



Department of
Environmental
Conservation

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

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

1. Check the appropriate box(es) below based on the nature of the amendment modification requested:

☐ Amendment to modify the existing BCA: [check one or more boxes below]

- ☐ Add applicant(s)
- ☐ Substitute applicant(s)
- ☐ Remove applicant(s)
- ☐ Change in Name of applicant(s)

☐ Amendment to reflect a transfer of title to all or part of the brownfield site

1a. A copy of the recorded deed must be provided. Is this attached? ☐ Yes ☐ No

1b. ☐ Change in ownership ☐ Additional owner (such as a beneficial owner)

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)

2. Required: Please provide a brief narrative on the nature of the amendment:

This amendment is being submitted to reduce the overall size of BCP Parcel D (C203100) from a site footprint of 7.1 acres to 5.7 acres.

Please see the attached Addendum and Exhibit A for more specific details.

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

Submission of a full BCP application will be required should this application be determined to be a major amendment. If the amendment involves a non-insignificant change in acreage, applicants are encouraged to consult with the DEC project team prior to submitting this application.

Section I. Current Agreement Information

BCP SITE NAME: Hunts Point Parcel D	BCP SITE NUMBER: C203100
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BCP SITE NAME: Hunts Point Parcel D	BCP SITE NUMBER: C203100
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NAME OF CURRENT APPLICANT(S): NYC Dept. of Small Business Services

INDEX NUMBER OF AGREEMENT: C203100-10-17 DATE OF ORIGINAL AGREEMENT: 2-12-18

Section II. New Requestor Information (complete only if adding new requestor or name has changed)

NAME

ADDRESS

CITY/TOWN	ZIP CODE
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PHONE	FAX	E-MAIL			
1. Is the promoter authorized to conduct business in New York State (NYS)?			<input type="checkbox"/>	Yes	<input type="checkbox"/>

1. 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
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PHONE	FAX	E-MAIL
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NAME OF NEW REQUESTOR'S CONSULTANT (if applicable)	
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ADDRESS

CITY/TOWN	ZIP CODE
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PHONE	FAX	E-MAIL
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NAME OF NEW REQUESTOR'S ATTORNEY (if applicable)

ADDRESS

CITY/TOWN	ZIP CODE
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PHONE	FAX	E-MAIL
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2. 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

3. Describe Requestor's Relationship to Existing Applicant:

Section III. Current Property Owner/Operator Information (only include if new owner/operator)
Owner below is: ☐ Existing Applicant ☐ New Applicant ☐ Non-Applicant

OWNER'S NAME (if different from requestor)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

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.

1. Are any enforcement actions pending against the requestor regarding this site? ☐ Yes ☐ No
2. Is the requestor presently subject to an existing order for the investigation, removal or remediation relating to contamination at the site? ☐ Yes ☐ No
3. 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.
4. 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
5. 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
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? ☐ Yes ☐ No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? ☐ Yes ☐ No
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of 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
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? ☐ Yes ☐ No
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? ☐ Yes ☐ No
11. Are there any unregistered bulk storage tanks on-site which require registration? ☐ Yes ☐ No

THE 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.

12. Requestor's Relationship to Property (check one):

☐ Prior Owner ☐ Current Owner ☐ Potential /Future Purchaser ☐ Other _____

13. 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)

1. Property information on current agreement:

ADDRESS Food Center Drive (NE Corner)

CITY/TOWN Bronx

ZIP CODE 10474

TAX BLOCK AND LOT (SBL)

TOTAL ACREAGE OF CURRENT SITE: 7.1

Parcel Address	Section No.	Block No.	Lot No.	Acreage
Food Center Drive (NE Corner)	2	2781	500	155.6

2. Check appropriate boxes below:

☐ Addition of property (may require additional citizen participation depending on the nature of the expansion – see attached instructions)

2a. PARCELS ADDED:

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

Total acreage to be added: _____

☒ Reduction of property

2b. PARCELS REMOVED:

Parcel Address	Section No.	Block No.	Lot No.	Acreage Removed by Parcel
Food Center Drive (NE Corner)	2	2781	500	1.4

Total acreage to be removed: 1.4☐ Change to SBL (e.g. merge, subdivision, address change)

2c. NEW SBL INFORMATION:

Parcel Address	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.

3. TOTAL REVISED SITE ACREAGE: 5.7

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: Hunts Point Parcel D	BCP SITE NUMBER: C203100
NAME OF CURRENT APPLICANT(S): NYC Dept. of Small Business Services	
INDEX NUMBER OF AGREEMENT: C203100-10-17	
EFFECTIVE DATE OF ORIGINAL AGREEMENT: 2-12-18	

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)

(Individual)

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.

Date: _____ Signature: _____

Print Name: _____

(Entity)

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.

_____ 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: _____

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: 12-9-21 Signature: 

Print Name: Andrew Schwartz

(Entity)

I hereby affirm that I am Deputy Commissioner for Legal + Regulatory Affairs (title) of NYC Department of Small Business Services (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: 12-9-21 Signature: 

Print Name: Andrew Schwartz

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Please see the following page for submittal instructions.

NOTE: Applications submitted in fillable format will be rejected.

Status of Agreement:

☐

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 contamination.

Effective Date of the Original Agreement: 02-12-2018

Signature by the Department:

DATED: 2/2/2022

NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By: Susan Edwards

Susan Edwards, P.E., Acting Director
Division of Environmental Remediation

SUBMITTAL INFORMATION:

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

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

- **NOTE: Applications submitted in fillable format will be rejected.**

FOR DEPARTMENT USE ONLY

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

PROJECT MANAGER: Ronnie Lee

ADDENDUM

Reduction of Site Property Boundaries

The following is a request to reduce the property boundaries of Hunts Point Parcel D (BCP Site #C203100). The Site previously encompassed a mostly vacant, 7.1-acre area overgrown with vegetation and surrounded by an 8-ft high chain-link fence. The non-vacant portion of the Site included a 40-ft x 50-ft area containing a Con Edison gas head house as well as an underground gas line easement along the northern boundary. During Site remediation, portions of the original Hunts Point Parcel D metes and bounds were not able to be incorporated into the remedy due to access and work restrictions around buried gas lines to the north, railroad tracks to the west, and the active Krasdale Foods parking lot to the south of the Site. The areas unable to be incorporated into the Hunts Point Parcel D remedy included the following:

- the Con Edison gas line easement and associated head house;
- two (2) narrow strips of land running parallel along the northern and southern edges of the Con Edison easement;
- a strip of land (approximately 1-3 ft wide) outside the remedial sheeting along the western edge of Hunts Point Parcel D, and adjacent to the Railroad Right-of-Way (RR ROW) BCP Site (C203102); and
- a strip of land (approximately 3-7 ft wide) outside the remedial sheeting along the southern edge of Hunts Point Parcel D, and adjacent to the 400 Food Center Drive (FCD) BCP Site (C203101).

This amendment proposes to incorporate the aforementioned areas into the adjacent RR ROW and 400 FCD BCP sites, both of which will be covered under their own specific RIWP/RAWP/AA. The modified Hunts Point Parcel D Site boundary correlates with the outer edge of the steel sheet pile wall along the northern, western, and southern perimeters of Site. A revised survey and metes and bounds description for Hunts Point Parcel D as of August 11, 2021, is provided in **Exhibit A**. Additionally, a revised metes and bounds description, survey, and amendments for the RR ROW and 400 FCD Sites will also be submitted separately.

EXHIBIT A

Hunts Point Parcel D Remedial Implementation Survey
(as of August 11, 2021)

CAD FILE: V-081/44-22(S)B01.dwg
XREF: XXXXX-XX

General Notes

- This survey is based upon a combination of field investigations and surveys conducted by Mercator Land Surveying on August 6, 2009 by and/or under the direction supervision of the undersigned licensed surveyor.
- North arrow, bearings, and coordinates based upon the North American Datum of 1983 (1996 adjustment). The projection is New York - East (31°11') New Jersey (2900). GeoD03 was used to determine separation between ellipsoid height and orthometric height.
 - Project control was determined using Leica dual-frequency GPS receivers. The reference monuments were NJ42 (PID #A03548), J340 (PID# KU1008), NYQN (PID #D0616), SHK5 (PID #D0880) and LAMT (PID#A04872).
 - The vertical datum is the Bronx Highway Datum (BHD), being 2.608 feet above mean sea level at Sandy Hook (NGVD29).
 - All units shown on this map are US standard survey feet.
 - Mercator Land Surveying, LLC prepared this survey based upon the title reports prepared by others and research conducted by Mercator Land Surveying.
 - Reference is made to the following maps and documents:
 - Final Section Map, Section 4 & 5, 1914. Filed in The Office of Borough President of The Bronx: Map "Section 5." Prepared by John Drake, Asst. Engineer, April 1936. Revised September 4, 1998.
 - Agreement dated July 15, 1996 between Consolidated Edison Company of New York and the City of New York. Recorded with the City of New York Board of Estimate: Register No. 6537, Vol. 140.
 - "Map Discontinuing and Closing the Street System within the Territory Bounded by Halleck Street, Edgewater Road, Lafayette Avenue, Bronx River and East Bay Avenue," March 29, 196. Filed in the Office of Borough President of The Bronx, Topographic Bureau: Map No. 11627.
 - "Map Showing the Changes to Lines and Grades in Halleck Street at Hunt's Point Avenue," March 2, 1962. Filed in the Office of Borough President of The Bronx, Topographic Bureau: Map No. 11659.
 - "Map Discontinuing and Closing the Hunt's Point Avenue from Halleck Street to Farragut Street & Viele Avenue . . ." Undated. Filed in the Office of Borough President of The Bronx, Topographic Bureau: Map No. 11772.
 - "Map Showing Elimination of Hunt's Point Avenue From Farragut Street to Halleck Street and Ryer Avenue," April 27, 1966. Amendment to Section 5, Plan No. 11770. (Source not known; amendment never adopted.)
 - Conrail Map "Market Running Tk. -- Albany Div.; Sidetrack Serving The Hunt's Point Terminal Cooperative Association and The City Of New York, Hunt's Point Bronx, New York," Feb. 7, 1989. Plan No. 4219-2-1-11.
 - "Map Showing Consolidated Edison Company, N.Y. Property Record Department, Location Hunt's Point Regulating Station. June 6, 1972.
 - "Map Showing Consolidated Edison Company of New York, Inc., Borough Of The Bronx, N.Y." Hunt's Point Key Map (Insurance Map No. 5-25). Nov. 1964. Insurance map surveyed by B. Wainwright.
 - Letters patent from the State of New York to the City of New York. October 8, 1883. Recorded November 13, 1883 in Liber 422, CP 366.
 - Letter from NYC DCAS to NYC DPR dated February 11, 2005 assigning triangular part of Block 2770 Lot 1 to Lafayette Avenue Waterfront Park. Unrecorded.
 - The survey is hereby certified to:
 - The New York City Economic Development Corporation, its successor and/or assigns.
 - The Bronx River was the only watercourse visible at the time of the survey.
 - The Property in Question (PIQ) is located in Flood Hazard Zone X and Zone AE (base flood determined) as depicted on FIRFM Community-Panel No. 360497 0084F, 0111F & 0103F, September 5, 2007.

Legend

	Bicycle Rack		FF First Floor Elev.		Subway Manhole
	Bollard		Light Mast		Telephone Booth
	Cable Box		Light Pole		Traffic Signal
	Catch Basin		Gas Valve		Traverse Point
	Comm. Manhole		Hydrant		Tree
	Electric Box		Manhole		Utility Pole
	Electric Manhole		Oil Fill		Vault
	ECS Manhole		Sewer Manhole		Water Manhole
	FDNY Manhole		Stand Pipe		Water Valve
	Fire Call Box		Street Light		

Linetypes

	Building Line
	Combined Sewer
	Communication Conduit
	CATV Conduit
	Chain Link Fence
	Curb Line
	Easement Line
	FDNY Conduit
	Flood Zone Line
	Flood Zone Line
	Gas Main
	Major Contour
	Minor Contour
	Storm Sewer
	Sanitary Sewer
	Water Main
	Wall line

Abbreviations

Aband.	Abandoned	RCP	Reinforced Concrete Pipe
BC	Bottom Curb	SFC	Steel Faced Curb
INLET	Street Inlet	STM	Storm
CL	Center Line	TC	Top Curb
CSP	Corrugate Steel Pipe	TRAV	Traverse Point
COND.	Conduit	TYP	Typical
COM	Communication	UTIL	Utility
DC	Depressed Curb	VLT	Vault
DIP	Ductile Iron Pipe	WV	Water Valve
ELEV	Elevation		

Description

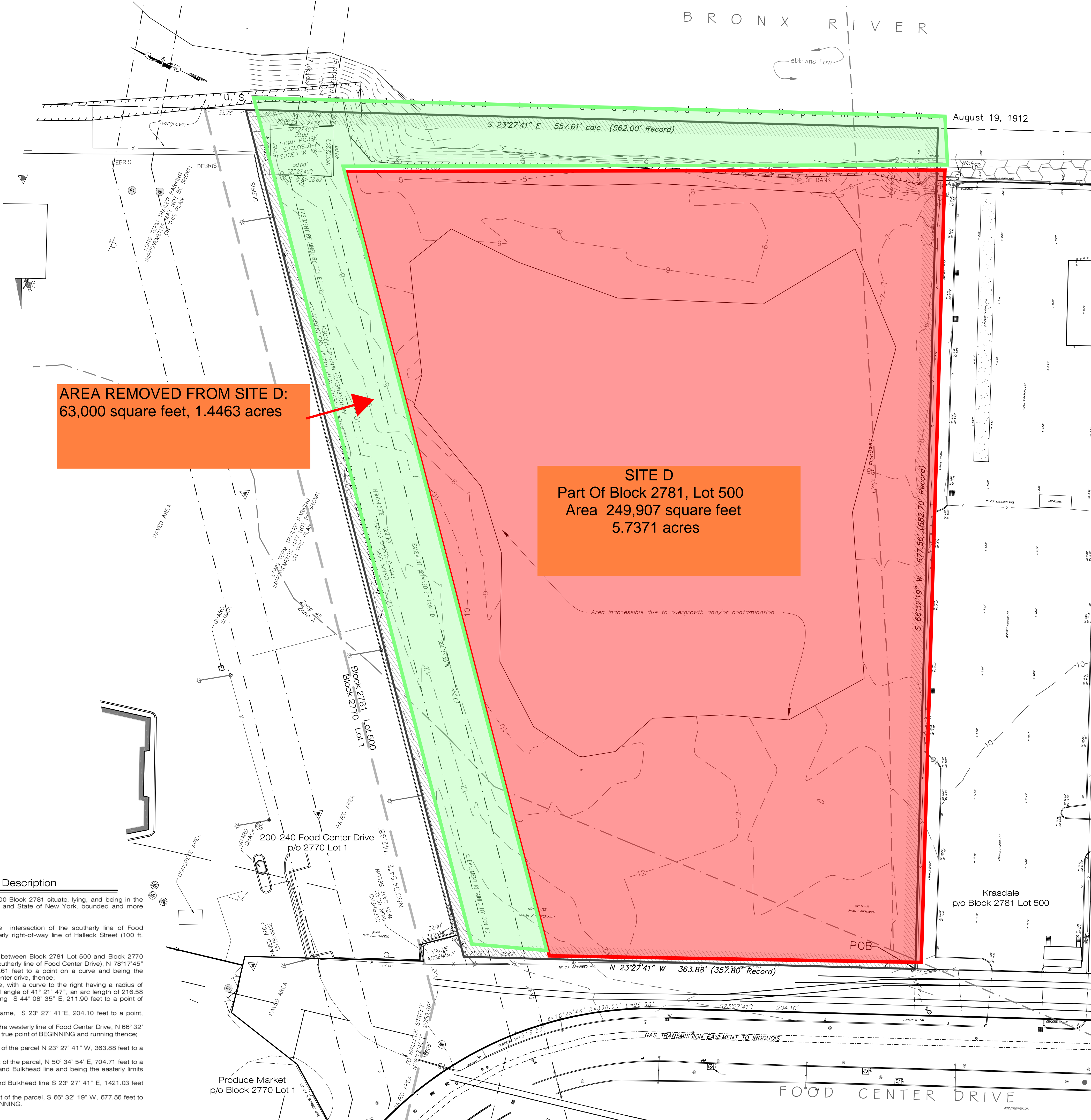
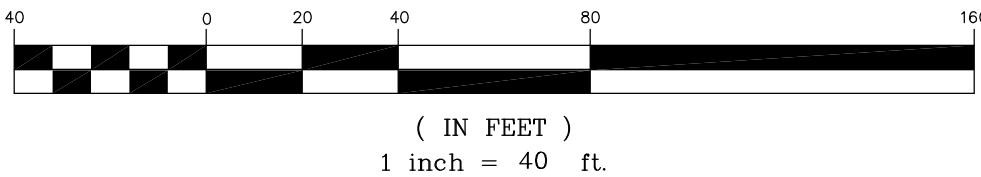
Being a part of Lot 500 Block 2781 situate, lying, and being in the Borough of the Bronx, City and State of New York, bounded and more particularly described as:

COMMENCING at the intersection of the southerly line of Food Center Drive with the easterly right-of-way line of Halleck Street (100 ft. wide), and running thence:

- Along the dividing line between Block 2781 Lot 500 and Block 2770 Lot 1 (and being the southerly line of Food Center Drive), N 78°17'45" E, a distance of 1973.61 feet to a point on a curve and being the easterly line of Food Center Drive, thence;
- Along said easterly line, with a curve to the right having a radius of 300.00 feet, an internal angle of 41°21'47", an arc length of 216.58 feet and a chord bearing S 44°08'35" E, 211.90 feet to a point of tangency, thence;
- Continuing along the same, S 23°27'41"E, 204.10 feet to a point, thence;
- Along a line normal to the westerly line of Food Center Drive, N 66°32'19" E, 39.42 feet to the true point of BEGINNING and running thence;

- Along the westerly limit of the parcel N 23°27'41" W, 363.88 feet to a point, thence;
- Along the northerly limit of the parcel, N 50°34'54" E, 704.71 feet to a point on the Pierhead and Bulkhead line and being the easterly limits of the parcel, thence;
- Along said Pierhead and Bulkhead line S 23°27'41" E, 1421.03 feet to a point, thence;
- Along the southerly limit of the parcel, S 66°32'19" W, 677.56 feet to a point of true BEGINNING.

GRAPHIC SCALE

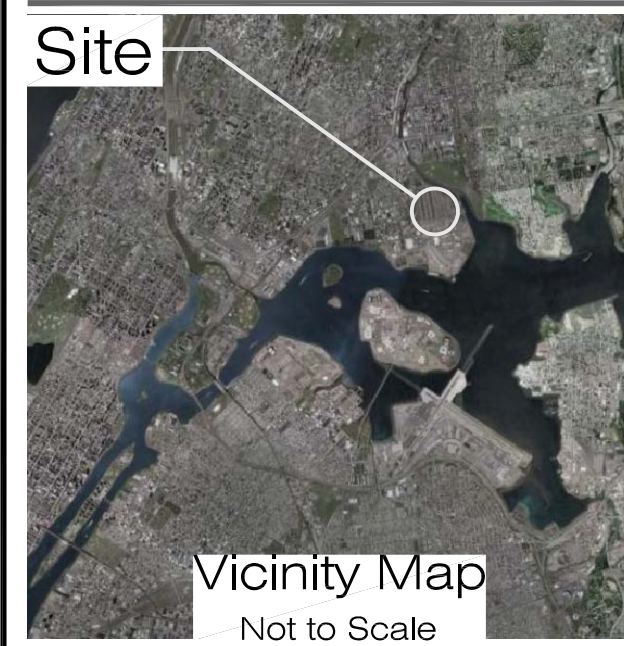


175 West 93rd Street
New York, NY
10025-9339
(646) 837-0780 Phone
(212) 504-2602 Fax
www.mercatorgroup.com
NYS COA#0002514

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Only copies from the original of this survey marked with an original land surveyor's blue inked seal shall be considered to be valid true copies.

J. R. Lemuel Morrison
NY Lic Surveyor #50404



Prepared For:



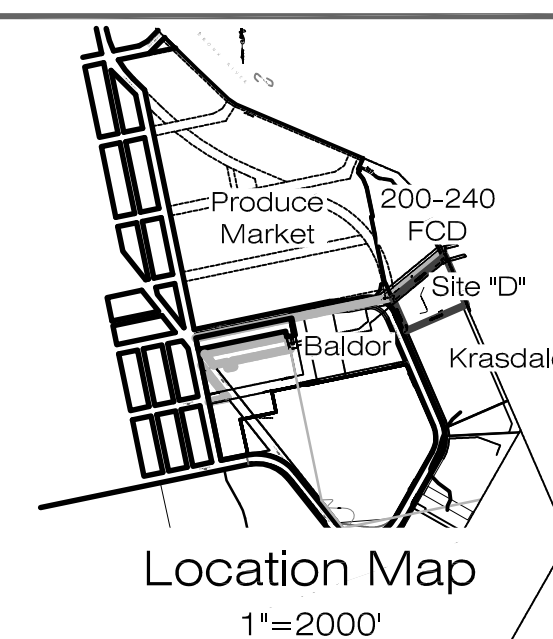
110 William Street New York, NY 10158

Hunts Point

Site D

p/o Block 2781 Lot 500

Hunts Point, Bronx County
State of New York
NYCEDC Contract#28770003-03



Date of Survey: October 24, 2008
ISSUES OF DRAWINGS
NO. DATE DESCRIPTION
1 8/31/09 Initial issue of Drawing

SUBSEQUENT REVISIONS

Drawing Title

Leasehold Survey

Scale	1" = 40' / 1:480	Project Number:	08J144
Field Book	FB 36	Sheet Number	1 of 1
Surveyed	8/6/09		
Drawn	DL		
Checked	HS		
Approved	RLM		