



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

Check the appropriate box below based on the nature of the amendment modification requested:

Amendment to [check one or more boxes below]

- Add
- Substitute
- Remove
- Change in Name

applicant(s) to the existing Brownfield Cleanup Agreement [*Complete Section I-IV below and Part II*]

Does this proposed amendment involve a transfer of title to all or part of the brownfield site? Yes No

If yes, pursuant to 6 NYCRR Part 375-1.11(d), a Change of Use form should have been previously submitted. If not, please submit this form with this Amendment. See <http://www.dec.ny.gov/chemical/76250.html>

Amendment to modify description of the property(ies) listed in the existing Brownfield Cleanup Agreement [*Complete Sections I and V below and Part II*]

Amendment to Expand or Reduce property boundaries of the property(ies) listed in the existing Brownfield Cleanup Agreement [*Complete Section I and V below and Part II*]

Sites in Bronx, Kings, New York, Queens, or Richmond counties ONLY: Amendment to request determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit. Please answer questions on the supplement at the end of the form.

Other (explain in detail below)

Please provide a brief narrative on the nature of the amendment:

Amendment to reflect that the applicant, ZP Realty LLC, has acquired title to the entirety of the BCA Site (Tax Map/Parcel Nos. 3952-1; 3952-7; 3952-8; 3952-17; 3952-23). See deed provided at Exhibit A.

Please refer to the attached instructions for guidance on filling out this application

Section I. Existing Agreement Information

BCP SITE NAME: Parkchester Crossing

BCP SITE NUMBER: C203079

NAME OF CURRENT APPLICANT(S): ZP Realty LLC

INDEX NUMBER OF EXISTING AGREEMENT: C203079-03-15 DATE OF EXISTING AGREEMENT: 4/20/15

Section II. New Requestor Information (if no change to Current Applicant, skip to Section V)

NAME

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

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

Yes

No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's (DOS) Corporation & Business Entity Database. A print-out of entity information from the DOS database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS.

NAME OF NEW REQUESTOR'S REPRESENTATIVE

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

NAME OF NEW REQUESTOR'S CONSULTANT (if applicable)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

NAME OF NEW REQUESTOR'S ATTORNEY (if applicable)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

Requestor must submit proof that the party signing this Application and Amendment has the authority to bind the Requestor. This would be documentation from corporate organizational papers, which are updated, showing the authority to bind the corporation, or a Corporate Resolution showing the same, or an Operating Agreement or Resolution for an LLC. Is this proof attached? Yes No

Describe Requestor's Relationship to Existing Applicant:

Section III. Current Property Owner/Operator Information (only include if new owner/operator or new existing owner/operator information is provided, and highlight new information)

OWNER'S NAME (if different from requestor) ZP Realty LLC (same as requestor)		
ADDRESS One Penn Plaza, Suite 4000, New York, NY 10119		
CITY/TOWN New York		ZIP CODE 10119
PHONE (212) 564-2111	FAX (646) 341-9435	E-MAIL joel@pinnacleny.com
OPERATOR'S NAME (if different from requestor or owner)		
ADDRESS		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL

Section IV. Eligibility Information for New Requestor (Please refer to ECL § 27-1407 for more detail)

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

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

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

PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of contamination 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 contamination.

VOLUNTEER

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

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

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

Requestor's Relationship to Property (check one):

Prior Owner Current Owner Potential /Future Purchaser Other _____

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted.** Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site Is this proof attached? Yes No

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

Section V. Property description and description of changes/additions/reductions (if applicable)

ADDRESS

CITY/TOWN

ZIP CODE

TAX BLOCK AND LOT (TBL) (in existing agreement)

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage

Check appropriate boxes below:

- Changes to metes and bounds description or TBL correction
- Addition of property (may require additional citizen participation depending on the nature of the expansion – see attached instructions)

Approximate acreage added: _____

ADDITIONAL PARCELS:

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage

- Reduction of property

Approximate acreage removed: _____

PARCELS REMOVED:

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage

If requesting to modify a metes and bounds description or requesting changes to the boundaries of a site, please attach a revised metes and bounds description, survey, or acceptable site map to this application.

Supplement to the Application To Amend Brownfield Cleanup Agreement And Amendment - Questions for Sites Seeking Tangible Property Credits in New York City ONLY.

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Please answer questions below and provide documentation necessary to support answers.	
1. Is at least 50% of the site area located within an environmental zone pursuant to Tax Law 21(6)? Please see DEC's website for more information.	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Is the property upside down as defined below?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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.	
3. Is the project an affordable housing project as defined below?	<input type="checkbox"/> Yes <input type="checkbox"/> No
From 6 NYCRR 375- 3.2(a) as of August 12, 2016:	
(a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.	
(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' households annual gross income.	
(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for home owners at a defined maximum percentage of the area median income.	
(3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.	

PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT

Existing Agreement Information	
BCP SITE NAME: Parkchester Crossing	BCP SITE NUMBER: C203079
NAME OF CURRENT APPLICANT(S): ZP Realty LLC	
INDEX NUMBER OF EXISTING AGREEMENT: C203079-03-15	
EFFECTIVE DATE OF EXISTING AGREEMENT: 04/20/2015	

Declaration of Amendment:

By the Requestor(s) and/or Applicant(s) signatures below, and subsequent signature by the Department, the above application to amend the Brownfield Cleanup Agreement described above is hereby approved. This Amendment is made in accordance with and subject to all of the BCA and all applicable guidance, regulations and state laws applicable thereto. All other substantive and procedural terms of the Agreement will remain unchanged and in full force and effect regarding the parties to the Agreement.

Nothing contained herein constitutes a waiver by the Department or the State of New York of any rights held in accordance with the Agreement or any applicable state and/or federal law or a release for any party from any obligations held under the Agreement or those same laws.

Statement of Certification and Signatures: New Requestor(s) (if applicable)
<p>(Individual)</p> <p>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. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.</p> <p>Date: _____ Signature: _____</p> <p>Print Name: _____</p>
<p>(Entity)</p> <p>I hereby affirm that I am (title _____) of (entity _____); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and 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.</p> <p>_____ signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.</p> <p>Date: _____ Signature: _____</p> <p>Print Name: _____</p>

Statement of Certification and Signatures. Existing Applicant(s) (an authorized representative of each applicant must sign)

(Individual)

I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am an Authorized Signatory (title) of ZP Realty LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 12/16/2019 Signature: _____

Print Name: Joel Wiener

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

<input type="checkbox"/> PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of contamination 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 contamination.	<input checked="" type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.
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Effective Date of the Original Agreement: 2/16/17

Signature by the Department:

DATED: 12/19/19

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

By: 
Michael J. Ryan, P.E., Director
Division of Environmental Remediation

SUBMITTAL INFORMATION:

- **Two (2)** copies, one hard copy with original signatures and one electronic copy in Portable Document Format (PDF) must be sent to:

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

FOR DEPARTMENT USE ONLY

BCP SITE T&A CODE: _____ **LEAD OFFICE:** _____

PROJECT MANAGER: _____

**BROWNFIELD CLEANUP PROGRAM (BCP)
INSTRUCTIONS FOR COMPLETING A BCP AMENDMENT APPLICATION**

This form must be used to add a party, modify a property description, or reduce/expand property boundaries for an existing BCP Agreement and/or Application. **NOTE: DEC requires a standard application to request major changes to the description of the property set forth in the BCA (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). The application must be submitted to DEC in the same manner as the original application to participate.**

SECTION II NEW REQUESTOR INFORMATION

Requestor Name

Provide the name of the person(s)/entity requesting participation in the BCP. (If more than one, attach additional sheets with requested information. If an LLC, the members/owners names need to be provided on a separate attachment). The requestor is the person or entity seeking DEC review and approval of the remedial program.

If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database. A print-out of entity information from the database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS.

Requestor Address, etc.

Provide the requestor's mailing address, telephone number; fax number and e-mail address.

Representative Name, Address, etc.

Provide information for the requestor's authorized representative. This is the person to whom all correspondence, notices, etc will be sent, and who will be listed as the contact person in the BCA. Invoices will be sent to the representative unless another contact name and address is provided with the application.

Consultant Name, Address, etc.

Provide information for the requestor's consultant.

Attorney Name, Address, etc.

Provide information for the requestor's attorney.

SECTION III CURRENT PROPERTY OWNER/OPERATOR INFORMATION - only include if new owner/operator or new existing owner/operator information is provided, and highlight new information in form.

Owner Name, Address, etc.

Provide information for the new owner of the property. List all new parties holding an interest in the property.

Operator Name, Address, etc.

Provide information for the new operator (if different from the new requestor or owner).

SECTION IV NEW REQUESTOR ELIGIBILITY INFORMATION

As a separate attachment, provide complete and detailed information in response to any eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that such information be summarized. For properties with multiple addresses or tax parcels, please include this information for each address or tax parcel.

SECTION V PROPERTY DESCRIPTION AND DESCRIPTION OF CHANGES / ADDITIONS / REDUCTIONS (IF APPLICABLE)

NOTE: DEC requires a standard application to request major changes to the description of the property set forth in the BCA (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). The application must be submitted to DEC in the same manner as the original application to participate.

Property Address

Provide a street address, city/town, and zip code. For properties with multiple addresses, provide information for all.

Tax Parcel Information

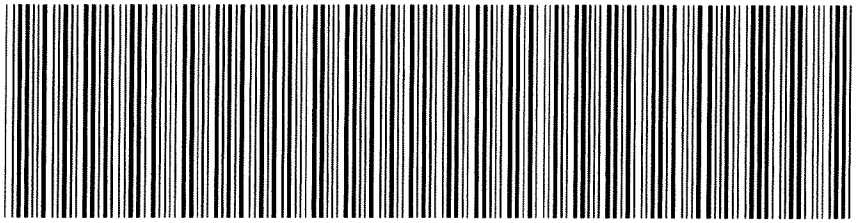
Provide the tax parcel/section/block/lot information. If requesting to modify a metes and bounds description or requesting changes to the boundaries of a site, please attach a revised metes and bounds description, survey, and/or acceptable site map to this application. Tax map information may be obtained from the tax assessor's office for all tax parcels that are included in the property boundaries. Attach a county tax map with identifier numbers, along with any figures needed to show the location and boundaries of the property. Include a USGS 7.5 minute quad map on which the property appears.

Exhibit A

4/21/2015 Deed to ZP Realty LLC

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

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



2015042900247001001E6ACC

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 11

Document ID: 2015042900247001

Document Date: 04-21-2015

Preparation Date: 04-29-2015

Document Type: DEED

Document Page Count: 9

PRESENTER:

TO BE PICKED UP BY COMMONWEALTH
COMMONWEALTH LAND TITLE INSURANCE CO.
140 EAST 45TH STREET, 22ND FLOOR
NEW YORK, NY 10017
212-949-0100
ROSEMARIE.TREPIEDI@FNF.COM/NY140749/JW

RETURN TO:

TO BE PICKED UP BY COMMONWEALTH
COMMONWEALTH LAND TITLE INSURANCE CO.
140 EAST 45TH STREET, 22ND FLOOR
NEW YORK, NY 10017
212-949-0100
ROSEMARIE.TREPIEDI@FNF.COM/NY140749/JW

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	3952	8	Entire Lot	1880 EAST TREMONT AVENUE

Property Type: COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
BRONX	3952	17	Entire Lot	1603 UNIONPORT ROAD

Property Type: COMMERCIAL REAL ESTATE

Additional Properties on Continuation Page

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

BROADHILL FIRST REALTY ASSOCIATES LLC
C/O MEISTER SEELIG & FEIN LLP, 125 PARK
AVENUE, 7TH FLOOR
NEW YORK, NY 10017

GRANTEE/BUYER:

ZP REALTY LLC
ONE PENN PLAZA, SUITE 3900
NEW YORK, NY 10119

Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 94.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 385,875.00

NYS Real Estate Transfer Tax:

\$ 58,800.00

RECORDED OR FILED IN THE OFFICE

OF THE CITY REGISTER OF THE

CITY OF NEW YORK

Recorded/Filed 05-08-2015 15:51

City Register File No.(CRFN):

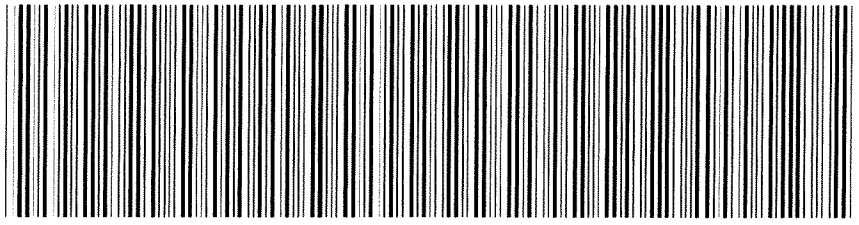
2015000156301



Annette McMill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2015042900247001001C684C

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 11

Document ID: 2015042900247001
Document Type: DEED

Document Date: 04-21-2015

Preparation Date: 04-29-2015

PROPERTY DATA

Borough	Block Lot	Unit	Address
BRONX	3952 23	Entire Lot	1597 UNIONPORT ROAD
Property Type: COMMERCIAL REAL ESTATE			
Borough	Block Lot	Unit	Address
BRONX	3952 1	Entire Lot	1584 WHITE PLAINS ROAD
Property Type: COMMERCIAL REAL ESTATE			
Borough	Block Lot	Unit	Address
BRONX	3952 7	Entire Lot	1619 EAST TREMONT AVENUE
Property Type: COMMERCIAL REAL ESTATE			

PARTIES

GRANTOR/SELLER:

PARK PLAINS, INC.
C/O MEISTER SEELIG & FEIN LLP , 125 PARK
AVENUE, 7TH FLOOR
NEW YORK, NY 10017

GRANTOR/SELLER:

WEST LANE REALTY CORP.
C/O MEISTER SEELIG & FEIN LLP , 125 PARK
AVENUE, 7TH FLOOR
NEW YORK, NY 10017

GRANTOR/SELLER:

PARKDALE FIRST REALTY ASSOCIATES, LLC
C/O MEISTER SEELIG & FEIN LLP , 125 PARK
AVENUE, 7TH FLOOR
NEW YORK, NY 10017

BARGAIN AND SALE DEED
WITH COVENANT

BROADHILL FIRST REALTY ASSOCIATES LLC, WEST LANE REALTY CORP., PARK
PLAINS, INC., AND PARKDALE FIRST REALTY ASSOCIATES, LLC

- to -

ZP REALTY LLC

- Location: (i) 1596 White Plains Road, Bronx, New York
(ii) 1584 White Plains Road, Bronx, New York
(iii) 1603-17 Unionport Road, Bronx, New York
(iv) 1572-78 White Plains Road a/k/a 1895 Guerlain Street, Bronx, New York
(v) 1619-27 Unionport Road, Bronx, New York
- Description: (i) Block: 3952, Lot: 8, Bronx County, New York
(ii) Block: 3952, Lot: 1, Bronx County, New York
(iii) Block: 3952, Lot: 17, Bronx County, New York
(iv) Block: 3952, Lot: 23, Bronx County, New York
(v) Block: 3952, Lot: 7, Bronx County, New York

NY 140749
NY 140750
NY 140751
NY 140752
NY 140753

April 21, 2015

After recording, please return to:

Samson R. Bechhofer, Esq.
Pryor Cashman LLP
7 Times Square
New York, NY 10036

BARGAIN AND SALE DEED WITH COVENANT

THIS INDENTURE, made and dated as of the 21st day of April, 2015, by and between BROAD HILL FIRST REALTY ASSOCIATES, LLC, a New York limited liability company ("Broadhill"), WEST LANE REALTY CORP., a New York corporation ("West Lane"), PARK PLAINS INC., a New York corporation ("Park Plains"), and PARKDALE FIRST REALTY ASSOCIATES, LLC, a New York limited liability company ("Parkdale First"), all having an office at c/o Meister Seelig & Fein, LLP, 125 Park Avenue, 7th Floor, New York, New York 10017 (each of Broadhill, West Lane, Park Plains and Parkdale First, a "Grantor", and collectively, "Grantors"), and ZP REALTY LLC, a New York limited liability company, having an address at One Penn Plaza, Suite 4000, New York, New York 10019 ("Grantee").

WITNESSETH, that Grantors, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, do hereby grant and release unto Grantee and Grantee's successors and assigns forever:

ALL those certain plots, pieces or parcels of land, with the buildings and improvements thereon erected, situate, lying and being in Bronx, New York, State of and County of New York, being more particularly bounded and described as follows:

See "Schedule A-1", "Schedule A-2", "Schedule A-3", "Schedule A-4", and "Schedule A-5", attached hereto.

TOGETHER with (a) all right, title and interest, if any, of Grantors in and to any streets and roads abutting the above described premises to the center lines thereof and (b) the appurtenances and all the estate and rights of Grantors in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto Grantee and Grantee's successors and assigns forever.

AND GRANTORS, covenant that Grantors have not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.


AND GRANTORS, in compliance with Section 13 of the Lien Law, covenant that Grantors 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.

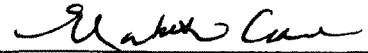
[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, Grantors have duly executed this Deed the day and year first above written.


GRANTORS:

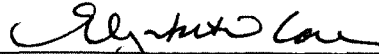
BROAD HILL FIRST REALTY ASSOCIATES, LLC,
a New York limited liability company

By:  and
Name: Jonathan Poole
Title:


By: 
Name: Elizabeth Crane
Title: manager

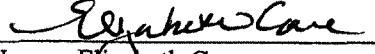
WEST LANE REALTY CORP., a New York corporation

By:  and
Name: Jonathan Poole
Title:

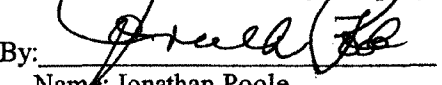
By: 
Name: Elizabeth Crane
Title: Director

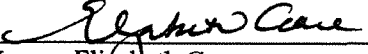
PARK PLAINS INC., a New York corporation

By:  and
Name: Jonathan Poole
Title:

By: 
Name: Elizabeth Crane
Title: Director

PARKDALE FIRST REALTY ASSOCIATES, LLC
a New York limited liability company

By:  and
Name: Jonathan Poole
Title:

By: 
Name: Elizabeth Crane
Title: manager

STATE OF NEW YORK)
 ss.:
COUNTY OF *New York*)

On the 21st day of April, 2015, before me, the undersigned, a Notary Public in and for the State of New York, personally appeared Jonathan Poole, 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.

DAWN M. MCNAMARA
Notary Public, State of New York
No. 01MC6285737
Qualified in Queens County
Commission Expires 7/22/17

Dawn McNamara

NOTARY PUBLIC

STATE OF NEW YORK)
 ss.:
COUNTY OF *New York*)

On the 20th day of April, 2015, before me, the undersigned, a Notary Public in and for the State of New York, personally appeared Elizabeth Crane, 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.

HENRY KWONG
NOTARY PUBLIC-STATE OF NEW YORK
No. 01KW6308531
Qualified In Queens County
My Commission Expires 7/28/18

Henry Kwong

NOTARY PUBLIC

1572-1578 White Plains Road

Title No. NY140749

SCHEDULE A - 1 and ~~2~~

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Bronx, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of Guerlain Street, and the easterly side of White Plains Road;

RUNNING THENCE northerly along the easterly side of White Plains Road, 99.50 feet;

THENCE easterly parallel with Guerlain Street and part of the way through a brick wall, 56.53 feet;

THENCE northerly parallel with White Plains Road, 6 inches;

THENCE easterly again parallel with Guerlain Street, 173.64 feet to a point on the westerly side of Virginia Avenue;

THENCE southerly along the westerly side of Virginia Avenue, 102.96 feet to the corner formed by the intersection of the northerly side of Guerlain Street and Virginia Avenue; and

THENCE westerly along the northerly side of Guerlain Street, 205.57 feet to the point or place of BEGINNING.

*For conveyancing only
if intended to be conveyed.*

Together with all right, title and interest of, in and to any streets and roads abutting the above described premises, to the center line thereof.

SCHEDULE A -2

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Bronx, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of East Tremont Avenue with the easterly side of White Plains Road;

RUNNING THENCE easterly along the southerly side of East Tremont Avenue, 95.52 feet;

THENCE southerly parallel with White Plains Road, 73.10 feet;

THENCE westerly parallel with the northerly side of Guerlain Street, 95 feet to the easterly side of White Plains Road;

THENCE northerly along the easterly side of White Plains Road, 83.12 feet to the point or place of BEGINNING.

*For conveyancing only
if intended to be conveyed.*

Together with all right, title and interest of, in and to any streets and roads abutting the above described premises, to the center line thereof.

SCHEDULE A -3

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Bronx, City and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of White Plains Road, distant 235 feet northerly from the corner formed by the intersection of the northerly side of Guerlain Street and the easterly side of White Plains Road;

RUNNING THENCE easterly and parallel with Guerlain Street, 152.16 feet;

THENCE southerly parallel with White Plains Road, 10.50 feet;

THENCE easterly again parallel with Guerlain Street, 45.16 feet to a point on the westerly side of Unionport Road;

THENCE southerly along the westerly side of Unionport Road, 124.70 feet to the westerly side of Virginia Street;

THENCE southerly along the westerly side of Virginia Street, 4.64 feet to a point;

THENCE westerly and parallel with Guerlain Street, 173.64 feet to a point;

THENCE northerly and parallel with White Plains Road, 125 feet to a point;

THENCE westerly and parallel with Guerlain Street, 56.53 feet to a point on the easterly side of White Plains Road;

THENCE northerly along the easterly side of White Plains Road, 10 feet to the point or place of BEGINNING.

*For conveyancing only
if intended to be conveyed.*

Together with all right, title and interest of, in and to any streets and roads abutting the above described premises, to the center line thereof.

SCHEDULE A 

All that certain plot, piece or parcel of land, situate, lying and being the Borough and County of the Bronx, City and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of White Plains Road, distant 99.50 feet northerly from the corner formed by the intersection of the easterly side of White Plains Road with the northerly side of Guerlain Street;

RUNNING THENCE easterly parallel with the northerly side of Guerlain Street and through a brick wall, 56.53 feet;

THENCE northerly and parallel with the easterly side of White Plains Road, 125.50 feet;

THENCE westerly and parallel with the northerly side of Guerlain Street, 56.53 feet to the easterly side of White Plains Road;

THENCE southerly along the easterly side of White Plains Road, 125.50 feet to the point or place of BEGINNING.

*For conveyancing only
if intended to be conveyed.*

Together with all right, title and interest of, in and to any streets and roads abutting the above described premises, to the center line thereof.

SCHEDULE A - 5

All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Bronx, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the westerly side of Unionport Road with the southerly side of East Tremont Avenue;

RUNNING THENCE southerly along the westerly side of Unionport Road 83.37 feet;

RUNNING THENCE westerly through a party wall and parallel with the northerly side of Guerlain Street 45.16 feet;

RUNNING THENCE northerly and parallel with the easterly side of White Plains Road, 10.50 feet;

RUNNING THENCE again westerly and parallel with the northerly side of Guerlain Street, 152.16 feet to the easterly side of White Plains Road;

RUNNING THENCE northerly along the easterly side of White Plains Road 5 feet to a point distant 83.12 feet south of the southerly side of East Tremont Avenue;

RUNNING THENCE easterly and parallel with the northerly side of Guerlain Street 95 feet to a point;

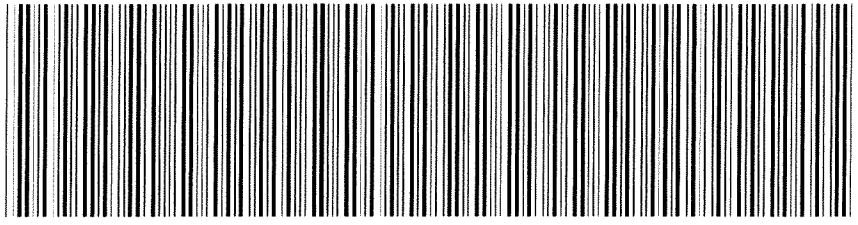
RUNNING THENCE northerly and parallel with the easterly side of White Plains Road 73.10 feet to the southerly side of East Tremont Avenue;

RUNNING THENCE easterly along the southerly side of East Tremont Avenue a distance of 80.07 feet to the westerly side of Unionport Road, the point or place of BEGINNING.

*For conveyancing only
if intended to be conveyed.*

Together with all right, title and interest of, in and to any streets and roads abutting the above described premises, to the center line thereof.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



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SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2015042900247001
Document Type: DEED

Document Date: 04-21-2015

Preparation Date: 04-29-2015

ASSOCIATED TAX FORM ID: 2015041500368

SUPPORTING DOCUMENTS SUBMITTED:

	Page Count
DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING	1
RP - 5217 REAL PROPERTY TRANSFER REPORT	1
SMOKE DETECTOR AFFIDAVIT	1



The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Borough	Block	Lot	Street	City	State	Zip
BRONX	3952	17	1603 UNIONPORT ROAD	NY	NY	10462
BRONX	3952	23	1597 UNIONPORT ROAD	NY	NY	10462
BRONX	3952	1	1584 WHITE PLAINS ROAD	NY	NY	10462
BRONX	3952	7	1619 EAST TREMONT AVENUE	NY	NY	10460

201504150036810101

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded / /
 Month Day Year

C3. Book OR C4. Page
 C5. CRFN



REAL PROPERTY TRANSFER REPORT
 STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES
RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 1880 EAST TREMONT AVENUE BRONX 10462
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name ZP REALTY LLC
 LAST NAME / COMPANY FIRST NAME

 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)

 LAST NAME / COMPANY FIRST NAME

 STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 5 # of Parcels OR Part of a Parcel

4A. Planning Board Approval - N/A for NYC
 4B. Agricultural District Notice - N/A for NYC

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

Check the boxes below as they apply:
 6. Ownership Type is Condominium
 7. New Construction on Vacant Land

8. Seller Name BROADHILL FIRST REALTY ASSOCIATES LLC
 LAST NAME / COMPANY FIRST NAME

 LAST NAME / COMPANY FIRST NAME

 LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:

A One Family Residential C Residential Vacant Land E Commercial G Entertainment / Amusement I Industrial
 B 2 or 3 Family Residential D Non-Residential Vacant Land F Apartment H Community Service J Public Service

SALE INFORMATION

10. Sale Contract Date 1 / 8 / 2015
 Month Day Year

11. Date of Sale / Transfer 4 / 21 / 2015
 Month Day Year

12. Full Sale Price \$ 1,470,000.00

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

13. Indicate the value of personal property included in the sale

14. Check one or more of these conditions as applicable to transfer:

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

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

15. Building Class G, 5 16. Total Assessed Value (of all parcels in transfer) 2,129,850

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional Identifier(s))

BRONX 3952 8 BRONX 3952 17 BRONX 3952 23

CERTIFICATION

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

BUYER

BUYER'S ATTORNEY

BUYER SIGNATURE: *[Signature]* DATE: 4-21-15
ONE PENN PLAZA SUITE 3900 Joel S Weiner, member

STREET NUMBER: NEW YORK STREET NAME (AFTER SALE): AREA CODE: TELEPHONE NUMBER:

CITY OR TOWN: NEW YORK STATE: NY ZIP CODE: 10119
SELLER SIGNATURE: *[Signature]* DATE: 4-21-15
Michael Poole, V.P.

RP - 5217 NYC

ATTACHMENT

Borough

Block

Lot

BRONX
BRONX

3952
3952

1
7

201504150036820101

CERTIFICATION

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

BUYERS

Joel Sweiner
4-21-15

Buyer Signature

Date

JOEL SWEINER
4-21-15

Buyer Signature

Date

JOEL S. WEINER
4-21-15

Buyer Signature

Date

Buyer Signature

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SELLERS

Michael Poole

Seller Signature

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Seller Signature

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**AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York)
County of NY) SS.:

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

1880 EAST TREMONT AVENUE

Street Address, Unit/Apt.
BRONX New York, 3952 8
Borough Block Lot (the "Premises");

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

PARK Plains Inc.

ZP Realty LLC, a New York Limited Liability Company

Name of Grantor (Type or Print)
[Signature]
Signature of Grantor
Jonathan H. Poole, V.P.

Name of Grantee (Type or Print)
[Signature]
Signature of Grantee
JOEL S. WEINER, member

Sworn to before me this 21st date of April 2015

Sworn to before me this 21 date of April 2015

DAWN M. MCNAMARA
Notary Public, State of New York
No. 01MC6285737
Qualified in Queens County
Commission Expires 7/22/17

RINA J FALOW
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01FA924562
QUALIFIED IN NEW YORK COUNTY
COMMISSION EXPIRES APRIL 4, 2018

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

**Applicable properties compliant with the
Smoke Detector requirement**

Street Address	Unit/Apt	Borough	Block	Lot
1603 UNIONPORT ROAD		BRONX	3952	17
1597 UNIONPORT ROAD		BRONX	3952	23
1584 WHITE PLAINS ROAD		BRONX	3952	1
1619 EAST TREMONT AVENUE		BRONX	3952	7