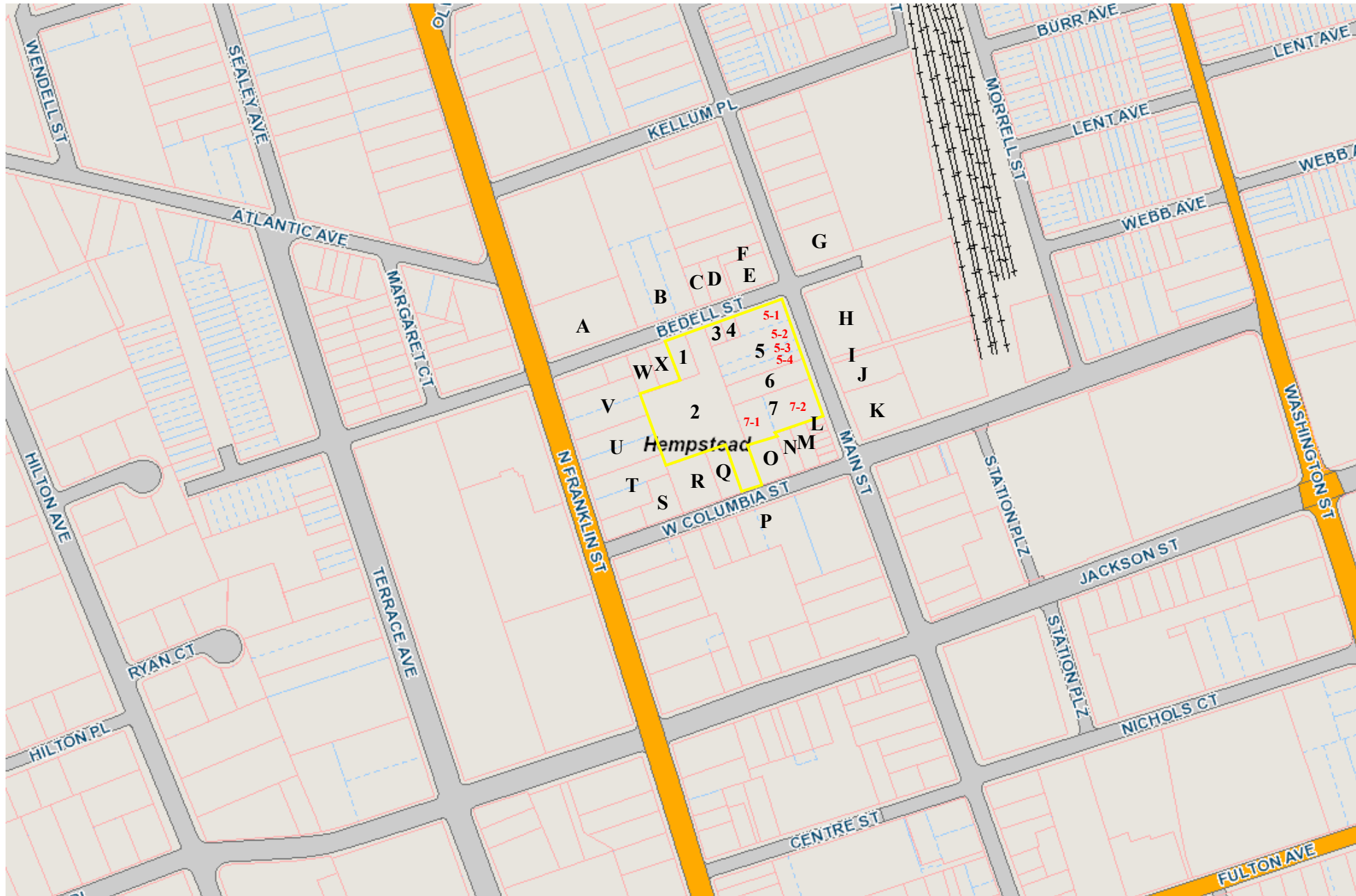


All feature locations are approximate. This map is intended as a schematic to be used in conjunction with associated Application and Support Information, and should not be relied upon as a survey for planning and other activities.

May 2022

Source: Nassau County LRV Viewer

Scale: 1" = 100' approximately



Number	Property Owner(s) Name(s)	Property Address	Section-Block-Parcel
1	Rdua Parcel 3 LLC	Bedell Street	34-195-135
2	Rdua Parcel 3 LLC	Columbia Street	34-195-138
3	Kevs Landscape and Tree Service	122 Bedell Street	34-195-130
4	Stewart Plaza LTD	126 Bedell Street	34-195-129
5	Lau Investment Group Inc.	173-175 Main Street 5-1: 177-179 Main Street 5-2: 173-175 Main Street 5-3: 171 Main Street 5-4: 169 Main Street	34-195-8 5-1: Lot 116 5-2: Lot 8 5-3: Lot 9 5-4: Lot 10
6	Lau Investment Group Inc.	163-169 Main Street	34-195-111
7	Lau Enterprises LTD	155-161 Main Street	34-195-131 7-1: Lot 132 7-2: Lot 131

Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
A	Town of Hempstead	200 Franklin Street	34-193-121
B	Rdua Parcel 5 LLC	Kellum Place	34-193-9
C	Jaycob LLC	121 Bedell Street	34-193-4
D	Chelsea Real Properties II LLC	127 Bedell Street	34-193-3
E	Nextgen Realty Incorporated	185 Main Street	34-193-1
F	189 Main Street LLC	189 Main Street	34-193-2
G	Rdua Parcel 15 LLC	180 Main Street	34-194-7
H	Concern for Independent Living, Inc.	Bedell Street	34-522-5
I	Rdua Parcel 12A LLC	Main Street	34-522-2
J	Church of God of Hempstead	160 Main Street	34-522-101
K	Mag 158 LLC	158 Main Street	34-522-204
L	153 Main Street Inc.	153 Main Street	34-195-16
M	Shalom Agency Inc.	43 West Columbia Street	34-195-22
N	Yolany Veliz	41 Columbia Street	34-195-23
O	Medcor Holding Co.	35 Columbia Street	34-195-24
P	Rivoli LG Redevelopment Company LLC	131-145 Main Street	34-330-1
Q	DMS of Hempstead LLC	27 West Columbia Street	34-195-137

Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
R	21 West Columbia Street LLC	21 West Columbia Street	34-195-136
S	19 W Columbia St LLC	19 West Columbia Street	34-195-128
T	County of Nassau	156 Franklin Street	34-195-30
U	Bast Chevrolet Inc.	160 North Franklin Street	34-195-33
V	Iglesia Pentecostal De Salvacion Ind	166-168 Franklin Street	34-195-35
W	Tiffany Crystal Corp	102 Bedell Street	34-195-133
X	Robert and Diane Burgan	108 Bedell Street	34-195-134

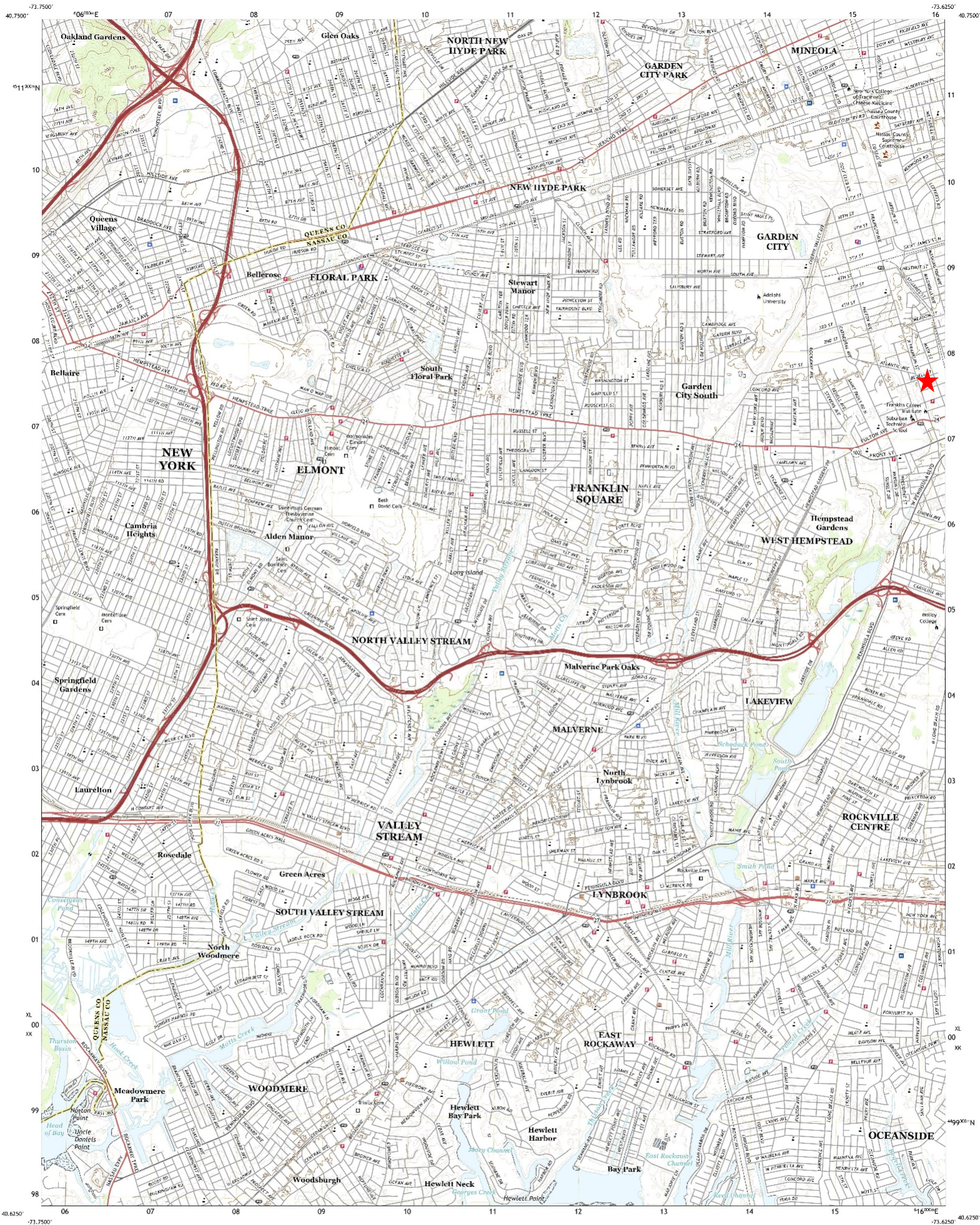
SITE LOCATION MAP



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

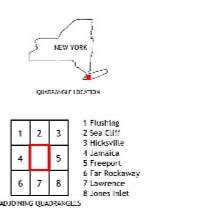
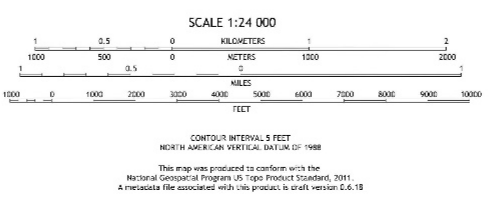
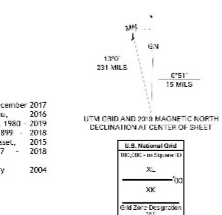


LYNBROOK QUADRANGLE
NEW YORK
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1 000-meter grid/Universal Transverse Mercator, Zone 18T
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Boundary	.....	NADP, August 2017 - December 2017
Roads	.....	U.S. Census Bureau, 2015
Name	.....	CMS, 1989
Hydrography	.....	National Hydrography Dataset, 1999
Contours	.....	National Elevation Dataset, 2015
Boundaries	.....	Multiple sources; see metadata file, 2017
Wetlands	.....	FWS National Wetlands Inventory, 2004



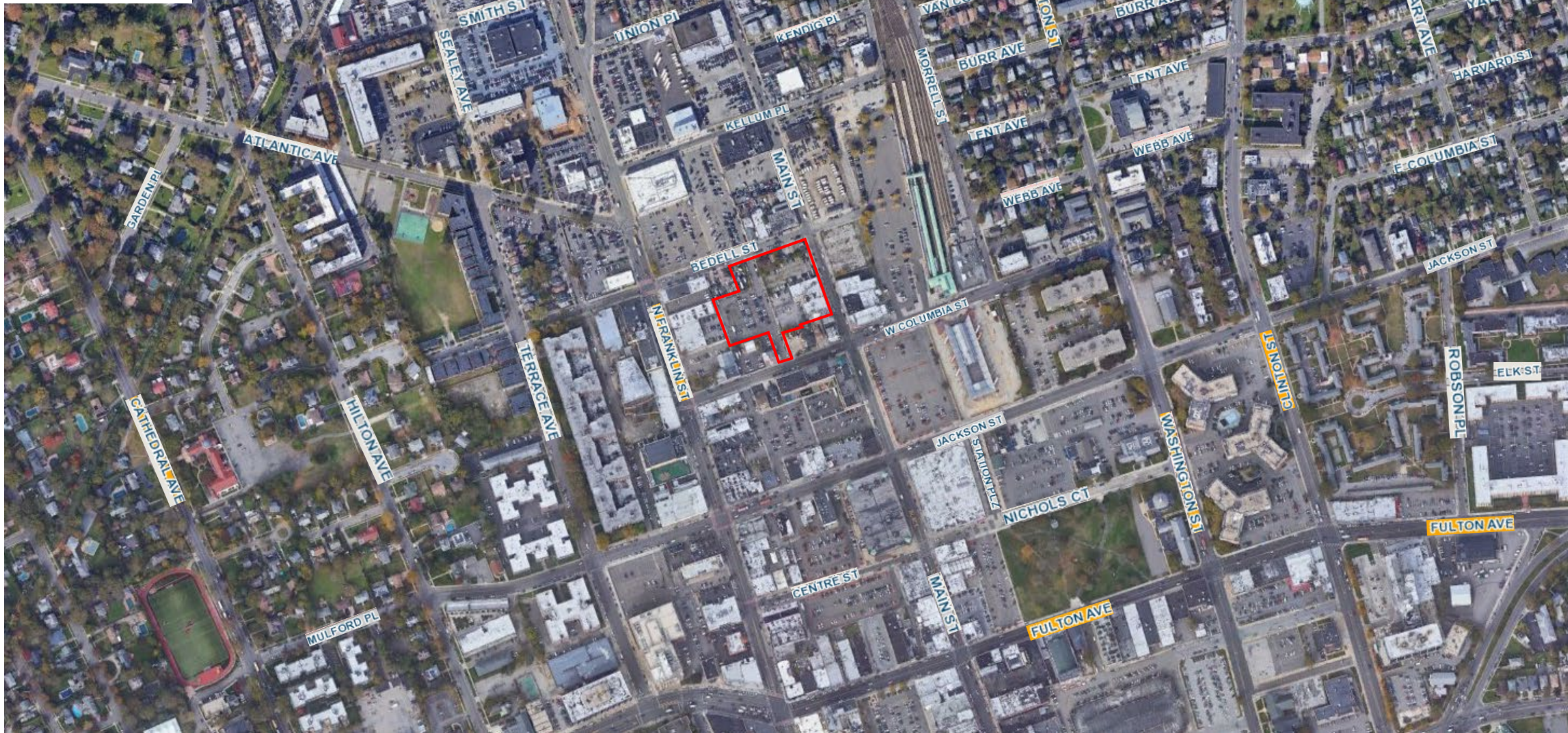
LYNBROOK, NY
2019



Street Map

Carman Place Site

Bedell Street, Columbia Street, 122 Bedell Street, 126 Bedell Street, 177-179 Main Street, 173-175 Main Street, 171 Main Street, 169 Main Street, 163-169 Main Street, 155-161 Main Street, 155-161 Main Street
Hempstead, New York 11550

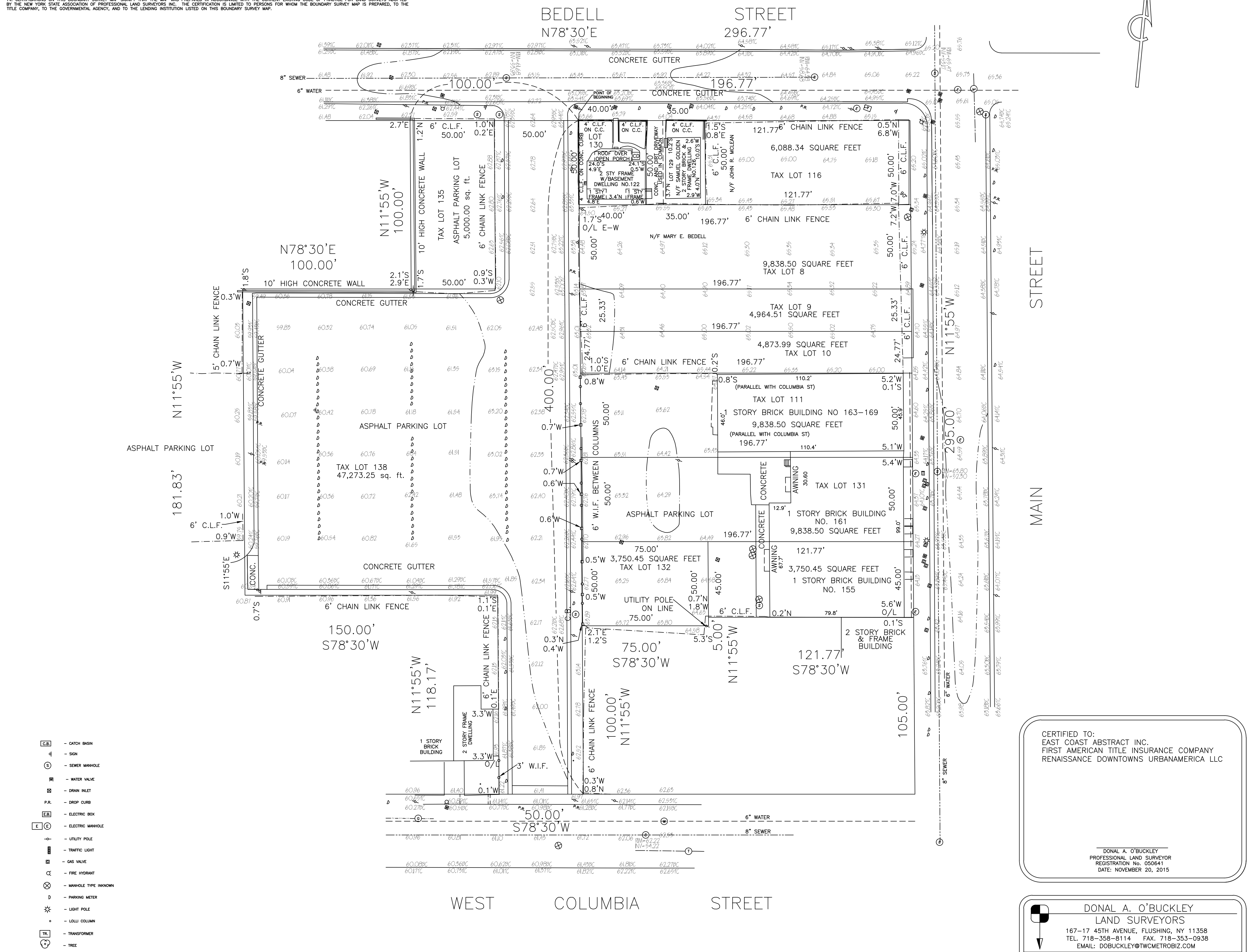


Legend:

 Site Property Boundary

EXHIBIT B

NOTES:
 1. THIS SURVEY WAS DONE FOR RENAISSANCE DOWNTOWNS URBANAMERICA LLC AND IS INTENDED TO BE USED FOR ARCHITECTURAL AND TITLE PURPOSES ONLY.
 2. THE SURVEYOR RELIED ON THE TITLE REPORTS PROVIDED BY THE CLIENT TO THE EXISTENCE OR NONEXISTENCE OF ANY EASEMENTS OF RECORD THAT WOULD AFFECT SUBJECT PROPERTY.
 3. THIS MAP WAS MADE AT A SCALE OF 1" = 30' WHEN ORIGINALLY DRAWN.
 4. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
 5. IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.
 6. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS NOR NATURAL WATER COURSES IN THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.
 7. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMPLOYED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
 8. THE ELEVATIONS SHOWN HEREIN ARE IN NAVD 83 DATUM.
 9. CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING, OR MODIFYING ANY NEW OR EXISTING CURBS, WALKS OR ROADWAYS IN THE STREETS SHOWN HEREON.
 10. SUBSURFACE INFORMATION SHOWN HEREON WAS OBTAINED FROM VARIOUS MUNICIPAL AGENCIES AND/OR PRIVATE UTILITY COMPANIES. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA.
 11. INFORMATION WAS LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. YOU MUST CONTACT EVERY UTILITY COMPANY BOTH PRIVATE AND PUBLIC TO HAVE THEM PHYSICALLY LOCATED AND UNDERGROUND UTILITY BEFORE YOU DIG. CALL BEFORE YOU DIG!
 12. PROPERTY LOCATED IN ZONE X "AREA OF MINIMAL FLOOD HAZARD" AS SHOWN ON FEMA MAP 36059C0210G EFFECTIVE DATE 09/11/2009.
 13. AREA OF LOT 130 IS 2,002.31 SQUARE FEET.
 14. AREA OF LOT 129 IS 1,748.89 SQUARE FEET.
 15. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.



CERTIFIED TO:
 EAST COAST ABSTRACT INC.
 FIRST AMERICAN TITLE INSURANCE COMPANY
 RENAISSANCE DOWNTOWNS URBANAMERICA LLC

DONAL A. O'BUCKLEY
 PROFESSIONAL LAND SURVEYOR
 REGISTRATION No. 050641
 DATE: NOVEMBER 20, 2015

DONAL A. O'BUCKLEY
 LAND SURVEYORS
 167-17 45TH AVENUE, FLUSHING, NY 11358
 TEL. 718-358-8114 FAX. 718-353-0938
 EMAIL: DOBUCKLEY@TWCMETROBIZ.COM

VACANT LOTS AND 155-179 MAIN STREET, VILLAGE OF HEMPSTEAD
 TOWN OF HEMPSTEAD, COUNTY OF NASSAU, STATE OF NEW YORK
 TAX MAP SECTION 34, BLOCK 195, LOTS 8, 9, 10, 11, 116, 129, 130, 131, 132, 135, 138

TITLE NO.:
 ECA46301-A
 ECA46301-B

TAX MAP

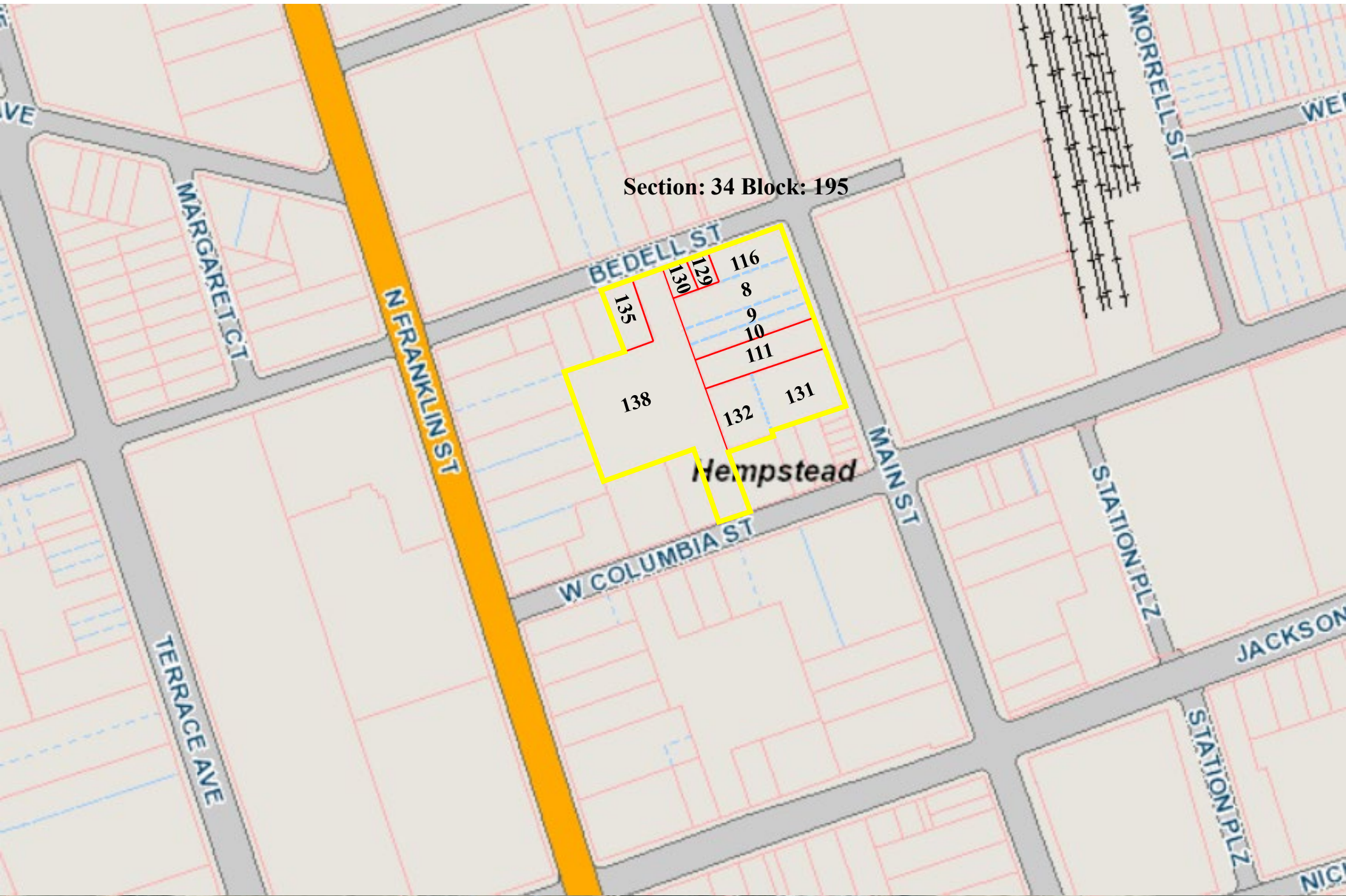




EXHIBIT C

BOA Map

Carman Place Site

Bedell Street, Columbia Street, 122 Bedell Street, 126 Bedell Street, 177-179 Main Street, 173-175 Main Street, 171 Main Street, 169 Main Street, 163-169 Main Street, 155-161 Main Street, 155-161 Main Street, Hempstead, New York 11550

Legend:

-  Site Location
-  BOA Designation

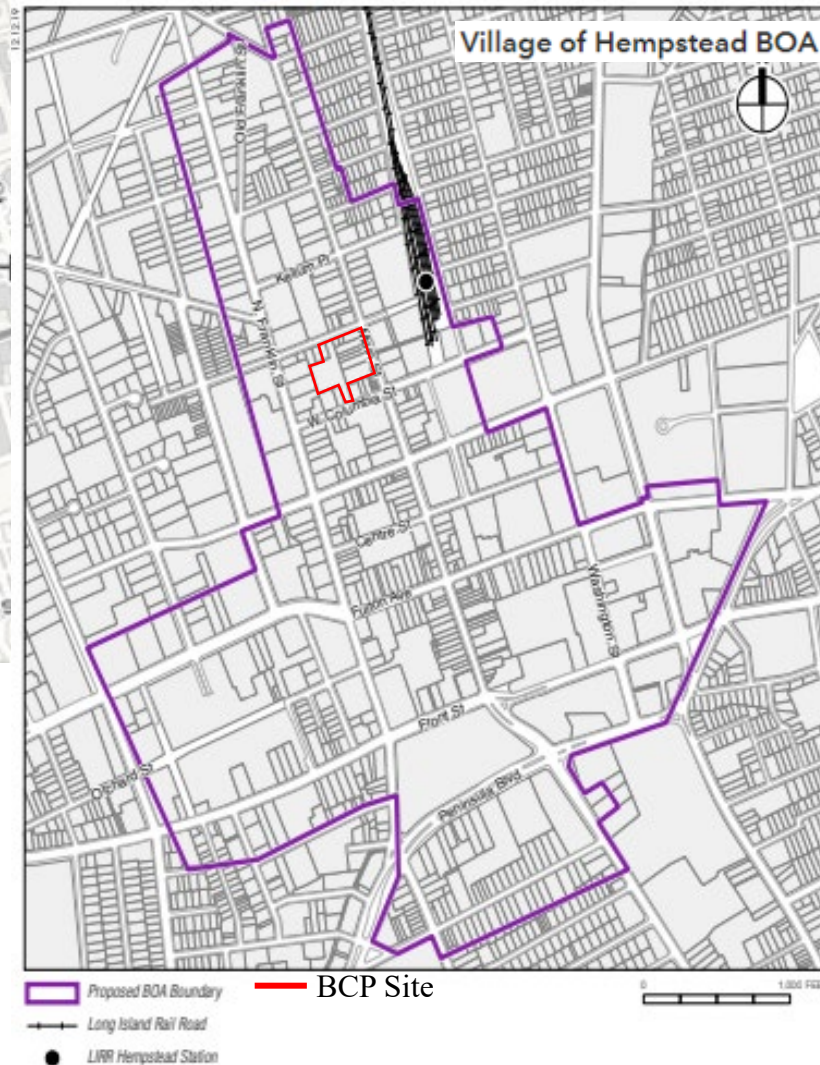
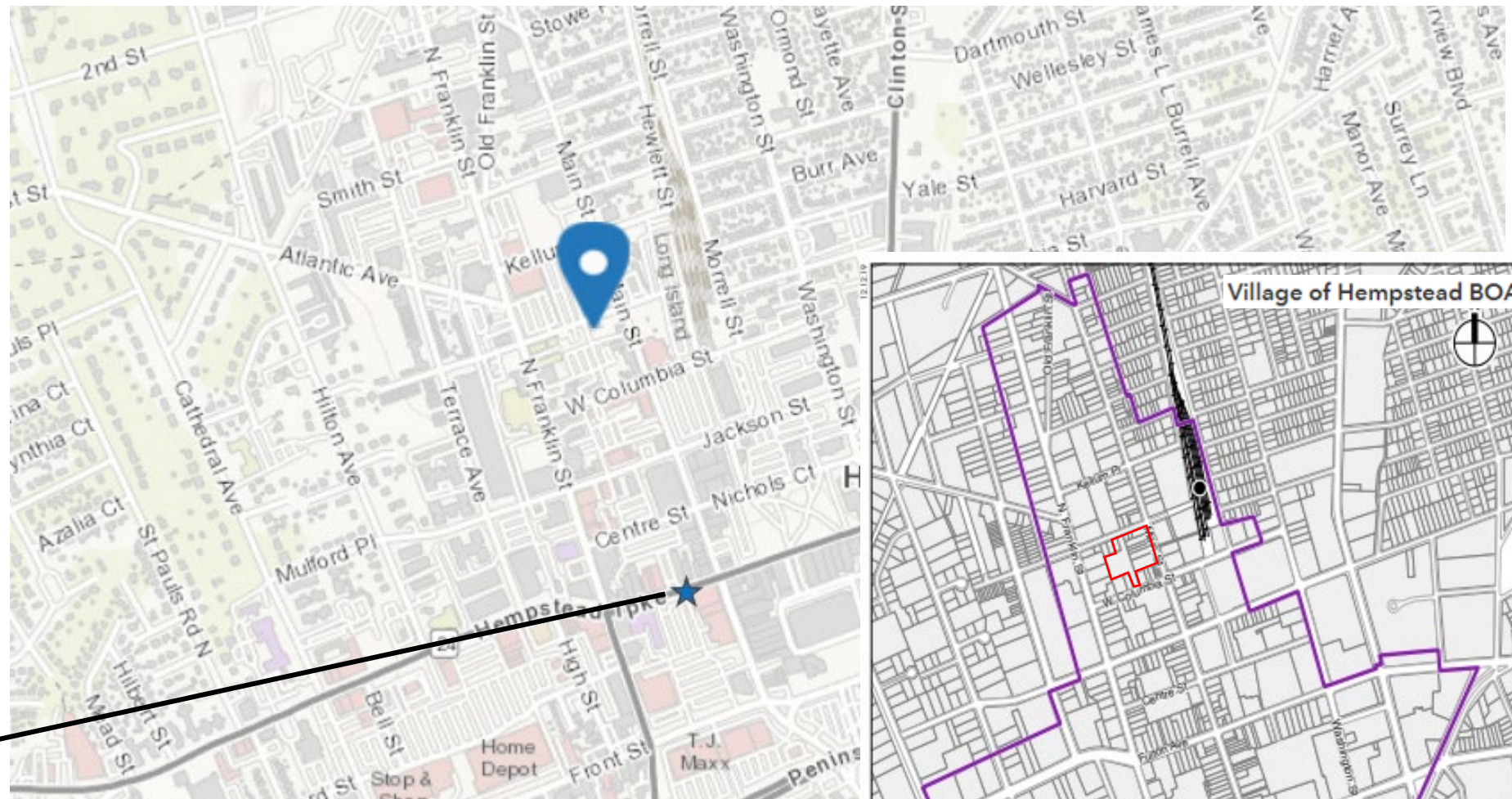
BOA Designations November 2021 Points

BOA Name: **Village of Hempstead BOA**
Date des: **May 2021**
REDC: **Long Island**
County: **Nassau**
Muni: **Village of Hempstead**
ORIG FID: **Null**
Link: (Right-click; select 'Open in new tab')
[Link](#)

May 2022

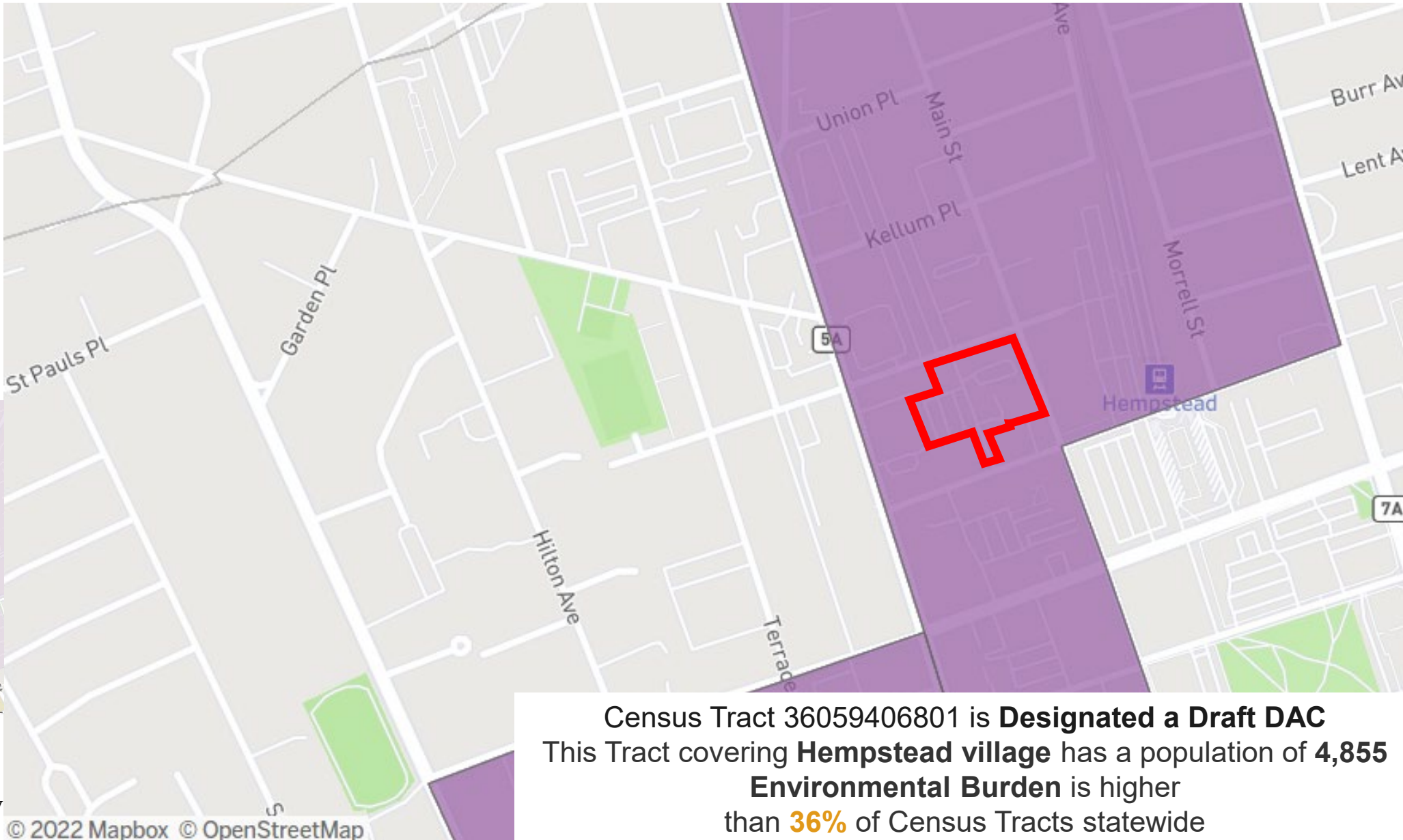
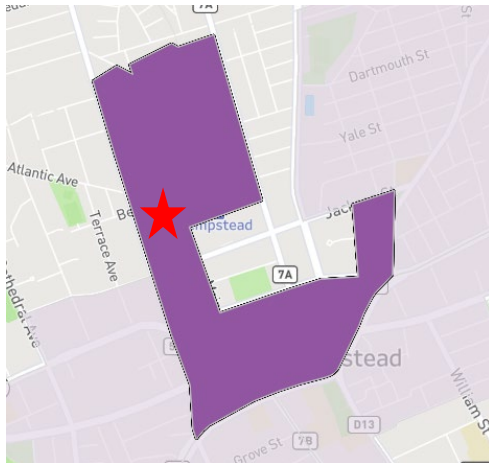
Source: **NY Geographic Information Gateway**

Scale: 1" = 100' approximately



Disadvantaged Communities Map

Carman Place Site
Bedell Street, Columbia Street, 122 Bedell Street, 126 Bedell Street, 177-179 Main Street, 173-175 Main Street, 171 Main Street, 169 Main Street, 163-169 Main Street, 155-161 Main Street, 155-161 Main Street, Hempstead, New York 11550



© 2022 Mapbox © OpenStreetMap

- Legend:**
- Site Property Boundary
 - Disadvantaged Community

Census Tract 36059406801 is **Designated a Draft DAC**
This Tract covering **Hempstead village** has a population of **4,855**
Environmental Burden is higher than **36%** of Census Tracts statewide
Population Vulnerability is higher than **89%** of Census Tracts statewide

Population Characteristics & Vulnerability

Health Impacts & Burdens	Asthma ED visits	78%
	COPD ED visits	97%
	Heart attack (MI) Hospitalization	99%
	Low Birthweight	77%
	Pct Adults Age 65+	13%
	Pct w/ Disabilities	7%
	Pct w/o Health Insurance	99%
	Premature Deaths	82%
Housing, Mobility, Communications	Energy Poverty / Cost Burden	58%
	Homes Built Before 1960	38%
	Housing Cost Burden (Rental C..	57%
	Manufactured Homes	0%
	Pct Renter-Occupied Homes	93%
	Pct w/o Internet (home or cellul..	46%
Income	Pct <100% of Federal Poverty ..	77%
	Pct <80% Area Median Income	97%
	Pct Single-Parent Households	83%
	Pct w/o Bachelor's Degree	81%
	Unemployment Rate	28%
Race/Ethnicity	Limited English Proficiency	88%
	Pct Asian	46%
	Pct Black or African American	81%
	Pct Latino/a or Hispanic	92%
	Pct Native American or Indigen..	83%

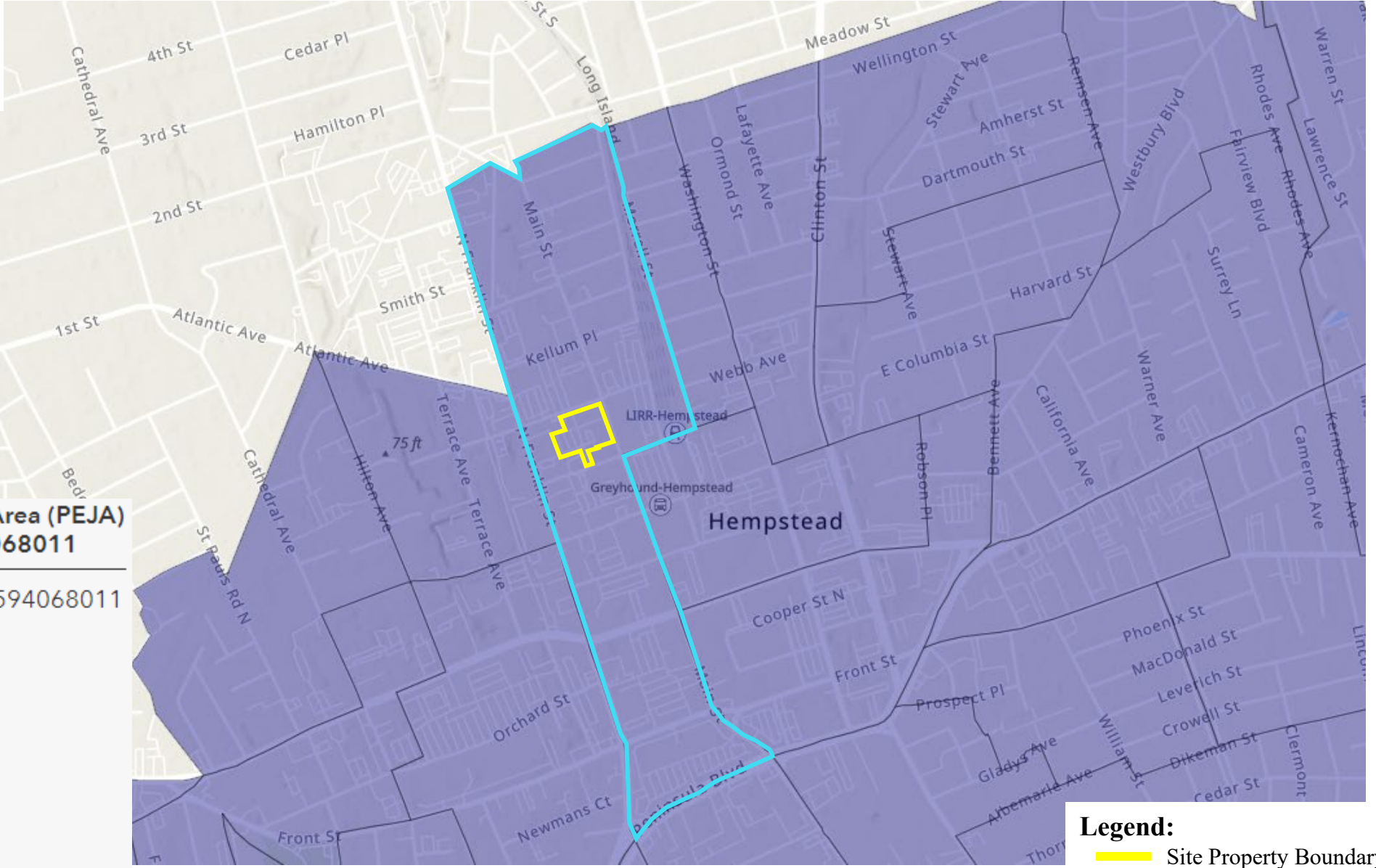
Environmental Burden & Climate Change Risk

Land Use & Historic Discrimination	Active Landfills	0%
	Housing Vacancy Rate	58%
	Industrial/Manufacturing/Mining La..	12%
	Major Oil Storage Facilities	0%
	Municipal Waste Combustors	0%
	Power Generation Facilities	0%
	Regulated Management Plan (Ch..	84%
	Remediation Sites	57%
	Scrap Metal Processing	0%
Potential Climate Change Risk	Agricultural Land Use	0%
	Coastal Flooding and Storm Risk ..	0%
	Driving Time to Urgent/Critical Care	7%
	Extreme Heat Projections (>90° d..	44%
	Inland Flooding Risk Areas	0%
	Low Vegetative Land Cover	85%
Potential Pollution Exposure	Benzene Concentration (Modeled)	55%
	Particulate Matter (PM2.5)	44%
	Traffic: Diesel Trucks	66%
	Traffic: Number of Vehicles	82%
	Wastewater Discharge	0%

EJ MAP

Carman Place Site

Bedell Street, Columbia Street, 122 Bedell Street, 126 Bedell Street, 177-179 Main Street, 173-175 Main Street, 171 Main Street, 169 Main Street, 163-169 Main Street, 155-161 Main Street, 155-161 Main Street, Hempstead, New York 11550

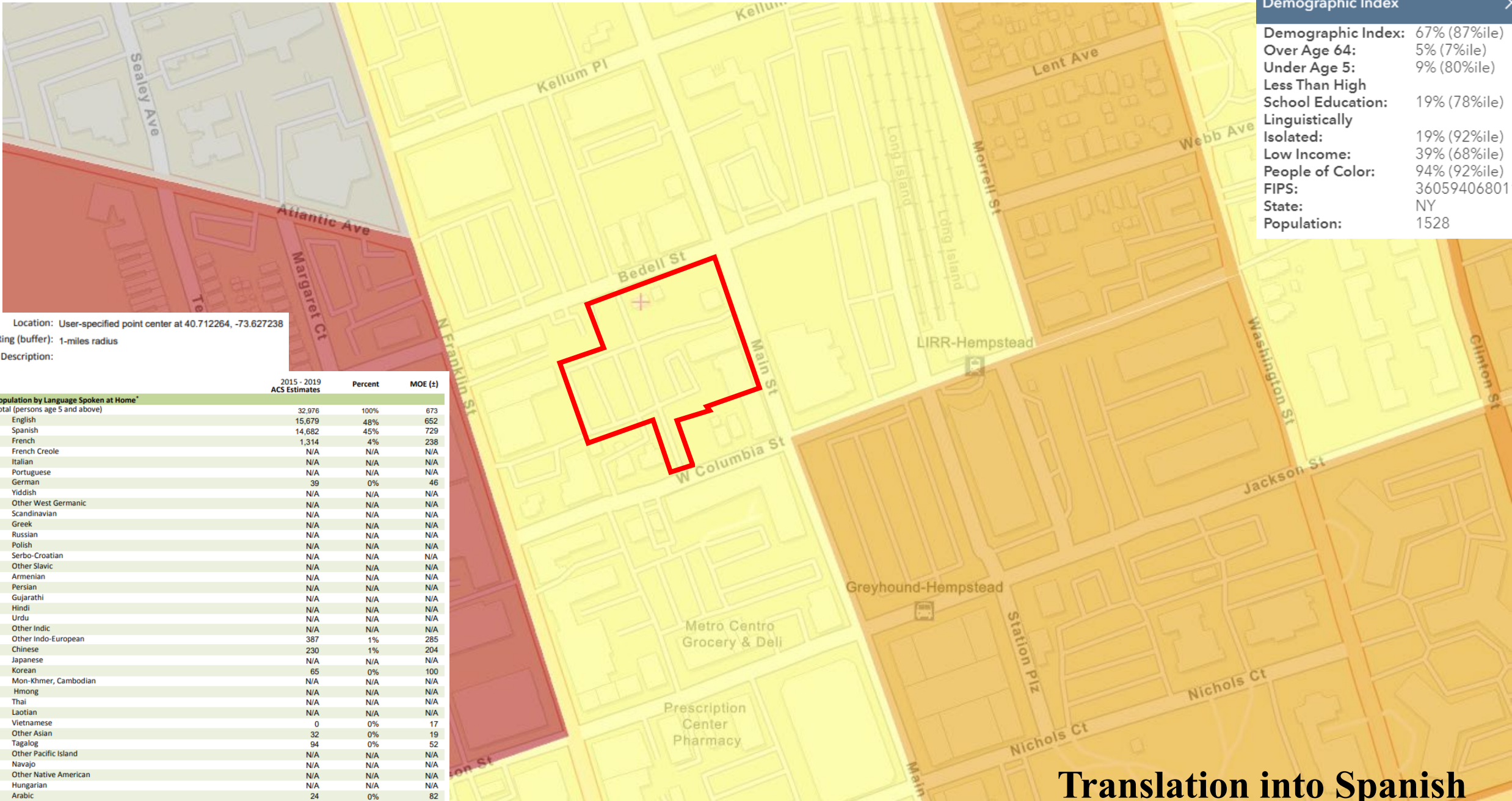


Potential Environmental Justice Area (PEJA)
Communities: 15000US360594068011

Census Block Group	15000US360594068011
Percentage Below Poverty Level	24.50
Total Population	1,455.00
Percentage Minority Population	94.05
PEJA	Yes

Legend:

- Site Property Boundary
- Census Block Boundary



Demographic Index ✕

Demographic Index: 67% (87%ile)
 Over Age 64: 5% (7%ile)
 Under Age 5: 9% (80%ile)
 Less Than High School Education: 19% (78%ile)
 Linguistically Isolated: 19% (92%ile)
 Low Income: 39% (68%ile)
 People of Color: 94% (92%ile)
 FIPS: 360594068011
 State: NY
 Population: 1528

Location: User-specified point center at 40.712264, -73.627238
 Ring (buffer): 1-miles radius
 Description:

	2015 - 2019 ACS Estimates	Percent	MOE (±)
Population by Language Spoken at Home*			
Total (persons age 5 and above)	32,976	100%	673
English	15,679	48%	652
Spanish	14,682	45%	729
French	1,314	4%	238
French Creole	N/A	N/A	N/A
Italian	N/A	N/A	N/A
Portuguese	N/A	N/A	N/A
German	39	0%	46
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	387	1%	285
Chinese	230	1%	204
Japanese	N/A	N/A	N/A
Korean	65	0%	100
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%	17
Other Asian	32	0%	19
Tagalog	94	0%	52
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	24	0%	82
Hebrew	N/A	N/A	N/A
African	N/A	N/A	N/A
Other and non-specified	204	1%	93
Total Non-English	17,297	52%	937

Translation into Spanish
 Linguistically Isolated Population 19%

En-Zone Map

Carman Place Site

Bedell Street, Columbia Street, 122 Bedell Street, 126 Bedell Street, 177-179 Main Street, 173-175 Main Street, 171 Main Street, 169 Main Street, 163-169 Main Street, 155-161 Main Street, 155-161 Main Street
Hempstead, New York 11550

Legend:

 Site Property Boundary

Census Tract 4068.01

Census Tract 4068.01	
EnZoneType B	
FIPS	36059406801
County_FIP	36059
Geography	Census Tract 4068.01
County	Nassau County
UnempRate	9.6
NYS_UR	11.5
Pov_Rate	17.8
CountyPR	6
CountyRate	12
Criteria_B	Y
Both_AB	
Criteria_A	
Type	AY

May 2022

Source: Google Earth

Scale: 1" = 100' approximately



EXHIBIT D

FLOOD MAP

Carman Place Site
 Bedell Street, Columbia Street, 122
 Bedell Street, 126 Bedell Street, 177-179
 Main Street, 173-175 Main Street, 171
 Main Street, 169 Main Street, 163-169
 Main Street, 155-161 Main Street, 155-
 161 Main Street
 Hempstead, New York 11550

Legend:

 Site Boundary

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.

May 2022

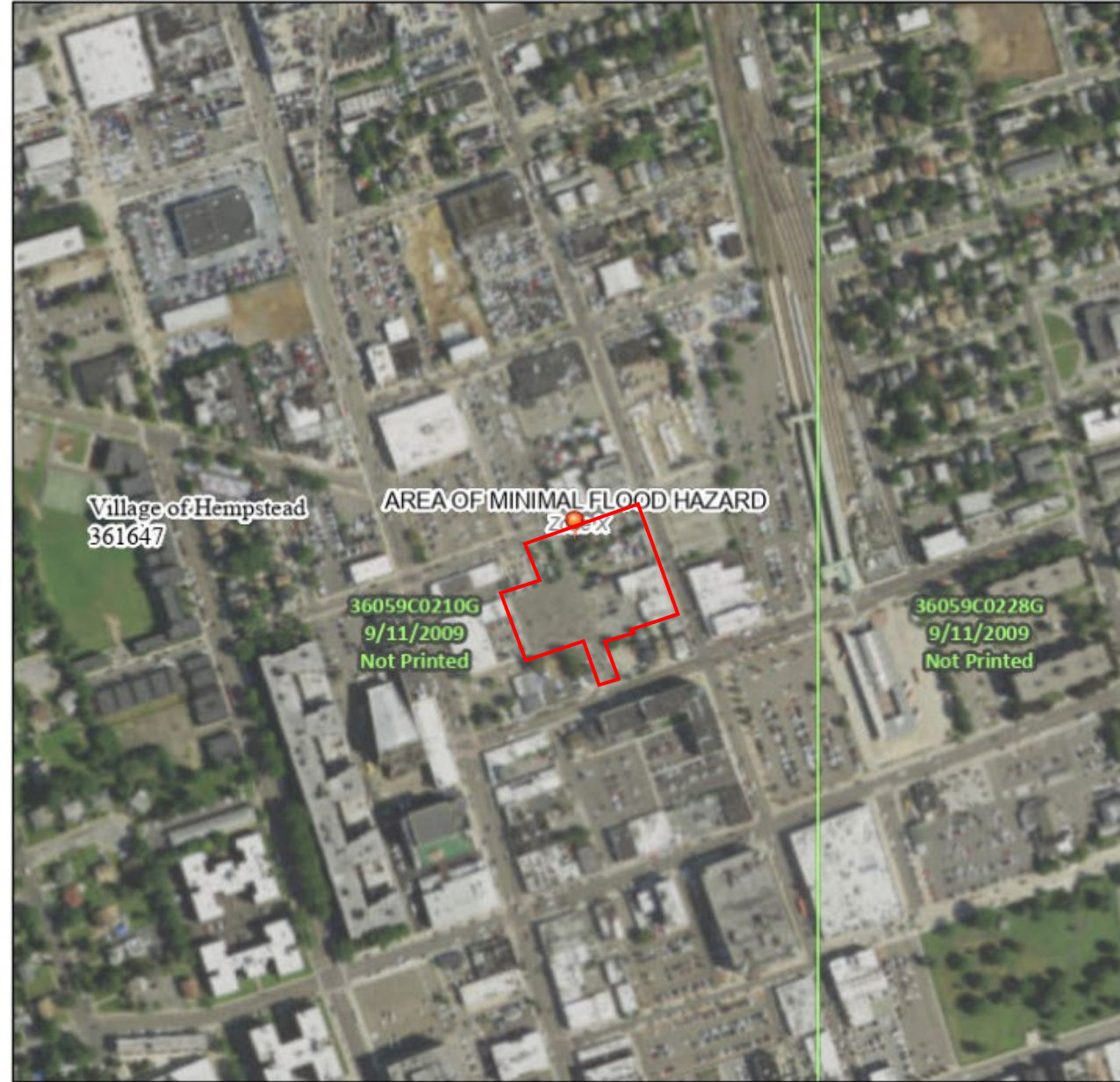
Source: FEMA Flood Map

Scale: 1" = 100" approximately

National Flood Hazard Layer FIRMette


























73°37'57"W 40°42'58"N




0 250 500 1,000 1,500 2,000 Feet 1:6,000
 Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	 Without Base Flood Elevation (BFE) Zone A, V, A99	 With BFE or Depth Zone AE, AO, AH, VE, AR
	 Regulatory Floodway	
OTHER AREAS OF FLOOD HAZARD	 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X	
	 Future Conditions 1% Annual Chance Flood Hazard Zone X	
	 Area with Reduced Flood Risk due to Levee. See Notes. Zone X	
	 Area with Flood Risk due to Levee Zone D	
OTHER AREAS	 NO SCREEN Area of Minimal Flood Hazard Zone X	
	 Effective LOMRs	
	 Area of Undetermined Flood Hazard Zone D	
GENERAL STRUCTURES	 Channel, Culvert, or Storm Sewer	
	 Levee, Dike, or Floodwall	
OTHER FEATURES	 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation	
	 17.5 Coastal Transect	
	 Base Flood Elevation Line (BFE)	
	 Limit of Study	
	 Jurisdiction Boundary	
	 Coastal Transect Baseline	
	 Profile Baseline	
	 Hydrographic Feature	
MAP PANELS	 Digital Data Available	
	 No Digital Data Available	
	 Unmapped	

 The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/18/2022 at 2:02 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXHIBIT E

ZONING

139 Attachment 3

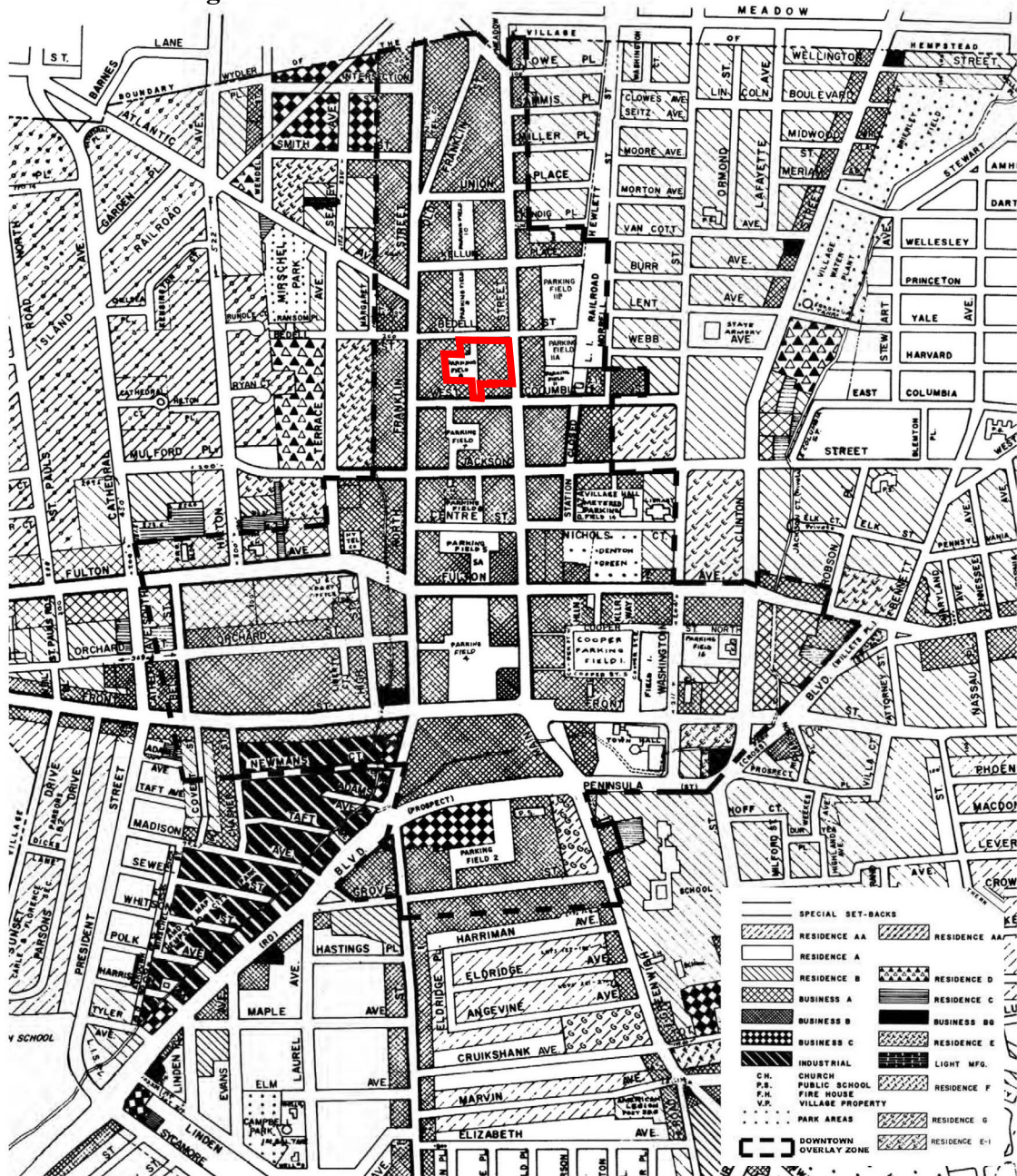
Village of Hempstead

FIGURE 205-1, OFFICIAL MAP OF THE VILLAGE OF HEMPSTEAD, NASSAU COUNTY, NY ZONING

This figure is an excerpt of the Official Map of the Village of Hempstead designating the location of the Downtown Overlay Zones.

BCP Site Zoning District: Business B

— BCP Site



ZONING

139 Attachment 5

Village of Hempstead

Downtown Overlay: DO-2

 BCP Site

FIGURE 207-1 DOWNTOWN OVERLAY ZONE MAP

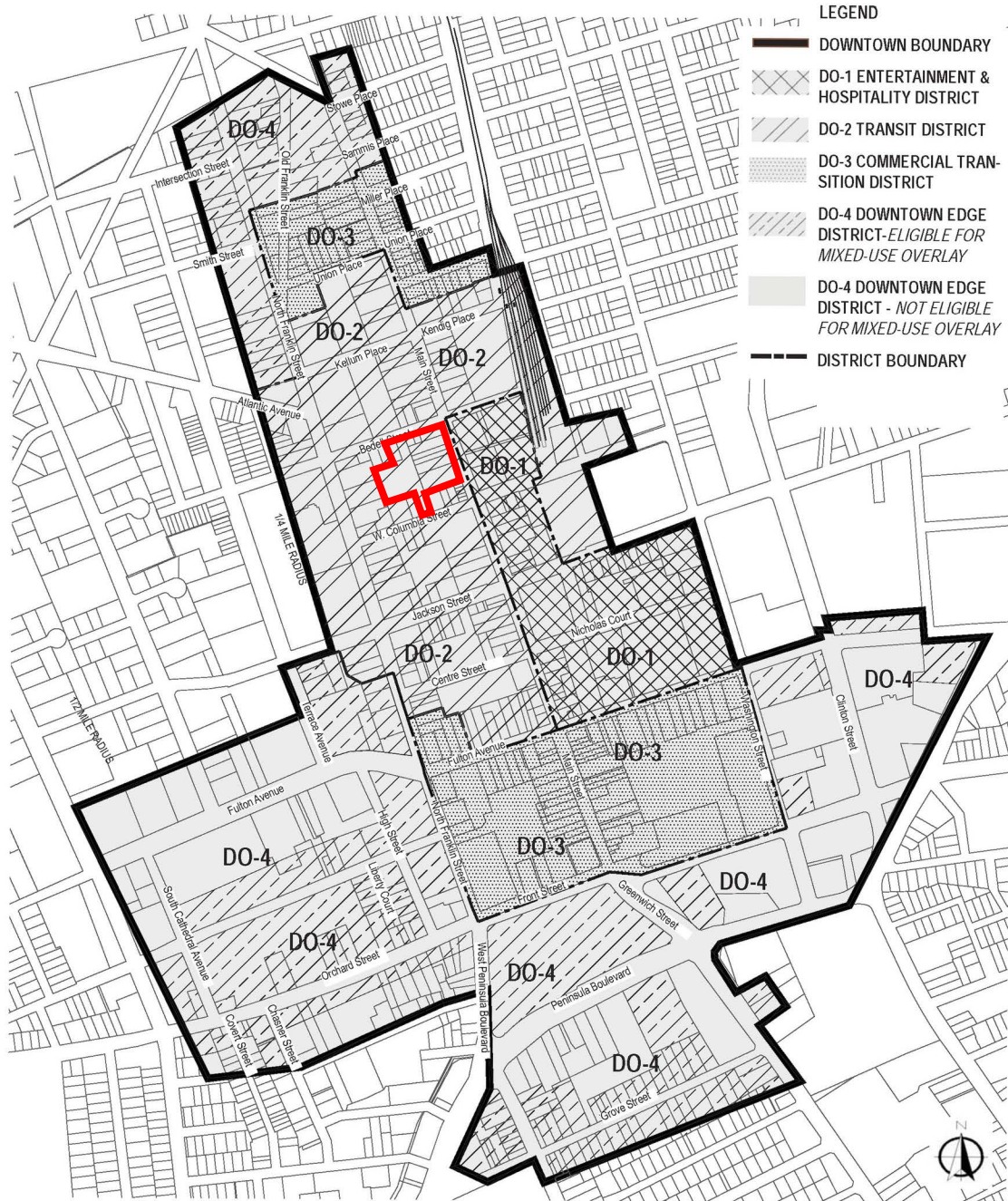


EXHIBIT F

PREVIOUS OWNERS & OPERATORS LIST

Carman Place Site

Bedell Street, Columbia Street, 122 Bedell Street, 126 Bedell Street, 177-179 Main Street, 173-175 Main Street, 171 Main Street, 169 Main Street, 163-169 Main Street, 155-161 Main Street, 155-161 Main Street
Hempstead, New York 11550

Year	Contact Information Owner Bedell Street (34-195-135)	Status	Relation to Requestor
Unknown	Incorporated Village of Hempstead Address: 99 James A. Garner Way Phone: (516) 489-3400 Hempstead, New York 11550	Active	None
2015 – 2015	Incorporated Village of Hempstead Community Development Agency Address: 99 James A. Garner Way Phone: (516) 489-3400 Hempstead, New York 11550	Active	None
12/15/2015 – Present	Rdua Parcel 3 LLC Address: 1046 New York Avenue, Unit A Phone: (631) 944-3101 Huntington Station, New York 11746	Active	None
Operator			
1909 - 1970	Residence	N/A	None
Present	Fenced Automobile Storage	Active	Current Operator
Year	Contact Information Owner Columbia Street (34-195-138)	Status	Relation to Requestor
Unknown – 2015	Incorporated Village of Hempstead Address: 99 James A. Garner Way Phone: (516) 489-3400 Hempstead, New York 11550	Active	None
2015 - 2015	Incorporated Village of Hempstead Community Development Agency Address: 99 James A. Garner Way Phone: (516) 489-3400 Hempstead, New York 11550	Active	None
12/15/2015 – Present	Rdua Parcel 3 LLC Address: 1046 New York Avenue, Unit A Phone: (631) 944-3101 Huntington Station, New York 11746	Active	None
Operator			
1909	Three Residences, Two Storage Buildings, Auto Shop/Garages, and Two Buildings-Purpose Unknown	N/A	None
1919	Three Residences, Two Auto Shops/Garages and One Building-Purpose Unknown	N/A	None
1919	J. Newman Contractor (Electric Contractor) Address: Unknown Phone: Unknown	Unknown	None
1925	Three Residences, Three Auto Shops/Garages and Three Buildings-Purpose Unknown	N/A	None
1937	Three Residences and Five Auto Shops/Garages	N/A	None
1950 – Present	Parking Lot - Vacant	Active	Current Owner not Operating the Lot

PREVIOUS OWNERS & OPERATORS LIST

Carman Place Site

Bedell Street, Columbia Street, 122 Bedell Street, 126 Bedell Street, 177-179 Main Street, 173-175 Main Street, 171 Main Street, 169 Main Street, 163-169 Main Street, 155-161 Main Street, 155-161 Main Street
Hempstead, New York 11550

Year	Contact Information Owner 122 Bedell Street (34-195-130)	Status	Relation to Requestor
Unknown - 1993	Vincenza Mozzone Address: Unknown Phone: (516) 648-6244	Active	None
1993 - 2003	Gerard J. Ayrat and Vincenza Mozzone (Foreclosure) Address: 4 Sejon Drive Sayville, New York 11782 Phone: (718) 481-6244	Active	None
10/20/2003 – Present	Kev's Landscape & Tree Service LLC Address: 2591 Stewart Avenue Westbury, New York 11590 Phone: (516) 942-8737	Active	None
Operator			
1909 – 1919	Residential Structure	N/A	None
2003	Vincenza Mozzone Address: 197 9 th Street, Unit B Hicksville, New York 11801 Phone: (516) 381-9291	Active	None
2008	Melvin Pineda Address: 22 Lafayette Avenue Hempstead, New York 11550 Phone: (516) 602-5504	Active	None
2013	Jorge Corea Address: Unknown Phone: Unknown	N/A	None
1919 – Present	Residential Structure (two-story single-family home) – Private Tenant information; this is an occupied structure until sale to the Requestor	N/A	None

PREVIOUS OWNERS & OPERATORS LIST

Carman Place Site

Bedell Street, Columbia Street, 122 Bedell Street, 126 Bedell Street, 177-179 Main Street, 173-175 Main Street, 171 Main Street, 169 Main Street, 163-169 Main Street, 155-161 Main Street, 155-161 Main Street
Hempstead, New York 11550

Year	Contact Information Owner 126 Bedell Street (34-195-129)	Status	Relation to Requestor
Unknown – 1994	Nora Graydon Address: Unknown Phone: Unknown	N/A	None
1994 - 1997	Peter James Mozzone (Foreclosed) Address: Unknown Phone: Unknown	N/A	None
1997 - 1997	Greenpoint Bank Address: 4160 Main Street, Suite 1 Flushing, New York 11355 Phone: (718) 935-99199	Active	None
1997 - 2003	Rene and Nieves Sherwood Last Known Address: 126 Bedell Street Hempstead, New York 11550 Phone: (516) 672-0044	N/A	None
9/10/2003 – Present	Stewart Plaza Ltd. Address: 2591 Stewart Avenue, # A Westbury, New York 11590 Phone: (516) 942-8734	Active	None
Operator			
1909 – 1925	Undeveloped	N/A	None
2003	Nieves Sherwood Address: 8909 Lee Vista Boulevard, Apt 2908 Orlando, Florida 32829 Phone: (516) 483-2616	Active	None
2008	Rebecca Merchant Address: 105 Linden Street Hempstead, New York 11550 Phone: (516) 380-5205	Active	None
2013	Telma Escalante Address: 115 Terrace Ave Hempstead, New York 11550 Phone: (516) 292-6861	Active	None
1925 – Present	Residential Structure (two-story single-family home) – Private tenant information but this is an occupied structure until sale to the Requestor	N/A	None

PREVIOUS OWNERS & OPERATORS LIST

Carman Place Site

Bedell Street, Columbia Street, 122 Bedell Street, 126 Bedell Street, 177-179 Main Street, 173-175 Main Street, 171 Main Street, 169 Main Street, 163-169 Main Street, 155-161 Main Street, 155-161 Main Street
Hempstead, New York 11550

Year	Contact Information Owner 173-175 Main Street (34-195-8)	Status	Relation to Requestor
Unknown – 2000	Alfred and Phillip Shapiro Address: Unknown Phone: Unknown	Deceased	None
2000 – Unknown	Argueta Corp. Address: 175 Main Street Hempstead, New York 11550 Phone: Unknown	Inactive	None
Unknown – 2004	Henry M. Dachowitz, as Treasurer of the County of Nassau, State of New York Address: 1 West Street Mineola, New York 11501 Phone: (516) 571-2090	Active	None
2004 – 2007	18 Group, LLC Address: 194 Old County Road Mineola, New York 11501 Phone: Unknown	Active	None
2007 – 2009	The United States of America (Eugene J. Corcoran, US Marshal for the Eastern District of New York) Address: 225 Cadman Plaza East Brooklyn, New York 11201 Phone: (718) 613-2600	Active	None
2009 – 2011	173-175 Main Street LLC Address: 501 Meachman Avenue Elmont, New York 110033 Phone: Unknown	Active	None
1/4/2011 – Present	Lau Investment Group, Inc. Address: 134 Rockaway Avenue Garden City, New York 11530 Phone: (516) 359-5921	Active	None
Operator			
1909	Residence and Plumber Shop	N/A	None
1919 - 1950	Residence and Auto Shop/Garage	N/A	None
1961	Store	N/A	None
1965	Blood Bank & Serum Service Inc. Address: Unknown Phone: Unknown	Unknown	None
1970	Store and Parking	N/A	None
1971	Stevens Promotions LTD – Chemical Sales Address: Unknown Phone: Unknown	Inactive	None
1972	Allied Insulation Address: 606 East 3 rd Street Brooklyn, New York 11218 Phone: Unknown	Inactive	None
1972	Miracle Polishing Address: 29 Willow Avenue Hempstead, New York 11550 Phone: (516) 489-0448	Inactive	None
1977	Ballwin Window Cleaning Company, Inc. Address: 130 West 2 nd Street New York, New York 10036 Phone: Unknown	Inactive	None
Present	Parking Lot – Vacant	N/A	Current Owner not Operating the Lot

PREVIOUS OWNERS & OPERATORS LIST

Carman Place Site

Bedell Street, Columbia Street, 122 Bedell Street, 126 Bedell Street, 177-179 Main Street, 173-175 Main Street, 171 Main Street, 169 Main Street, 163-169 Main Street, 155-161 Main Street, 155-161 Main Street
Hempstead, New York 11550

Year	Contact Information Owner 177-179 Main Street (34-195-116)	Status	Relation to Requestor
Unknown – 2006	Mack Markowitz, Inc. Address: 180 Main Street Hempstead, New York 11550 Phone: (516) 483-9600	Active	None
2006 - 2007	CPK Transportation, LLC Address: 111 Scooter Lane Hicksville, New York 11801 Phone: Unknown	Active	None
2007 – 2011	Lau Enterprise, Ltd. Address: 78 Willow Street Garden City, New York 11530 Phone: Unknown	Active	None
9/26/2011 – Present	Lau Investment Group, Inc. Address: 134 Rockaway Avenue Garden City, New York 11530 Phone: (516) 359-5921	Active	None
Operator			
1909 – 1925	Residence	N/A	None
1925 – 1950	Residence and Two Stores	N/A	None
1953	B and B Glass Works Address: Unknown Phone: Unknown	Unknown	None
1955	Hempstead's Mirror Mart Address: Unknown Phone: Unknown	Unknown	None
1950 - 1970	Residence, Store and Restaurant	N/A	None
1972 - 2013	El Gallo Restaurant Address: 33-15 Junction Blvd. Jackson Heights, New York 1373 Phone: Unknown	Inactive	None
2013	Dell Transportation Corporation Address: 20 Haven Avenue Port Washington, New York 11050 Phone: (516) 538-5200	Active	None
Present	Parking Lot – Vacant	N/A	Current Owner not Operating the Lot

PREVIOUS OWNERS & OPERATORS LIST

Carman Place Site

Bedell Street, Columbia Street, 122 Bedell Street, 126 Bedell Street, 177-179 Main Street, 173-175 Main Street, 171 Main Street, 169 Main Street, 163-169 Main Street, 155-161 Main Street, 155-161 Main Street
Hempstead, New York 11550

Year	Contact Information Owner 171 Main Street (34-195-9)	Status	Relation to Requestor
Unknown - 1997	Sue C. Farino Address: Unknown Phone: Unknown	Deceased	None
1997 – 2005	Marie W. Carey as Trustee of the Marie W. Carey Revocable Trust Address: Unknown Phone: Unknown	Unknown	None
2005 – 2007	Lau Investment Group, Inc. Address: 134 Rockaway Avenue Garden City, New York 11530 Phone: (516) 359-5921	Active	Current Owner
2007 – 2007	169-171 Main Street Holding Corp. Address: 169-171 Main Street Hempstead, New York 11550 Phone: Unknown	Inactive	None
11/15/2007 – Present	Lau Investment Group, Inc. Address: 134 Rockaway Avenue Garden City, New York 11530 Phone: (516) 359-5921	Active	None
Operator			
1909 – 1961	Residence	N/A	None
1961 – 1970	Residence with Garage	N/A	None
Present	Parking Lot – Vacant	N/A	Current Owner not Operating the Lot

PREVIOUS OWNERS & OPERATORS LIST

Carman Place Site

Bedell Street, Columbia Street, 122 Bedell Street, 126 Bedell Street, 177-179 Main Street, 173-175 Main Street, 171 Main Street, 169 Main Street, 163-169 Main Street, 155-161 Main Street, 155-161 Main Street
Hempstead, New York 11550

Year	Contact Information Owner 169 Main Street (34-195-10)	Status	Relation to Requestor
Unknown - 1996	Alphonso Farino Address: 12 Dayton Street Westbury, New York 11590 Phone: Unknown	N/A	None
1996 - 1997	DVSD Holding Corp. (Foreclosed) Address: c/o Jeffrey Feil 7 Penn Plaza, Suite 618 New York, New York 10001 Phone: Unknown	N/A	None
1997 – 2006	Steven D. Conkling, as Treasurer of the County of Nassau Address: 1 West Street Mineola, New York 11501 Phone: (516) 571-2090	Active	None
2006 – 2006	Diversified Lien Co. Address: Unknown Phone: Unknown	Inactive	None
2006 – 2007	Lau Investment Group, Inc. Address: 134 Rockaway Avenue Garden City, New York 11530 Phone: (516) 359-5921	Active	None
2007 – 2007	169-171 Main Street Holding Corp. Address: 169-171 Main Street Hempstead, New York 11550 Phone: Unknown	Inactive	None
11/15/2007 – Present	Lau Investment Group, Inc. Address: 134 Rockaway Avenue Garden City, New York 11530 Phone: (516) 359-5921	Active	None
Operator			
1909 – 1937	Residence	N/A	None
1937 – 1970	Residence with Garage	N/A	None
1970 – Present	Parking Lot – Vacant	N/A	Current Owner not Operating the Lot

PREVIOUS OWNERS & OPERATORS LIST

Carman Place Site

Bedell Street, Columbia Street, 122 Bedell Street, 126 Bedell Street, 177-179 Main Street, 173-175 Main Street, 171 Main Street, 169 Main Street, 163-169 Main Street, 155-161 Main Street, 155-161 Main Street
Hempstead, New York 11550

Year	Contact Information Owner 163-169 Main Street (34-195-111)	Status	Relation to Requestor
1995 - 2004	Bernard Spielberg Address: Unknown Phone: Unknown	Deceased	None
2001 – 2004	Craig Spielberg and Farley Spielberg Address: 2970 Lee Place Bellmore, New York 11710 Phone: (516) 221-4335	Active	None
4/28/2004 – Present	Lau Investment Group, Inc. Address: 134 Rockaway Avenue Garden City, New York 11530 Phone: (516) 359-5921	Active	None
Operator			
1909	Residence	N/A	None
1919 - 1925	Residence with Garage and Upholster	N/A	None
1925 – 1937	Residence with Garage, Store Front and Cabinet Shop	N/A	None
1950 - 1970	Residence with Two Garages and Store Front (Garages removed in 1961)	N/A	None
1977	Hempstead Glass Works Inc. Address: 561 Hempstead Avenue West Hempstead, New York 11552 Phone: Unknown	Inactive	None
1987 - 1999	BC Auto Air Conditioning Services Incorporated Address: Unknown Phone: Unknown	Unknown	None
2003	Farley Spielberg Address: 2970 Lee Place Bellmore, New York 11710 Phone: (516) 221-4335	Active	None
2008	Giovanni Beauty Salon Address: 29 North Franklin Street Hempstead, New York 11550 Phone: (516) 489-9840	Active	None
2008	Universal Service Express Corp. Address: Unknown Phone: Unknown	Unknown	None
2008 – Present	Latinas Service Express Inc. (Money Gram-International Money Transfer) Address: 169 Main Street Hempstead, New York 11550 Phone: (516) 481-3737	Active	Current Operator
2013	Las Colinas Bar Address: Unknown Phone: Unknown	Inactive	None
2013	24 Hour Locksmith of Hempstead, NY Address: 723 Fulton Avenue Hempstead, New York 11550 Phone: (516) 430-6864	Active	None
2013	Kiko's Barber Shop Last Known Address: 167 Main Street Hempstead, New York 11550 Phone: (516) 280-2364	Inactive	None
2013 – Present	El Nopal Restaurant Corporation Address: 167 Main Street Hempstead, New York 11550 Phone: (516) 481-3853	Active	Current Operator
Present	Fatima's Hair Salon Address: 165 Main Street Hempstead, New York 11550 Phone: (516) 833-7331	Active	Current Operator
Present	Noble Specialists Inc. – Accounting Firm Address: 169 Main Street Phone: Unknown	Active	Current Operator

PREVIOUS OWNERS & OPERATORS LIST

Carman Place Site

Bedell Street, Columbia Street, 122 Bedell Street, 126 Bedell Street, 177-179 Main Street, 173-175 Main Street, 171 Main Street, 169 Main Street, 163-169 Main Street, 155-161 Main Street, 155-161 Main Street
Hempstead, New York 11550

	Hempstead, New York 11550		
Present	Blue Sky Bar – Permanently closed Address: 163 Main Street Hempstead, New York 11550	Phone: (516) 486-2719 Inactive	Current Operator

PREVIOUS OWNERS & OPERATORS LIST

Carman Place Site

Bedell Street, Columbia Street, 122 Bedell Street, 126 Bedell Street, 177-179 Main Street, 173-175 Main Street, 171 Main Street, 169 Main Street, 163-169 Main Street, 155-161 Main Street, 155-161 Main Street
Hempstead, New York 11550

Year	Contact Information Owner 155-161 Main Street (34-195-131)	Status	Relation to Requestor
Unknown - 1995	Vanech Realty Associates Last Known Address: 21 Davison Avenue Phone: Unknown Rockville Centre, New York 11570	Unknown	None
5/17/1995 – Present	Lau Enterprises, LTD. Address: 78 Willow Street Phone: (516) 359-5921 Garden City, New York 11530	Active	None
Operator			
1909	Residence	N/A	None
1919	Residence with Garage	N/A	None
1937	Auto Parking	N/A	None
1950 – Present	Stores	N/A	None
1977	B&R Hardware Supply Address: Unknown Phone: Unknown	Unknown	None
1977	Sears Roebuck Address: 3333 Beverly Road Phone: 1(847) 286-2500 Hoffman Estates, IL 60179	Active	None
1977	Allstate Insurance Co Address: 2775 Sanders Road Phone: 1(847) 402-5000 Northbrook, IL 60062	Active	None
1987 - 1995	Adwell Audio Visual Co Inc. Address: Unknown Phone: Unknown	Inactive	None
1992 - 1995	Active Printers Address: Unknown Phone: Unknown	Unknown	None
1995 - 1999	IDP Computer Service Incorporated Address: 100 Denton Avenue Phone: Unknown Garden City Park, New York 11040	Inactive	None
1999 - Present	Golden House Chinese Restaurant Address: 155 Main Street Phone: (516) 481-0200 Hempstead, New York 11550	Active	None
1999	Main Street Electronics and Communications Address: Unknown Phone: Unknown	Unknown	None
1999 - 2013	Curtis Riley Ministries Address: 10 Ingraham Street Phone: (516) 486-3026 Hempstead, New York 11550	Active	None
2003 - 2008	Margalos Restaurant Last Known Address: 161 Main Street Phone: (516) 565-5636 Hempstead, New York 11550	Inactive	None
2003 - 2013	El Batio Café Last Known Address: 161 Main Street Phone: (516) 565-5636 Hempstead, New York 11550	Inactive	None
2008	Believing Gods Word Church Address: 179 North Franklin Street Phone: (516) 505-3501 Hempstead, New York 11550	Active	None
2013	Anytime Anywhere Emergency Locksmith	Inactive	None

PREVIOUS OWNERS & OPERATORS LIST

Carman Place Site

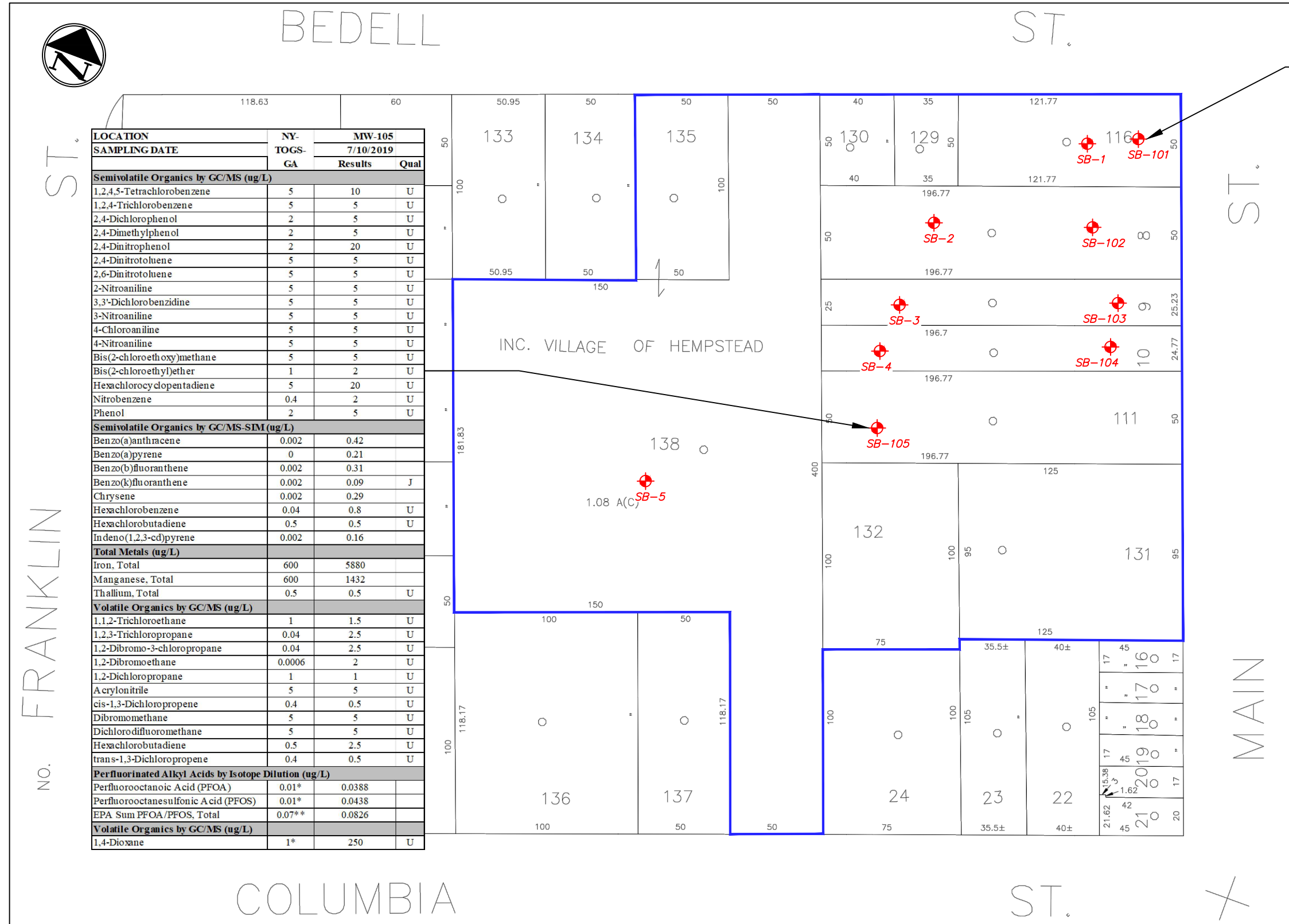
Bedell Street, Columbia Street, 122 Bedell Street, 126 Bedell Street, 177-179 Main Street, 173-175 Main Street, 171 Main Street, 169 Main Street, 163-169 Main Street, 155-161 Main Street, 155-161 Main Street
Hempstead, New York 11550

	Last Known Address: 155 Main Street Hempstead, New York 11550	Phone: (516) 247-6603		
2013	Hempstead Emergency Plumbing Address: Unknown	Phone: Unknown	Unknown	None
2013	Shri Vishnu Sai Incorporated Address: 1624 Wales Avenue Baldwin, New York 11510	Phone: Unknown	Inactive	None
2013	JB ATM Service LLC Address: 240 Hickox Avenue Woodmere, New York 11598	Phone: (516) 449-4614	Active	None
2013 - Present	Main Street Billiards – Permanently Closed Address: 159 Main Street Hempstead, New York 11550	Phone: (516) 385-8264	Inactive	None
Present	El Chicanito Mexican Grill Address: 161 Main Street Hempstead, New York 11550	Phone: (516) 280-6000	Active	Current Operator
Present	Main Street Wireless Address: 157 Main Street Hempstead, New York 11550	Phone: (516) 833-5022	Active	Current Operator
Present	24 Hour Laundromat Address: 155 Main Street Hempstead, New York 11550	Phone (516) 307-1132	Active	Current Operator

Year	Contact Information Owner 155-161 Main Street (34-195-132)	Status	Relation to Requestor
Unknown - 1995	Vanech Realty Associates Last Known Address: 21 Davison Avenue Rockville Centre, New York 11570	Unknown	None
5/17/1995 – Present	Lau Enterprises, LTD. Address: 78 Willow Street Garden City, New York 11530	Active	None
Operator			
1909	Storage	N/A	None
1919	Store	N/A	None
1925	Garage	N/A	None
1950	Parking Lot – Vacant	N/A	Current Owner not Operating the Lot

EXHIBIT G

FILE NAME: P:\047360\0505\DWG\ENR\ENR\SiteInvestigation\Fig4_Carman2019GWSampleResults.dwg; Figure 4 LAST EDIT: 08/06/2019 - 02:34:24 PM LOGIN: repositol



LOCATION	NY-TOGS-GA	MW-105 7/10/2019 Results Qual	
Semivolatile Organics by GC/MS (ug/L)			
1,2,4,5-Tetrachlorobenzene	5	10	U
1,2,4-Trichlorobenzene	5	5	U
2,4-Dichlorophenol	2	5	U
2,4-Dimethylphenol	2	5	U
2,4-Dinitrophenol	2	20	U
2,4-Dinitrotoluene	5	5	U
2,6-Dinitrotoluene	5	5	U
2-Nitroaniline	5	5	U
3,3'-Dichlorobenzidine	5	5	U
3-Nitroaniline	5	5	U
4-Chloroaniline	5	5	U
4-Nitroaniline	5	5	U
Bis(2-chloroethoxy)methane	5	5	U
Bis(2-chloroethyl)ether	1	2	U
Hexachlorocyclopentadiene	5	20	U
Nitrobenzene	0.4	2	U
Phenol	2	5	U
Semivolatile Organics by GC/MS-SIM (ug/L)			
Benzo(a)anthracene	0.002	0.42	
Benzo(a)pyrene	0	0.21	
Benzo(b)fluoranthene	0.002	0.31	
Benzo(k)fluoranthene	0.002	0.09	J
Chrysene	0.002	0.29	
Hexachlorobenzene	0.04	0.8	U
Hexachlorobutadiene	0.5	0.5	U
Indeno(1,2,3-cd)pyrene	0.002	0.16	
Total Metals (ug/L)			
Iron, Total	600	5880	
Manganese, Total	600	1432	
Thallium, Total	0.5	0.5	U
Volatile Organics by GC/MS (ug/L)			
1,1,2-Trichloroethane	1	1.5	U
1,2,3-Trichloropropane	0.04	2.5	U
1,2-Dibromo-3-chloropropane	0.04	2.5	U
1,2-Dibromoethane	0.0006	2	U
1,2-Dichloropropane	1	1	U
Acrylonitrile	5	5	U
cis-1,3-Dichloropropene	0.4	0.5	U
Dibromomethane	5	5	U
Dichlorodifluoromethane	5	5	U
Hexachlorobutadiene	0.5	2.5	U
trans-1,3-Dichloropropene	0.4	0.5	U
Perfluorinated Alkyl Acids by Isotope Dilution (ug/L)			
Perfluorooctanoic Acid (PFOA)	0.01*	0.0388	
Perfluorooctanesulfonic Acid (PFOS)	0.01*	0.0438	
EPA Sum PFOA/PFOS, Total	0.07**	0.0826	
Volatile Organics by GC/MS (ug/L)			
1,4-Dioxane	1*	250	U

LOCATION	NY-TOGS-GA	MW-101 7/10/2019 Results	Qu
Semivolatile Organics by GC/MS (ug/L)			
1,2,4,5-Tetrachlorobenzene	5	10	U
1,2,4-Trichlorobenzene	5	5	U
2,4-Dichlorophenol	2	5	U
2,4-Dimethylphenol	2	5	U
2,4-Dinitrophenol	2	20	U
2,4-Dinitrotoluene	5	5	U
2,6-Dinitrotoluene	5	5	U
2-Nitroaniline	5	5	U
3,3'-Dichlorobenzidine	5	5	U
3-Nitroaniline	5	5	U
4-Chloroaniline	5	5	U
4-Nitroaniline	5	5	U
Bis(2-chloroethoxy)methane	5	5	U
Bis(2-chloroethyl)ether	1	2	U
Bis(2-ethylhexyl)phthalate	5	27	
Hexachlorocyclopentadiene	5	20	U
Nitrobenzene	0.4	2	U
Phenol	2	5	U
Semivolatile Organics by GC/MS-SIM (ug/L)			
Benzo(a)anthracene	0.002	2.4	
Benzo(a)pyrene	0	1.3	
Benzo(b)fluoranthene	0.002	1.6	
Benzo(k)fluoranthene	0.002	0.6	
Chrysene	0.002	1.4	
Hexachlorobenzene	0.04	0.8	U
Hexachlorobutadiene	0.5	0.5	U
Indeno(1,2,3-cd)pyrene	0.002	0.8	
Total Metals (ug/L)			
Aluminum, Total	2000	3960	
Iron, Total	600	21200	
Manganese, Total	600	2818	
Volatile Organics by GC/MS (ug/L)			
1,1,2-Trichloroethane	1	1.5	U
1,2,3-Trichloropropane	0.04	2.5	U
1,2-Dibromo-3-chloropropane	0.04	2.5	U
1,2-Dibromoethane	0.0006	2	U
1,2-Dichloropropane	1	1	U
Acrylonitrile	5	5	U
cis-1,3-Dichloropropene	0.4	0.5	U
Dibromomethane	5	5	U
Dichlorodifluoromethane	5	5	U
Hexachlorobutadiene	0.5	2.5	U
trans-1,3-Dichloropropene	0.4	0.5	U
Perfluorinated Alkyl Acids by Isotope Dilution (ug/L)			
Perfluorooctanoic Acid (PFOA)	0.01*	0.0414	
Perfluorooctanesulfonic Acid (PFOS)	0.01*	0.0516	
EPA Sum PFOA/PFOS, Total	0.07**	0.093	
Volatile Organics by GC/MS (ug/L)			
1,4-Dioxane	1*	250	U

Note:
NY-TOGS-GA: NEW YORK TOGS 111 GROUNDWATER EFFLUENT LIMITATIONS CRITERIA REFLECTS ALL ADDENDUM TO CRITERIA THROUGH JUNE 2004.

U - NOT DETECTED AT THE REPORTED DETECTION LIMIT FOR THE SAMPLE.

* NEW YORK STATE GOVERNOR COUOMO AND NY DOH ADOPTING MAXIMUM CONTAMINANT LEVELS (MCL) FOR PFOA, PFOS AND 1,4-DIOXANE, JULY 8, 2019 (10 PPT (0.01 PPB) FOR PFOA AND PFOS).

** FACT SHEET PFOA & PFOS DRINKING WATER HEALTH ADVISORIES, NOVEMBER 2016

Source:

1. Parcels taken from Land and Tax Map Plan by Nassau County Department of Assessment, dated October 2002.

LEGEND:

- 2019 BORING LOCATION
- SITE BOUNDARY

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114 OLD COUNTRY ROAD
SUITE 100
MINEOLA, NEW YORK 11501
PHONE: (516) 512-7300

PSS&S

CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

PROJECT TITLE

CARMAN PLACE
SITE INVESTIGATION

HEMPSTEAD, NASSAU COUNTY, NEW YORK

SHEET TITLE

FIGURE 4
2019 GROUNDWATER
SAMPLE EXCEEDANCES

PROJ. NO.: 04736.0005

DATE: 08/09/2019

DRN. BY: EDS

CK'D BY: PM

SCALE: 1"=50'

SHT. NO.: 1 OF 1



Constituents	RRSCO	FD-1
Sampling Location		Lot 130
Sampling Date		11/23/2015
Metals (mg/kg)		
Cadmium	4.3	8
Copper	270	8,480
Lead	400	10,700

SAMPLE ID	RV IS/RS	SB-101
SAMPLE LOCATION		Lot 116
SAMPLING DATE		7/10/2019
Emerging Contaminants Sampling		
Perfluorooctanoic Acid (PFOA) (ug/kg)	1	0.967
1,4-Dioxane (mg/kg)	0.1	4.4 U

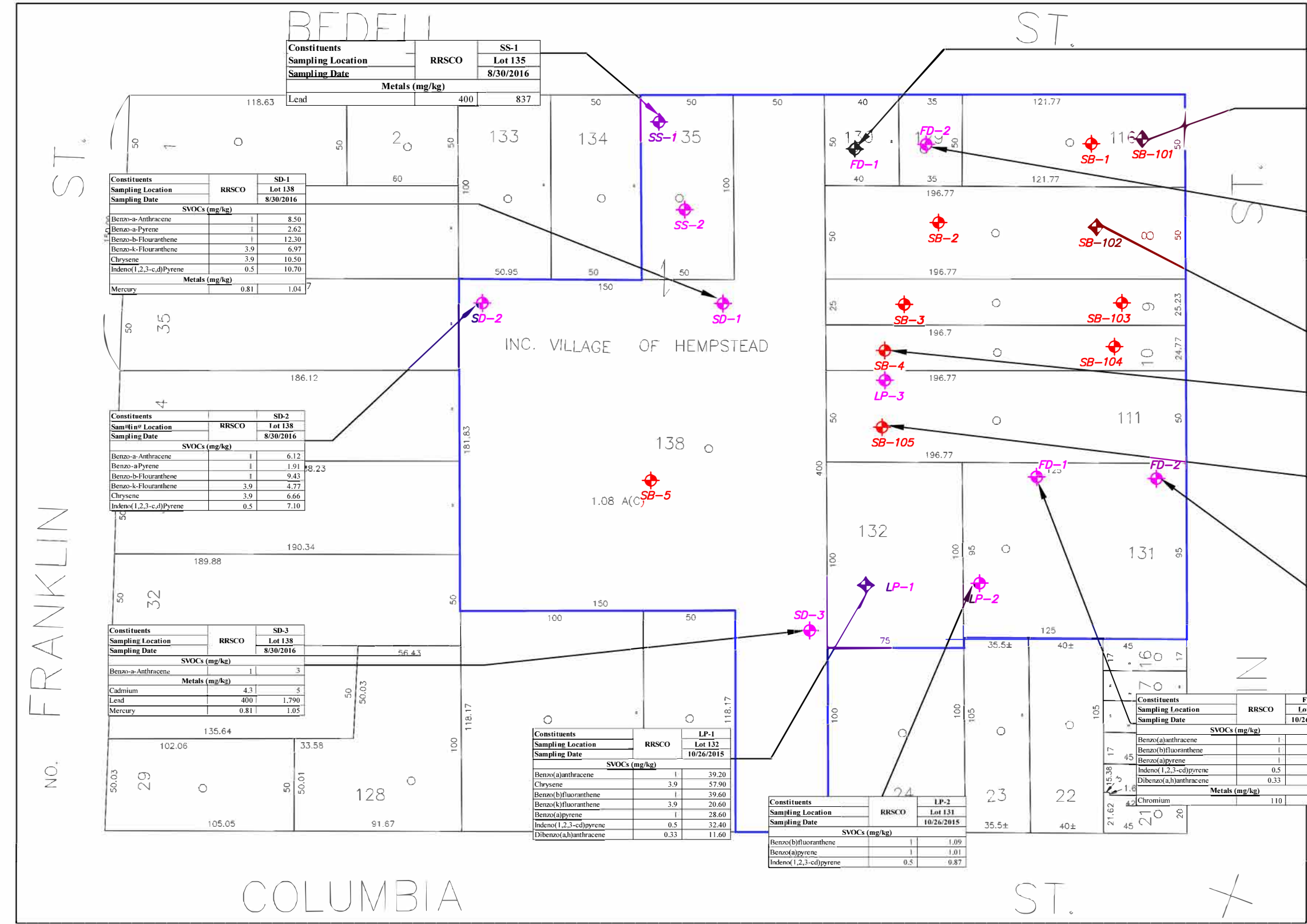
Constituents	RRSCO	FD-2
Sampling Location		Lot 129
Sampling Date		11/23/2015
Metals (mg/kg)		
Copper	270	923
Lead	400	858
Zinc	10,000	10,700
Mercury	0.81	2

SAMPLE ID	RV IS/RS	SB-102
SAMPLE LOCATION		Lot 8
SAMPLING DATE		7/10/2019
Emerging Contaminants Sampling		
Perfluorooctanesulfonic Acid (PFOS) (ug/kg)	1	4.63
1,4-Dioxane (mg/kg)	0.1	4.7 U

Sample ID	RV IS/RS	SB-4
Sample Location		Lot 10
Sampling Date		4/26/2019
Emerging Contaminants Sampling		
1,4-Dioxane (mg/kg)	0.1	0.1 U

SAMPLE ID	RV IS/RS	SB-105
SAMPLE LOCATION		Lot 111
SAMPLING DATE		7/10/2019
Emerging Contaminants Sampling		
Perfluorooctanesulfonic Acid (PFOS) (ug/kg)	1	1.04 U

Constituents	RRSCO	FD-2
Sampling Location		Lot 131
Sampling Date		10/26/2015
SVOCs (mg/kg)		
Benzo(b)fluoranthene	1	1.05
Metals (mg/kg)		
Arsenic	16	17
Cadmium	4.3	37
Copper	270	1,260
Lead	400	1,340
Mercury	0.81	12



Constituents	RRSCO	SD-1
Sampling Location		Lot 138
Sampling Date		8/30/2016
SVOCs (mg/kg)		
Benzo-a-Anthracene	1	8.50
Benzo-a-Pyrene	1	2.62
Benzo-b-Flouranthene	1	12.30
Benzo-k-Flouranthene	3.9	6.97
Chrysene	3.9	10.50
Indeno(1,2,3-c,d)Pyrene	0.5	10.70
Metals (mg/kg)		
Mercury	0.81	1.04

Constituents	RRSCO	SD-2
Sampling Location		Lot 138
Sampling Date		8/30/2016
SVOCs (mg/kg)		
Benzo-a-Anthracene	1	6.12
Benzo-a-Pyrene	1	1.91
Benzo-b-Flouranthene	1	9.43
Benzo-k-Flouranthene	3.9	4.77
Chrysene	3.9	6.66
Indeno(1,2,3-c,d)Pyrene	0.5	7.10

Constituents	RRSCO	SD-3
Sampling Location		Lot 138
Sampling Date		8/30/2016
SVOCs (mg/kg)		
Benzo-a-Anthracene	1	3
Metals (mg/kg)		
Cadmium	4.3	5
Lead	400	1,790
Mercury	0.81	1.05

Constituents	RRSCO	LP-1
Sampling Location		Lot 132
Sampling Date		10/26/2015
SVOCs (mg/kg)		
Benzo(a)anthracene	1	39.20
Chrysene	3.9	57.90
Benzo(b)fluoranthene	1	39.60
Benzo(k)fluoranthene	3.9	20.60
Benzo(a)pyrene	1	28.60
Indeno(1,2,3-cd)pyrene	0.5	32.40
Dibenzo(a,h)anthracene	0.33	11.60

Constituents	RRSCO	LP-2
Sampling Location		Lot 131
Sampling Date		10/26/2015
SVOCs (mg/kg)		
Benzo(b)fluoranthene	1	1.09
Benzo(a)pyrene	1	1.01
Indeno(1,2,3-cd)pyrene	0.5	0.87

Constituents	RRSCO	FD-1
Sampling Location		Lot 131
Sampling Date		10/26/2015
SVOCs (mg/kg)		
Benzo(a)anthracene	1	1.36
Benzo(b)fluoranthene	1	4.52
Benzo(a)pyrene	1	3.42
Indeno(1,2,3-cd)pyrene	0.5	2.84
Dibenzo(a,h)anthracene	0.33	1.12
Metals (mg/kg)		
Chromium	110	150

Note:
 RRSCO: NEW YORK NYCRR PART 375 RESTRICTED RESIDENTIAL CRITERIA, EFFECTIVE DECEMBER 14, 2006.
 RV IS/RS: NYSDEC RECOMMENDED VALUES FOR ACCEPTANCE OF IMPORTED SOIL/REUSE SOIL. NYSDEC JUNE 2019 FACT SHEET EMERGING CONTAMINANTS.

Source:
 1. PARCELS TAKEN FROM LAND AND TAX MAP PLAN BY NASSAU COUNTY DEPARTMENT OF ASSESSMENT, DATED OCTOBER 2002.

FILE NAME: \\nasnas\as\ProjectData\Projects\047360000\DWG\ENR\PS&S\Figures\Fig01_HistoricSoilsExceedance.dwg 11/17/2019 11:17:17 AM LAST EDIT: 08/09/2019 - 03:35:48 PM LOGIN: rpsouth@psand

LEGEND:

- ◆ 2015/2016 BORING LOCATION
- ◆ 2019 BORING LOCATION
- SITE BOUNDARY

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114 OLD COUNTRY ROAD
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PS&S

CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

PROJECT TITLE

**CARMAN PLACE
 SITE INVESTIGATION**

HEMPSTEAD, NASSAU COUNTY, NEW YORK

SHEET TITLE

**FIGURE 1
 HISTORIC SOILS
 EXCEEDANCE DATA**

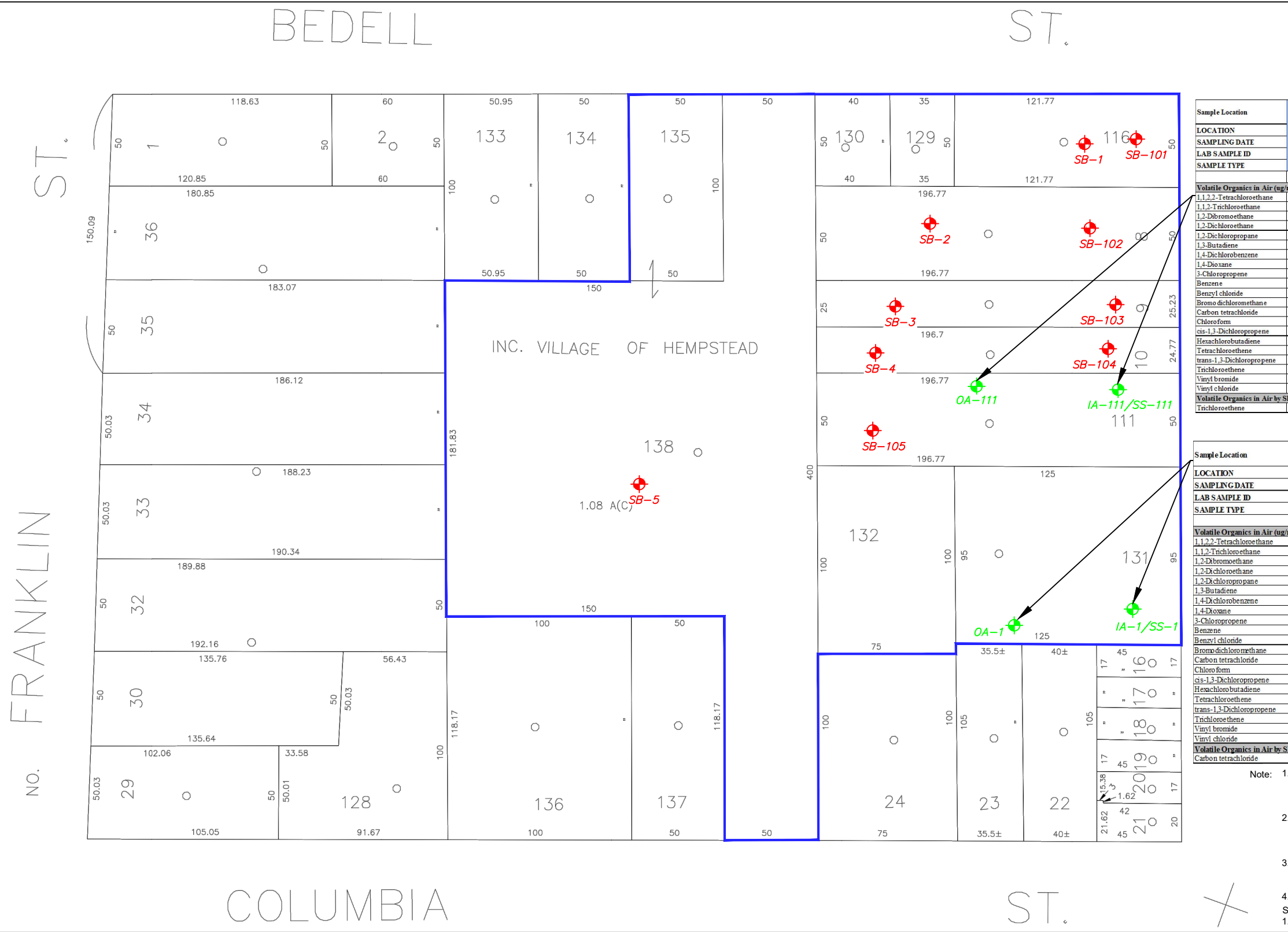
PROJ. NO.: 04736.0005

DATE: 08/09/2019

DRN. BY: PDT CK'D

BY: CISCALE:

1"=50' SHT. NO.: 1 OF 1



Sample Location	EPA VISL - Residential Target Indoor Air Concentration (2)	EPA VISLs - Residential Target Sub-Slab & Exterior Soil Vapor Concentration (1)	NYSDOH Air Guidance Values (3)	Lot 111						
				IA-111		OA-111		SS-111		
				7/10/2019	7/10/2019	7/10/2019	7/10/2019	7/10/2019	7/10/2019	
LAB SAMPLE ID	L1930287-02	L1930287-03	L1930287-01	Indoor Air		Outdoor Air		Sub-Slab Vapor		
SAMPLE TYPE	Indoor Air	Sub-Slab/Exterior		Results	Qual	Results	Qual	Results	Qual	
Volatiles Organics in Air (ug/m3)										
1,1,2,2-Tetrachloroethane	0.048	1.6		1.37	U	1.37	U	1.37	U	
1,1,2-Trichloroethane	0.18	5.8		1.09	U	1.09	U	1.09	U	
1,2-Dibromoethane	0.0047	0.16		1.54	U	1.54	U	1.54	U	
1,2-Dichloroethane	0.11	3.6		0.809	U	0.809	U	0.809	U	
1,2-Dichloropropane	0.76	25		0.924	U	0.924	U	0.924	U	
1,3-Butadiene	0.094	3.1		0.442	U	0.442	U	3.23		
1,4-Dichlorobenzene	0.26	8.5		1.2	U	1.2	U	1.2	U	
1,4-Dioxane	0.56	19		0.721	U	0.721	U	0.721	U	
3-Chloropropene	0.47	16		0.626	U	0.626	U	0.626	U	
Benzene	0.36	12		0.783		0.649		1.83		
Benzyl chloride	0.057	1.9		1.04	U	1.04	U	1.04	U	
Bromo dichloromethane	0.076	2.5		1.34	U	1.34	U	1.34	U	
Carbon tetrachloride	0.47	16		-	-	-	-	1.26	U	
Chloroform	0.12	4.1		0.977	U	0.977	U	2.89		
cis-1,3-Dichloropropene	0.7	23		0.908	U	0.908	U	0.908	U	
Hexachlorobutadiene	0.13	4.3		2.13	U	2.13	U	2.13	U	
Tetrachloroethene	11	360	30	-	-	-	-	1.36	U	
trans-1,3-Dichloropropene	0.7	23		0.908	U	0.908	U	0.908	U	
Trichloroethene	0.48	16	2	-	-	-	-	1.07	U	
Vinyl bromide	0.088	2.9		0.874	U	0.874	U	0.874	U	
Vinyl chloride	0.17	5.6		-	-	-	-	0.511	U	
Volatiles Organics in Air by SIM (ug/m3)										
Trichloroethene	0.48	16	2	0.613		0.534		-	-	

Sample Location	EPA VISL - Residential Target Indoor Air Concentration (2)	EPA VISLs - Residential Target Sub-Slab & Exterior Soil Vapor Concentration (1)	NYSDOH Air Guidance Values (3)	Lot 131						
				IA-1		OA-1		SS-1		
				4/26/2019	4/26/2019	4/26/2019	4/26/2019	4/26/2019	4/26/2019	
LAB SAMPLE ID	L1917489-02	L1917489-03	L1917489-01	Indoor Air		Outdoor Air		Sub-Slab Vapor		
SAMPLE TYPE	Indoor Air	Sub-Slab/Exterior		Results	Qual	Results	Qual	Results	Qual	
Volatiles Organics in Air (ug/m3)										
1,1,2,2-Tetrachloroethane	0.048	1.6		1.37	U	1.37	U	1.37	U	
1,1,2-Trichloroethane	0.18	5.8		1.09	U	1.09	U	1.09	U	
1,2-Dibromoethane	0.0047	0.16		1.54	U	1.54	U	1.54	U	
1,2-Dichloroethane	0.11	3.6		0.809	U	0.809	U	0.809	U	
1,2-Dichloropropane	0.76	25		0.924	U	0.924	U	0.924	U	
1,3-Butadiene	0.094	3.1		0.442	U	0.442	U	0.442	U	
1,4-Dichlorobenzene	0.26	8.5		1.2	U	1.2	U	1.2	U	
1,4-Dioxane	0.56	19		0.721	U	0.721	U	0.721	U	
3-Chloropropene	0.47	16		0.626	U	0.626	U	0.626	U	
Benzene	0.36	12		0.748		0.645		1.82		
Benzyl chloride	0.057	1.9		1.04	U	1.04	U	1.04	U	
Bromo dichloromethane	0.076	2.5		1.34	U	1.34	U	1.34	U	
Carbon tetrachloride	0.47	16		-	-	-	-	1.26	U	
Chloroform	0.12	4.1		0.977	U	0.977	U	1.75		
cis-1,3-Dichloropropene	0.7	23		0.908	U	0.908	U	0.908	U	
Hexachlorobutadiene	0.13	4.3		2.13	U	2.13	U	2.13	U	
Tetrachloroethene	11	360	30	-	-	-	-	382		
trans-1,3-Dichloropropene	0.7	23		0.908	U	0.908	U	0.908	U	
Trichloroethene	0.48	16	2	-	-	-	-	50.9		
Vinyl bromide	0.088	2.9		0.874	U	0.874	U	0.874	U	
Vinyl chloride	0.17	5.6		-	-	-	-	0.511	U	
Volatiles Organics in Air by SIM (ug/m3)										
Carbon tetrachloride	0.47	16		0.51		0.51		-	-	

Note: 1. EPA-VISL: EPA VISL DEFAULT RESIDENTIAL TARGET SUB-SLAB & EXTERIOR SOIL GAS CONCENTRATIONS CRITERIA PER VISL CALCULATOR, VERSION 3.5, UPDATED OCTOBER 2017 (JUNE 2017 RSLs).

2. EPA-VISL: EPA VISL DEFAULT RESIDENTIAL TARGET INDOOR AIR CONCENTRATIONS CRITERIA PER VISL CALCULATOR, VERSION 3.5, UPDATED OCTOBER 2017 (JUNE 2017 RSLs).

3. NYSDOH GUIDANCE FOR EVALUATING SOIL VAPOR INTRUSION IN THE STATE OF NEW YORK

4. U - NOT DETECTED AT THE REPORTED DETECTION LIMIT FOR THE SAMPLE.

Source:
1. Parcels taken from Land and Tax Map Plan by Nassau County Department of Assessment, dated October 2002.

LEGEND:

- 2019 BORING LOCATION
- 2019 AIR MONITORING LOCATION
- SITE BOUNDARY

ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. NOTIFY PAULUS, SOKOLOWSKI AND SARTOR, PC. OF ANY CONFLICTS, ERRORS, AMBIGUITIES OR DISCREPANCIES IN THE CONTRACT DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH CONSTRUCTION.

ALL DIMENSIONS SHALL BE AS NOTED IN WORDS OR NUMBERS ON THE CONTRACT DRAWINGS. DO NOT SCALE THE DRAWINGS TO DETERMINE DIMENSIONS.

THESE CONTRACT DRAWINGS CONTAIN DATA INTENDED SPECIFICALLY FOR THE NOTED PROJECT AND CLIENT. THEY ARE NOT INTENDED FOR USE ON EXTENSIONS OF THIS PROJECT OR FOR REUSE ON ANY OTHER PROJECT. THE COPYING AND/OR MODIFICATION OF THIS DOCUMENT OR ANY PORTION THEREOF WITHOUT THE WRITTEN PERMISSION OF PAULUS, SOKOLOWSKI AND SARTOR, PC. IS PROHIBITED.

UNLESS THESE DRAWINGS ARE SPECIFICALLY DESIGNATED AS "CONSTRUCTION ISSUE", THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION OR IMPROVEMENTS DEPICTED HEREIN. CONTRACTORS SHALL NOTIFY THE DESIGN ENGINEER TO OBTAIN CONSTRUCTION DOCUMENTS.

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PAULUS, SOKOLOWSKI AND SARTOR, PC.

114 OLD COUNTRY ROAD
SUITE 100
MINEOLA, NEW YORK 11501
PHONE: (516) 512-7300

PSS&S

CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

PROJECT TITLE

**CARMAN PLACE
SITE INVESTIGATION**

HEMPSTEAD, NASSAU COUNTY, NEW YORK

SHEET TITLE

**FIGURE 3
2019 SOIL VAPOR
INTRUSION RESULTS**

PROJ. NO.: 04736.0005

DATE: 08/09/2019

DRN. BY: PDT

CK'D BY: CI

SCALE: 1"=50'

SHT. NO.: 1 OF 1

FILE NAME: P:\047360\05D\WG\N-Env\Plot\Fig3_20190728.dwg; Figure 3 LAST EDIT: 08/06/2019 - 02:20:01 PM LOGIN: repositio@

EXHIBIT H

Department of State Division of Corporations

Entity Information

[Return to Results](#)[Return to Search](#)

Entity Details



ENTITY NAME: CARMAN PLACE APARTMENTS, LLC	DOS ID: 5034559
FOREIGN LEGAL NAME:	FICTITIOUS NAME:
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: 11/07/2016	REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 11/07/2016	INACTIVE DATE:
FOREIGN FORMATION DATE:	STATEMENT STATUS: CURRENT
COUNTY: MONROE	NEXT STATEMENT DUE DATE: 11/30/2022
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: CONIFER REALTY, LLC**Address:** 1000 UNIVERSITY AVENUE, SUITE 500, ROCHESTER, NY, UNITED STATES, 14607

Chief Executive Officer's Name and Address

Name:**Address:**

Principal Executive Office Address

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 I

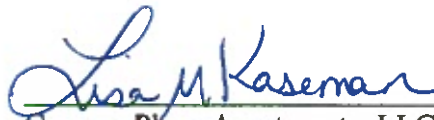
WRITTEN CONSENT

The undersigned, being an authorized signatory for Carman Place Apartments, LLC does hereby certify as follows:

1. Carman Place Apartments, LLC is the prospective volunteer for the Carman Place Site located at Bedell Street, Columbia Street, 122 Bedell Street, 126 Bedell Street, 177-179 Main Street, 173-175 Main Street, 171 Main Street, 169 Main Street, 163-169 Main Street, 155-161 Main Street, 155-161 Main Street, Hempstead, New York 11550 tax parcel identification no. 34.-195-135, 34.-195-138, 34.-195-130, 34.-195-129, 34.-195-116, 34.-195-8, 34.-195-9, 34.-195-10, 34.-195-111, 34.-195-132, and 34.-195-131 (the "Site").

2. The following person, Lisa M. Kaseman, is the Regional Vice President of Conifer Realty, LLC, which is the sole member of Carman Place Apartments, LLC and an authorized signatory to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer Carman Place Apartments, LLC.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 15th day of August 2019.



Carman Place Apartments, LLC

By Conifer Realty, LLC

Lisa M. Kaseman, Regional Vice President

Exhibit J



NASSAU COUNTY CLERK'S OFFICE
ENDORSEMENT COVER PAGE

Recorded Date: 01-14-2011
Recorded Time: 3:03:29 p
Liber Book: D 12686
Pages From: 660
To: 663

Record and Return To:
JAY LAU ESQ
133-47 SANFORD AVE
UNIT C1E
FLUSHING, NY 11355

Control
Number: 1772
Ref #: RE 009363
Doc Type: D12 DEED COMMERCIAL/VACANT LAND

Location:	Section	Block	Lot	Unit
HEMPSTEAD (2820)	0034	00195-00	00008	
Consideration Amount:	400,000.00			

	Taxes Total	1,600.00
	Recording Totals	390.00
DAC001	Total Payment	1,990.00

THIS PAGE IS NOW PART OF THE INSTRUMENT AND SHOULD NOT BE REMOVED
MAUREEN O'CONNELL
COUNTY CLERK



2011011401772

THIS INDENTURE, made the 4th day of January, in the year 2011 ✓

BETWEEN 173-175 Main Street LLC, a New York limited liability company, having its office at 501 Meachum Avenue, Elmont, NY 11003,

party of the first part, and
LAU INVESTMENT GROUP, having its office at c/o Jay Lau, Esq., 133-47 Sanford Avenue, Unit C1E, Flushing, NY 11355,

party of the second part,
WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration 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,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate lying and being in the

SEE SCHEDULE A ANNEXED

TOGETHER with all the right, title and interest if any, of the party of the first part of 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 covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in anyway whatever, except as aforesaid.

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 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:



173-175 Main Street LLC

By: 
Pyarali Jaffer, Manager

D12
4
400,000

Sec
34
BL
195
Lot
8

Schedule A Description

Title Number CL-1544-N

Page 1

ALL those certain lots or parcels of land, situated in the Village of Hempstead, County of Nassau, State of New York, and bounded and described as follows:

BEGINNING at a point on the westerly side of Main Street distant fifty feet Southerly from the corner formed by the intersection of the Westerly side of Main Street and the Southerly side of Bedell Street;

THENCE South 77 degrees , 44 minutes, 30 seconds West, 196.77 feet;

THENCE South 12 degrees, 40 minutes, 30 seconds East, 50 feet;

THENCE North 77 degrees, 44 minutes, 30 seconds East, 50 feet;

THENCE North 77 degrees, 44 minutes, 30 seconds east, 196.77 feet to the Westerly side of Main Street;

THENCE North 12 degrees, 40 minutes West, and along the Westerly side of Main Street, 50 feet to the point or place of BEGINNING.

FOR INFORMATION ONLY, NOT INSURED: SAID PREMISES BEING KNOWN AS AND BY 173-175 MAIN STREET, HEMPSTEAD, NEW YORK

SECTION: 34

BLOCK: 195

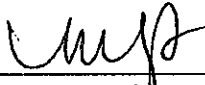
LOT: 8

COUNTY: NASSAU

STATE OF NEW YORK, COUNTY OF Nassau

On the 4th day of **January**, in the year **2011** before me, personally appeared
Pyarali Jaffer

personally known 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



Notary Public
MEILING LAU
Notary Public, State of New York
No. 01LA6230379
Qualified in Nassau County
Commission Expires 11/1/14

BARGAIN & SALE DEED

WITH COVENANTS AGAINST GRANTOR=S ACTS

TITLE No. **CL-1544N**

173-175 Main Street LLC

Section 34
Block 195
Lots 8
County of Nassau
Town of Hempstead

TO

Lau Investment Group

RETURN BY MAIL TO:

Jay Lau, Esq., 133-47
Sanford Avenue, Unit
C1E, Flushing, NY 11355



RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

CLERK



NASSAU COUNTY CLERK'S OFFICE
ENDORSEMENT COVER PAGE

Recorded Date: 11-20-2007
Recorded Time: 3:32:47 p

Record and Return To:
PATRICK M HALLORAN
PO BOX 91
NEW HYDE PARK, NY 11040

Liber Book: D 12341
Pages From: 27
To: 29

Control
Number: 1832
Ref #: RE 008863
Doc Type: D01 DEED

Location:	Section	Block	Lot	Unit
HEMPSTEAD (2820)	0034	00195-00	00009	

VLM001

Taxes Total	.00
Recording Totals	124.00
Total Payment	124.00

THIS PAGE IS NOW PART OF THE INSTRUMENT AND SHOULD NOT BE REMOVED
MAUREEN O'CONNELL
COUNTY CLERK



2007112001832

NYC CLERK

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

D12
3

THIS INDENTURE, made the 15th day of November, in the year 2007
BETWEEN

169-171 MAIN STREET HOLDING CORP.
78 Willow Street
Garden City, New York, 11530

party of the first part, and

LAU INVESTMENT GROUP, Inc.
134 Rockaway Avenue
Garden City, New York, 11530

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration 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,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

Village of Hempstead, County of Nassau, State of New York bounded and described as follows:

Beginning at a point on the Westerly side of Main Street distance 100.00 feet Southerly from the corner formed by the intersection of the Westerly side of Main Street with the Southerly side of Bedell Street;

Running Thence Westerly at right angles parallel with Bedell Street distance 196.77 feet;

Thence Southerly parallel with Main Street distance 25.33 feet;

Thence Easterly parallel with Bedell Street distance 196.77 feet;

Thence Running Northerly along the Westerly side of Main Street distance 25.33 feet to the point or place of Beginning.

"Being and intended to be" the same premises conveyed to the party of the first by deed dated May 1, 2007 recorded on May 2, 2007, in Liber 12260, pages 766-768.

TOGETHER with all right, title and interest, if any, of the party of the first part of, 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.

This transfer is done under the normal course of business

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

IN PRESENCE OF:

J. Jay Law, Member

Sec
34
B2
195
Lot
9

REC'D CLERK

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of Nassau) ss.:

On the 15 day of November in the year 2007 before me, the undersigned, personally appeared Jay Lau, Esq. 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.

Cindy Cheung Notary Public State of New York, Nassau County No. 01048173325 Commission Expires August 27, 2011

ACKNOWLEDGMENT FORM FOR USE WITHIN NEW YORK STATE ONLY: (New York Subscribing Witness Acknowledgment Certificate)

State of New York, County of) ss.:

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

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number, if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of Nassau) ss.:

On the 15 day of Nov in the year 2007 before me, the undersigned, personally appeared Jay Lau 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.

PATRICK HALLORAN Notary Public, State of New York No. 01HA6069703 Qualified in Nassau County Commission Expires February 11, 2010

ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY: (Out of State or Foreign General Acknowledgment Certificate)

) 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), 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 and the state or country or other place the acknowledgment was taken).

LEGIBILITY POOR FOR MICROFILM

BARGAIN & SALE DEED (WITHOUT COVENANT AGAINST GRANTOR'S ACTS)

TITLE NO. 169-171 Main Street Holding Corp.

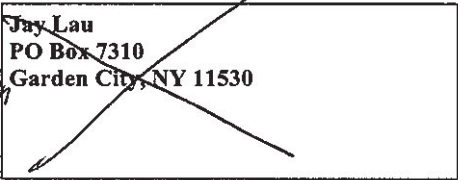
DISTRICT SECTION 34 BLOCK 195 LOT 09 COUNTY OR TOWN

TO Lau Investment Group, Inc.

RECORDED AT REQUEST OF Fidelity National Title Insurance Company RETURN BY MAIL TO



Handwritten: Rand R, Patrick M. Halloran, PO Box 91, New Hyde Park, NY 11400



RESERVE THIS SPACE FOR USE OF RECORDING OFFICE



NASSAU COUNTY CLERK'S OFFICE
ENDORSEMENT COVER PAGE

Recorded Date: 11-21-2007
Recorded Time: 1:58:18 p

Record and Return To:
JAY LAU
PO BOX 7310
GARDEN CITY, NY 11530

Liber Book: D 12341
Pages From: 351
To: 353

Control
Number: 1508
Ref #: RE 008931
Doc Type: D12 DEED COMMERCIAL/VACANT LAND

Location:	Section	Block	Lot	Unit
HEMPSTEAD (2820)	0034	00195-00	00010	

MXP001

Taxes Total	.00
Recording Totals	214.00
Total Payment	214.00

THIS PAGE IS NOW PART OF THE INSTRUMENT AND SHOULD NOT BE REMOVED
MAUREEN O'CONNELL
COUNTY CLERK



2007112101508

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 15 day of November, in the year 2007
BETWEEN

169-171 MAIN STREET HOLDING CORP.
78 Willow Street
Garden City, New York, 11530

party of the first part, and

LAU INVESTMENT GROUP, Inc.
134 Rockaway Avenue
Garden City, New York, 11530

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration 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,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

Village of Hempstead, County of Nassau, State of New York bounded and described as follows:

Beginning at a point on the Westerly side of Main Street distance 125.33 feet Southerly from the corner formed by the intersection of the Westerly side of Main Street with the Southerly side of Bedell Street;

Running Thence Westerly at right angles parallel with Bedell Street distance 196.77 feet;

Thence Southerly parallel with Main Street distance 24.77 feet;

Thence Easterly parallel with Bedell Street distance 196.77 feet;

Thence Running Northerly along the Westerly side of Main Street distance 24.77 feet to the point or place of Beginning.

"Being and intended to be" the same premises conveyed to the party of the first by deed dated May 1, 2007 recorded on May 2, 2007, in Liber 12260, pages 769-771.

TOGETHER with all right, title and interest, if any, of the party of the first part of, 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.

This transfer is done under the normal course business

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

IN PRESENCE OF:

JL

Jay Law, Member

013

S-34
B-195
L-10

INC. CLERK

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of Nassau } ss.:

On the 15 day of November in the year 2007 before me, the undersigned, personally appeared Jay Lau, Esq. 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.

Cindy Cheung Notary Public State of New York, Nassau County No. 01CH8173325 Commission Expires August 27, 2011

ACKNOWLEDGMENT FORM FOR USE WITHIN NEW YORK STATE ONLY: (New York Subscribing Witness Acknowledgment Certificate)

State of New York, County of } ss.:

On the day of in the year before me, the undersigned, personally appeared the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number, if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of Nassau } ss.:

On the 15 day of Nov in the year before me, the undersigned, personally appeared Jay Lau 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.

PATRICK HALLORAN Notary Public, State of New York No. 01HA6069703 Qualified in Nassau County Commission Expires February 11, 2010

ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY: (Out of State or Foreign General Acknowledgment Certificate)

..... } ss.: (Complete Venue with State, Country, Province or Municipality)

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), 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 and the state or country or other place the acknowledgment was taken).

LEGIBILITY POOR FOR MICROFILM

BARGAIN & SALE DEED (WITHOUT COVENANT AGAINST GRANTOR'S ACTS)

TITLE NO. 169-171 Main Street Holding Corp.

TO Lau Investment Group, Inc.

DISTRICT SECTION 34 BLOCK 195 LOT 010 COUNTY OR TOWN

RECORDED AT REQUEST OF Fidelity National Title Insurance Company RETURN BY MAIL TO



Jay Lau PO Box 7310 Garden City, NY 11530

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

11
12
13
14
15



NASSAU COUNTY CLERK'S OFFICE
ENDORSEMENT COVER PAGE

Recorded Date: 06-22-2004
Recorded Time: 11:08:27 a

Record and Return To:
JAY LAU & ASSOCIATES
ATTN JAY LAU ESQ
78 WILLOW ST
GARDEN CITY, NY 11530

Liber Book: D 11798
Pages From: 626
To: 629

Control
Number: 1223
Ref #: RE 031264
Doc Type: D01 DEED

Location:	Section	Block	Lot	Unit
HEMPSTEAD (2820)	0034	00195-00	00111	

Consideration Amount: 339,000.00

	Taxes Total	1,356.00
	Recording Totals	102.00
GJS001	Total Payment	1,458.00

THIS PAGE IS NOW PART OF THE INSTRUMENT AND SHOULD NOT BE REMOVED
KAREN V. MURPHY
COUNTY CLERK



2004062201223



NCPC

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT. THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 28th day of April, in the year two thousand four BETWEEN

CRAIG SPIELBERG, residing at 3036 Clovermere Road, Wantagh, NY 11793 and FARLEY SPIELBERG, residing at 2851 Ammel Drive, Bellmore, NY 11710

party of the first part, and

LAU INVESTMENT GROUP, INC., having an office at 78 Willow Street, Garden City, NY 11530

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration 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, ALL that certain plot, piece or parcel of land, with the building and improvements thereon erected, situate, lying and being

SEE DESCRIPTION ATTACHED HERETO

SECTION

34

Said premises being commonly known as: 163-165 Main Street, Hempstead, NY 11550

BLOCK

195

BEING AND INTENDED TO BE the same premises conveyed to the party of the first part by Deed dated 8/3/01 and recorded in the Office of the Clerk of the County of Nassau in Liber 11368, Page 521

LOT

111

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 covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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:

Michael J. Lawry

CRAIG SPIELBERG
FARLEY SPIELBERG

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY


State of New York, County of Nassau } ss.:

On the 28 of April in the year 2004

before me, the undersigned, personally appeared

CRAIG SPIELBERG & FARLEY SPIELBERG

personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


KEITH CHAN
Notary Public, State of New York
No. 24-4754794
Qualified in Kings County
Commission Expires March 30, 2005
NOTARY PUBLIC

ACKNOWLEDGMENT FORM FOR USE WITHIN NEW YORK STATE ONLY:
{New York Subscribing Witness Acknowledgment Certificate}

State of New York, County of } ss.:

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

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number, if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

BARGAIN AND SALE DEED

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. OR-N-91392

CRAIG SPIELBERG & FARLEY SPIELBERG

TO:

LAU INVESTMENT GROUP, INC.

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY

State of New York, County of } ss.:

On the 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.

NOTARY PUBLIC

ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY:
{Out of State or Foreign General Acknowledgment Certificate}

.....} ss.:

{Complete Venue with State, County, Province or Municipality}

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), 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 and the state or country or other place the acknowledgment was taken)

SECTION: 34

BLOCK: 195

LOT(S): 111

COUNTY: NASSAU

STREET ADDRESS:

163-165 MAIN STREET

HEMPSTEAD, NY 11550

RETURN BY MAIL TO:

JAY LAU & ASSOCIATES

ATTN: JAY LAU, ESQ.

78 WILLOW STREET

GARDEN CITY, NY 11530

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

12
10
11
10
11

PACIFIC ABSTRACT & ASSOCIATES, INC.

TITLE NO: OR-N-91392

SCHEDULE A

Incorporated Village of Hempstead, County of Nassau and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Main Street distant 200 feet northerly from the corner formed by the intersection of the westerly side of Main Street with the northerly side of West Columbia Street;

RUNNING THENCE westerly and parallel with the northerly side of Columbia Street a distance of 196.77 feet;

RUNNING THENCE northerly and parallel with the westerly side of Main Street a distance of 50 feet;

THENCE easterly and again parallel with the northerly side of Columbia Street a distance of 196.77 feet to a point in the westerly side of Main Street; and

THENCE running southerly and along the westerly side of Main Street 50 feet to the point or place of BEGINNING.

For any questions on this report
Please call Pacific Abstract
Tel.: 212 791 2510
Fax: 212 349 0383



NASSAU COUNTY CLERK'S OFFICE
ENDORSEMENT COVER PAGE

Recorded Date: 10-13-2011
Recorded Time: 11:42:22 a

Liber Book: D 12766
Pages From: 682
To: 684

Record and Return To:
JAY LAU ESQ
133-47 SANFORD AVENUE
UNIT C1E
FLUSHING, NY 11355

Control
Number: 1080
Ref #: RE 004139
Doc Type: D12 DEED COMMERCIAL/VACANT LAND

Location:	Section	Block	Lot	Unit
HEMPSTEAD (2820)	0034	00195-00	00116	

	Taxes Total	.00
LS001	Recording Totals	385.00
	Total Payment	385.00

THIS PAGE IS NOW PART OF THE INSTRUMENT AND SHOULD NOT BE REMOVED
MAUREEN O'CONNELL
COUNTY CLERK



2011101301080

D12
3
116

Bargain and Sale Deed, with Covenant against Grantors Acts- Individual or Corporation

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 26 day of September in the year 2011

BETWEEN

Lau Enterprises, Ltd., a New York corporation having its principal place of business at 78 Willow Street, Garden City, New York 11530

party of the first part, and

Lau Investment Group, Inc., a New York corporation having its principal place of business at 78 Willow Street, Garden City, NY 11530

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration 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,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Incorporated Village of Hempstead, County of Nassau and State of New York, bounded and described as follows:

Sec
34
Block
195
Lot
116

BEGINNING at the corner formed by the intersection of the southern side of Bedell Street with the westerly side of Main Street;

RUNNING THENCE southerly along the westerly side of Main Street, 50 feet;

THENCE westerly at right angles to Main Street, 121.77 feet along land now or formerly of Mary E. Bedell;

THENCE northerly along land now or formerly of Martha Mclean, 50 feet to Bedell Street;

THENCE easterly along the southerly side of Bedell Street, 121.77 feet to the corner aforesaid, the point or place of BEGINNING.

BEING AND INTENDED TO BE part of the same premises conveyed to grantor from CPK Transportation, LLC dated 08/23/2007 and recorded 08/31/2007 in Liber Book 12310 and Page 481 to 483 in the Nassau County Clerk's Office, State of New York.

Section 34; Block 195; Lot 116

TOGETHER with all right, title and interest, if any, of the party of the first part of, 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.

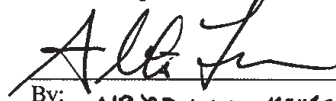
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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:

Lau Enterprises, Ltd.


By: ALBERT LAU, MEMBER

AS WITNESS

USE ACKNOWLEDGEMENT FROM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of Nassau } ss.:

On the ^{26th} day of September in the year 2011, before me the undersigned, personally appeared

Albert Lau
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 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.

ATNS
PETER M. CARROZZO
Notary Public, State of New York
No. 01CA4984124
Qualified in Queens County
Commission Expires July 15, 20 13

ACKNOWLEDGEMENT FROM FOR USE WITHIN NEW YORK STATE ONLY:
(New York subscribing Witness Acknowledgment Certificate)

State of New York, County of } ss.:

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

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they resides(s) in

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their names(s) as a witness thereto.

BARGAIN & SALE DEED
WITH COVENANTS AGAINST GRANTOR'S ACTS

Lau Enterprises, Ltd.,

TO

Lau Investment Group, Inc.,

USE ACKNOWLEDGEMENT FROM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County 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 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.

ACKNOWLEDGEMENT FROM FOR USE WITHIN NEW YORK STATE ONLY:
(Out of State or Foreign General Acknowledgment Certificate)

..... } ss.:

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

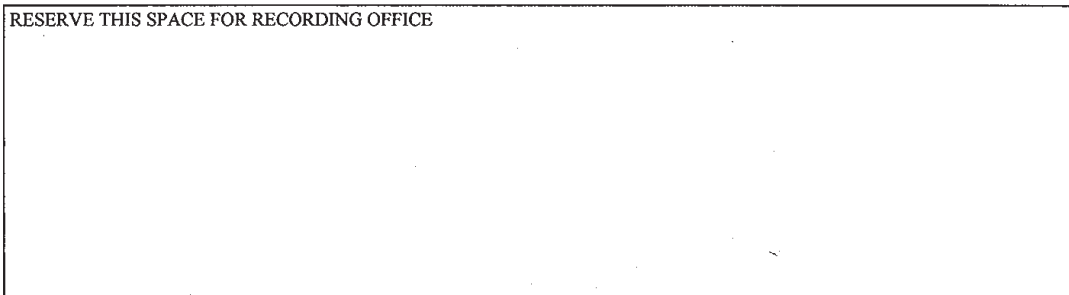
personally know to me or proved to me on the basis of satisfactory evidence to be individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual name such appearance before the undersigned in the

SECTION: 34
BLOCK: 195
LOT: 116
COUNTY OR TOWN: Nassau
STREET ADDRESS:
Southwest corner of Main Street and Bedell Street,
Hempstead, New York 11550

RETURN BY MAIL TO:

Jay Lau, Esq.
133-47 Sanford Avenue, Unit C1E
Flushing, New York 11355

RESERVE THIS SPACE FOR RECORDING OFFICE



10-10-2003



NASSAU COUNTY CLERK'S OFFICE
ENDORSEMENT COVER PAGE

Recorded Date: 10-10-2003
Recorded Time: 1:14:01 p

Liber Book: D 11680
Pages From: 664
To: 666

Record and Return To:
JOSH LEVY
12 TULIP DR
GREAT NECK, NY 11001

Control
Number: 1324
Ref #: RE 006795
Doc Type: D01 DEED

Location: HEMPSTEAD (2820) Section Block 0034 Lot 00195-00 Unit 00129

Consideration Amount: 120,000.00

GJS001 Taxes Total 480.00
Recording Totals 99.00
Total Payment 579.00

THIS PAGE IS NOW PART OF THE INSTRUMENT AND SHOULD NOT BE REMOVED
KAREN V. MURPHY
COUNTY CLERK



2003101001324



NCPG

NY 005 - Bargain and Sale Deed with Covenant against Grantor's Acts Individual or Corporation (Single Sheet) (NYBTU 8002)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 10th day of September, in the year 2003
BETWEEN

Rene Sherwood and Nieves Sherwood, his wife, both residing at
126 Bedell Street, Hempstead, NY

party of the first part, and
Stewart Plaza Ltd., a domestic corporation
located at 107 Stewart Avenue, Hicksville, NY 11801

party of the second part,
WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration 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,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the
Incorporated Town and Village of Hempstead, County of Nassau and State of New York,
bounded and described as follows:

BEGINNING at a point on the southerly side of Bedell Street in said Village distant 121.77 feet westerly from the southwesterly corner of Main and Bedell Streets;
RUNNING THENCE southerly along land of John R. McLean and parallel with the west side of Main Street fifty (50) feet to land of Mary E. Bedell;
RUNNING THENCE westerly along said Bedell's land parallel with the south side of Bedell Street, thirty-five (35) feet;
RUNNING THENCE northerly and again parallel with the west side of Main Street fifty (50) feet to the southerly side of Bedell Street;
RUNNING THENCE easterly along the southerly side of Bedell Street, thirty-five (35) feet to the point or place of BEGINNING.

SAID premises being known as 126 Bedell Street, Hempstead, NY
BEING the same premises conveyed to the party of the first part by deed dated 4/12/97, recorded 4/30/97 in Liber 10771, page 339.

Section 34, Block 195, Lot 129

TOGETHER with all right, title and interest, if any, of the party of the first part of, 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 covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

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:

[Handwritten signature]

[Handwritten signature]
Rene Sherwood

[Handwritten signature]
Nieves Sherwood

TT
600
Sec 34
Block 195
Lot 129

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of Nassau) ss.:

On the 10 day of September in the year 2003 before me, the undersigned, personally appeared Rene Sherwood and Nieves Sherwood 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.

DANA SHARON Notary Public, State of New York No. 01SH6040927 Qualified in Queens County Commission Expires May 1, 2006

ACKNOWLEDGMENT FORM FOR USE WITHIN NEW YORK STATE ONLY: (New York Subscribing Witness Acknowledgment Certificate)

State of New York, County of) ss.:

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

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number, if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County 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.

ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY: (Out of State or Foreign General Acknowledgment Certificate)

..... } ss.: (Complete Venue with State, Country, Province or Municipality)

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), 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 and the state or country or other place the acknowledgment was taken).

BARGAIN & SALE DEED

WITH COVENANTS AGAINST GRANTOR'S ACTS

TITLE NO. 505922

Sherwood

TO

Stewart Plaza Ltd.

DISTRICT SECTION 34 BLOCK 195 LOT 129 COUNTY OR TOWN Nassau

RECORDED AT REQUEST OF Fidelity National Title Insurance Company of New York RETURN BY MAIL TO



Josh Levy 12 TCHA B- Great Deal, my best

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

11-07-2003



NASSAU COUNTY CLERK'S OFFICE
ENDORSEMENT COVER PAGE

Recorded Date: 11-07-2003	Record and Return To:
Recorded Time: 11:50:58 a	KEV'S LANDSCAPE & TREE SERVICE LLC
	107 STEWART AVE
Liber Book: D 11692	HICKSVILLE, NY 11801
Pages From: 664	
To: 667	

Control
 Number: 1061
 Ref #: RE 009287
 Doc Type: D01 DEED

Location:	Section Block	Lot	Unit
HEMPSTEAD (2820)	0034	00195-00	00130
Consideration Amount:	186,000.00		

	Taxes Total	744.00
DA001	Recording Totals	102.00
	Total Payment	846.00

THIS PAGE IS NOW PART OF THE INSTRUMENT AND SHOULD NOT BE REMOVED
 KAREN V. MURPHY
 COUNTY CLERK



506418
ADVANCE ABSTRACT CORP

T.T.
\$744,000

201
4

REFEREE'S DEED IN FORECLOSURE

THIS DEED made on October 20, 2003, by and between Elliott C. Winograd, Esq., Referee with an address at 157 Grand Avenue, Rockville Centre, NY 11570 duly appointed in the action hereinafter mentioned, Grantor and **KEV'S LANDSCAPE & TREE SERVICE LLC**, with an address 107 Stewart Avenue, Hicksville, NY 11801, Grantee.

WITNESSETH, that the Grantor, the Referee appointed in an action entitled Wells Fargo Bank v. Gerard Ayrat et al, commenced in the Supreme Court of the State of New York, County of Nassau, bearing Index No. 2002-2472, pursuant to a Judgment of Foreclosure and Sale entered at a IAS Part of the Supreme Court of the State of New York, County of Nassau, and bearing date August 22, 2002 with regard to a mortgage recorded in Liber 17084 at Page 154 which was assigned in Liber 20263 at Page 412 and further assigned in Liber 22097 at Page 78; and in consideration of 186,000.00 paid by the Grantee, being the highest sum bid at the sale under said Judgment, does hereby grant and convey unto the Grantee:

SECT
34
BLK
195
LOT
130

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at the Village and Town of Hempstead, County of Nassau, and State of New York, and being more particularly described on Schedule "A" annexed hereto and made a part hereof as though set forth fully hereat.

TO HAVE AND TO HOLD the premises granted unto the Grantee, **KEV'S LANDSCAPE & TREE SERVICE LLC**. its successors and assigns forever.

And the party of the first part, in compliance with the Section 13 of the Lien Law, covenant that the party of the first part will receive the 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

78

SCHEDULE A

(continued)

LEGAL DESCRIPTION

(7) ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE Incorporated Village and 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 lien of Bedell Street in said Village, distant 156.77 feet westerly from the southwesterly corner of Main and Bedell Street;

RUNNING THENCE southerly along lands this day conveyed to Samuel Golden and parallel with the westerly side of Main Street, 50 feet to lands now or formerly of Mary E. Bedell;

RUNNING THENCE westerly along said last mentioned lands and parallel with the southerly side of Bedell Street 40 feet to lands now or formerly of Charles E. Whitehouse;

RUNNING THENCE northerly along the last mentioned lands and again parallel with the westerly side of Main Street 50 feet to the southerly side of Bedell Street;

RUNNING THENCE easterly along the southerly side of Bedell Street 40 feet to the point or place of BEGINNING.

SUBJECT to zoning ordinances and resolutions adopted by the Board of Trustees of the Incorporated Village of Hempstead.

TOGETHER with an easement and right of way 10 feet in width in favor of the owner of the above described premises over and across the most westerly 10 feet of the premises immediately adjoining the above described premises on the east to be used as a driveway for ingress and egress from Bedell Street in common with the owner of the said adjoining premises on the east. (7)

SAID PREMISES also known as 122 Bedell Street, Hempstead, New York.

Section 34, Block 195, Lot 130


IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal the date first above written.

REC-11

Elliott C. Winograd, Referee
 Elliott C. Winograd, Referee

STATE OF NEW YORK)
) ss:
 COUNTY OF NASSAU)

On the 20th day of October, 2003, before me, the undersigned, **Elliott C. Winograd Esq.** personally appeared, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their capacity, and that by their signatures on the instrument, the individuals, or person on behalf of which the individuals acted, executed the instrument.


 Notary Public

DAVID SCHWARTZBERG
 Notary Public, State of New York
 No. 028C5034446
 Qualified in Nassau County
 Commission Expires October 11, 2006
 2006

REFEREE'S DEED IN FORECLOSURE

Section: 34
 Block: 195
 Lot: 130
 Town: Hempstead
 Address: 122 Bedell St.,
 Hempstead, New York

ELLIOTT C. WINOGRAD, ESQ., REFEREE

Grantor,

TO

KEV'S LANDSCAPE AND TREE SERVICE LLC.

Grantee.

Record and Return To:
 Kev's Landscape and Tree Service, LLC.
 107 Stewart Avenue
 Hicksville, New York 11801

Nassau County Clerk
RECORDS OFFICE
RECORDING PAGE

Deed Number (RETT):
RETT021005



RECORDED
INDEXED
MAY 26 1995

Type of Instrument: Deed

Control No: 199505260333

VANECH REALTY ASSOC

LAU ENTERPRISES LTD

Recorded: 5/26/1995
At: 10:35:15 AM
In Liber: 10543
Of: Deed Book
From Page: 0304
Through Page: 0308

Refers to Liber: 00000
Of:
Page: 0000

Location: Hempstead (2820) Section: 00000034 Block: 00195-00 Lot: 00131-132 Unit:

EXAMINED AND CHARGED AS FOLLOWS:

Consider Amt \$ 250,000.00

Received Following Fees For Above Instrument

		Exempt			Exempt
Recording	\$ 30.00	NO	State Fee	\$ 4.75	NO
Equal/Cty	\$ 5.00	NO	St.Fee/Cty	\$.25	NO
Gains Tax	\$ 1.00	NO	Trans Tax	\$ 1000.00	NO
Surchg/NYS	\$ 22.00	NO			
Surchg/Cty	\$ 3.00	NO			
			Fees Paid:	\$ 1,066.00	

Deed Number (RETT): RETT021005

THIS PAGE IS A PART OF THE INSTRUMENT

BAM001

Karen V. Murphy
County Clerk, Nassau County

7147-6917

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

DEED
7/14/55
1000

THIS INDENTURE, made the 17th day of May, nineteen hundred and ninety-five
BETWEEN VANECH REALTY ASSOCIATES, having its principal place of business at 21 Davison Avenue, Rockville Centre, NY 11570,

party of the first part, and

LAU ENTERPRISES, LTD. having its principal place of business at 78 Willow Street, Garden City, NY 11530

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration 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,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE SCHEDULE "A" ATTACHED

Sub
34
Beh
195
Lot 31 +
137

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 covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid. 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:

Wil D Y

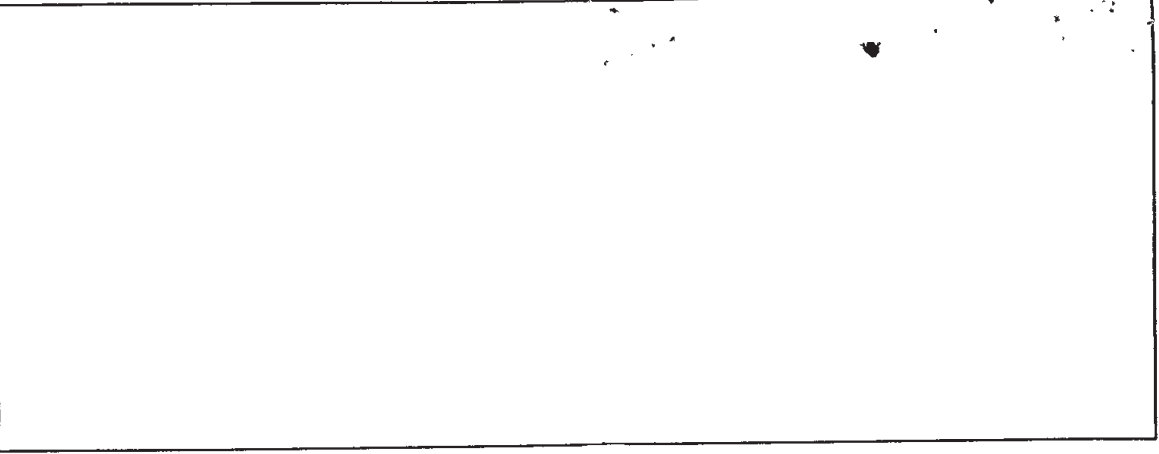
VANECH REALTY ASSOCIATES

By: William D. Vanech
William D. Vanech

By: Pauline A. Vanech
Pauline A. Vanech

By: Anthea V. Vanech
Anthea V. Vanech

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE



RAYMOND MAK, ESQ.
205 Mineola Blvd.-Suite 2H
Mineola, New York 11530
Zip No.

Recorded At Request of
First American Title Insurance Company of New York
RETURN BY MAIL TO:

LAU ENTERPRISES, LTD.
TO

VANECH REALTY ASSOCIATES

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS
Title No.

SECTION 34
BLOCK 195
LOT 131 and 132
COUNTY ~~ORANGE~~ Nassau

On the 19 day of 19 , before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. ; that he knows the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

On the 19 day of 19 , before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. ; that he is the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

STATE OF NEW YORK, COUNTY OF

EDWARD FINE
NOTARY PUBLIC, State of New York
No. 014830959
Qualified in Nassau County
Commission Expires 12-31-95

On the 19 day of 19 , before me personally came Pauline A. Vanech, and Anthea V. Vanech to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

On the 17th day of May 19 95 , before me personally came William D. Vanech, Pauline A. Vanech, and Anthea V. Vanech to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

STATE OF NEW YORK, COUNTY OF

STATE OF NEW YORK, COUNTY OF NASSAU

SCHEDULE A

LOT 14

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Incorporated Village of Hempstead, Town of Hempstead, County of Nassau and State of New York, bounded and described as follows;

A. COMMENCING at a point on the westerly side of Main Street in said Village, distant 105 feet northerly from the northerly side of Columbia Street and running thence westerly 125 feet deed, (121.77 actual) to land now or formerly of Bennett;

THENCE RUNNING northerly along said Bennett's land 45 feet to other land of Bernard J. Kelly;

THENCE RUNNING easterly along said Kelly's land 125 feet to the westerly side of Main Street and;

THENCE RUNNING southerly along the westerly side of Main Street, 45 feet to the point or place of BEGINNING.

LOT 13

B. BEGINNING at a point on the westerly side of Main Street in said Village, distant 150 feet northerly from the northerly side of Columbia Street, and;

RUNNING THENCE westerly along land of Rachel Rushmore and land now or later of Bennett 196.77 feet to land of Emma F. Harold;

THENCE RUNNING northerly along said Emma F. Harold's land and land now or formerly of Smith, 50 feet to land of Williamson;

THENCE RUNNING easterly along said Williamson's land 196.77 feet to the westerly side of Main Street; and;

THENCE RUNNING southerly along said westerly side of Main Street, 50 feet to the point or place of BEGINNING.

LOT 15

C. BEGINNING at a point on a line drawn parallel with and distant 121 feet deed (121.77 actual) westerly from the westerly side of Main Street, which point is distance 100 feet northerly from the northerly side of Columbia Street;

RUNNING THENCE northerly parallel with Main Street and along the line of the land now or formerly of Julia S. Stoffel 50 feet to the southerly line of the land now or formerly of Bernard Kelly;

THENCE RUNNING westerly parallel with Columbia Street and along the southerly line of the land now or formerly of Kelly 75 feet to the land now or formerly of Franklin H. Mollineau;

THENCE southerly along the line of the land of said Mollineaux and parallel with Main Street 50 feet to a point distant 100 feet northerly from the northerly side of Columbia Street as measured along a line drawn parallel with said distant 196 feet westerly from the westerly side of of Main Street; and;

THENCE easterly parallel with Columbia Street 75 feet to the point or place of BEGINNING.

T. J. S. S. ©

Nassau County
Maureen O'Connell
County Clerk
Mineola, NY 11501



Instrument Number: 2015- 00036772

As

D01 - DEED

Recorded On: December 18, 2015

Parties: INC VILLAGE OF HEMPSTEAD COMMUNITY DEVELOPMENT AGENCY

Billable Pages: 3

TO RDUa PARCEL 3 LLC

Num Of Pages: 4

Recorded By: ECAI-EAST COAST ABSTRACT INC

Comment:

**** Examined and Charged as Follows: ****

D01 - DEED	60.00	Blocks - Deeds - \$300	300.00	RP5217 Commercial	250.00
Tax Affidavit TP 584	5.00				
Recording Charge:	615.00				
	Amount	Consideration Amount	RS#/CS#		
Tax-Transfer	0.00	0.00	RE 10001	Basic	0.00 Spec ASST 0.00
HEMPSTEAD				Local NY CITY	0.00 Spec ADDL SONYMA 0.00
				Additional MTA	0.00 Transfer 0.00
Tax Charge:	0.00				

Property Description:

Line	Section	Block	Lot	Unit	Town Name
2	34	195	135		HEMPSTEAD
1	34	195	138		HEMPSTEAD

Fee Total: -150.00

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Nassau County, NY

File Information:

Record and Return To:

Document Number: 2015- 00036772
Receipt Number: 82993
Recorded Date/Time: December 18, 2015 11:58:33A
Book-Vol/Pg: Bk-D VI-13299 Pg-506
Cashier / Station: 0 LS / NCCL-GTLXMN1

HOWARD M STEIN ESQ
CERTILMAN BALIN ADLER & HYMAN LLP
90 MERRICK AVENUE 9TH FLOOR
EAST MEADOW NY 11554



Maureen O'Connell

County Clerk Maureen O'Connell

Eca 443116 PH3

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the as of 15th day of December, Two Thousand and Fifteenth

BETWEEN

INCORPORATED VILLAGE OF HEMPSTEAD COMMUNITY DEVELOPMENT AGENCY, a New York public benefit corporation, having its principal office at 50 Clinton Street, Hempstead, New York 11550

party of the first part, and

RDU PARCEL 3 LLC, a New York limited liability company, having its principal office at 9 Gerhard Road, Plainview, New York 11803

party of the second part,

WITNESSETH, that the party of the first part, in consideration of (\$10.) Ten 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,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected situate, lying and being in the Incorporated Village of Hempstead, Town of Hempstead, County of Nassau and State of New York and more particularly described in Schedule A attached hereto and made a part hereof.

Subject to and together with the benefits of that certain Master Developer Agreement dated as of February 9, 2012 made by and among the Incorporated Village of Hempstead, the Incorporated Village of Hempstead Community Development Agency and Renaissance Downtowns UrbanAmerica LLC, a Memorandum of which is being recorded simultaneously herewith

34
195
135
138

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.

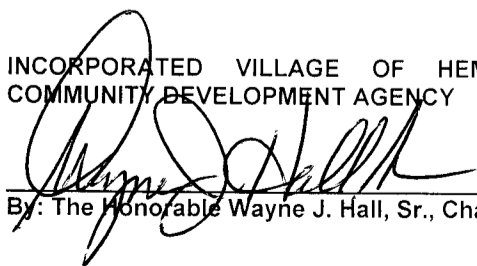
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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" when ever 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:

INCORPORATED VILLAGE OF HEMPSTEAD
COMMUNITY DEVELOPMENT AGENCY



By: The Honorable Wayne J. Hall, Sr., Chairman

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

State of New York, County of Nassau

ss:

State of New York, County of

ss:

On the **15** day of December in the year 2015, before me, the undersigned, personally appeared **Wayne J. Hall, Sr.**, 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.

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)

RICHARD J. BIONDI
Notary Public State of New York
No. 01BI5005419
Qualified in Suffolk County
Commission Expires in December 7, 2018

(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

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

(signature and office of individual taking acknowledgment)

BARGAIN & SALE DEED W/COVENANTS

Title No. ECA44311 G-PH3

**INCORPORATED VILLAGE OF HEMPSTEAD
COMMUNITY DEVELOPMENT AGENCY
TO
RDU A PROPERTY 3 LLC**

Recorded at Request of
East Coast Abstract, Inc.

RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
East Coast Abstract, Inc.
100 Quentin Roosevelt Boulevard
Suite 101
Garden City, New York 11530

Howard M. Stein, Esq.
Certilman Balin Adler & Hyman, LLP
90 Merrick Avenue, 9th Floor
East Meadow, NY 11554

45 SPACE FOR USE OF RECORDING OFFICE

SCHEDULE A

LEGAL DESCRIPTION

PARCEL 3

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected situate, lying and being in the Incorporated Village of Hempstead, Town of Hempstead, County of Nassau and State of New York known and designated as and by the Section Block and Lot on the Nassau County Land and Tax Map as listed below:

Section 34, Block 195, Lots 135 and 138

Exhibit K



Stewart Plaza LTD. and Kev's Landscaping & Tree Service LLC
Kevin Seck
2591 Stewart Avenue
Westbury, NY 11590

**Re: Site Access to Perform Brownfield Cleanup Program Work
Bedell Street, Columbia Street, 122 Bedell Street, 126 Bedell Street, 177-179 Main
Street, 173-175 Main Street, 171 Main Street, 169 Main Street, 163-169 Main Street,
155-161 Main Street, 155-161 Main Street, Hempstead, New York 11550**

Dear Mr. Seck:

Carmen Place Apartments, LLC is submitting a Brownfield Cleanup Program ("BCP") Application to the New York State Department of Environmental Conservation to voluntarily investigate and remediate the following property(ies): 34.-195-135, 34.-195-138, 34.-195-130, 34.-195-129, 34.-195-116, 34.-195-8, 34.-195-9, 34.-195-10, 34.-195-111, 34.-195-132, and 34.-195-131 (the "BCP Site"). As you know, Stewart Plaza LTD. and Kev's Landscaping & Tree Service LLC own Lots 34.-195-130, and 34.-195-129, which makes up a portion of the BCP Site. We need your written permission below to access your property for the purpose of performing environmental investigation and remediation work as a criterion for acceptance into the BCP.

If you agree to sign below, you are granting us what is known as a "temporary license" to allow an appropriate contractor we hire to enter the property to perform investigation and remediation work. We promise to provide you with copies of any information we generate about the property, and if we do accidentally damage your property in any way, we agree to repair the damages to restore the property to the way it was before we entered. Our contractor will also maintain insurance that would cover any accidents on the job. We promise to minimize any and all inconvenience to you in connection with this work, and will give you one week notice before the work begins. If you have any questions, please do not hesitate to call Rob James, our Project Manager at 443-266-8612. Otherwise, please sign below so that this work can proceed.

To the extent an environmental easement is required for the BCP Site after the remediation is complete because a Track 1 remediation was unable to be achieved, and in the unusual circumstance that you still own the aforementioned lots, you are also herein giving us permission to place an environmental easement on the BCP Site to give the NYSDEC access to ensure the BCP Site is properly maintained pursuant to all program requirements.

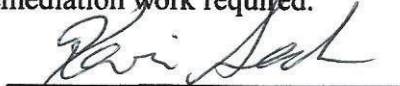
Thank you for your cooperation.

Sincerely,



Carmen Place Apartments, LLC
By Conifer Realty, LLC
Lisa M. Kaseman, Senior Vice President

As an authorized signatory for the owners Stewart Plaza LTD. and Kev's Landscaping & Tree Service LLC in relation to Lots 34.-195-130, and 34.-195-129, I am authorized to grant this temporary license and agree to allow Carmen Place Apartments, LLC and its agents to enter my property to perform the BCP Investigation and/or remediation work required.



Kevin Seck
Stewart Plaza LTD. and
Kev's Landscaping & Tree Service LLC
Authorized Signatory

6/24/22
E-mailed

Jay Lau, Esq.
Lau Investment Group, Inc.
Lau Enterprises Ltd.
134 Rockaway Avenue
Garden City, New York 11530

**Re: Site Access to Perform Brownfield Cleanup Program Work
Bedell Street, Columbia Street, 122 Bedell Street, 126 Bedell Street, 177-179 Main
Street, 173-175 Main Street, 171 Main Street, 169 Main Street, 163-169 Main Street,
155-161 Main Street, 155-161 Main Street, Hempstead, New York 11550**

Dear Mr. Lau:

Carman Place Apartments, LLC is submitting a Brownfield Cleanup Program (“BCP”) Application to the New York State Department of Environmental Conservation to voluntarily investigate and remediate the following property(ies): 34.-195-135, 34.-195-138, 34.-195-130, 34.-195-129, 34.-195-116, 34.-195-8, 34.-195-9, 34.-195-10, 34.-195-111, 34.-195-132, and 34.-195-131 (the “BCP Site”). As you know, Lau Investment Group, Inc. owns Lots 34.-195-130, 34.-195-129, 34.-195-116, 34.-195-8, 34.-195-9, 34.-195-10, and 34.-195-111, and Lau Enterprises Ltd. owns 34.-195-132, and 34.-195-131, which makes up a portion of the BCP Site. We need your written permission below to access your property for the purpose of performing environmental investigation and remediation work as a criterion for acceptance into the BCP.

If you agree to sign below, you are granting us what is known as a “temporary license” to allow an appropriate contractor we hire to enter the property to perform investigation and remediation work. We promise to provide you with copies of any information we generate about the property, and if we do accidentally damage your property in any way, we agree to repair the damages to restore the property to the way it was before we entered. Our contractor will also maintain insurance that would cover any accidents on the job. We promise to minimize any and all inconvenience to you in connection with this work, and will give you one week notice before the work begins. If you have any questions, please do not hesitate to call Joanna Cuevas, our Project Director at 631-721-9555. Otherwise, please sign below so that this work can proceed.

To the extent an environmental easement is required for the BCP Site after the remediation is complete because a Track 1 remediation was unable to be achieved, and in the unusual circumstance that you still own the aforementioned lots, you are also herein giving us permission to place an environmental easement on the BCP Site to give the NYSDEC access to ensure the BCP Site is properly maintained pursuant to all program requirements. Thank you for your cooperation.


Camán Place Apartments, LLC
By: Conifer Realty, LLC
Lisa M. Kaseman, Regional Vice President

As an authorized signatory for the owners Lau Investment Group, Inc. in relation to Lots 34.-195-130, 34.-195-129, 34.-195-116, 34.-195-8, 34.-195-9, 34.-195-10, and 34.-195-111, and Lau Enterprises Ltd. in relation to Lots 34.-195-132, and 34.-195-131, I am authorized to grant this temporary license and agree to allow Carman Place Apartments I, LLC and its agents to enter my property to perform the BCP Investigation and/or remediation work required.



Lau Investment Group, Inc.
Lau Enterprises Ltd.
Jay Lau, Esq., Authorized Signatory

Michele Skobla
RDUА PROPERTY 3 LLC
RDUА PARCEL 3 LLC
9 Gerhard Road
Plainview, New York 11803

**Re: Site Access to Perform Brownfield Cleanup Program Work
Bedell Street, Columbia Street, 122 Bedell Street, 126 Bedell Street, 177-179 Main
Street, 173-175 Main Street, 171 Main Street, 169 Main Street, 163-169 Main Street,
155-161 Main Street, 155-161 Main Street, Hempstead, New York 11550**

Dear Ms. Skobla:

Carman Place Apartments, LLC is submitting a Brownfield Cleanup Program (“BCP”) Application to the New York State Department of Environmental Conservation to voluntarily investigate and remediate the following property(ies): 34.-195-135, 34.-195-138, 34.-195-130, 34.-195-129, 34.-195-116, 34.-195-8, 34.-195-9, 34.-195-10, 34.-195-111, 34.-195-132, and 34.-195-131 (the “BCP Site”). As you know, RDUА PROPERTY 3 LLC and/or RDUА PARCEL 3 LLC owns Lots 34.-195-135, 34.-195-138, which make up a portion of the BCP Site. We need your written permission below to access your property for the purpose of performing environmental investigation and remediation work as a criterion for acceptance into the BCP.

If you agree to sign below, you are granting us what is known as a “temporary license” to allow an appropriate contractor we hire to enter the property to perform investigation and remediation work. We promise to provide you with copies of any information we generate about the property, and if we do accidentally damage your property in any way, we agree to repair the damages to restore the property to the way it was before we entered. Our contractor will also maintain insurance that would cover any accidents on the job. We promise to minimize any and all inconvenience to you in connection with this work, and will give you one week notice before the work begins. If you have any questions, please do not hesitate to call Joanna Cuevas, our Project Director at 631-721-9555. Otherwise, please sign below so that this work can proceed.

To the extent an environmental easement is required for the BCP Site after the remediation is complete because a Track 1 remediation was unable to be achieved, and in the unusual circumstance that you still own these two lots, you are also herein giving us permission to place an environmental easement on the BCP Site to give the NYSDEC access to ensure the BCP Site is properly maintained pursuant to all program requirements. Thank you for your cooperation.

Sincerely,



By: Carmen Place Apartments, LLC

By: Conifer Realty, LLC

Lisa M. Kaseman, Regional Vice President

As an authorized signatory for the site owner of Lots 34.-195-135, 34.-195-138, I am authorized to grant this temporary license and agree to allow Carman Place Apartments I, LLC and its agents to enter my property to perform the BCP Investigation and/or remediation work required.



RDUAC PROPERTY 3 LLC

RDUAC PARCEL 3 LLC

Michele Skobla, Authorized Signatory

Exhibit L

Site Contact List

Carman Place Site

Bedell Street, Columbia Street, 122 Bedell Street, 126 Bedell Street, 177-179 Main Street, 173-175 Main Street, 171 Main Street, 169 Main Street, 163-169 Main Street, 155-161 Main Street, 155-161 Main Street, Hempstead, New York 11550

Name	Title	Address	City	State	Zip
Hon. Charles Schumer	U.S. Senator	780 Thrid Ave., Suite 2601	New York	NY	10017
Hon. Kristen Gillibrand	U.S. Senator	780 Thrid Ave., Suite 2601	New York	NY	10017
Kathleen M. Rice	U.S. House of Representatives	229 7th Street, Suite 300	Garden City	NY	11530
Kevin Thomas	N.Y. Senate District 6	990 Stewart Avenue	Garden City	NY	11530
Bruce A. Blakeman	Nassau County Executive	1550 Franklin Avenue	Mineola	NY	11501
Sean Sallie, AICP	Nassau County Planning Department, Deputy Commissioner	1194 Prospect Avenue	Westbury	NY	11590
Donald X. Clavinm Jr.	Town of Hempstead Supervisor	One Washington Street	Hempstead	NY	11550
David Weiss	Town of Hempstead Planning Board, Chairman	One Washington Street	Hempstead	NY	11550
Waylyn Hobbs, Jr.	Mayor of the Village of Hempstead	99 James A. Garner Way	Hempstead	NY	11550
Newsday	Media Outlet	235 Pinelawn Road	Melville	NY	11550
Water Authority of Western Nassau County	Public Water Supplier	1580 Union Tpke	New Hyde Park	NY	11040
Irene A. Duszkiwicz	Director of Village of Hempstead Public Library	115 James A. Garner Way	Hempstead	NY	11550
Dezmarie Hines	The Academy Charter Elementary School	117 N Franklin Street	Hempstead	NY	11550
Mr. Peterkin	The Academy Charter Middle School	159 N Franklin Street	Hempstead	NY	11550
Robert York	St. Joseph School	450 Franklin Avenue	Garden City	NY	11530
Keesha Keller	David Paterson Fulton School	40 Fulton Avenue	Hempstead	NY	11550
Richard Brown	Jackson Main School	451 Jackson Street	Hempstead	NY	11550
Gray Brain	ABGS Middle School	70 Greenwich Street	Hempstead	NY	11550
Kelly Fairclough	Barack Obama Elementary School	176 William Street	Hempstead	NY	11550
Cynthia Moore-Drayton	Front Street Elementary School	436 Front Street	Hempstead	NY	11550
Carole Eason	Prospect School	265 Peninsula Blvd.	Hempstead	NY	11550
Merlin E. Kunen	CJ Daycare WeeCare	126 Bedell Avenue	Hempstead	NY	11550
Emiliana Marino	Sunshine Family Group	46 Parsons Drive	Hempstead	NY	11550
Vicky Mcdonald	Beginning and Beyond Child Care Inc.	251 Jackson Street	Hempstead	NY	11550
Ms. Radha	Staar Day Care WeeCare	175 Bennett Avenue	Hempstead	NY	11550
Maria Campo	Samantha Christian Daycare	17 Peninsula Blvd.	Hempstead	NY	11550
Christie O. Ojofeitimi	Rainbow Kids International DayCare	610 Front Street	Hempstead	NY	11550
Ms. Jennifer	Little Lighthouse Daycare	166 Crowell Street	Hempstead	NY	11550
Sylvia Victor	Abundance Daycare	6 Cedar Street	Hempstead	NY	11550
Rdua Parcel 3 LLC	Owner of Lots 135 and 138 (Site)	9 Gerhard Road	Plainview	NY	11803
Kev's Landscape and Tree Service	Owner of Lot 130 (Site)	2591 Stewart Avenue	Westbury	NY	11590
Stewart Plaza LTD	Owner of Lot 129 (Site)	2591 Stewart Avenue	Westbury	NY	11590
Lau Investment Group, Inc.	Owner of Lots 8, 9, 10, 116 and 111 (Site)	134 Rockaway Avenue	Garden City	NY	11530
Lau Enterprises LTD	Owner of Lots 131 and 132 (Site)	134 Rockaway Avenue	Garden City	NY	11530
Latinas Service Express Inc.	Operator of Lot 111 (Site)	169 Main Street	Hempstead	NY	11550
El Nopal Restaurant Corporation	Operator of Lot 111 (Site)	167 Main Street	Hempstead	NY	11550
Fatima's Hair Salon	Operator of Lot 111 (Site)	165 Main Street	Hempstead	NY	11550
Noble Specialists Inc. – Accounting Firm	Operator of Lot 111 (Site)	169 Main Street	Hempstead	NY	11550
Golden House Chinese Restaurant	Operator of Lot 131 (Site)	155 Main Street	Hempstead	NY	11550
El Chicanito Mexican Grill	Operator of Lot 131 (Site)	161 Main Street	Hempstead	NY	11550
Main Street Wireless	Operator of Lot 131 (Site)	157 Main Street	Hempstead	NY	11550

24 Hour Laundromat	Operator of Lot 131 (Site	155 Main Street	Hempstead	NY	11550
Town of Hempstead	Adjacent Property Owner of 200 Franklin Street	One Washington Street	Hempstead	NY	11550
Rdua Parcel 5 LLC	Adjacent Property Owner of Kellum Place	9 Gerhard Road	Plainview	NY	11803
Jaycob LLC	Adjacent Property Owner of 121 Bedell Street	220 Rockaway Avenue	Westbury	NY	11590
Chelsea Real Properties II LLC	Adjacent Property Operator of 127 Bedell Street	180 Hempstead Avenue	West Hempstead	NY	11552
Nextgen Realty Incorporated	Adjacent Property Owner of 185 Main Street	121 Old Briar Cliff Road	Briarcliff Manor	NY	10510
189 Main Street LLC	Adjacent Property Owner of 189 Main Street	2950 Hempstead Turnpike	Levittown	NY	11756
Rdua Parcel 15 LLC	Adjacent Property Owner of 180 Main Street	9 Gerhard Road	Plainview	NY	11803
Concern for Independent Living, Inc.	Adjacent Property Owner of Bedell Street	312 Expressway Drive South	Medford	NY	11763
Rdua Parcel 12A LLC	Adjacent Property Owner of Main Street	9 Gerhard Road	Plainview	NY	11803
Church of God of Hempstead	Adjacent Property Owner of 160 Main Street	160 Main Street	Hempstead	NY	11550
Mag 158 LLC	Adjacent Property Owner of 158 Main Street	PO Box 580262 CT	Flushing	NY	11358
153 Main Street Inc.	Adjacent Property Owner of 153 Main Street	176 Mineola Blvd.	Mineola	NY	11501
Shalom Agency Inc.	Adjacent Property Owner of 43 West Columbia Street	43 West Columbia Street	Hempstead	NY	11550
Yolany Veliz	Adjacent Property Owner of 41 Columbia Street	41 West Columbia Street	Hempstead	NY	11550
Medcor Holding Co.	Adjacent Property Owner of 35 Columbia Street	139 Oakland Avenue	West Hempstead	NY	11552
Rivoli LG Redevelopment Company LLC	Adjacent Property Owner of 131-145 Main Street	301 A Central Avenue	Lawrence	NY	11559
DMS of Hempstead LLC	Adjacent Property Owner of 27 West Columbia Street	80 West Main Street	Riverhead	NY	11901
21 West Columbia Street LLC	Adjacent Property Owner of 21 West Columbia Street	19 West Columbia Street	Hempstead	NY	11550
19 W Columbia St LLC	Adjacent Property Owner of 19 West Columbia Street	19 West Columbia Street	Hempstead	NY	11550
County of Nassau	Adjacent Property Owner of 156 Franklin Street	1 West Street	Mineola	NY	11501
Bast Chevrolet Inc.	Adjacent Property Owner of 160 North Franklin Street	22 Rancher Place	Huntington	NY	11743
Iglesia Pentecostal De Salvacion Ind	Adjacent Property Owner of 166-168 Franklin Street	166-168 Franklin	Hempstead	NY	11550
Tiffany Crystal Corp	Adjacent Property Owner of 102 Bedell Street	78 Bedell Street	Hempstead	NY	11550
Robert and Diane Burgan	Adjacent Property Owner of 153 Main Street	108 Bedell Street	Hempstead	NY	11550
Supreme Collision Concepts Inc	Adjacent Property Operator of 121 Bedell Street	121 Bedell Street	Hempstead	NY	11550
AAAA Nassau Inc. Collision & Towing	Adjacent Property Operator of 127 Bedell Street	127 Bedell Street	Hempstead	NY	11550
Xpressions Adult Store	Adjacent Property Operator of 185 Main Street	185 Main Street	Hempstead	NY	11550
Village Lounge	Adjacent Property Operator of 189 Main Street	189 Main Street	Hempstead	NY	11550
Dell Transportation Corporation	Adjacent Property Operator of 180 Main Street	178 Main Street	Hempstead	NY	11550
Iglesia De Dios	Adjacent Property Operator of 160 Main Street	160 Main Street	Hempstead	NY	11550
Iglesia Avivamiento Mundial Pentecostal	Adjacent Property Operator of 158 Main Street	158 Main Street	Hempstead	NY	11550
Bella Studios Discount Furniture	Adjacent Property Operator of 158 Main Street	150 Main Street	Hempstead	NY	11550
Kennedy Fried Chicken	Adjacent Property Operator of 158 Main Street	148 Main Street	Hempstead	NY	11550
Sorto's Travel Services	Adjacent Property Operator of 41 Columbia Street	43 W Columbia Street	Hempstead	NY	11550
Fuentes & Son Construction Corp	Adjacent Property Operator of 35 Columbia Street	35 W Columbia Street	Hempstead	NY	11550
Carranza Insurance	Adjacent Property Operator of 27 West Columbia Street	27 W Columbia Street	Hempstead	NY	11550
Immigration Law Offices of David M. Sperling	Adjacent Property Operator of 27 West Columbia Street	27 W Columbia Street	Hempstead	NY	11550
Hazel's Multiple Services & Travel	Adjacent Property Operator of 19 West Columbia Street	19 W Columbia Street	Hempstead	NY	11550
Automatic Industries Inc	Adjacent Property Operator of 19 West Columbia Street	19 W Columbia Street	Hempstead	NY	11550
Genesis Hair Salon	Adjacent Property Operator of 19 West Columbia Street	19 W Columbia Street	Hempstead	NY	11550
Sports Medicine & Spine Rehabilitation PC	Adjacent Property Operator of 160 North Franklin Street	160 N Franklin Street	Hempstead	NY	11550
Nassau County WIC Program	Adjacent Property Operator of 160 North Franklin Street	160 N Franklin Street	Hempstead	NY	11550
Iglesia Pentecostal Roca De	Adjacent Property Operator of 166-168 Franklin Street	166 N Franklin Street	Hempstead	NY	11550
Rivoli House	Adjacent Property Operator of 131-145 Main Street	30-40 W Columbia Street	Hempstead	NY	11550
Red Door Learning Centers	Adjacent Property Operator of 131-145 Main Street	30 W Columbia Street	Hempstead	NY	11550
GT Videography	Adjacent Property Operator of 131-145 Main Street	147 Main Street, Suite 2	Hempstead	NY	11550
Michelle Photo Studio	Adjacent Property Operator of 131-145 Main Street	147 Main Street	Hempstead	NY	11550
Shira Portnoy	Adjacent Property Operator of 131-145 Main Street	135 Main Street	Hempstead	NY	11550

Exhibit M



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

May 19, 2022

LINDA R. SHAW
ATTORNEY AT LAW

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lshaw@nyenvlaw.com

VIA ELECTRONIC MAIL
irene@hempsteadlibrary.info

RE: Brownfield Cleanup Program Application
Applicant: Carman Place Apartments I, LLC
Site Name: Carman Place Site
Site Address: Section 34 Block 195 Lots 8, 9, 10, 111, 116, 131, 132, 129, 130, 135 and 138

Dear Ms. Duszkiwicz:

We represent Carman Place Apartments I, LLC in its anticipated Brownfield Cleanup Program application for the site located at Section 34 Block 195 between Bedell and Main Street including eleven separate lots (8, 9, 10, 111, 116, 131, 132, 129, 130, 135 and 138) in Hempstead, New York 11550. Your library 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 sign below and return the executed letter to my paralegal, Rebecca Stevens, at rstevens@nyenvlaw.com 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

LINDA R. SHAW

Yes, the Hempstead Public Library is willing and able to act as a public repository for documents related to the cleanup of the site located at Section 34 Block 195 Lots 8, 9, 10, 111, 116, 131, 132, 129, 130, 135 and 138 in Hempstead, New York 11550 under the NYS Brownfield Cleanup Program.

Irene A. Duszkiwicz, Director

5/20/22
Date