

LAMBERT HOUSES PARCEL 5
1048 AND 1075 EAST 180TH STREET, AND 2094 BOSTON ROAD
BRONX, NEW YORK

Revised Brownfield Cleanup Program Application

NYSDEC BCP Site Number: C203136
AKRF Project Number: 190247

Prepared For:

New York State Department of Environmental Conservation
Division of Environmental Remediation, Remedial Bureau B
625 Broadway, 12th Floor
Albany, New York 12233

Prepared On Behalf Of:

Boston Tremont Housing Development Fund Corporation
% Phipps Houses
902 Broadway, 13th Floor
New York, New York 10010

Prepared by:



AKRF, Inc.

440 Park Avenue South, 7th Floor
New York, New York 10016
212-696-0670

APRIL 2020

BROWNFIELD CLEANUP PROGRAM APPLICATION



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

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

Yes

No

If yes, provide existing site number: _____

PART A (note: application is separated into Parts A and B for DEC review purposes) *BCP App Rev 10*

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

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

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

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

Section II. Project Description

1. What stage is the project starting at?

Investigation

Remediation

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

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

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

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

Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property.

To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit the information requested in this section in electronic format only***):

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903). **Please submit a separate electronic copy of each report in Portable Document Format (PDF).**

2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.

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

*Please describe: _____

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

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

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

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?*

(*answering No will result in an incomplete application)

Yes

No

see Attachment C

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

Coal Gas Manufacturing	Manufacturing	Agricultural Co-op	Dry Cleaner
Salvage Yard	Bulk Plant	Pipeline	Service Station
Landfill	Tannery	Electroplating	Unknown

Other: _____

Section IV. Property Information - See Instructions for Further Guidance				
PROPOSED SITE NAME				
ADDRESS/LOCATION				
CITY/TOWN		ZIP CODE		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL):				
COUNTY		SITE SIZE (ACRES)		
LATITUDE (degrees/minutes/seconds) ° ' "		LONGITUDE (degrees/minutes/seconds) ° ' "		
Complete tax map information for all tax parcels included within the proposed site boundary. If a portion of any lot is proposed , please indicate as such by inserting "P/O" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding far right column.ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.				
Parcel Address	Section No.	Block No.	Lot No.	Acreage
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site.			Yes	No
2. Is the required property map attached to the application? (application will not be processed without map)			Yes	No
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information)			Yes	No
If yes, identify census tract : _____				
Percentage of property in En-zone (check one): 0-49% 50-99% 100%				
4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? Yes No				
If yes, identify name of properties (and site numbers if available) in related BCP applications:_____				
5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?			Yes	No
6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.			Yes	No
7. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.			Yes	No

Section IV. Property Information (continued)

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

Easement/Right-of-way Holder

Description

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

Type

Issuing Agency

Description

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

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

Yes No

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

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

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

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

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

Not Applicable

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

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

Initials of each Requestor: _____

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

Section V. Additional Requestor Information See Instructions for Further Guidance		<small>DEC USE ONLY</small> BCP SITE NAME: _____ BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
NAME OF REQUESTOR'S CONSULTANT			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
NAME OF REQUESTOR'S ATTORNEY			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
Section VI. Current Property Owner/Operator Information – if not a Requestor		Requestor Is Owner/Operator	
CURRENT OWNER'S NAME		OWNERSHIP START DATE:	
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
CURRENT OPERATOR'S NAME			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".			
IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.			
Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)			
If answering "yes" to any of the following questions, please provide an explanation as an attachment.			
1. Are any enforcement actions pending against the requestor regarding this site? Yes No			
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? Yes No			
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. Yes No			

Section VII. Requestor Eligibility Information (continued)

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

Unknown; see attached.

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

PARTICIPANT

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

VOLUNTEER

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

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

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

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

Previous Owner Current Owner Potential /Future Purchaser Other_____

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

Yes No **Not applicable.**

No Not applicable.

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

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

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
If yes, please provide relevant information as an attachment.

Yes No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305?
If yes, please provide: Site # _____ Class # _____

Yes No
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: _____

Yes No
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation.

Yes No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10?
If yes, please provide: Order # _____

Yes No
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?
If yes, please provide explanation as an attachment.

Yes No

Section IX. Contact List Information

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

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

Section X. Land Use Factors

1. What is the current municipal zoning designation for the site? _____

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

Residential Commercial Industrial

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

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

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

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

If residential, does it qualify as single family housing?

Yes No

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

Yes No

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

Yes No

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

Yes No

XI. Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: _____

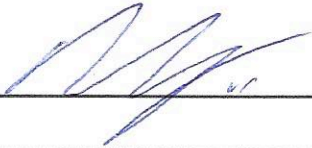
Signature: _____

Print Name: _____

(By a requestor other than an individual)

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

Date: 04-17-2020

Signature:  _____

Print Name: Matthew Kelly

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper 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 DEC USE ONLY

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

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

BCP App Rev 10

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

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

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

Project is an Affordable Housing Project - Regulatory Agreement Attached;

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

This is Not an Affordable Housing Project.

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

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

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

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

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

BCP Application Summary (for DEC use only)**Site Name:****City:****Site Address:****County:****Zip:****Tax Block & Lot****Section (if applicable):****Block:****Lot:****Requestor Name:****City:****Requestor Address:****Zip:****Email:****Requestor's Representative (for billing purposes)****Name:****Address:****City:****Zip:****Email:****Requestor's Attorney****Name:****Address:****City:****Zip:****Email:****Requestor's Consultant****Name:****Address:****City:****Zip:****Email:****Percentage claimed within an En-Zone:****0%****<50%****50-99%****100%****DER Determination:****Agree****Disagree****Requestor's Requested Status:****Volunteer****Participant****DER/OGC Determination:****Agree****Disagree****Notes:****For NYC Sites, is the Requestor Seeking Tangible Property Credits:****Yes****No****Does Requestor Claim Property is Upside Down:****Yes****No****DER/OGC Determination:****Agree****Disagree****Undetermined****Notes:****Does Requestor Claim Property is Underutilized:****Yes****No****DER/OGC Determination:****Agree****Disagree****Undetermined****Notes:****Does Requestor Claim Affordable Housing Status:****Yes****No****Planned, No Contract****DER/OGC Determination:****Agree****Disagree****Undetermined****Notes:**

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM (BCP)
INSTRUCTIONS FOR COMPLETING A BCP APPLICATION**

The New York State Department of Environmental Conservation (DEC) strongly encourages all applicants to schedule a pre-application meeting with DEC staff to review the benefits, requirements, and procedures for completing a project in the BCP. Contact your [Regional office](#) to schedule a meeting. To add a party to an existing BCP Agreement and/or Application, use the [BCP Agreement Amendment Application](#). **See guidance at the end of these instructions regarding the determination of a complete application.**

SECTION I 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 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 requestor is authorized to do business in NYS.

Address, etc.

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

Document Certification

All documents, which are prepared in final form for submission to DEC for approval, are to be prepared and certified in accordance with Section 1.5 of [DER-10](#). Persons preparing and certifying the various work plans and reports identified in Section 1.5 include:

- New York State licensed professional engineers (PEs), as defined at 6 NYCRR 375-1.2(aj) and paragraph 1.3(b)47. Engineering documents must be certified by a PE with current license and registration for work that was done by them or those under their direct supervision. The firm by which the PE is employed must also be authorized to practice engineering in New York State;
- qualified environmental professionals as defined at 6 NYCRR 375-1.2(ak) and DER-10 paragraph 1.3(b)49;
- remedial parties, as defined at 6 NYCRR 375-1.2(ao) and DER-10 paragraph 1.3(b)60; or
- site owners, which are the owners of the property comprising the site at the time of the certification.

SECTION II PROJECT DESCRIPTION

As a separate attachment, provide complete and detailed information about the project, including the purpose of the project, the date the remedial program is to start, and the date the Certificate of Completion is anticipated..

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

SECTION III

PROPERTY'S ENVIRONMENTAL HISTORY

Please follow instructions on application form.

SECTION IV

PROPERTY INFORMATION

Proposed Site Name

Provide a name for the proposed site. The name could be an owner's name, current or historical operations (i.e. ABC Furniture) or the general location of the property. Consider whether the property is known by DEC by a particular name, and if so, use that name.

Site Address

Provide a street address, city/town, zip code, and each municipality and county in which the site is located. .

Site Size

Provide the approximate acreage of the site.

GIS Information

Provide the latitude and longitude for the approximate center of the property. Show the latitude and longitude in degrees, minutes and seconds.

Tax Parcel Information

Provide the tax parcel address/section/block/lot information and map. 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 and clearly indicate the proposed site's location.

1. Tax Map Boundaries

State whether the boundaries of the site correspond to the tax map boundaries. If no, a metes and bounds description of the property must be attached. The site boundary can occupy less than a tax lot or encompass portions of one or more tax lots and may be larger or smaller than the overall redevelopment/reuse project area. A site survey with metes and bounds will be required to establish the site boundaries before the Certificate of Completion can be issued.

2. Map

Provide a property base map(s) of sufficient detail, clarity and accuracy to show the following: i) map scale, north arrow orientation, date, and location of the property with respect to adjacent streets and roadways; and ii) proposed brownfield property boundary lines, with adjacent property owners clearly identified.

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SECTION IV (continued)

3. En-zone

Is any part of the property in an En-zone? If so, what percentage? For information on En-zones, please see [DEC's website](#).

4. Multiple applications

Generally, only one application can be submitted, and one BCA executed, for a development project. In limited circumstances, the DEC may consider multiple applications/BCAs for a development project where 1) the development project spans more than 25 acres; 2) the approach does not negatively impact the remedial program, including timing, ability to appropriately address areas of concern, and management of off-site concerns; and 3) the approach is not advanced to increase the value of future tax credits (i.e., circumvent the tax credit caps provided under New York State Tax Law Section 21).

10. Property Description Narrative

Provide a property description in the format provided below. Each section should be no more than one paragraph long.

Location

Example: "The XYZ Site is located in an {urban, suburban, rural} area." {Add reference points if address is unspecific; e.g., "The site is approximately 3.5 miles east of the intersection of County Route 55 and Industrial Road."}

Site Features:

Example: "The main site features include several large abandoned buildings surrounded by former parking areas and roadways. About one quarter of the site area is wooded. Little Creek passes through the northwest corner."

Current Zoning and Land Use: (Ensure the current zoning is identified.)

Example: "The site is currently inactive, and is zoned for commercial use. The surrounding parcels are currently used for a combination of commercial, light industrial, and utility right-of-ways. The nearest residential area is 0.3 miles east on Route 55."

Past Use of the Site: include source(s) of contamination and remedial measures (site characterizations, investigations, Interim Remedial Measures, etc.) completed outside of the current remedial program (e.g., work under a petroleum spill incident).

Example: "Until 1992 the site was used for manufacturing wire and wire products (e.g., conduit, insulators) and warehousing. Prior uses that appear to have led to site contamination include metal plating, machining, disposal in a one-acre landfill north of Building 7, and releases of wastewater into a series of dry wells."

When describing the investigations/actions performed outside of the remedial program, include the major chronological remedial events that lead to the site entering a remedial program. The history should include the first involvement by government to address hazardous waste/petroleum disposal. Do not cite reports. Only include remedial activities which were implemented PRIOR to the BCA. Do not describe sampling information.

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SECTION IV (continued)

Property Description Narrative (continued)

Site Geology and Hydrogeology:

As appropriate, provide a very brief summary of the main hydrogeological features of the site including depth to water, groundwater flow direction, etc.

Environmental Assessment

The goal of this section is to describe the nature and extent of contamination at the site. When describing the nature of contamination, identify just the primary contaminants of concern (i.e., those that will likely drive remedial decisions/actions). If there are many contaminants present within a group of contaminants (i.e., volatile organic compounds, semivolatile organic compounds, metals), identify the group(s) and one or two representative contaminants within the group. When addressing the extent of contamination, identify the areas of concern at the site, contaminated media (i.e., soil, groundwater, etc.), relative concentration levels, and a broad-brush description of contaminated areas/depths.

The reader should be able to know if contamination is widespread or limited and if concentrations are marginally or greatly above Standards, Criteria and Guidance (SGCs) for the primary contaminants. If the extent is described qualitatively (e.g., low, medium, high), representative concentrations should be given and compared with appropriate SCGs. For soil contamination, the concentrations should be compared with the soil cleanup objectives (SCOs) for the intended use of the site.

A typical Environmental Assessment would look like the following:

Based upon investigations conducted to date, the primary contaminants of concern for the site include cadmium and trichloroethene (TCE).

Soil - Cadmium is found in shallow soil, mostly near a dry well at the northeast end of the property. TCE is found in deeper soil, predominantly at the north end of the site. Concentrations of cadmium found on site (approximately 5 ppm) slightly exceed the soil cleanup objective (SCO) for unrestricted use (2.5 ppm). Concentrations of TCE found on site (5 ppm to 300 ppm) significantly exceed the soil cleanup objectives for the protection of groundwater (0.47 ppm).

Groundwater - TCE and its associated degradation products are also found in groundwater at the north end of the site, moderately exceeding groundwater standards (typically 5 ppb), with a maximum concentration of 1500 ppb. A moderate amount of TCE from the site has migrated 300 feet down-gradient off-site. The primary contaminant of concern for the off-site area is TCE, which is present at a maximum concentration of 500 ppb, at 10 feet below the groundwater table near Avenue A.

Soil Vapor & Indoor Air - TCE was detected in soil vapor at elevated concentrations and was also detected in indoor air at concentrations up to 1,000 micrograms per cubic meter.

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

SECTION V

ADDITIONAL REQUESTOR INFORMATION

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 of Applications determined to be Participants unless another contact name and address is provided with the application.

Consultant and Attorney Name, Address, etc.

Provide requested information.

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**SECTION VI CURRENT PROPERTY OWNER/OPERATOR INFORMATION
(IF NOT A REQUESTOR)**

Owner Name, Address, etc.

Provide requested information of the current owner of the property. List all parties holding an interest in the Property and, if the Requestor is not the current owner, describe the Requestor's relationship to the current owner.

Operator Name, Address, etc.

Provide requested information of the current operator (if different from the requestor or owner).

Provide a list of previous property owners and operators with names, last known addresses, telephone numbers and the Requestor's relationship to each owner and operator as a separate attachment

SECTION VII 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 VIII PROPERTY ELIGIBILITY INFORMATION

As a separate attachment, provide complete and detailed information in response to the following eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that that information be summarized.

1. CERCLA / NPL Listing

Has any portion of the property ever been listed on the National Priorities List (NPL) established under CERCLA? If so, provide relevant information.

2. Registry Listing

Has any portion of the property ever been listed on the New York State Registry of Inactive Hazardous Waste Disposal Sites established under ECL 27-1305? If so, please provide the site number and classification. See the Division of Environmental Remediation (DER) [website](#) for a database of sites with classifications.

3. RCRA Listing

Does the property have a Resource Conservation and Recovery Act (RCRA) TSDF Permit in accordance with the ECL 27-0900 *et seq*? If so, please provide the EPA Identification Number, the date the permit was issued, and its expiration date. Note: for purposes of this application, interim status facilities are not deemed to be subject to a RCRA permit.

4. Registry / RCRA sites owned by volunteers

If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation.

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SECTION VIII (continued)

5. Existing Order

Is the property subject to an order for cleanup under Article 12 of the Navigation Law or Article 17 Title 10 of the ECL? If so, please provide information on an attachment. Note: if the property is subject to a stipulation agreement, relevant information should be provided; however, property will not be deemed ineligible solely on the basis of the stipulation agreement.

6. Enforcement Action Pending

Is the property subject to an enforcement action under Article 27, Titles 7 or 9 of the ECL or subject to any other ongoing state or federal enforcement action related to the contamination which is at or emanating from the property? If so, please provide information on an attachment.

SECTION IX CONTACT LIST INFORMATION

Provide the names and addresses of the parties on the Site Contact List (SCL) and a letter from the repository acknowledging agreement to act as the document repository for the proposed BCP project.

SECTION X LAND USE FACTORS

In addition to eligibility information, site history, and environmental data/reports, the application requires information regarding the current, intended and reasonably anticipated future land use.

1. This information consists of responses to the "land use" factors to be considered relative to the "Land Use" section of the BCP application. The information will be used to determine the appropriate land use in conjunction with the investigation data provided, in order to establish eligibility for the site based on the definition of a "brownfield site" pursuant to ECL 27-1405(2).
2. This land use information will be used by DEC, in addition to all other relevant information provided, to determine whether the proposed use is consistent with the currently identified, intended and reasonably anticipated future land use of the site at this stage. Further, this land use finding is subject to information regarding contamination at the site or other information which could result in the need for a change in this determination being borne out during the remedial investigation.

SECTION XI SIGNATURE PAGE

The Requestor must sign the application, or designate a representative who can sign. The requestor's consultant or attorney cannot sign the application. If there are multiple parties applying, then each must sign a signature page. 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 entity's name must appear exactly as given in the NYS Department of State's Corporation & Business Entity Database.

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DETERMINATION OF A COMPLETE APPLICATION

1. The first step in the application review and approval process is an evaluation to determine if the application is complete. To help ensure that the application is determined complete, requestors should review the list of [common application deficiencies](#) and carefully read these instructions.
2. DEC will send a notification to the requestor within 30 calendar days of receiving the application, indicating whether such application is complete or incomplete.
3. An application must include the following information relative to the site identified by the application, necessary for making an eligibility determination, or it will be deemed incomplete. **(Please note: the application as a whole requires more than the information outlined below to be determined complete).** The application must include:
 - a. for all sites, an investigation report sufficient to demonstrate the site requires remediation in order to meet the requirements of the program, and that the site is a brownfield site at which contaminants are present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. Required data includes site drawings requested in Section III, #3 of the BCP application form.
 - b. for those sites described below, documentation relative to the volunteer status of all requestors, as well as information on previous owners or operators that may be considered responsible parties **and** their ability to fund remediation of the site. This documentation is required for:
 - i. real property listed in the registry of inactive hazardous waste disposal sites as a class 2 site, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP; or
 - ii. real property that was a hazardous waste treatment, storage or disposal facility having interim status pursuant to the Resource Conservation and Recovery Act (RCRA) program, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP.
 - c. for sites located within the five counties comprising New York City, in addition to (a) and if applicable (b) above, if the application is seeking a determination that the site is eligible for tangible property tax credits, sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a). **If this determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion, using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.**
 - d. for sites previously remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law, relevant documentation of this remediation.

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DETERMINATION OF A COMPLETE APPLICATION (continued)

4. If the application is found to be incomplete:
 - a. the requestor will be notified via email or phone call regarding minor deficiencies. The requestor must submit information correcting the deficiency to DEC within the 30-day review time frame; or
 - b. the requestor will receive a formal Letter of Incomplete Application (LOI) if an application is substantially deficient, if the information needed to make an eligibility determination identified in #4 above is missing or found to be incomplete, or if a response to a minor deficiency is not received within the 30-day period. The LOI will detail all of the missing information and request submission of the information. If the information is not submitted within 30 days from the date of the LOI, the application will be deemed withdrawn. In this case, the requestor may resubmit the application without prejudice.
5. If the application is determined to be complete, DEC will send a Letter of Complete Application (LOC) that includes the dates of the public comment period. The LOC will:
 - a. include an approved public notice to be sent to all parties on the Contact List included with the application;
 - b. provide instructions for publishing the public notice in the newspaper on the date specified in the letter, and instructions for mailing the notice to the Contact List;
 - c. identify the need for a certification of mailing form to be returned to DEC along with proof of publication documentation; and
 - d. specify the deadline for publication of the newspaper notice, which must coincide with, or occur before, the date of publication in the Environmental Notice Bulletin (ENB).
 - i. DEC will send a notice of the application to the ENB. As the ENB is only published on Wednesdays, DEC must submit the notice by the Wednesday before it is to appear in the ENB.
 - ii. The mailing to parties on the Contact List must be completed no later than the Tuesday prior to ENB publication. If the mailings, newspaper notice and ENB notice are not completed within the time-frames established by the LOC, the public comment period on the application will be extended to insure that there will be the required comment period.
 - iii. Marketing literature or brochures are prohibited from being included in mailings to the Contact List.

**BROWNFIELD CLEANUP PROGRAM APPLICATION
SUPPORTING DOCUMENTATION**

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ATTACHMENTS

Attachment A –	New York State Department of State’s Corporation and Business Entity Database Listing
Attachment B –	Environmental Reports (provided separately on a CD-ROM): <ul style="list-style-type: none">- <i>Phase I Environmental Site Assessment, Lambert Houses (Bronx Borough Block 3138, Lots 1 and 45; Block 3132, Lot 1; Block 3139, Lots 1, 19, and 50; and Block 3140, Tax Lot 7), AKRF, Inc., July 2015.</i>- <i>Phase II Letter Report, Lambert Houses Parcel 5, Bronx Borough Block 3140, Lot 7), AKRF, Inc., March 2020.</i>
Attachment C –	Figures: <ul style="list-style-type: none">- <i>Figure 1 – Site Location Map</i>- <i>Figure 2 – Site Plan and Sample Locations</i>- <i>Figure 3 – Tax Map</i>- <i>Figure 4 – Existing Land Use</i>- <i>Figure 5 – Zoning Map</i>- <i>Figure 6 – Soil Sample Concentrations Above NYSDEC RRSCOs</i>- <i>Figure 7 – Groundwater Sample Concentrations Above NYSDEC AWQSGVs</i>- <i>Figure 8 – Soil Vapor Sample Concentrations</i>
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Brownfield Cleanup Program Application Supporting Documentation

PART A

SECTION I. Requestor Information

The NYS Department of State's Corporation and Business Entity Database listing for Boston Tremont Housing Development Fund Corporation (HDFC) is included as Attachment A.

1. Member/Owner:

Phipps Houses
902 Broadway, 13th Floor
New York, NY 10010
Ownership Percentage: 100%
Contact Person: Matthew Kelly, mkelly@phippsnyc.org

SECTION II. Project Description

2. Remedial Investigation Report (RIR)

An RIR is not included as part of this Brownfield Cleanup Program (BCP) Application. A Subsurface Investigation (SI) was conducted by AKRF, Inc. (AKRF) in January 2020 in accordance with the August 2019 Subsurface Investigation Work Plan (Short Form) prepared by AKRF, and approved by the New York City Office of Environmental Remediation (NYCOER) in an August 21, 2019 email. A February 2020 SI Letter Report was prepared by AKRF and is the document being used to support this BCP Application. The SI Letter Report, which does not meet the requirements of Environmental Conservation Law (ECL) Article 27-1415(2), is included along with this application. This BCP Application is being submitted concurrently with a Draft Remedial Investigation (RI) Work Plan (RIWP). The RI, to be completed under the RIWP after NYSDEC approval, will be conducted in accordance with ECL Article 27-1415(2); and all applicable federal, state, and local regulations.

3. Description of Development Project

The "Lambert Houses Parcel 5" project site (the "Site") is located at 1048 and 1075 East 180th Street, and 2094 Boston Road in the West Farms neighborhood of the Bronx, New York. The Site is identified as Bronx Tax Block 3140, Lot 7 on the New York City Tax Map. The Site is approximately 76,665-square feet and is currently developed with a 1- to 6-story slab-on-grade residential building, landscaped areas, and concrete-paved walkways. The Site is irregular in shape and is bounded by East 180th Street followed by River Park and the Bronx Zoo to the north; the Bronx River, followed by River Garden, and automotive, commercial, and industrial properties to the east; residential buildings and East 179th Street, followed by the elevated 2 and 5 Metropolitan Transit Authority (MTA) subway tracks to the south; and Boston Road followed by residential apartment buildings to the west. The Site is located in a developed area predominantly consisting of residential and commercial properties with some open space/park land, industrial/manufacturing, and transportation uses. A Site Location Map is provided as Figure 1 in Attachment C. A Site and a metes and bounds description is provided in Attachment D.

The Site is part of Census Tract 361. According to the 2013-2017 American Community Survey (ACS) Profile Survey Data, 28% of the population in Census Tract 361 is living below the poverty line (2013-2017), compared to the New York State poverty rate of 19% (2013-2017) and the national poverty rate of 12.3% (2020). The unemployment rate for Census Tract 361 is 27.5% (2013-2017), compared to the New York City unemployment rate of 7.8% (2013-2017) and the national unemployment rate (2013-2017) of 3.8% (projected for March 2020).

The West Farms neighborhood in the Bronx, New York was separated from the town of Westchester in 1846, and was subsequently developed as the primarily residential village of West Farms by 1848. Situated on the banks of the Bronx River headwaters and just south of the Harlem and Westchester Rail depot, West Farms was quickly developed with various manufacturing and mills. Today, the neighborhood, which is generally bounded by the Bronx Zoo to the north, the Bronx River to the east, the Cross Bronx Expressway to the south, and the Crotona Parkway and Southern Boulevard to the west, is developed with primarily rental apartment residential units and commercial corridors, with some automotive, manufacturing, religious, open space, municipal, and educational uses.

The Site is part of the larger Lambert Houses development, which is the product of an urban renewal initiative undertaken by the City of New York. The Site land was acquired through eminent domain by the City in 1970 under the Bronx Park South Urban Renewal Plan and conveyed to Lambert Houses Redevelopment Company, a Phipps Houses entity, for nominal consideration. The land was subject to a Land Disposition Agreement, which required the conformance of the project to the Bronx Park South Urban Renewal Plan, which was adopted in 1965, revised in 1989 and 1998, and has since expired. The goal of the plan was to revitalize the neighborhood through strategic redevelopment of blighted, vacant, or underutilized parcels. The Bronx Park South Large Scale Residential Development (LSRD) was created to facilitate the development, and the Site was designated as Parcel 5 of the LSRD. Since the Urban Renewal Plan is now expired, the Bronx Park South Large Scale Plan remains the only land use control on the Site other than zoning.

According to historic Sanborn fire insurance maps, the Site was developed by the Metropolitan Dye Works and a Mat Factory from 1896 through 1977. By 1901, the Metropolitan Dye Works expanded their facility to include a Benzine (petroleum distillate) House. From 1915 to 1977, the Site was developed with the United Metal Con'd Door and Sash Co. Inc. by 1915, and by the current Lambert Houses Apartment Complex and a multi-tenant shopping center with a parking garage by 1977. City Directory listings for 2094 Boston Road included residences in 1927, 1940, 1961, 1976, 1983, 1993, and 2005; and for 1048 East 180th Street included residences in 2000, 2005, and 2008. Certificates of Occupancy (CO) for the Site identified: a one-story building with a boiler and a storage garage in the basement; and a store, a storage garage, and a motor vehicle repair shop (with hand tools only) on the first floor with gasoline storage in 1949 and 1952; a boiler room in the cellar; manufacturing and storage on the first floor; and manufacturing, storage, and an office on the second floor with gasoline storage in 1957; a boiler room and storage in the cellar and a store and a motor vehicle repair shop on the first floor in 1959; a boiler room and storage in the cellar and a furniture repair and refinishing shop on the first floor in 1962; a boiler room and storage in the cellar and a furniture repair shop and a motor vehicle repair shop for body work with an acetylene torch on the first floor in 1965; and apartments and building accessory uses in the cellar and first floor; and apartments in the second through sixth floors by 1974.

Entry into the BCP would facilitate the cleanup and redevelopment of the Site into the proposed residential project named "Lambert Houses Parcel 5". The proposed development is still being finalized, but is anticipated to include the construction of a new 7- to 17-story residential building, consisting of approximately 271 units of affordable housing with landscaped areas. A detached

approximately 6,680-sf one-story garage/storage building is also being contemplated. The proposed building will include a partial cellar in the northwestern portion of the Site to be used for housing utilities (water room, electric room, detention tank etc.). Construction excavation is anticipated to extend from approximately 2 to 10 feet below existing grade with the deepest excavation occurring for the new building cellar and for foundation elements. The current zoning designation is R8, R7-1 (residential). The proposed end use of the Site is consistent with the needs of the West Farms neighborhood of the Bronx and the current zoning of the Site.

The proposed project is intended to improve the quality of life for current Lambert Houses residents while increasing the number of affordable housing units on the Site as part of the goals of the Mayor's *Housing New York: A Five-Borough, Ten-Year Plan*. In addition, the proposed plan would allow for buildings with fewer, securable points of access/egress, better fire egress, and improved security. It will also better integrate into the surrounding neighborhood by creating a street wall with ground floor uses that activate the streetscape. The proposed new building would meet current water and energy codes as required by New York City Department of Housing Preservation and Development (HPD) funding and would meet Enterprise Green Communities criteria.

Margins on affordable housing are already very small compared to market rate projects. The creation of affordable housing requires a tremendous amount of public investment from government subsidies and private equity. The additional costs and risks associated with Site remediation may cause construction lenders to require further infusions of equity that could significantly impact the financial feasibility of the project. In addition, the lender(s) will require evidence/acknowledgement that the work has been completed in accordance with New York State Department of Environmental Conservation (NYSDEC) requirements and will restrict the use of redevelopment funding prior to completion of the remedial action.

A Site Plan and Tax Map are included as Figures 2 and 3, respectively, included in Attachment C. The proposed development plans are included in Attachment E.

The Applicant's plan is to remediate the Site in conjunction with construction for the proposed new building. After securing construction financing, currently anticipated in June 2021, the remedial action will begin in July 2021 and the Certificate of Completion (COC) will be obtained in December 2022. The preliminary project schedule, shown in Table 1, is subject to change.

Table 1
Proposed Project Schedule

Activity	Time To Complete
BCP Pre-Application Meeting	January 31, 2020
Brownfield Cleanup Program (BCP) Application and Draft Remedial Investigation Work Plan (RIWP) Submission to NYSDEC	February 2020
NYSDEC Completeness Check of BCP Application and Determination that Application is Complete/Incomplete	March/April 2020
NYSDEC Issues BCP Application Letter of Completeness	April/May 2020
30-day Public Comment Period Initiated (Environmental News Bulletin, Newspaper)	June 2020
Execute BCP Agreement (BCA)	August 2020
Citizen Participation Plan (CPP) Submitted to NYSDEC	September 2020
Receive comments on Draft RIWP	September/October 2020
Submit Revised RIWP; RIWP approval received	October/November 2020

Table 1
Proposed Project Schedule

Activity	Time To Complete
Conduct Remedial Investigation (RI)	November/December 2020
Draft RI Report (RIR) Submitted to NYSDEC	December 2020/January 2021
Draft Remedial Action Work Plan (RAWP) and Fact Sheet Submitted to NYSDEC	January 2021
45-day Public Comment Period for RAWP is Initiated	February 2021
Public Comment Period for RAWP Ends	April 2021
Final RAWP Submitted/NYSDEC Approves and Issues Decision Document	May 2021
Issue Remedial/Construction Notice Fact Sheet	May 2021
Construction Closing with Housing Preservation and Development (HPD)	June 2021
Begin Redevelopment (Construction) with Implementation of RAWP	July 2021
Submittal of Environmental Easement Package	By June 1, 2022
Draft Site Management Plan (SMP) Submitted to NYSDEC	By October 1, 2022
Execution/Filing of Environmental Easement	By October 15, 2022
Draft Final Engineering Report (FER) and Fact Sheet	September 2022
NYSDEC and NYSDOH Approval of FER and SMP	By November 15, 2022
Certificate of Completion (COC), and Issuance of Remediation Completion and COC Fact Sheets	December 2022

SECTION III. Environmental History

The following figures are included in Attachment C:

Figure 1 – Site Location Map

Figure 2 – Site Plan

Figure 3 – Tax Map

Figure 4 – Surrounding Land Use Map

Figure 5 – Zoning Map

Figure 6 – Soil Sample Concentrations Above NYSDEC RRSCOs

Figure 7 – Groundwater Sample Concentrations Above NYSDEC AWQSGVs

Figure 8 – Soil Vapor Sample Concentrations

1. Environmental Reports

Copies of the following previous environmental reports for the Site are included as Attachment B (reports are provided separately on a CD-ROM):

- *Phase I Environmental Site Assessment, Lambert Houses (Bronx Borough Block 3138, Lots 1 and 45; Block 3132, Lot 1; Block 3139, Lots 1, 19, and 50; and Block 3140, Tax Lot 7), AKRF, Inc., July 2015.*
- *Phase II Letter Report, Lambert Houses Parcel 5, Bronx Borough Block 3140, Lot 7), AKRF, Inc., February 2020.*

Summaries of the reports are provided below. The Applicant believes that there is sufficient information to proceed expeditiously with this BCP Application. The Applicant seeks to enroll in the program to remediate the Site in a timely manner under the oversight of NYSDEC.

Phase I Environmental Site Assessment, Lambert Houses (Bronx Borough Block 3138, Lots 1 and 45; Block 3132, Lot 1; Block 3139, Lots 1, 19, and 50; and Block 3140, Tax Lot 7), AKRF, Inc., July 2015.

AKRF conducted a Phase I ESA in conformance with ASTM Standard E1527-13 and a Tier 1 Vapor Encroachment Screen in accordance with ASTM Standard E2600-10, which was documented in a July 2015 Phase I ESA Report. The assessment revealed the following for the Site:

- A portion of the Site was developed historically with the Metropolitan Dye Works, including a Benzine (petroleum distillate) House and a Mat Factory from 1896 to 1977, and the “United Metal Con’d Door and Sash Co. Inc.” from 1915 to 1977. CO for the Site indicated a motor vehicle repair shop from 1949 to 1965; manufacturing in 1957; and a furniture repair and refinishing shop in 1962 and 1965.
- The surrounding area was historically developed with light manufacturing, dry cleaning, storage, and automotive uses.

AKRF recommended a SI, including the collection and laboratory analysis of subsurface soil, soil vapor, and groundwater samples to determine whether the identified RECs impacted the Site.

Subsurface Investigation Letter Report, Lambert Houses Parcel 5, Bronx Borough Block 3140, Lot 7), AKRF, Inc., February 2020.

AKRF conducted an SI, in accordance with a New York City Office of Environmental Remediation (OER)-approved work plan (Work Plan), which was documented in a February 2020 SI Letter Report. The scope of the SI included: a geophysical investigation across accessible areas of the Site; advancement of 12 soil borings across the Site with continuous sample collection and laboratory analysis of 21 samples to evaluate soil quality; installation of 4 temporary groundwater monitoring wells with the collection of 4 groundwater samples for laboratory analysis to evaluate groundwater quality; and installation of 9 temporary soil vapor probes with the collection of 9 soil vapor samples. Weathered bedrock beneath the Site was observed at highly variable depths, ranging from 2 to 5.5 feet along the western portion of the Site and dipped down to approximately 12 feet on the southern and eastern portion of the Site; bedrock was not encountered above 25 feet in the central portion of the Site. Petroleum-like odors and elevated photoionization detector (PID) readings were detected on the east-central portion of the Site in soil boring SB-02 between approximately 9 and 11 feet below surface grade. Groundwater was encountered above apparent

bedrock in some of the borings and was measured in the temporary wells at depths between approximately 9 and 19 feet below surface grade. Groundwater likely flows in a generally easterly direction beneath the Site towards the Bronx River, located east-adjacent to the Site.

The laboratory results identified concentrations of SVOCs and metals in soil and groundwater above applicable standards, and elevated concentrations of the chlorinated VOCs (CVOCs) tetrachloroethylene (PCE) and trichloroethylene (TCE) in soil vapor.

Figures showing soil sample concentrations detected above RRSCOs, groundwater samples above Ambient Water Quality Standards and Guidance Values (AWQSGVs), and soil vapor detections are provided as Figures 6, 7, and 8, respectively.

2. Sampling Data

Laboratory data from AKRF's February 2020 SI indicates that SVOCs and metals were detected across the Site at concentrations above Restricted Residential Soil Cleanup Objectives (RRSCOs). Chlorinated VOCs (CVOCs) were detected at elevated concentrations in soil vapor, including one sample with concentrations of TCE and PCE above the mitigate levels on the New York State Department of Health matrix.

These soil and soil vapor contaminants appear to be associated with former industrial and manufacturing operations, and automotive uses at the Site. Figures showing the soil sample concentrations above NYSDEC RRSCOs, groundwater samples above AWQSGVs, and soil vapor detections are provided as Figures 6, 7, and 8, respectively, in Attachment C.

Section IV. Property Information

1. *Metes and Bounds*

A survey of the Site and the metes and bounds description are included in Attachment D.

2. *Tax Map*

The Site includes Brooklyn Block 3140, Lot 7, which corresponds to the New York City Tax Map. A Tax Map is provided as Figure 3 in Attachment C.

9. *Permits Issued by NYSDEC or USEPA*

No permits are currently held or anticipated for the proposed end use of the Site.

10. *Property Description and Environmental Assessment*

Location

The Site is located at 1048 and 1075 East 180th Street, and 2094 Boston Road in the West Farms neighborhood of the Bronx, New York and is identified on the New York City Tax Map as Bronx Block 3140, Lot 7. The Site lies at an approximate elevation of 30 to 50 feet above mean sea level (AMSL). The Site is bound by East 180th Street followed by River Park and the Bronx Zoo to the north; the Bronx River, followed by River Garden, and automotive, commercial, and industrial properties to the east; residential buildings and East 179th Street, followed by the elevated 2 and 5 Metropolitan Transit Authority (MTA) subway tracks to the south; and Boston Road followed by residential apartment buildings to the west.

Site Features

Currently, the approximately 76,665-square foot Site is developed with a 1- to 6-story slab-on-grade residential building, landscaped areas, and concrete-paved walkways.

Current Zoning and Land Use

The Site is currently developed with a multi-story residential building and is zoned as R8/R7-1 (residential uses). A Zoning Map showing the zoning of the Site and surrounding area is attached as Figure 5 in Attachment C.

Past Uses of the Site

According to historic Sanborn fire insurance maps, the Site was developed by the Metropolitan Dye Works and a Mat Factory from 1896 through 1977. By 1901, the Metropolitan Dye Works expanded their facility to include a Benzine (petroleum distillate) House. From 1915 to 1977, the Site was developed with the United Metal Con'd Door and Sash Co. Inc. by 1915, and by the current Lambert Houses Apartment Complex by 1977. City Directory listings for 2094 Boston Road included residences in 1927, 1940, 1961, 1976, 1983, 1993, and 2005; and listings for 1048 East 180th Street included residences in 2000, 2005, and 2008. CO for the Site identified: a one-story building with a boiler and a storage garage in the basement; and a store, a storage garage, and a motor vehicle repair shop (with hand tools only) on the first floor with gasoline storage in 1949 and 1952; a boiler room in the cellar; manufacturing and storage on the first floor; and manufacturing, storage, and an office on the second floor with gasoline storage in 1957; a boiler room and storage in the cellar and a store and a motor vehicle repair shop on the first floor in 1959; a boiler room and storage in the cellar and a furniture repair and refinishing shop on the first floor in 1962; a boiler room and storage in the cellar and a furniture repair shop and a motor vehicle repair shop for body work with an acetylene torch on the first floor in 1965; and apartments and building accessory uses in the cellar and first floor; and apartments in the second through sixth floors by 1974.

Site Geology and Hydrogeology

The surface topography slopes down to the northeast and ranges between approximately 50 and 30 feet AMSL. AKRF's January 2020 SI identified groundwater at depths between approximately 13 and 19 feet below surface grade. Groundwater likely flows in a generally easterly direction beneath the Site towards the Bronx River east-adjacent to the Site. Weathered bedrock beneath the Site was observed at highly variable depths, ranging from 2 to 5.5 feet on the western portion of the Site and dipped down to approximately 12 feet on the eastern portion of the Site; bedrock was not encountered above 24 feet on the central portion of the Site.

Environmental Assessment

Based on the findings of AKRF's January 2020 SI, the primary contaminants of concern for the Site include SVOCs and metals in soil and groundwater, and VOCs in soil vapor.

Soil: The SVOCs benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenz(a,h)anthracene, and indeno(1,2,3-cd)pyrene; and the metals arsenic, cadmium, and nickel above RRSCOs.

Groundwater: The SVOCs benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, and indeno(1,2,3-cd)pyrene; the pesticides dieldrin; the PCB Aroclor 1260; and the metals iron, lead, manganese, and sodium above AWQSGVs.

Soil Vapor: Solvent-related compounds were detected in each of the soil vapor samples. Solvent-related VOCs PCE and TCE were detected in the soil vapor samples at concentrations up to 3,630 µg/m³ and 1,370 µg/m³, with the highest concentrations in soil vapor sample SV-08_20200109, collected from the southeastern portion of the Site.

PART B

Section VI. Previous Property Owners/Operators

Ownership Start Date

The Site was purchased by an entity associated with the current owning entity in 1971.

Table 4
Property Owners/Operators

Property Owners/Operators	Years of Ownership	Status of Owner/Operator*	Current/Last Known Address	Relationship to Requestor	Owner/Operator
Boston Tremont Housing Development Fund Corporation % Phipps Houses	07/01/2016-Present	Active	902 Broadway, 13 th Floor New York, NY 10010 (212) 243-9090	Requestor	Owner and Operator
Boston Tremont, LLC	2016	Inactive – Dissolved December 15, 2017	902 Broadway, 13 th Floor New York, NY 10010 (212) 243-9090	Successor in Interest by Dissolution	Owner and Operator
Lambert Houses Redevelopment Company	1971-2016	Inactive – Merged Out December 29, 2015	902 Broadway, 13 th Floor New York, NY 10010 (212) 243-9090	Successor in Interest by Merger	Owner; Operator Unknown
City of New York	1970-1971	Active	City Hall, Borough of Manhattan, New York 212-504-4115	None Known	Owner; Operator Unknown
Unknown	Prior to 1970	Unknown	Unknown	None Known	Unknown

* Alive, deceased, active, inactive, or unknown.

Section VII. Requestor Eligibility Information

The Requestor is the current owner of the Site. The property deed is included in Attachment F.

11. Unregistered Bulk Storage Tanks

Although no bulk storage tanks requiring registration with NYSDEC have been observed by AKRF or the owner to date, historic uses at the Site include various manufacturing and automotive uses. Previous Certificates of Occupancy (CO) have noted gasoline storage and boilers. Therefore, petroleum storage tanks may exist in the subsurface. If, during remediation and/or development, tanks are encountered, they will be properly registered and closed with NYSDEC.

Volunteer Statement

Boston Tremont Housing Development Fund Corporation (“Requestor”) is a Volunteer as defined in ECL 27-1405(1)(b) since its liability for contamination on the Site arises solely out of ownership, and Requestor has exercised appropriate care with respect to the contamination at the Site since its ownership.

Requestor's predecessor in interest Lambert Houses Redevelopment Company ("Lambert"), acquired the Site in 1971 from the City of New York through condemnation for the purpose of constructing and operating an affordable housing development. Although this acquisition predated modern environmental due diligence standards, Lambert, who acquired the Site via the City's condemnation, never operated any commercial or industrial operations at the Site and exercised due care by immediately placing an asphalt cap and fencing at the Site, which have been maintained until present.

In anticipation of redevelopment of the Site into new affordable housing, Lambert reorganized and merged into Boston Tremont, LLC ("Boston"), who in turn conveyed title to Requestor. Both predecessor Boston and Requestor continued to exercise due care on the Site by conducting a Phase I Environmental Site Assessment ("ESA") and subsequently conducted a Phase II Subsurface Investigation in accordance with a New York City Office of Environmental Remediation approved workplan, pursuant to the requirements associated with the "E" Designation on the Site and the findings of the Phase I ESA. Requestor is now seeking entry into the New York State Brownfield Cleanup Program to promptly address the identified contamination prior to redevelopment.

Further, Lambert, Boston, and Requestor's liability for the contamination at the present Site all arises solely out of ownership of the Site, since the identified contamination (which is comprised of SVOCs, metals, and PCBs) is related to the historic industrial uses that predate Lambert's acquisition and such contamination is obviously inconsistent with the residential affordable housing that has been present on the Site since the 1970s. Requestor and its affiliated predecessor entities did not contribute to the contamination on the Site. Accordingly, Requestor is a Volunteer..

Section IX. Contact List Information

1. Local, State, and Federal Officials

Mayor Bill de Blasio Mayor of New York City City of New York 1 Centre Street New York, NY 10007-1200	Scott M. Stringer New York City Comptroller Office of the Comptroller, City of New York 1 Centre Street New York, NY 10007
Ruben Diaz Jr. Bronx Borough President 851 Grand Concourse, Suite 301 Bronx, New York 10451	Gustavo Rivera NY State Senator, 33 rd District 2432 Grand Concourse, Suite 506 Bronx, NY 10458
Ritchie J. Torres New York City Council District 15 573 East Fordham Road Bronx, New York 10458	Karines Reyes NY State Assemblymember, District 87 1973 Westchester Avenue Bronx, NY 10462
Department of City Planning Bronx Borough Office 1775 Grand Concourse, Suite 503 Bronx, New York 10453	Department of City Planning City Government Office 120 Broadway, 31 st Floor New York, NY 10271
Governor Andrew M. Cuomo NYS State Capitol Building Albany, New York 12224	NYSDEC, Division of Environmental Remediation 625 Broadway Albany, New York 12233
José E. Serrano	Charles Schumer

U.S. House of Representatives, District 15 1231 Lafayette Ave, 4 th Floor Bronx, New York 10474	U.S. Senate 322 Hart Senate Office Building Washington, DC 20510
Kirsten Gillibrand U.S. Senate 478 Russell Senate Office Building Washington, DC 20510	Mark McIntyre, Director Mayor's Office of Environmental Remediation 100 Gold Street, 2 nd Floor New York, NY 10038

2. Residents, Owners, and Occupants of the Site and Adjacent Properties

The Site, Bronx Borough Block 3141, Lot 7, is currently owned by Boston Tremont Housing Development Fund Corporation % Phipps Houses, located at 902 Broadway, 13th Floor, New York, NY 10010. A list of adjacent properties and their owners and occupants is provided below:

<p style="text-align: center;"><u>Adjacent to the north:</u></p> <p><u>Block 3120, Lot 20</u></p> <p>NYC Department of Parks and Recreation City of New York (Owner/Operator)</p> <p><i>unoccupied</i></p> <p style="text-align: center;"><u>Adjacent to the northeast:</u></p> <p><u>Block 4333, Lot 1</u></p> <p>NYC Department of Parks and Recreation City of New York (Owner/Operator)</p> <p><i>unoccupied</i></p>	<p style="text-align: center;"><u>Adjacent to the south:</u></p> <p><u>Block 3140, Lot 2</u></p> <p>El Rio Housing Development (Owner) % Comunilife 214 West 29th Street, 8th Floor New York, NY 10001</p> <p>Current Occupant(s) (Operator) 1041 East 179th Street Bronx, New York 10460</p> <p><u>Block 3140, Lot 32</u></p> <p>El Rio Housing Development Fund Corporation (Owner) % Comunilife 214 West 29th Street, 8th Floor New York, NY 10001</p> <p><i>unoccupied</i></p>
<p style="text-align: center;"><u>Adjacent to the south:</u></p> <p><u>Block 3140, Lot 1</u></p> <p>El Rio II Housing Development Fund Corporation (Owner) 462 Seventh Avenue, 3rd Floor New York, NY 10018</p> <p>Current Occupant(s) (Operator) 2064 Boston Road Bronx, New York 10460</p> <p style="text-align: center;"><u>Adjacent to the east:</u></p> <p><u>Block 3141, Lot 17</u></p> <p>NYC Department of Parks and Recreation City of New York (Owner/Operator)</p> <p><i>unoccupied</i></p>	<p><u>Block 3139, Lot 19</u></p> <p>Boston Tremont Housing Development Fund Corporation (Owner/Operator) % Phipps Houses 902 Broadway, 13th Floor New York, NY 10010</p> <p><i>unoccupied</i></p> <p><u>Block 3141, Lot 14</u></p> <p>NYC Transit (Owner/Operator) City of New York</p> <p><i>unoccupied</i></p>

<u>Adjacent to the northwest:</u>	<u>Adjacent to the west:</u>
<u>Block 3138, Lot 1</u>	<u>Block 3132, Lot 1</u>
Boston Tremont Housing Development Fund Corporation (Owner) % Phipps Houses 902 Broadway, 13 th Floor New York, NY 10010	Boston Tremont Housing Development Fund Corporation (Owner) % Phipps Houses 902 Broadway, 13 th Floor New York, NY 10010
Current Occupant(s)(Operator) 999 East 180 th Street Bronx, New York 10460	Current Occupant(s) (Operator) 989 East 179 th Street Bronx, New York 10460

3. Local News Media

Inner City Press PO Box 580188, Mount Carmel Station Bronx, NY 10458	Bronx Times Reporter 900 East 132 nd Street Bronx, NY 10454
The New York Times 229 West 43 rd Street New York, NY 10036	News 12 The Bronx 930 Soundview Avenue Bronx, NY 10473
WNBC News 4 30 Rockefeller Plaza New York, NY 10012	WNYW Fox 5 205 East 67 th Street New York, NY 10021
New York 1 News 75 Ninth Avenue New York, NY 10011	1010 Wins – CBS Radio 888 7 th Avenue, 10 th Floor New York, NY 10106

4. Public Water Supply

Public water is provided by The City of New York, Department of Environmental Protection located at:

New York City Department of Environmental Protection
Bureau of Environmental Planning and Analysis
59-17 Junction Boulevard, 11th Floor
Flushing, New York 11373

5. Additional Contacts

None

6. Nearby Schools and Day Care Centers

Daycares:

<p>First Bloom Group Family Day Care 975 East 181st Street Bronx, New York 10460 (347) 553-1904 Founder: Mariela Eduardo firstbloomdaycare@gmail.com Distance: 780 feet northwest of the Site</p>	<p>Emeli's Group Family Daycare 960 E 181st Street, Unit 1 Bronx, New York 10460 (347) 313-0436 Director: Emeli A. Jesus Lora E.lora14@outlook.com Distance: 800 feet northwest of the Site</p>
<p>Tremont Crotona Day Care Center 1984 Daly Avenue Bronx, New York 10460 (718) 861-7777 Founder: Mariela Eduardo firstbloomdaycare@gmail.com Distance: 1,200 feet southwest of the Site</p>	<p>Mother & Child Program 2123 Boston Road Bronx, New York 10460 (718) 589-8511 Distance: 105 feet northwest of the Site</p>
<p>Chiquin Child Care Services 1010 East 178th Street Bronx, New York 10460 (718) 210-6043 Distance: 530 feet southwest of the Site</p>	<p>Growin' Up Daycare 2137 Vyse Ave Bronx, NY 10460 (347) 863-2197 Distance: 1,056 feet northwest of the Site</p>

Schools:

<p>Universal Pre-Kindergarten Daly Avenue Apartments 921 East 180th Street Bronx, New York 10460 pn@phippssny.org Distance: 1,000 feet northwest of the Site</p>	<p>Wing's Academy 1122 E 180th Street Bronx, New York 10460 (718) 597-1751 Principal: Salvador Contes Jr. Distance: 550 feet east of the Site</p>
<p>Universal Pre-Kindergarten Lebanon West Farms 1175 East Tremont Avenue Bronx, New York 10460 pn@phippssny.org Distance: 1,220 feet southwest of the Site</p>	<p>Emolior Academy 1970 West Farms Road Bronx, New York 10460 (718) 842-2670 Principal: Michael Abbey Distance: 980 feet south of the Site</p>
<p>Kennedy Children's Center 1028 East 179th Street Bronx, New York 10460 Bronx Education Director: Brigid McCrory (718) 842-0200 info@kenchild.org Distance: 200 feet southwest of the Site</p>	<p>The Lorraine Hansberry Academy 1970 West Farms Road Bronx, New York 10460 (718) 589-6728 Principal: Michael Abbey Distance: 980 feet south of the Site</p>
<p>Urban Assembly School 2024 Mohegan Avenue Bronx, New York 10460</p>	<p>Public School 006 1000 East Tremont Avenue Bronx, New York 10460 Distance: 1,700 feet southwest of the Site</p>

Bronx Education Director: Brigid McCrory (718) 842-0200 info@kenchild.org Distance: 200 feet southwest of the Site	
-----------------------------------------------------------------------------------------------------------------------------	--

7. Document Repositories

West Farms Library, NYPL 2085 Honeywell Avenue Bronx, New York 10460 Managing Librarian: Virginia Quinones (718) 486-6006 virginiaquinones@nypl.org	Bronx Community Board District 6 1932 Arthur Avenue, Room 403-A Bronx, New York 10457 Chairperson: Evonne Capers bronxcb6@bronxcb6.org (718) 389-0009
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The executed document repository acknowledgment letters are included in Attachment G.

8. Local Community Board

1932 Arthur Avenue, Room 403-A
Bronx, New York 10457
Chairperson: Evonne Capers
bronxcb6@bronxcb6.org
(718) 389-0009

Section X. Land Use Factors

1. Zoning

The Site is located within R8 and R7-1 residential districts. The R8 is a high-density apartment residential district, which is designed to encourage mid-rise apartment buildings on smaller lots and, on larger lots, taller buildings with less lot coverage. The R7-1 is a medium-density apartment house district that encourage lower apartment buildings on smaller lots and, on larger lots, taller buildings with less lot coverage. The proposed end use of the Site is consistent with the objectives of the zoning districts. The proposed development of the Site includes the construction of a new, affordable residential building. The proposed end use of the Site is consistent with the needs of the West Farms neighborhood of the Bronx and the current zoning of the Site. A Zoning Map is included as Figure 5 in Attachment C.

2. Current Site Use

Currently, the approximately 76,665-square foot Site is developed with a 1- to 6-story slab-on-grade residential building, landscaped areas, and concrete-paved walkways. A Surrounding Land Use map is included as Figure 4 in Attachment C.

3. Proposed Site Use

The proposed development will include the construction of a new 7- to 17-story residential building, consisting of approximately 271 units of affordable housing with landscaped areas. A detached approximately 6,680-sf one-story garage/storage building is also being contemplated. The proposed building will include a partial cellar in the northwestern portion of the Site to be used for housing utilities (water room, electric room, detention tank etc.). Construction excavation is anticipated to extend from approximately 2 to 10 feet below existing grade with the deepest excavation occurring for the new building cellar and for foundation elements. The current zoning

designation is R8/R7-1 (residential). The proposed use is consistent with existing zoning for the Site. Proposed development plans are included in Attachment E.

ATTACHMENT A

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through February 7, 2020.

Selected Entity Name: BOSTON TREMONT HOUSING DEVELOPMENT FUND CORPORATION

Selected Entity Status Information

Current Entity Name: BOSTON TREMONT HOUSING DEVELOPMENT FUND CORPORATION

DOS ID #: 4796735

Initial DOS Filing Date: JULY 29, 2015

County: NEW YORK

Jurisdiction: NEW YORK

Entity Type: DOMESTIC NOT-FOR-PROFIT CORPORATION

Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

BOSTON TREMONT HOUSING DEVELOPMENT FUND CORPORATION
902 BROADWAY, 13TH FLOOR
NEW YORK, NEW YORK, 10010

Registered Agent

NONE

This office does not record information regarding the names and addresses of officers, shareholders or directors of nonprofessional corporations except the chief executive officer, if provided, which would be listed above. Professional corporations

must include the name(s) and address(es) of the initial officers, directors, and shareholders in the initial certificate of incorporation, however this information is not recorded and only available by [viewing the certificate.](#)

***Stock Information**

# of Shares	Type of Stock	\$ Value per Share
No Information Available		

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
JUL 29, 2015	Actual	BOSTON TREMONT HOUSING DEVELOPMENT FUND CORPORATION

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

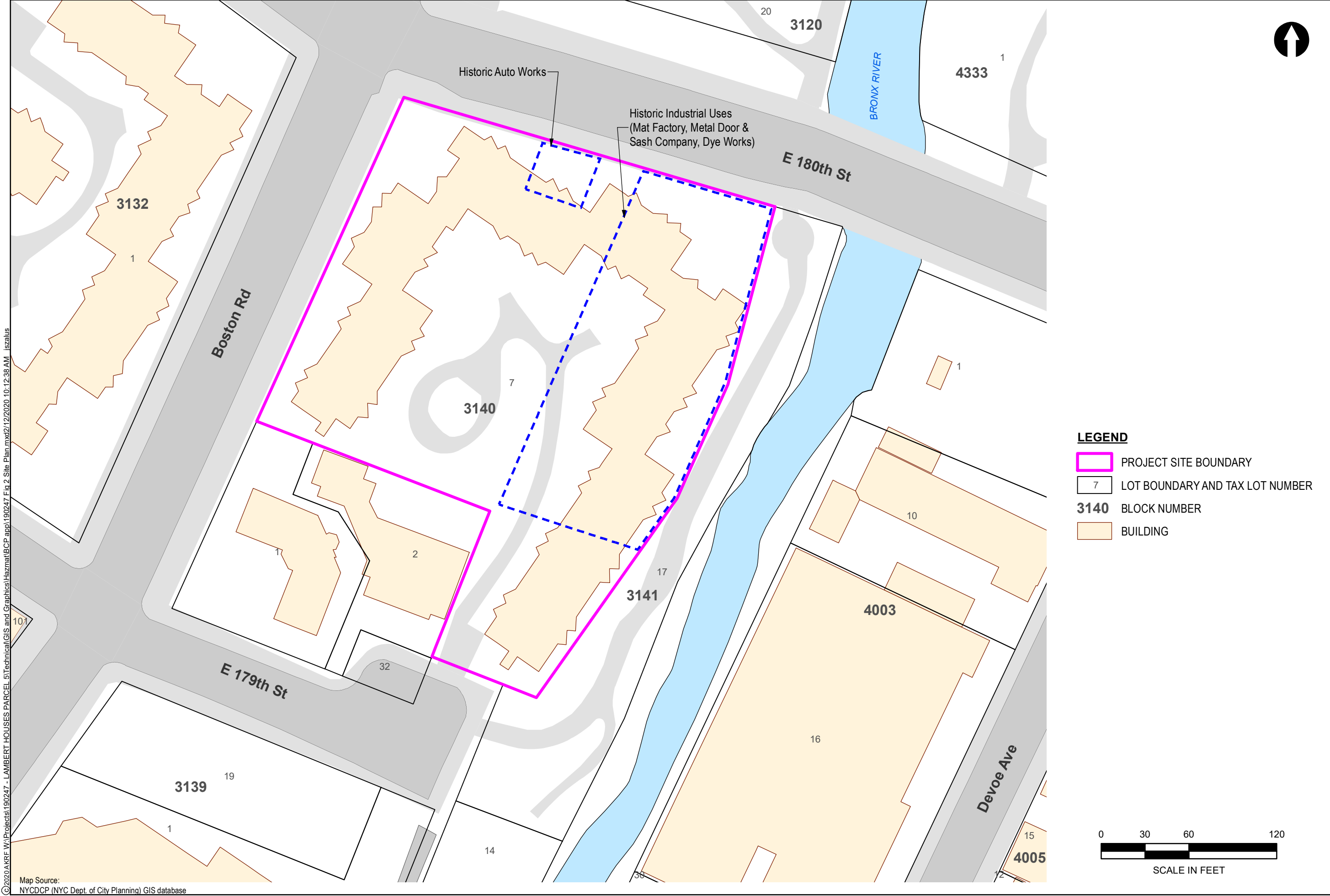
NOTE: New York State does not issue organizational identification numbers.

[Search Results](#) [New Search](#)

[Services/Programs](#) | [Privacy Policy](#) | [Accessibility Policy](#) | [Disclaimer](#) | [Return to DOS](#)
[Homepage](#) | [Contact Us](#)

ATTACHMENT B
(Provided Separately on a CD-ROM)




ATTACHMENT C



© 2020 AKRF W:\Projects\190247 - LAMBERT HOUSES PARCEL 5\Technical\GIS and Graphics\Hazmat\BCP app\190247 Fig 2 Site Plan.mxd 2/12/2020 10:12:38 AM iszalus

Map Source:
NYC DCP (NYC Dept. of City Planning) GIS database

LEGEND

-  PROJECT SITE BOUNDARY
-  LOT BOUNDARY AND TAX LOT NUMBER
- 3140** BLOCK NUMBER
-  BUILDING



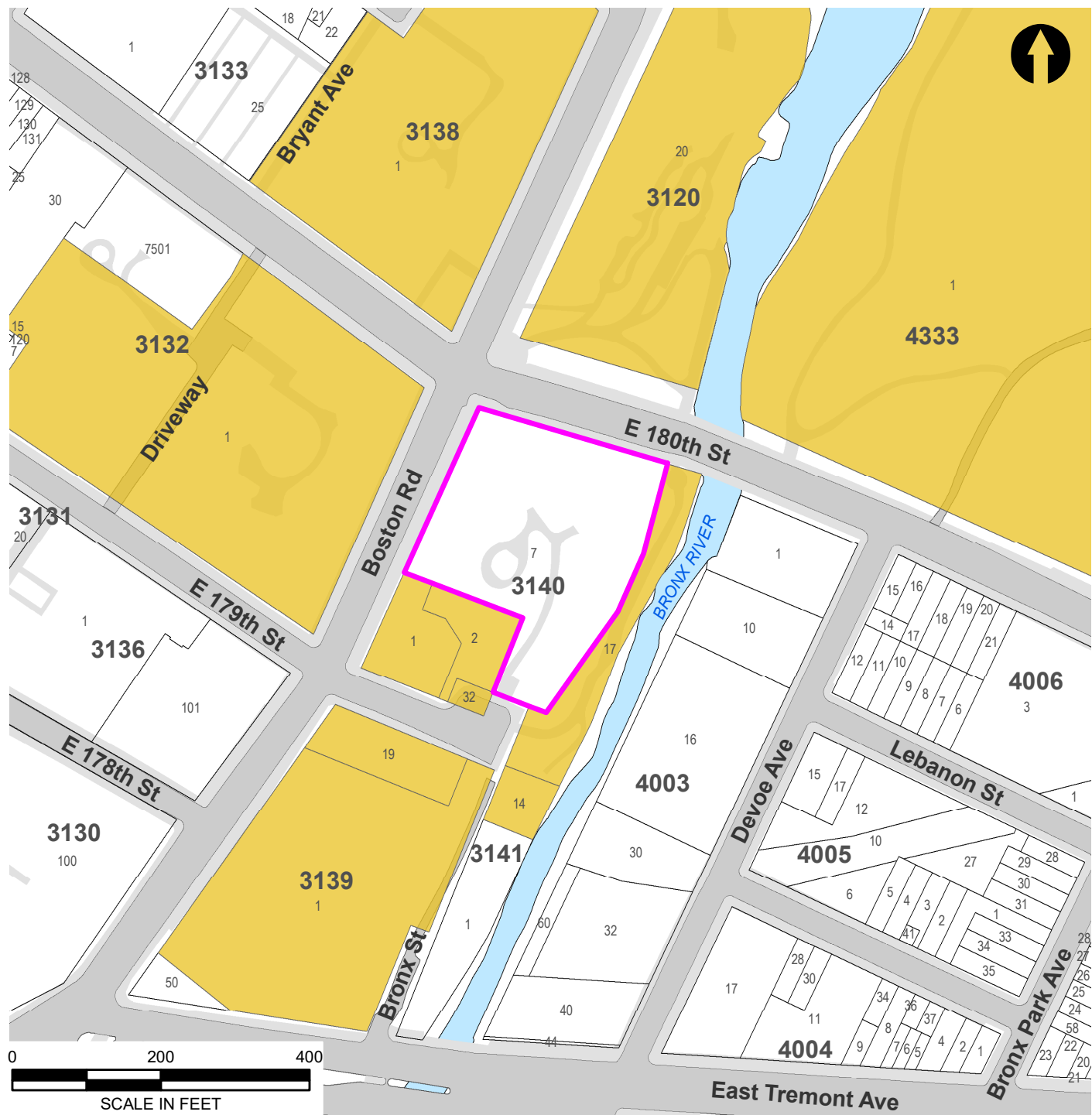
**Lambert Houses Parcel 5
Block 3140, Lot 7
Bronx, New York**

DATE
2/12/2020
PROJECT NO.
190247
FIGURE
2

SITE PLAN



440 Park Avenue South, New York, NY 10016



Adjacent Property Owners			
Block	Lot	OwnerName	Address
3120	20	NYC Department Of Parks And Recreation	2300 Southern Boulevard
3132	1	Boston Tremont Housing Dev. Fund Corporation	989 East 179th Street
3138	1	Boston Tremont Housing Dev. Fund Corporation	999 East 180th Street
3139	1	Boston Tremont Housing Dev. Fund Corporation	2024 Boston Road
3139	19	Boston Tremont Housing Dev. Fund Corporation	2030 Boston Road
3140	1,2,32	El Rio Housing Development Fund Corporation	1041 East 179th Street
3141	17	NYC Department Of Parks And Recreation	Bronx Street
3141	14	NYC Transit Authority	Bronx Street
4333	1	NYC Department Of Parks And Recreation	1129 East 180th Street

LEGEND

- PROJECT SITE BOUNDARY
- ADJACENT PROPERTY
- 2 LOT BOUNDARY AND TAX LOT NUMBER

3140 BLOCK NUMBER

Map Source:
NYCDCP (NYC Dept. of City Planning) GIS database



440 Park Avenue South, New York, NY 10016

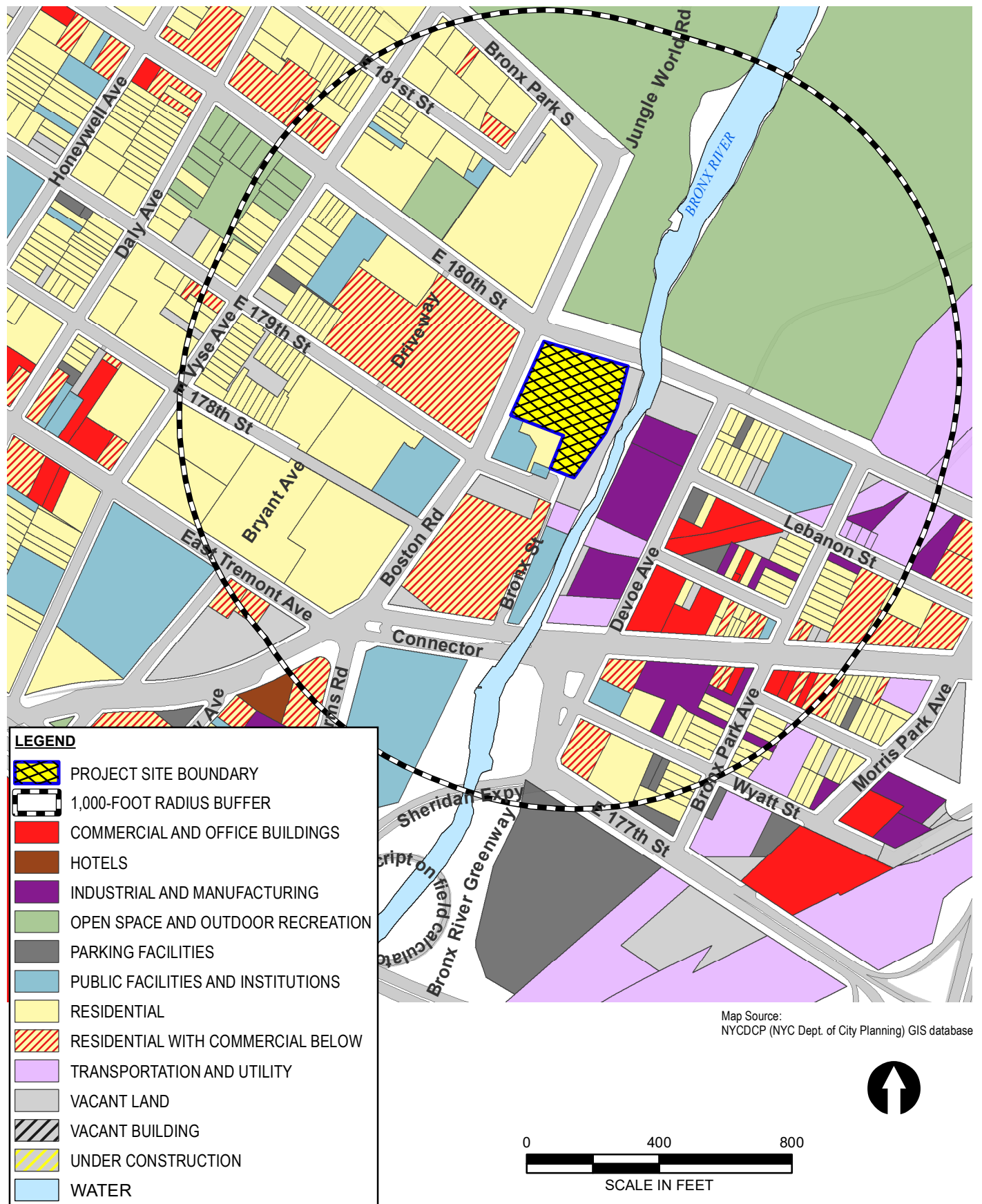
Lambert Houses Parcel 5
Block 3140, Lot 7
Bronx, New York

TAX MAP

DATE
4/15/2020

PROJECT NO.
190247

FIGURE
3



440 Park Avenue South, New York, NY 10016

Lambert Houses Parcel 5
Block 3140, Lot 7
Bronx, New York

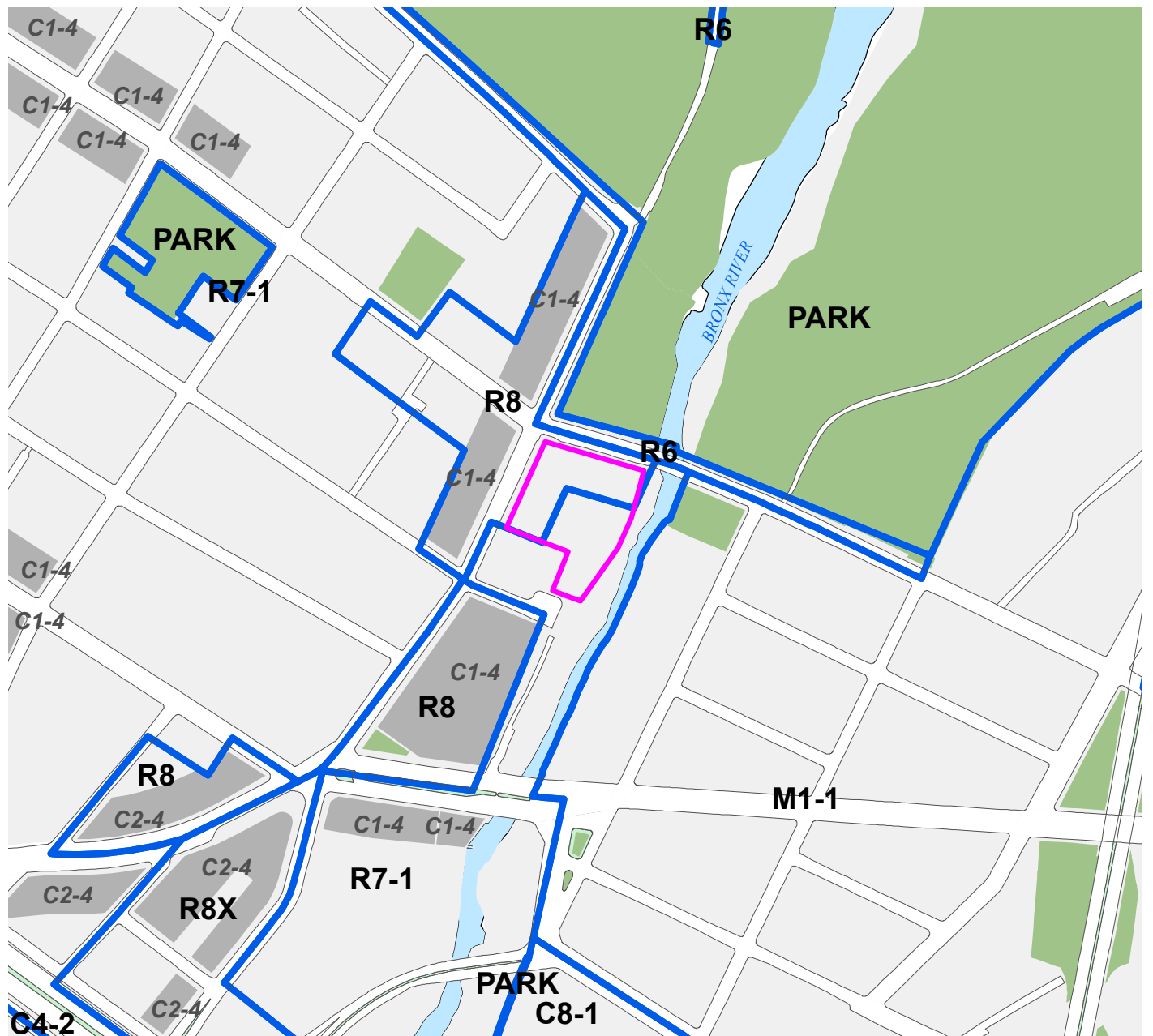
EXISTING LAND USE

DATE
2/4/2020

PROJECT NO.
190247





FIGURE
4

© 2020 AKRF. W:\Projects\190247 - LAMBERT HOUSES PARCEL 5\Technical\GIS and Graphics\Hazmat\BCP_app\190247 Fig 5 Zoning Map.mxd 2/4/2020 9:31:14 AM jszalus



Source:
NYC Department of City Planning, Technical Review Division

LEGEND

-  PROJECT SITE BOUNDARY
-  ZONING DISTRICTS
-  COMMERCIAL OVERLAY DISTRICTS
-  NYC OPEN SPACE

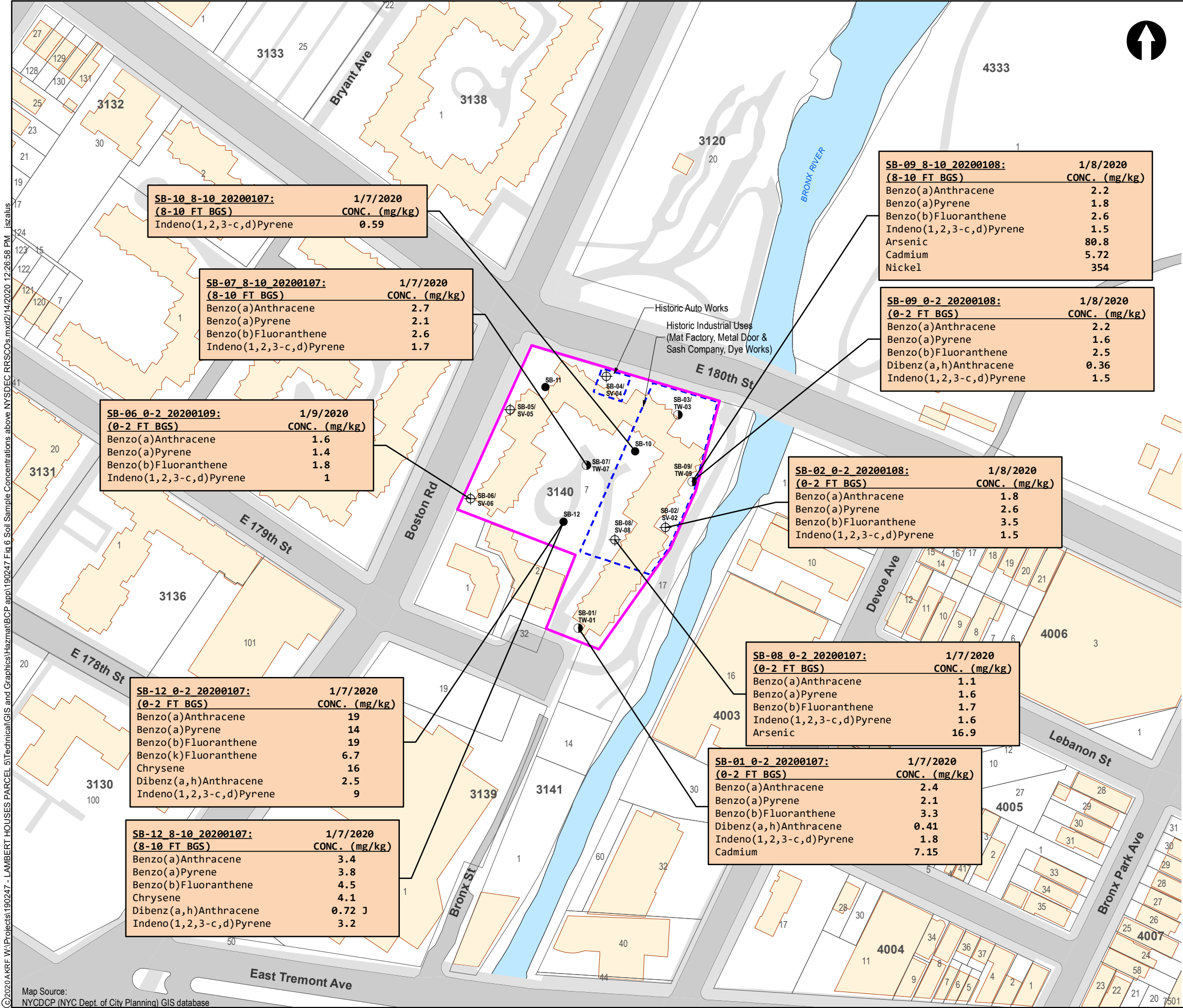


440 Park Avenue South, New York, NY 10016

Lambert Houses Parcel 5
Block 3140, Lot 7
Bronx, New York

ZONING MAP

DATE
2/4/2020
PROJECT NO.
190247
FIGURE
5



PART 375 RESTRICTED RESIDENTIAL mg/kg

Semivolatile Organic Compounds	
Benzo(a)Anthracene	1
Benzo(a)Pyrene	1
Benzo(b)Fluoranthene	1
Benzo(k)Fluoranthene	3.9
Chrysene	3.9
Dibenz(a,h)Anthracene	0.33
Indeno(1,2,3-c,d)Pyrene	0.5
Metals	
Arsenic	16
Cadmium	4.3
Nickel	310

Part 375 Soil Cleanup Objectives (SCOs): SCOs listed in the New York State Department of Environmental Conservation (NYSDEC) "Part 375" Regulations (6 NYCRR Part 375).

Exceedances of NYSDEC Restricted Residential Soil Cleanup Objectives (RRSCOs) are presented in bold font.

mg/kg: milligrams per kilogram = parts per million (ppm)

J: The reported value is estimated value

LEGEND

- PROJECT SITE BOUNDARY
- LOT BOUNDARY AND TAX LOT NUMBER
- BLOCK NUMBER
- BUILDING
- SOIL BORING
- SOIL BORING/TEMPORARY SOIL VAPOR POINT
- SOIL BORING/TEMPORARY WELL

0 50 100 200
SCALE IN FEET

Lambert Houses Parcel 5
Block 3140, Lot 7
Bronx, New York

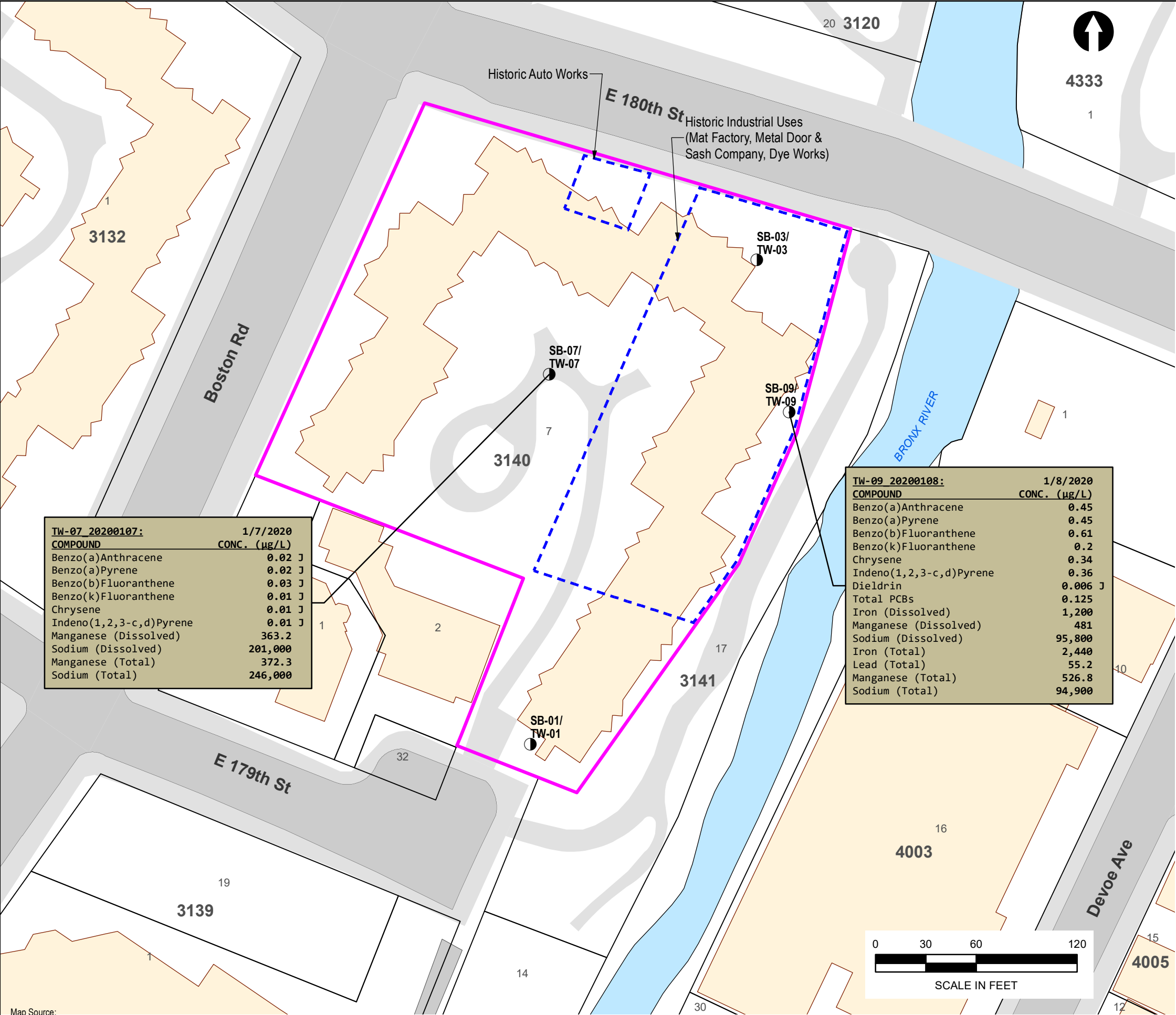
SOIL SAMPLE CONCENTRATIONS ABOVE NYSDEC RRSCOs

DATE
2/14/2020

PROJECT NO.
190247

FIGURE
6

© 2020 AKRF W:\Projects\190247 - LAMBERT HOUSES PARCEL 5\Technical\GIS and Graphics\Hazmat\BCP app\190247 Fig 7 Groundwater Sample Concentrations Above NYSDEC AWQSGV.mxd 12/12/2020 10:24:33 AM iszalus



NYSDEC AWQSGVs (µg/L)	
Semivolatile Organic Compounds	
Benzo(a)Anthracene	0.002
Benzo(a)Pyrene	0
Benzo(b)Fluoranthene	0.002
Benzo(k)Fluoranthene	0.002
Chrysene	0.002
Indeno(1,2,3-c,d)Pyrene	0.002
Metals	
Iron	300
Lead	25
Manganese	300
Sodium	20000
PCBs	
Total PCBs	0.09
Pesticides	
Dieldrin	0.004

GROUNDWATER

NYSDEC TOGS Class GA Ambient Water Quality Standard and Guidance Values (AWQSGVs):
New York State Department of Environmental Conservation (NYSDEC) Technical and Operational Guidance Series (TOGS) (1.1.1):

ug/L: micrograms per Liter = parts per billion (ppb)

Exceedances of NYSDEC AWQSGVs are shown in bold font.

J: The concentration given is an estimated value.

TW-07_20200107: 1/7/2020	
COMPOUND	CONC. (µg/L)
Benzo(a)Anthracene	0.02 J
Benzo(a)Pyrene	0.02 J
Benzo(b)Fluoranthene	0.03 J
Benzo(k)Fluoranthene	0.01 J
Chrysene	0.01 J
Indeno(1,2,3-c,d)Pyrene	0.01 J
Manganese (Dissolved)	363.2
Sodium (Dissolved)	201,000
Manganese (Total)	372.3
Sodium (Total)	246,000

LEGEND

- PROJECT SITE BOUNDARY
- LOT BOUNDARY AND TAX LOT NUMBER
- BLOCK NUMBER
- BUILDING
- SOIL BORING/TEMPORARY WELL

Lambert Houses Parcel 5
Block 3140, Lot 7
Bronx, New York



440 Park Avenue South, New York, NY 10016

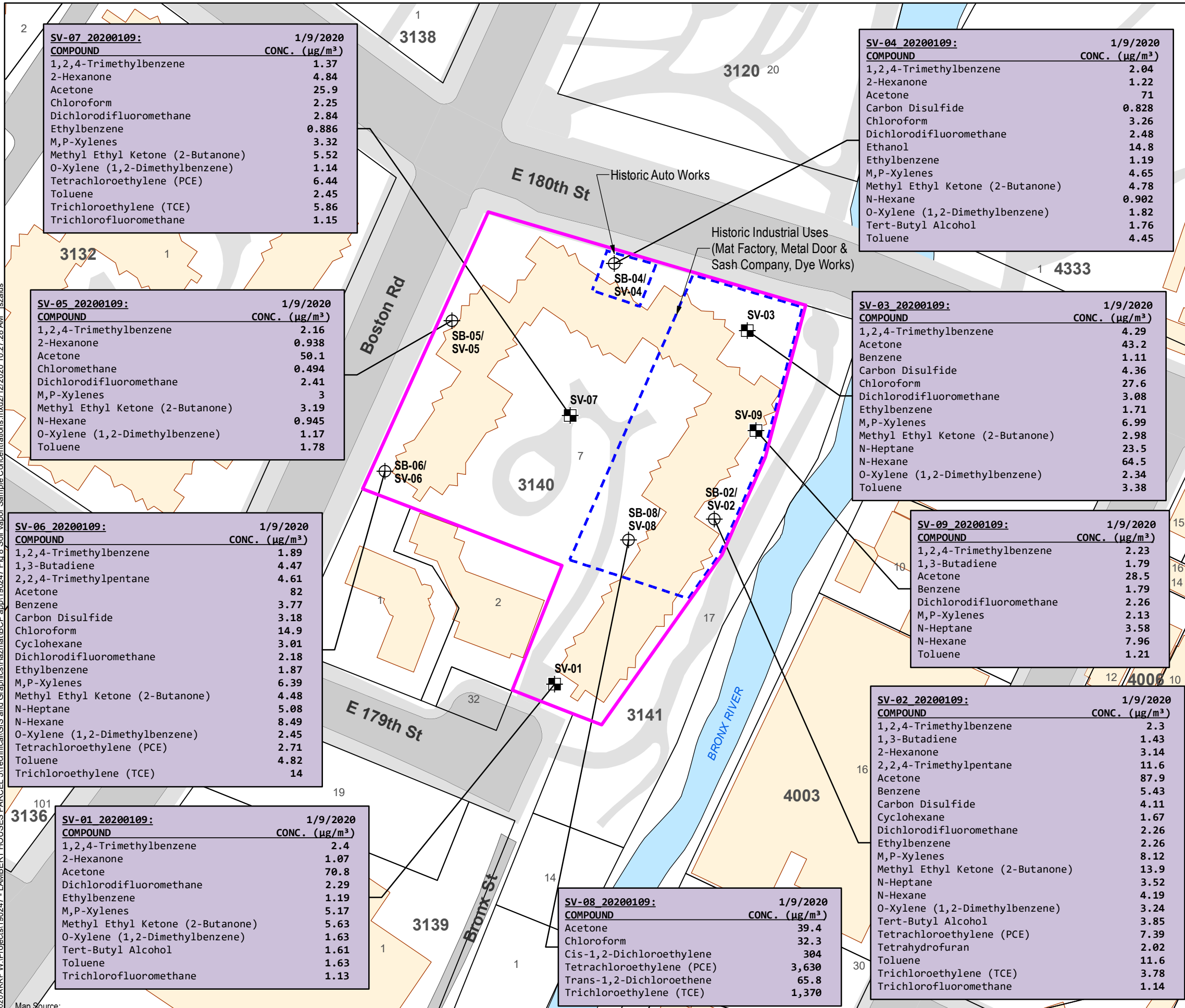
GROUNDWATER SAMPLE CONCENTRATIONS ABOVE NYSDEC AWQSGVs

DATE
2/12/2020

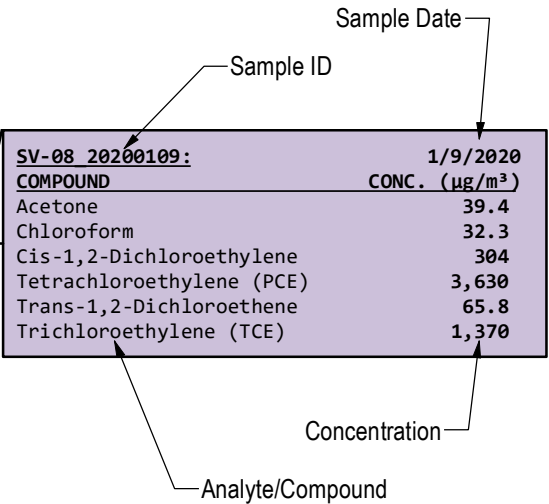
PROJECT NO.
190247

FIGURE
7

© 2020 AKRF W:\Projects\190247 - LAMBERT HOUSES PARCEL 5\Technical\GIS and Graphics\Hazard\BCP app\190247 Fig 8 Soil Vapor Sample Concentrations.mxd 12/12/2020 10:27:28 AM iszalus



µg/m³: micrograms per cubic meter
Concentrations detected above the laboratory reporting limit are shown.

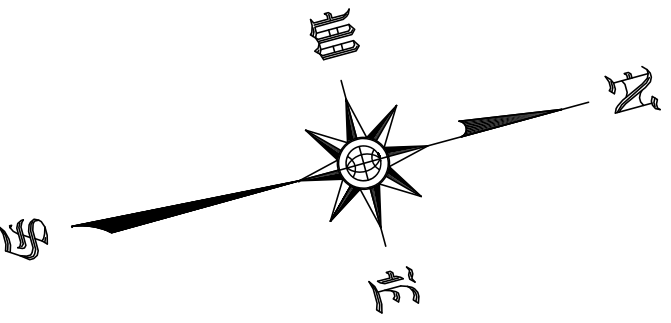


LEGEND

- PROJECT SITE BOUNDARY
- LOT BOUNDARY AND TAX LOT NUMBER
- BLOCK NUMBER
- BUILDING
- SOIL BORING/SOIL VAPOR POINT
- TEMPORARY SOIL VAPOR POINT

0 40 80 160
SCALE IN FEET

ATTACHMENT D



LEGEND

- ASPH.....ASPHALT
BK.....BRICK
BSMT.....BASEMENT
CC.....CURB CUT
CCR.....CONCRETE CURB ROUND
CD.....CELLAR DOOR
CLF.....CHAIN LINK FENCE
CO.....CATCH BASIN CLEAN OUT
CONC.....CONCRETE
CRF.....CHAIN ROPE FENCE
CWA.....CELLAR WINDOW AREA
DR.....DRAIN
EL.....ELEVATION
FAB.....FIRE ALARM BOX
FC.....FILL CAP
FL EL.....FLOOR ELEVATION
GP.....GUARD POLE
GV.....GAS VALVE
IF.....IRON FENCE
INL.....CATCH BASIN INLET ELEVATION
INV.....SEWER INVERT ELEVATION
L.....LIGHT POLE
MB.....MAIL BOX
MHU.....UNKNOWN MANHOLE
OF.....OIL FILL
OHW.....OVERHEAD WIRES
P.....POLE
PAVT.....PAVEMENT
PM.....PARKING METER
PMULT.....POLE, MULTIPLE USAGE
SPR.....SPRINKLER
SI.....SIAMSE
PEL.....PARAPET ELEVATION
REL.....ROOF ELEVATION
- PR.....PEDESTRIAN RAMP
RET.....RETAINING
RIM.....RIM ELEVATION SEWER MANHOLE
SFCR.....STEEL FACED CURB ROUND
STY.....STORY
TB.....TOP OF BANK ELEVATION
TEL.....TELEPHONE
TP.....TREE PIT
CRF.....CHAIN ROPE FENCE
TW.....ELEVATION AT TOP OF WALL
UP.....UTILITY POLE
VU.....VALVE UNKNOWN
VLTU.....VAULT UNKNOWN
VP.....VENT PIPE
WW.....WATER VALVE
12"G.....GAS MAIN WITH SIZE
12"S.....SEWER MAIN WITH SIZE
12"W.....WATER MAIN WITH SIZE
CATCH BASIN
ELECTRIC MANHOLE / VAULT
FIRE MANHOLE
GAS MANHOLE
SEWER MANHOLE
TELEPHONE MANHOLE
WATER MANHOLE
TRAFFIC VAULT
HYDRANT
TREE WITH SIZE
ESTABLISHED/LEGAL GRADE
- TRAFFIC FLOW
ELEVATIONS IN
BOROUGH DATUM

GENERAL NOTES

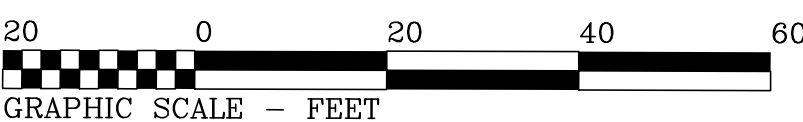
- ELEVATIONS AND ESTABLISHED GRADES SHOWN HEREON REFER TO NAVD 1988 WHICH IS 1.508 FEET BELOW THE BRONX TOPOGRAPHICAL BUREAU DATUM.
- ESTABLISHED GRADES SHOWN HEREON REFER TO TOP OF CURB. IF ESTABLISHED GRADES VARY SUBSTANTIALLY WITH EXISTING ELEVATIONS CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING IMPROVEMENTS.
- SIZES AND LOCATIONS OF WATER MAINS SHOWN HEREON AS SUPPLIED BY THE DEPARTMENT OF WATER SUPPLY, BOROUGH OF THE BRONX. LOCATIONS OF WATER SUPPLY MANHOLES, HYDRANTS AND WATER VALVES AS OBTAINED FROM FIELD MEASUREMENT.
- SIZES AND TYPES OF SEWERS SHOWN HEREON AS OBTAINED FROM THE BOROUGH OF THE BRONX SEWER DEPARTMENT RECORDS. SEWER MANHOLE AND INVERT ELEVATIONS SHOWN HEREON OBTAINED BY FIELD MEASUREMENTS UNLESS INDICATED BY WHICH DENOTES INVERT INACCESSIBLE OR MANHOLE NOT FOUND IN FIELD. INFORMATION SHOWN IN THIS MANNER IS AS OBTAINED FROM THE BOROUGH OF THE BRONX SEWER DEPARTMENT RECORDS.
- LOCATIONS OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATE ONLY. THE INFORMATION GIVEN ON THE SURVEY PERTAINING TO UTILITIES AND SUBSTRUCTURES IS NOT CERTIFIED AS TO ACCURACY OR COMPLETENESS. CONSULT WITH THE APPROPRIATE COMPANY OR AGENCY BEFORE DESIGNING IMPROVEMENTS.
- THE OWNER, CONTRACTOR AND/OR HIS AGENTS MUST NOTIFY THE APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION IN ACCORDANCE WITH INDUSTRIAL CODE RULE 753.
- NO EVIDENCE OF EXISTING STREAMS, CREEKS, DITCHES OR WATER COURSES ON OR CROSSING PROPERTY SURVEYED.

FLOOD HAZARD NOTE
THE PARCEL SURVEYED IS COMPRISED OF AREAS DESIGNATED AS
ZONE X (LESS THAN 0.2% CHANCE OF FLOODING)
FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 360497 0084 F
EFFECTIVE DATE SEPTEMBER 5, 2007

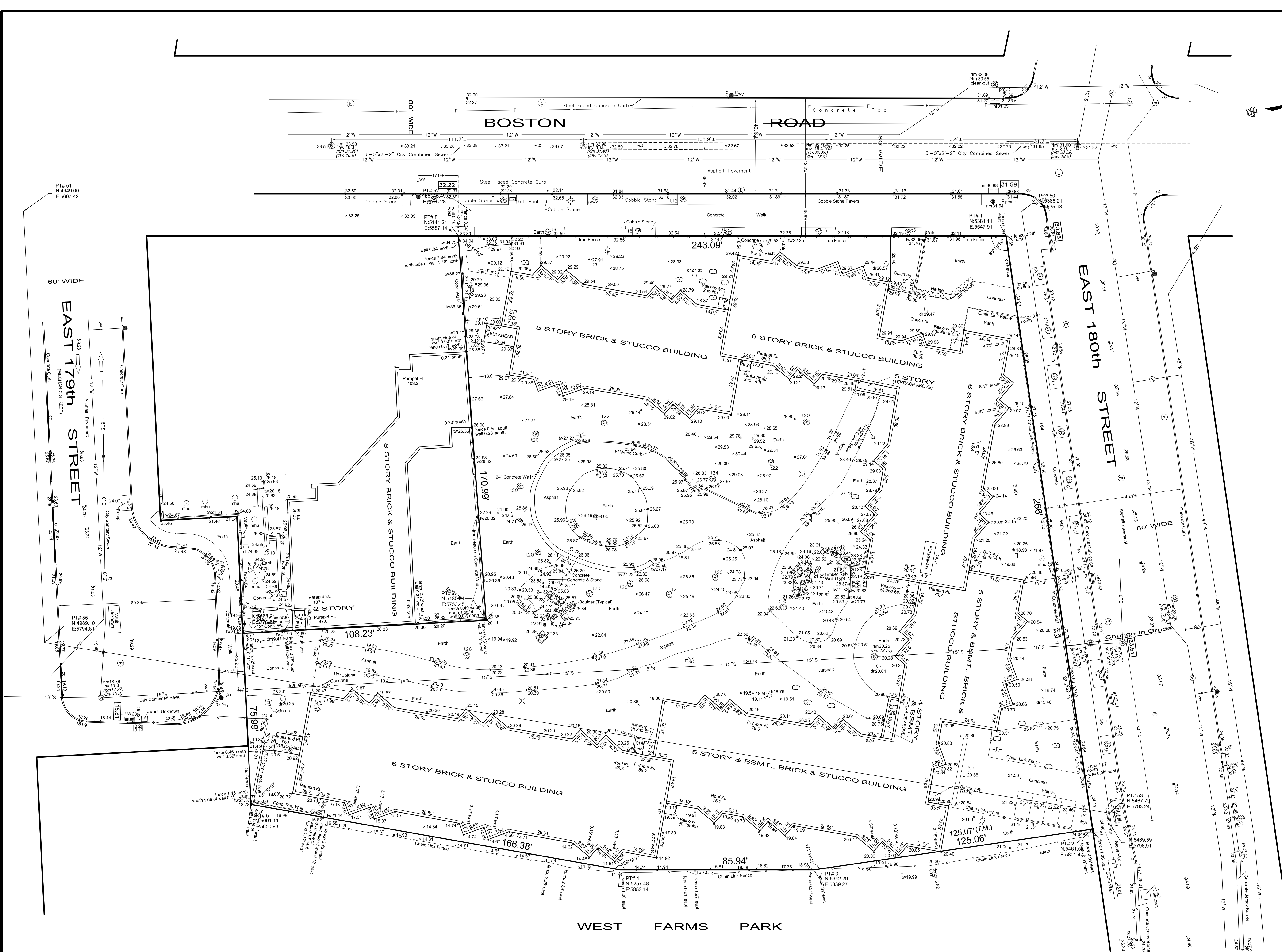
BRONX TOPO BUREAU DATUM 2.658
MEAN SEA LEVEL 0.00 (NAVD 1988)
MEAN SEA LEVEL 0.00 (NGVD 1929)

NAVD 1988 DATUM IS 1.508 FEET BELOW THE BRONX TOPO BUREAU DATUM

PARCEL AREA=79,622 SQ. FT.
OR 1.827860 ACRES



DRAWN: J.B.



ESTABLISHED 1876 * SUCCESSOR TO:
B.G. MEINHEIM C.S.*C.U. POWELL C.E.*C.S.*L.C.L. SMITH C.S.*NATHAN CAMPBELL C.E.*C.S.*A.U. WHITSON C.E.*C.S.*
WILLIAM L. SAVADOL C.E.*L.S.*C.S.*A.U. WHITSON INC. C.E.*C.S.*G. WEBER L.S.*C.S.*C. STODOLPH R.A.L.S.*WHITSON &
POWELL INC. P.E.L.S.*C.*KELLER & POWELL P.E.L.S.*C.*LOUIS MONTROSE C.E.*L.S.*C.*FRED J. POWELL P.E.L.S.*C.*

REV	DATE	DESCRIPTION	ck	REV	DATE	DESCRIPTION	ck
				08-21-19	ARCHITECTURAL SURVEY		

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 2009 OF THE NEW YORK STATE EDUCATION LAW
ONLY COPIES FROM THE ORIGINAL OF THE SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S PRINTED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES
CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE COMPANY, GOVERNMENTAL AGENCY AND UNIVERSITIES, INSTITUTIONS, HEREON AND TO THE ASSIGNEES OF THE SURVEYING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS

MONTROSE
SURVEYING CO., LLP.
CITY & LAND SURVEYORS

116 20 METROPOLITAN AVE • RICHMOND HILL NY 11418-1090 • (718) 849-0600

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CITY OF NEW YORK
COUNTY THE BRONX
TAX BLOCK 3140
TAX LOT 7

SCALE: 1" = 20'

BLOCK 3140 LOT 7

ALL those plots, pieces or parcels of real property situate, lying and being in the Borough of BRONX, City and State of NEW YORK, bounded and described as follows:

BEGINNING at a point formed by the intersection of the easterly side of BOSTON ROAD and the southerly side of EAST 180TH STREET;

thence eastwardly along the southerly side of EAST 180TH STREET, 266.00 feet to a point;

thence southwardly, forming an interior angle of 90 degrees with the previous course, 125.06 feet to an angle point;

thence continuing southwardly, forming an interior angle of 171 degrees 41 minutes 41 seconds with the previous course, 85.94 feet to an angle point;

thence continuing southwardly, forming an interior angle of 169 degrees 57 minutes 05 seconds with the previous course, 166.38 feet to a point;

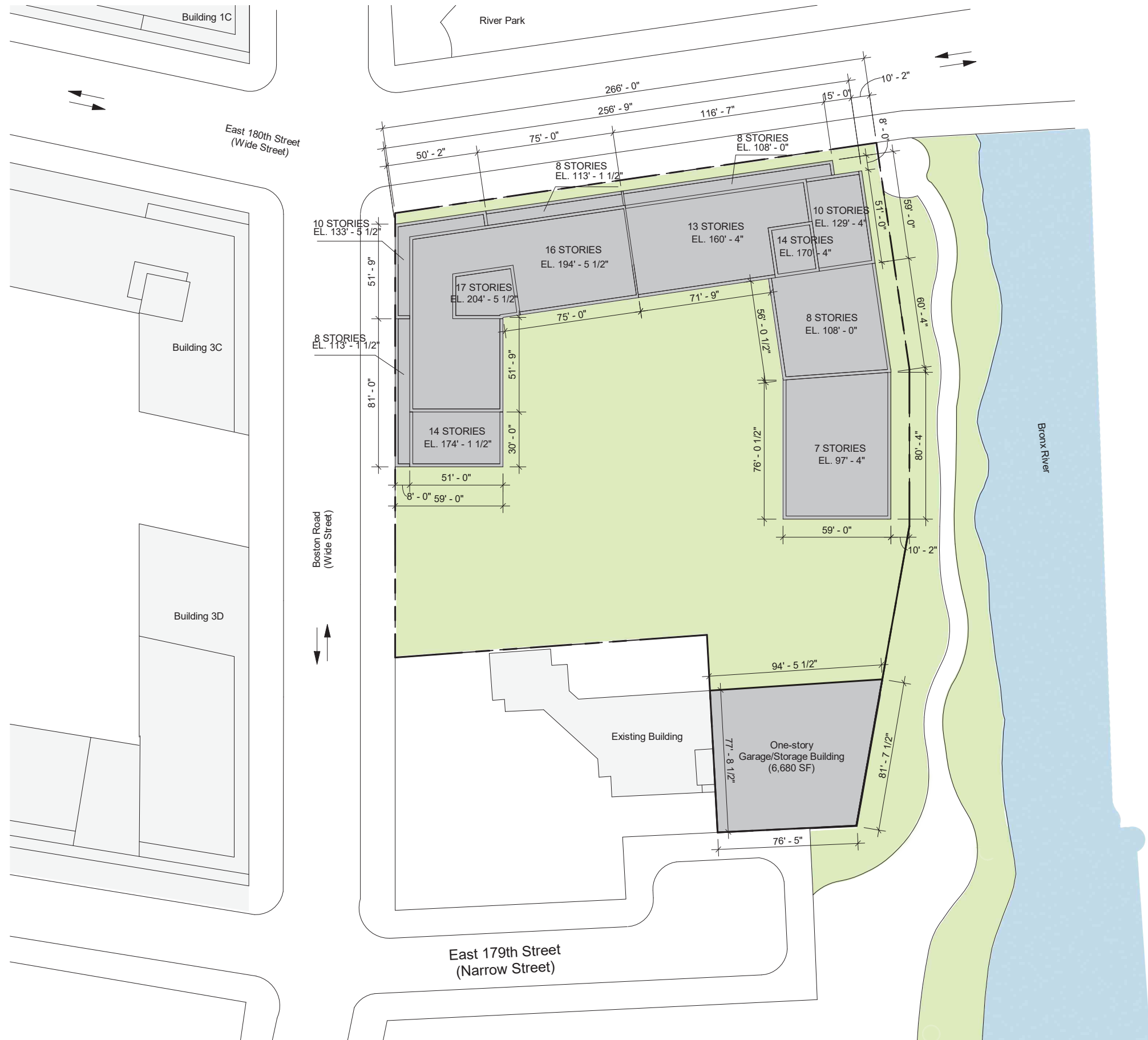
thence westwardly, forming an interior angle of 102 degrees 50 minutes 15 seconds with the previous course, 75.99 feet to a point, formerly in the westerly side of the former BRONX STREET, 34.00 feet north of the former intersection of EAST 179TH STREET and BRONX STREET;

thence northwardly, forming an interior angle of 90 degrees 17 minutes 06 seconds with the previous course, along the formerly westerly side of BRONX STREET, 108.23 feet to a point;

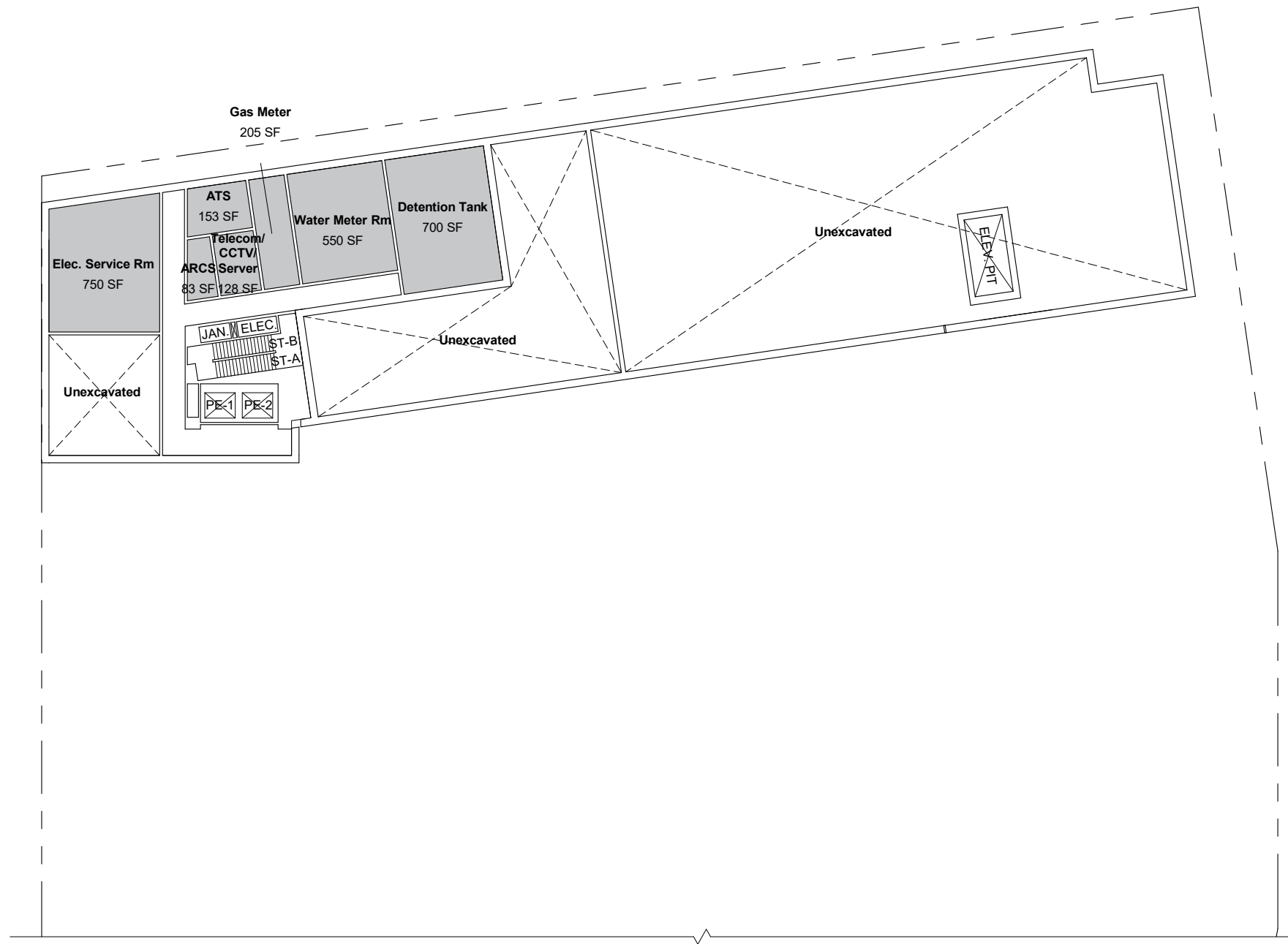
thence westwardly, forming an exterior angle of 88 degrees 55 minutes 36 seconds with the previous course, 170.99 feet to a point in the easterly side of BOSTON ROAD;

thence northwardly, along the easterly side of BOSTON ROAD, forming an interior angle of 85 degrees 51 minutes 10 seconds with the previous course, 243.09 feet to the point or place of BEGINNING.

ATTACHMENT E







① Buildings 5A & 5B - Cellar Plan
1/32" = 1'-0"



* Area noted in parentheses is approximate unit net area accounting for structural and mechanical systems.

1 Buildings 5A & 5B: 2nd - 7th Floor Plan
1/32" = 1'-0"

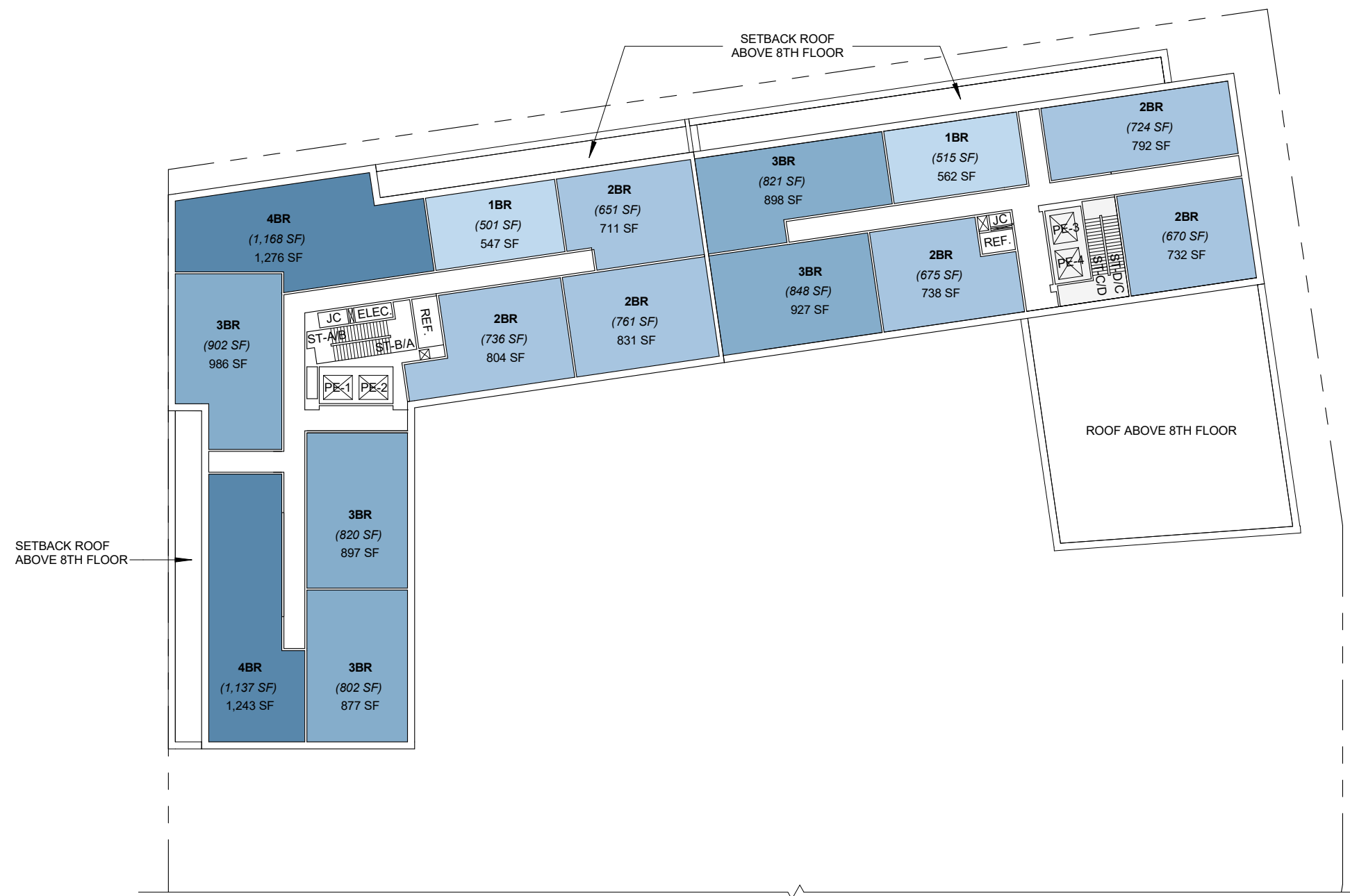




* Area noted in parentheses is approximate unit net area accounting for structural and mechanical systems.

1 Buildings 5A & 5B: 8th Floor Plan
1/32" = 1'-0"





* Area noted in parentheses is approximate unit net area accounting for structural and mechanical systems.

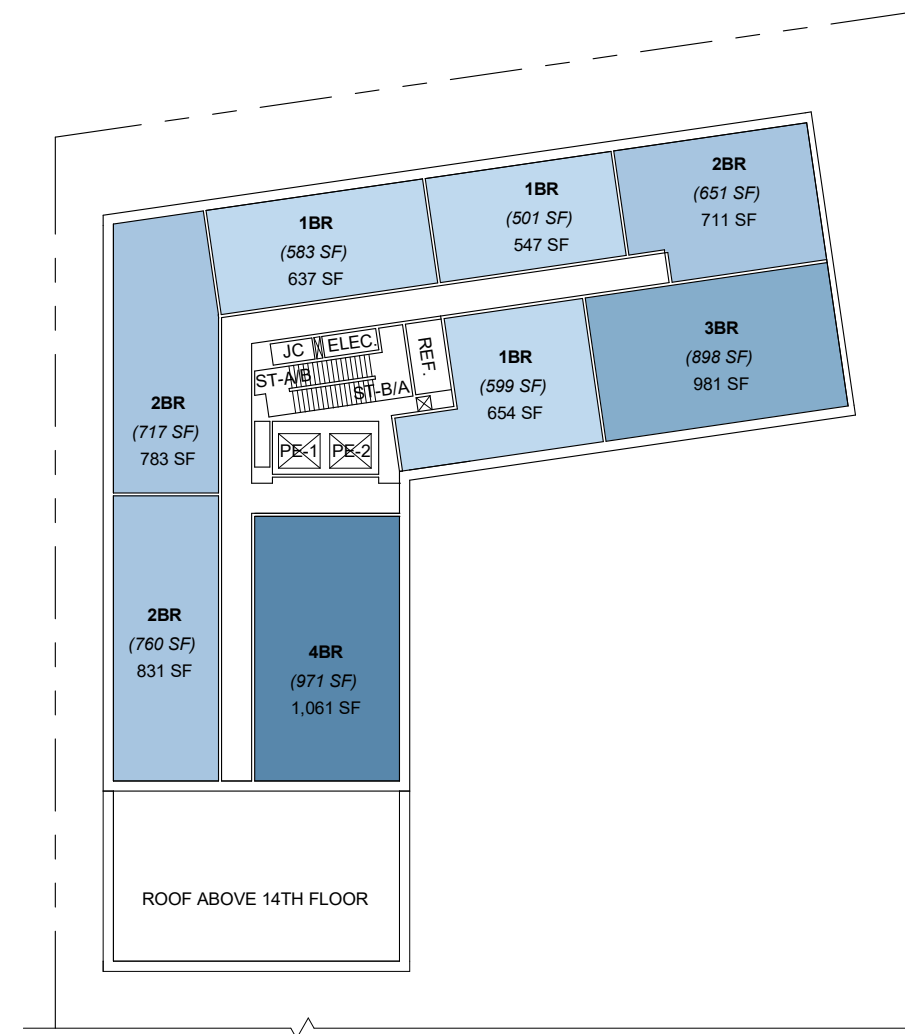
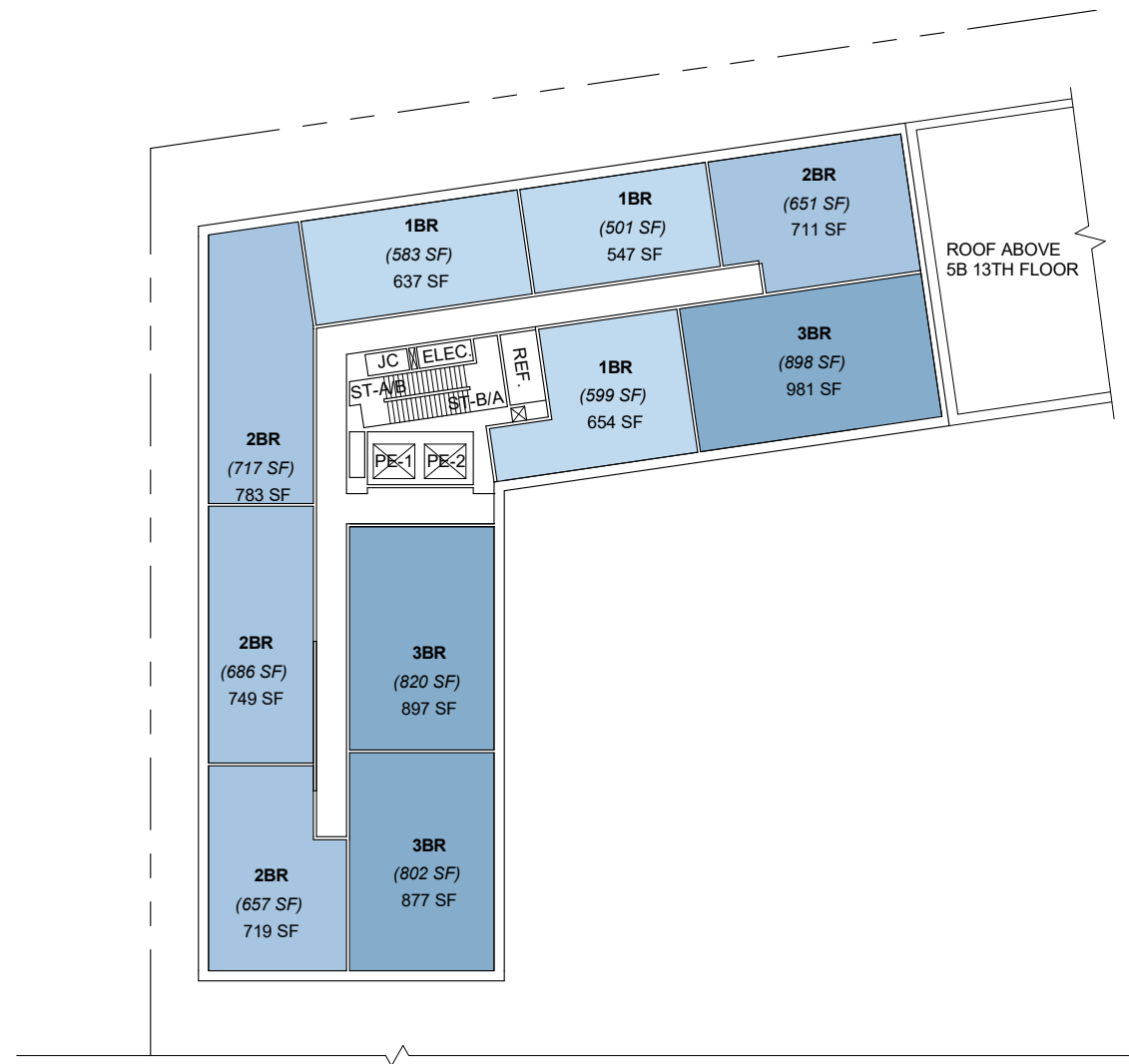
1 Buildings 5A & 5B : 9th & 10th Floor Plan
1/32" = 1'-0"

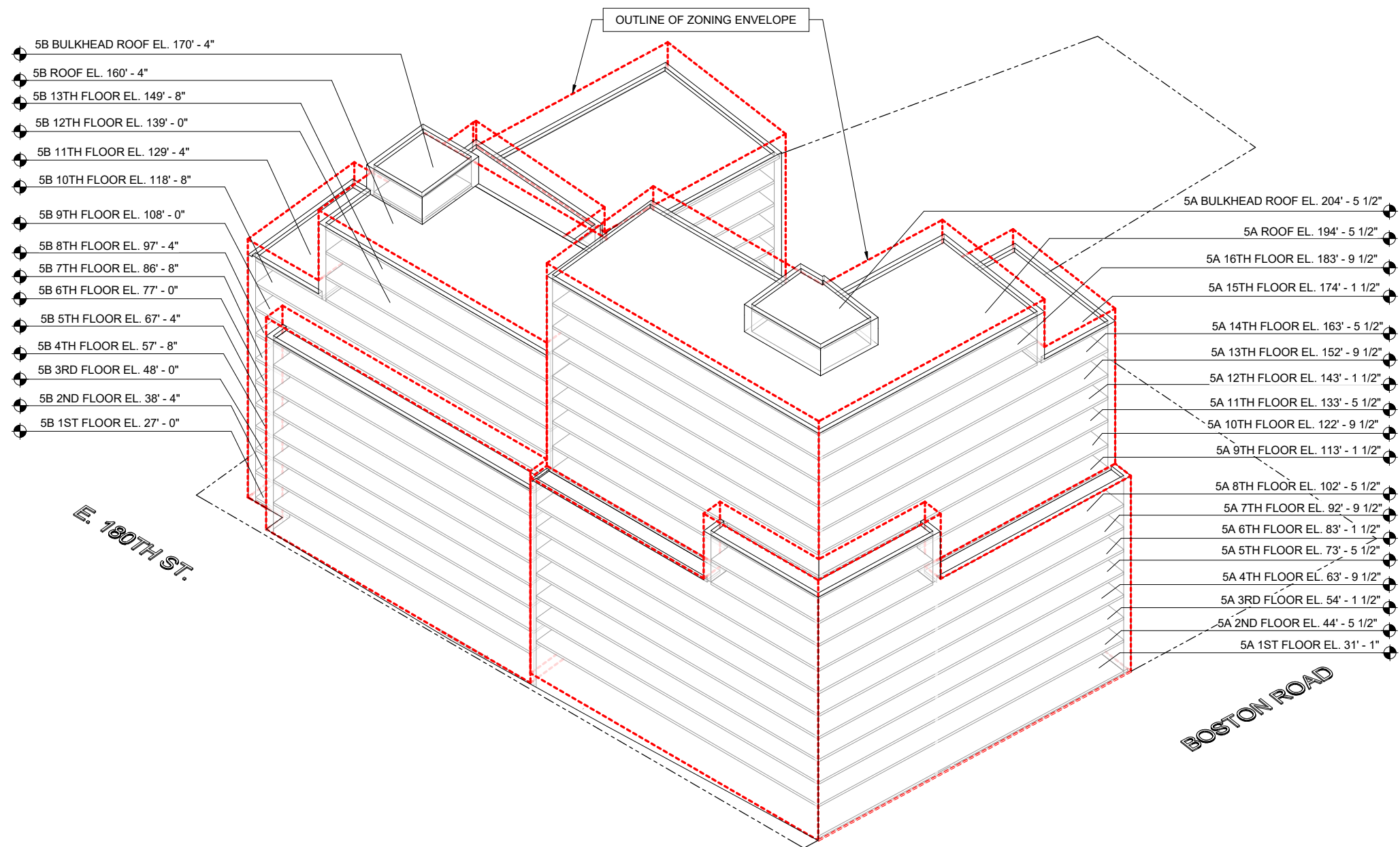


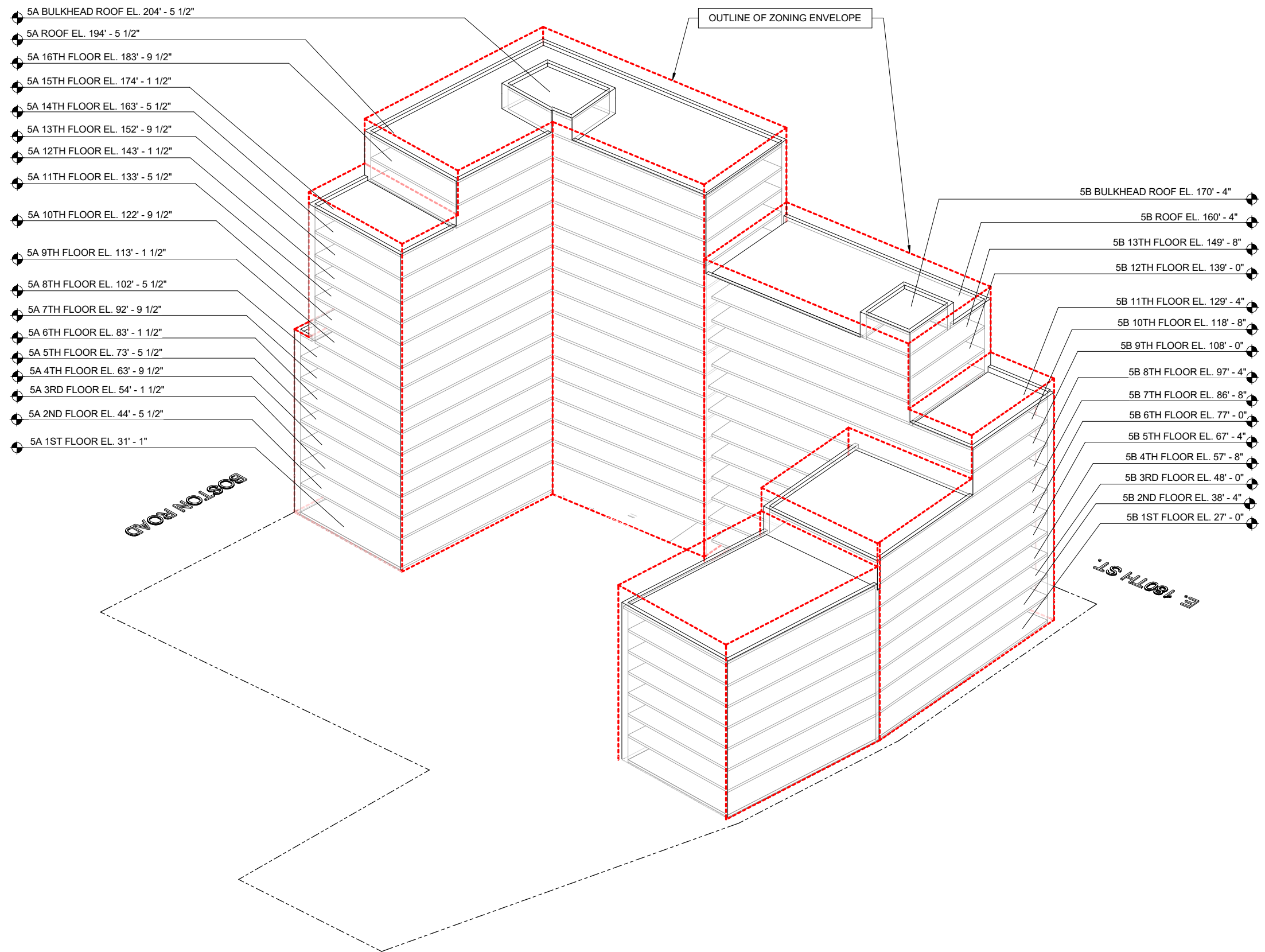


* Area noted in parentheses is approximate unit net area accounting for structural and mechanical systems.

① Buildings 5A & 5B : 11th -13th Floor Plan
1/32" = 1'-0"







Lambert 5A-5B Unit Mix						
	0BR	1BR	2BR	3BR	4BR	Total
Floor						
1	0	1	1	5	2	9
2	0	4	5	15	0	24
3	0	4	5	15	0	24
4	0	4	5	15	0	24
5	0	4	5	15	0	24
6	0	4	5	15	0	24
7	0	4	5	15	0	24
8	0	4	4	12	0	20
9	0	2	6	5	2	15
10	0	2	6	5	2	15
11	1	3	5	4	1	14
12	1	3	5	4	1	14
13	1	3	5	4	1	14
14	0	3	4	3	0	10
15	0	3	3	1	1	8
16	0	3	3	1	1	8
	3	51	72	134	11	271
	1%	19%	27%	49%	4%	100%

Gross Floor Area	
Floor	GFA
Cellar	5,379 GSF
1	27,898 GSF
2	27,898 GSF
3	27,898 GSF
4	27,898 GSF
5	27,898 GSF
6	27,898 GSF
7	27,898 GSF
8	23,284 GSF
9	17,669 GSF
10	17,669 GSF
11	15,338 GSF
12	15,338 GSF
13	15,338 GSF
14	10,242 GSF
15	8,711 GSF
16	8,711 GSF
Total	332,965 GSF



ATTACHMENT F

171-1613

THIS INDENTURE made the 17th day of January in the year One Thousand Nine Hundred Seventy-One between THE CITY OF NEW YORK, a municipal corporation, having its principal office at the City Hall, Borough of Manhattan, City and State of New York, hereinafter referred to as the party of the first part, and LAMBERT HOUSES REDEVELOPMENT COMPANY, a Limited Partnership duly organized pursuant to the provisions of Article V of the Private Housing Finance Law of the State of New York, as amended (otherwise known as the Redevelopment Companies Law) having its principal place of business at Two Penn Plaza, New York, New York, hereinafter referred to as the party of the second part,

WHEREAS, the Board of Estimate of The City of New York by resolution adopted on December 3, 1970, (Calendar No. 12) duly ordered and directed the sale of the premises (hereinafter described as the "Disposition Area" or "Housing Site") for the negotiated price of Ninety-Two Thousand Six Hundred Seventy (\$92,670) dollars,

WHEREAS, the Agreement between the party of the first part and the party of the second part dated as of December 3, 1970, hereinafter referred to as the "Agreement", provides for the sale of the Disposition Area for the negotiated price of Ninety-Two Thousand Six Hundred Seventy (\$92,670) dollars,

WHEREAS, said premises were sold by and under the direction of the Commissioner of Real Estate on the 17th day of January, 1971, at Room 2000, 2 Lafayette Street, Borough of Manhattan, City of New York, for the sum of Ninety-Two Thousand Six Hundred Seventy (\$92,670) dollars,

11, 21
PAGE 171-1614

WHEREAS, the Project to be built upon the Disposition Area is one of three adjoining Projects known as Lambert Houses North (FHA Project No. 012-55125-LDC), also known as Disposition Parcel 1 of the Bronx Park South Urban Renewal Area; Lambert Houses South (FHA Project No. 012-55240-LDC), also known as Disposition Parcel 3 of the Bronx Park South Urban Renewal Area; and Lambert Houses East (FHA Project No. 012-55250-LDC), also known as Disposition Parcels 5 and 10 of the Bronx Park South Urban Renewal Area; which said Disposition Parcels are shown on the land use plan included in Schedule B-1 of the Agreement.

WHEREAS, the Project includes a commercial and parking structure designed and to be constructed and operated as a common facility by the party of the second part and used jointly for the benefit of all three Projects,

NOW, THEREFORE, WITNESSETH: That the party of the first part, in consideration of the sum of Ninety-Two Thousand Six Hundred Seventy (\$92,670) Dollars lawful money of the United States and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors and assigns forever:

All those plots, pieces or parcels of real property situate, lying and being in the Borough of Bronx, City and State of New York, bounded and described as follows:

Beginning at a point formed by the intersection of the Easterly side of Boston Road and the Southerly side of East 180th Street;

Thence Eastwardly along the Southerly side of East 180th Street, 266.60' to a point;

Thence Southerly, forming an interior angle of 90° with the previous course, 125.66' to an angle point;

Thence continuing Southwardly, forming an interior angle of 171°-41'-41" with the previous course, 85.94' to an angle point;

Thence continuing Southwardly, forming an interior angle of 169°-57'-05" with the previous course, 166.38' to a point;

Thence Westwardly, forming an interior angle of 162°-50'-15" with the previous course, 75.92' to a point, formerly in the Easterly side of the former Bronx Street, 31.00' North of the former intersection of East 179th Street and Bronx Street;

Thence Northwardly, forming an interior angle of 90°-17'-06" with the previous course, along the formerly Easterly side of Bronx Street, 14.23' to a point;

Thence Westwardly, forming an exterior angle of 44°-55'-36" with the previous course, 170.99' to a point in the Easterly side of Boston Road;

Thence Northwardly, along the Easterly side of Boston Road, forming an interior angle of 90°-51'-18" with the previous course, 243.69' to the point or place of beginning. (hereinafter, Disposition Parcel 5).

Containing an area of 79,612 square feet or 1.827 acres.

Beginning at a point formed by the intersection of the Easterly side of Boston Road and the Southerly side of East 179th Street;

Thence Eastwardly along the said Southerly side of East 179th Street, 223.81' to a point;

Thence Southerly, forming an interior angle of 90°-17'-06" with the previous course, 135.34' to a point;

Thence Westwardly, at an interior angle of 90° with the previous course, 14.66' to a point;

Thence Southerly, at an exterior angle of 90° with the previous course, 119.00' to the Northerly side of East Tremont Avenue;

Thence Westwardly, along the said Northerly side of East Tremont Avenue, forming an interior angle of 193°-01'-00" with the previous course, 121.83' to a point;

Thence Northwardly, forming an interior angle of 152°-20'-25" with the previous course, 120.20' to a point in the Easterly side of Boston Road;

Thence Northwardly, along the said Easterly side of Boston Road, 407.93' to the point or place of beginning. (hereinafter, Disposition Parcel 10).

Containing an area of 197,324 square feet or 2.475 acres.

Together with the right to use, by the residents or visitors of Disposition Parcel 10 during normal use and under the prevailing conditions of business operation, of the common off-street parking area on Disposition Parcel 10 in accordance with the Special Permit Authorization issued by the New York City Planning Commission on November 4, 1970 (Calendar Number 34).

The parcels above described are hereinafter referred to as the "Disposition Area" or "Housing Site", and are sometimes known respectively as Disposition Parcels 5 and 10 of the Bronx Park South Urban Renewal Area.

TO HAVE AND TO HOLD said premises herein granted unto the party of the second part, its successors and assigns forever.

SUBJECT TO:

1. Any state of facts an accurate survey will show.
2. All the terms and provisions of the contract between the City and the Federal Government, dated June 3, 1966, and approved by the Board of Estimate on April 28, 1966 (Calendar No. 198), and all the terms and provisions of the contract between the City and the State of New York dated November 28, 1968; and approved by the Board of Estimate on October 14, 1966 (Calendar No. 60).
3. All the terms and covenants and conditions of the Agreement entered into between the party of the first part and the party of the second part, dated as of December 3, 1970, and approved by the Board of Estimate on December 3, 1970 (Calendar No. 12) and intended to be recorded simultaneously herewith.
4. The trust fund provisions of Section 13 of the Lien Law.

PL 171-1617

5. All the provisions of the Large Scale Residential Development Plan approved by the Board of Estimate by resolution adopted on August 20, 1970 (Calendar Number 153), as amended by resolution adopted on November 13, 1970 (Calendar Number 102).

6. A permanent and perpetual easement reserved to the City of New York and to the New York City Transit Authority or its successor in the operation of the New York City Transit System within the easement area located in the Borough and County of the Bronx, City and State of New York, and bounded and more particularly described as follows:

Beginning at a point formed by the intersection of the Easterly side of Boston Road and the Southerly side of East 179th Street;

Thence Eastwardly along the southerly side of East 179th Street 223.64' to a point;

Thence Southwardly, forming an interior angle of 90°-17'-06" with the previous course 20.00' to a point;

Thence Westwardly parallel to East 179th Street 167.00' to an angle point;

Thence Southwardly, forming an exterior angle of 156°-06'-47" with the previous course, 93.73' to the Easterly side of Boston Road, distant 134.13' South of the Southeast corner of East 179th Street;

Thence Northwardly along the said Easterly side of Boston Road, 134.13' to the point of place of beginning.

Such easement shall be for the operation, maintenance of the elevated railroad structure and the appurtenances thereto and the structures therefor, as the same now exist or are hereinafter modified or reconstructed, and of any additions thereto as are required in the opinion of the Transit Authority or its successor, for and in connection with the operation of the New York City Transit System, together with a right of access at any and all times to said transit facilities from Boston Road and from East 179th Street, by men, vehicles, equipment and materials for purposes in connection with the inspection, construction, reconstruction, installation, operation, repair, replacement and removal of the said transit facilities, and plans for the use of said premises for other

purposes to be subject to the requirements of and prior approval by the Transit Authority in order to provide for the safe and continued operation of its said transit facilities.

7. A perpetual subsurface easement reserved to the City of New York and to Consolidated Edison Company of New York, Inc. for public utility purposes within the easement area located in the Borough and County of the Bronx, City and State of New York, and bounded and more particularly described as follows:

171-1618

Beginning at a point in the Southerly side of East 179th Street, at a distance of 223.64' East of the Southeast-ly intersection of the sides of East 179th Street and Boston Road;

Thence Southwardly, forming an interior angle of $90^{\circ}-17'-06''$ with the previous course, 235.04' to a point;

Thence Westwardly, forming an interior angle of 90° with the previous course, 24.00' to a point;

Thence Northwardly, forming an interior angle of 90° with the previous course, 235.16' to the Southerly side of East 179th Street;

Thence Eastwardly along the Southerly side of East 179th Street a distance of 24.00' to the point or place of beginning.

Such easement shall be for the right and authority to install, operate and maintain gas, electric, steam, water and sewer facilities in, across and under the easement area; provided, however, that in the event the City or Consolidated Edison shall excavate, damage, or otherwise disturb the surface of the easement area, the City of New York or Consolidated Edison, as the case may be, shall, at its own cost and expense, restore said surface to the condition of said surface prior to such excavation, damage or disturbance.

8. A non-exclusive easement reserved to the City of New York for the benefit of the residents of the improvements to be constructed on Disposition Parcels 1, 3 and 5 of the Bronx Park South Urban Renewal Area for so long as the Project is insured by the Federal Housing Administration and so long as the tax exemption granted by the City of New York to the Project continues within the easement area located in the Borough and County of the Bronx, City and State of New York, and bounded and more particularly described as follows:

Beginning at a point formed by the intersection of the Easterly side of Boston Road and the Southerly side of East 179th Street;

Thence Eastwardly along the said Southerly side of East 179th Street 223.64' to a point;

Thence Southwardly, forming an interior angle of $90^{\circ}-17'-06''$ with the previous course, 235.04' to a point;

Thence Westwardly, at an interior angle of 90° with the previous course, 24.00' to a point;

Thence Southwardly, at an exterior angle of 90° with the previous course, 130.20' to the Northerly side of East Tremont Avenue;

Thence Westwardly, along the said Northerly side of East Tremont Avenue, forming an interior angle of $105^{\circ}-01'-04''$ with the previous course, 141.01' to a point;

Thence Northwardly, forming an interior angle of $152^{\circ}-20'-25''$ with the previous course, 130.20' to a point in the Easterly side of Boston Road;

Thence Northwardly, along the said Easterly side of Boston Road, 467.91' to the point or place of beginning.

Such easement shall be for access over travelled ways to be laid out to the common commercial and parking facilities during their normal use and under the prevailing conditions of their business operation. Prior to termination of the term of the easement, it may be modified or cancelled by the City of New York and the party of the second part, its successors or assigns. The aforesaid residents shall not be necessary parties to any modification or cancellation of the easement.

REL 171-1619

The party of the second part, by the acceptance of this deed, covenants and agrees for and on behalf of itself, its successors and assigns, and every successor in interest to the land conveyed hereby or any part thereof, which covenants shall be covenants running with the land to effectuate the following:

a. To undertake, commence and pursue the Project, in accordance with the "Project Plan" contained in Schedule B-2 of the Agreement, subject to and limited by, the provisions thereof.

b. To devote the Housing Site to and only to, and in accordance with the uses specified in the BRONX PARK SOUTH URBAN RENEWAL PLAN contained in Schedule B-1 of the aforesaid Agreement, and as said BRONX PARK SOUTH URBAN RENEWAL PLAN may be amended from time to time.

This covenant is to run for the duration of the controls of said Plan and shall expire on June 11, 2005.

c. The terms, conditions and limitations of the Large Scale Residential Development Plan hereinbefore referred to, of which public or private enforcement shall be permitted.

d. To comply with all Federal, State and Local Laws in effect from time to time, prohibiting discrimination or segregation by reason of race, color, religion, sex or national origin in the sale, lease or occupancy of the Housing Site or any part thereof; this covenant to run in perpetuity.

e. To comply with all Federal, State and Local Laws in effect from time to time regarding non-discrimination and not to discriminate upon the basis of race, color, religion, sex or national origin in the sale, lease or rental or in the use or occupancy of the land conveyed or any part thereof, or any improvements erected thereon or any part thereof; this covenant to run in perpetuity.

f. If and so long as the Project is insured by the Federal Housing Administration and so long as the tax exemption granted by the City of New York to the Project continues, the party of the second part agrees that the Net Commercial Income derived from the profits of such common commercial and parking facilities shall be shared by and assigned to the fee owners of all three Projects in the following manner:

- (1) Thirty-Two (32) Percent to Lambert Houses North.
- (2) Forty-Five (45) Percent to Lambert Houses South.
- (3) Twenty-Three (23) Percent to Lambert Houses East.

Net Commercial Income as used herein shall mean the actual gross income earned by such common facility minus debt service, real estate taxes and other operating expenses directly incurred by such facility, as determined by the Federal Housing Administration.

The agreements, covenants and provisions heretofore provided in this Indenture and all agreements, covenants and provisions in the Agreement shall, as provided in accordance with the said Agreement, run in favor of, and be enforceable by, the party of the first part, the State of New York and the United States.

In the event that the Party of the Second Part shall:

(1) Fail to complete construction of the improvements, as said completion is defined in the Agreement in the time provided for said completion as such time may be extended or,

(2) Prior to the completion of construction, shall fail to perform any obligation under the Agreement required to be performed by the said Party of the Second Part prior to such completion; or

(3) Shall fail to perform any obligation under said Agreement which is required to be performed by the Party of the Second Part prior to completion of construction; and any such failure shall not be cured within sixty (60) days except in respect to the non-payment of taxes, assessments, water and sewer rents and charges where the time to cure the same shall be thirty (30) days, after written notice of such failure is given to the Party of the Second Part and to any holder of record of a Mortgage; the Party of the Second Part shall reconvey to The City, without consideration, by bargain and sale deed, all the real property conveyed hereunder, with all improvements thereon, free and clear of all liens, encumbrances and mortgages, but subject to the Mortgage authorized by the Agreement and its terms and conditions.

In the event that the Party of the Second Part shall fail to reconvey as aforesaid, the Party of the First Part, may institute such action or proceedings as the Party of the First Part may deem advisable, including, but not limited to proceedings to compel specific performance and acquire the fee title, free and clear of all liens and encumbrances and mortgages, subject only to any mortgage authorized by the Agreement and its terms and conditions, and to recover expenses, costs and disbursements therefor, and, further, may institute actions or proceedings for payment of any and all damages incurred. The Party of the First Part may apply for and shall have the right to the appointment of a Receiver without notice in any such action or proceedings.

Any provision of this Indenture, or in the Agreement, to the contrary notwithstanding, The City of New York warrants, covenants and agrees that it will give to any holder of a mortgage notice of any circumstance, fact, cause or reason such as gives rise to the right of re-entry by The City of New York or a right of reverter of the title to the land herein conveyed or any part thereof, which notice shall be adequate to allow such mortgagee the time and opportunity to remove or correct such circumstances, fact, cause or reason, or cause

the same to be removed or corrected prior to the exercise of such right of re-entry or reverter upon condition that the mortgagee sends a notice to the City within thirty (30) days after receipt by the mortgagee of the said notice to cure, stating that it intends to cure such default.

Notwithstanding the specific recital in this deed of certain of the covenants and agreements which are provided for in the Agreement, each and every covenant and each and every agreement contained in the Agreement shall not in any event or in any respect be merged with this deed but each and every covenant and agreement shall survive this grant and remain in full force and effect.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be subscribed to by the COMMISSIONER OF REAL ESTATE and by the City Clerk, and its corporate seal to be hereunto affixed the day and year first above written.

THE CITY OF NEW YORK

By *Richard J. ...*
COMMISSIONER OF REAL ESTATE

By *[Signature]*
City Clerk

Approved as to Form:

[Signature]
Lambert Corporation Counsel

LAMBERT HOUSES REDEVELOPMENT COMPANY

By *[Signature]*
President
Lambert Management Corporation
General Partner



REEL 171 PAGE 1623

STATE OF NEW YORK)
COUNTY OF NEW YORK : ss.:
CITY OF NEW YORK)

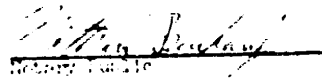
On this 7th day of December 1971, before me personally came HERMAN KATZ with whom I am personally acquainted, and known to me to be the City Clerk of The City of New York, who being by me duly sworn, did depose and say that he resides at 308 East 74th Street, in the Borough of Manhattan, City and State of New York; that he is the City Clerk of The City of New York, 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 as provided by law, and that he signed his name thereto as City Clerk by like authority, and further that he knows and is acquainted with ISA DEGMAN, and knows him to be the person described in and who, as Commissioner of Real Estate of The City of New York, executed the said instrument; that he executed the said instrument pursuant to law; that he saw him subscribe and execute the same, and that he acknowledged to him, the said HERMAN KATZ that he executed the same, and he, the said HERMAN KATZ thereupon subscribed his name thereto.


Notary Public

REC 171-1624

STATE OF NEW YORK
CITY OF NEW YORK
COUNTY OF NEW YORK

On the 1st day of December, 1971, before me came
DANON ELIEF, to me known, who, being by me duly sworn, did
depose and say that he resides at 61 White Hill Road, Cold
Spring Harbor, Long Island, New York; that he is the President
of LARGENT MANAGEMENT CORPORATION, the General Partner of
LARGENT HOUSES REDEVELOPMENT COMPANY, the Limited Partnership
which executed the foregoing instrument; that he executed the
foregoing instrument as said President of said LARGENT
MANAGEMENT CORPORATION on behalf of LARGENT HOUSES REDEVELOPMENT
COMPANY; 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.


Nathan Rirkam, Jr.

NATHAN RIRKAM, JR.
Notary Public in and for the State of New York
Qualified in New York County
Commission Expires March 30, 1972

346

10.1 No. 121

[illegible]

**BOARD OF ESTIMATE
CITY OF NEW YORK**

246

REEL 171 PAGE 1626

(Cal. No. 12) Page 2

represents an increase over the assessed valuation of the real property, both land and improvements, at the time of its acquisition by the company, such tax exemption to operate and continue for as long as a federally aided mortgage, as defined by subsection 8 of Section 192 of the Private Housing Finance Law, is outstanding, but in no event for a period of more than forty (40) years commencing from the date on which the benefits of the tax and tax exemption first becomes available and effective, that is from the date of release of the mortgage and delivery of the deed, provided:

a. That Federal Housing Redevelopment Company of New York, a federally aided institution, as defined by subsection 8 of Section 192 of the Private Housing Finance Law, and

b. That Federal Housing Redevelopment Company, at the time the project is completed and available to a company, will submit an affidavit to the Federal Housing Administration certifying that the project has been completed in accordance with the terms of said federally aided mortgage.

A true copy of resolution adopted by the Board of
Estimate on DECEMBER 3, 1970.

Ruth H. Mahley

Secretary.

BRONX COUNTY
 0 2 6 8 2 8
 REAL ESTATE
 TRANSFER TAX
 STATE OF NEW YORK
 Dept of
 Taxation DEC 1971
 & Finance
 102.30
 PB. 1. 747

102.30
 7512

THE CITY OF NEW YORK

TO 15254 JC01571

LAMBERT HOUSES REDEVELOPMENT COMPANY

DEED

The land affected by the within instrument lies in:

Section 11
 Block 3199, Bronx County
 Part of Lot 1 and 19
 and Bed of Bronx Street;

and

Block 3140, Bronx County
 Lot 7 and Part of Bed of
 Bronx Street

and
 Block 3141, Bronx County
 Part of Lot 17
 and Part of bed of Bronx Street

RECORDED AND RETURNED BY MAIL TO:

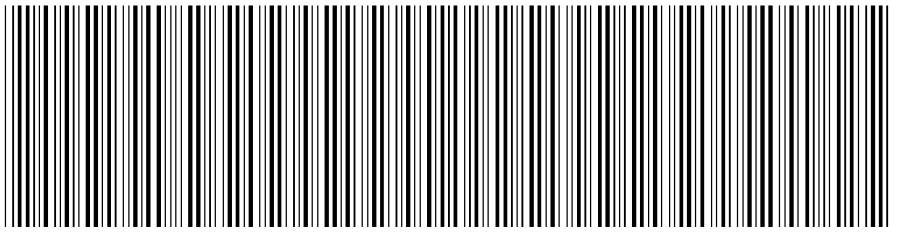
MAIL

Robert C. ... Esq.
 ... Administration
 ... New York

Vito M. Rivera

**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.



2016072101142001001E1F54

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 10

Document ID: 2016072101142001

Document Date: 07-01-2016

Preparation Date: 07-21-2016

Document Type: DEED

Document Page Count: 7

PRESENTER:

CHICAGO TITLE INSURANCE CO. (PICK-UP)
711 THIRD AVE, 5TH FLOOR
3212-00089 (MAF)
NEW YORK, NY 10017
212-880-1200
CTINYRECORDING@CTT.COM

RETURN TO:

CHICAGO TITLE INSURANCE CO. (PICK-UP)
HIRSCHEN SINGER & EPSTEIN LLP
902 BROADWAY, 13TH FLOOR
NEW YORK, NY 10010
Attn: Marcia Kahnowitz

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	3132	1	Entire Lot	988 EAST 180 STREET

Property Type: APARTMENT BUILDING

Borough	Block	Lot	Unit	Address
BRONX	3132	1	Entire Lot	994 EAST 180 STREET

Property Type: APARTMENT BUILDING

☒ Additional Properties on Continuation Page

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

BOSTON TREMONT, LLC
902 BROADWAY, 13TH FLOOR
NEW YORK, NY 10010

GRANTEE/BUYER:

BOSTON TREMONT HOUSING DEV. FUND
CORPORATION
902 BROADWAY, 13TH FLOOR
NEW YORK, NY 10010

☒ 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:	\$	81.00
----------------	----	-------

Affidavit Fee:	\$	0.00
----------------	----	------

Filing Fee:

\$	250.00
----	--------

NYC Real Property Transfer Tax:

\$	0.00
----	------

NYS Real Estate Transfer Tax:

\$	0.00
----	------

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

CITY OF NEW YORK

Recorded/Filed 07-28-2016 15:16

City Register File No.(CRFN):

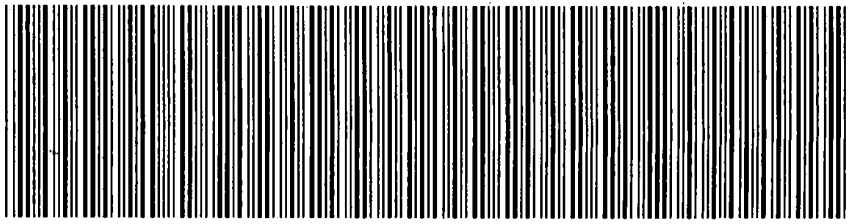
2016000259516



Annette McMill

City Register Official Signature

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



2016072101142001001C1DD4

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 10

Document ID: 2016072101142001
Document Type: DEED

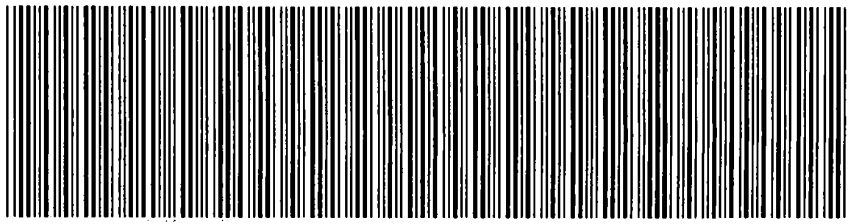
Document Date: 07-01-2016

Preparation Date: 07-21-2016

PROPERTY DATA

Borough	Block Lot	Unit	Address
BRONX	3132 1 Entire Lot		997 EAST 179TH STREET
	Property Type: OTHER		
Borough	Block Lot	Unit	Address
BRONX	3132 1 Entire Lot		1005 EAST 179TH STREET
	Property Type: OTHER		
Borough	Block Lot	Unit	Address
BRONX	3132 1 Entire Lot		1015 EAST 179TH STREET
	Property Type: OTHER		
Borough	Block Lot	Unit	Address
BRONX	3132 1 Entire Lot		1026 EAST 180TH STREET
	Property Type: OTHER		
Borough	Block Lot	Unit	Address
BRONX	3132 1 Entire Lot		2075 BOSTON ROAD
	Property Type: OTHER		
Borough	Block Lot	Unit	Address
BRONX	3138 1 Entire Lot		1013 EAST 180TH STREET
	Property Type: OTHER		
Borough	Block Lot	Unit	Address
BRONX	3138 1 Entire Lot		1016 BRONX PARK SOUTH
	Property Type: APARTMENT BUILDING		
Borough	Block Lot	Unit	Address
BRONX	3138 1 Entire Lot		2114 BRYANT AVENUE
	Property Type: APARTMENT BUILDING		
Borough	Block Lot	Unit	Address
BRONX	3138 1 Entire Lot		2123 BOSTON ROAD
	Property Type: APARTMENT BUILDING		
Borough	Block Lot	Unit	Address
BRONX	3140 7 Entire Lot		1048 EAST 180TH STREET
	Property Type: OTHER		
Borough	Block Lot	Unit	Address
BRONX	3140 7 Entire Lot		1075 EAST 179TH STREET
	Property Type: APARTMENT BUILDING		
Borough	Block Lot	Unit	Address
BRONX	3140 7 Entire Lot		2094 BOSTON ROAD
	Property Type: OTHER		
Borough	Block Lot	Unit	Address
BRONX	3139 1 Entire Lot		2024 BOSTON ROAD
	Property Type: COMMERCIAL REAL ESTATE		
Borough	Block Lot	Unit	Address
BRONX	3139 1 Entire Lot		1083 EAST TREMONT AVENUE
	Property Type: COMMERCIAL REAL ESTATE		

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



2016072101142001001C1DD4

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 3 OF 10

Document ID: 2016072101142001

Document Date: 07-01-2016

Preparation Date: 07-21-2016

Document Type: DEED

PROPERTY DATA

Borough	Block Lot	Unit	Address
BRONX	3139 19 Entire Lot		2030 BOSTON ROAD

Property Type: NON-RESIDENTIAL VACANT LAND

PARTIES

GRANTOR/SELLER:

LAMBERT HOUSES REDEVELOPMENT COMPANY
902 BROADWAY, 13TH FLOOR
NEW YORK, NY 10010

DEED

THIS INDENTURE, made the 1st day of July, 2016, between BOSTON TREMONT LLC, a New York limited liability company, having an address at 902 Broadway, 13th Floor, New York, New York 10010, as successor in interest by merger to LAMBERT HOUSES REDEVELOPMENT COMPANY, a New York limited partnership (the "Grantor"), and BOSTON TREMONT HOUSING DEVELOPMENT FUND CORPORATION, a New York not-for-profit corporation, having an address at 902 Broadway, 13th Floor, New York, New York 10010 (the "Grantee").

WITNESSETH, that the Grantor, in consideration of Ten and No/100 Dollars and other good and valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, the heirs, successors and assigns of the parties of the Grantee forever,

ALL, that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City and State of New York, known by the street addresses and tax blocks and lots as described in Exhibit "A," annexed hereto and made a part hereof, and as more specifically bounded as set forth in Schedule "A," annexed hereto and made a part hereof.

TOGETHER, with all right, title and interest, if any, of the Grantor 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 rights of the Grantor in and to said premises,

TO HAVE AND TO HOLD, the premises herein granted unto the Grantee, the heirs, successors and assigns of the Grantee forever.

AND, the Grantor covenants that the Grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatsoever, except as aforesaid.

AND, the Grantor in Compliance with Section 13 of the Lien Law, covenants that the Grantor 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; Signatures appear on following page]


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

GRANTOR:

BOSTON TREMONT LLC
a New York limited liability company

By: Phipps Houses, Sole Member

By:


Name: Matthew Kelly
Title: Vice President

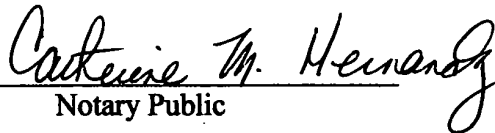
SEAL

STATE OF NEW YORK)

) ss.:

COUNTY OF NEW YORK)

On the 1st day of July, in the year 2016, before me, the undersigned, personally appeared Matthew Kelly, 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 on behalf of which the individual(s) acted, executed the instrument.


Notary Public

CATHERINE M. HERNANDEZ
Notary Public, State of New York
No. 01HE6227211
Qualified in Kings County
Commission Expires October 31, 2018

EXHIBIT A

PROPERTY LIST

988 East 180th Street, Bronx, New York	3132/1
994 East 180th Street, Bronx, New York	3132/1
997 East 179th Street, Bronx, New York	3132/1
1005 East 179th Street, Bronx, New York	3132/1
1015 East 179th Street, Bronx, New York	3132/1
1026 East 180th Street, Bronx, New York	3132/1
2075 Boston Road, Bronx, New York	3132/1
1013 East 180th Street, Bronx, New York	3138/1
1016 Bronx Park South, Bronx, New York	3138/1
2114 Bryant Avenue, Bronx, New York	3138/1
2123 Boston Road, Bronx, New York	3138/1
1048 East 180th Street, Bronx, New York	3140/7
1075 East 179th Street, Bronx, New York	3140/7
2094 Boston Road, Bronx, New York	3140/7
2024 Boston Road, Bronx New York	3139/1 and 19
1083 East Tremont Avenue, Bronx, New York	3139/1 and 19

SCHEDULE A

BLOCK 3139 LOTS 1 AND 19

ALL those plots, pieces or parcels of real property situate, lying and being in the Borough of BRONX, City and State of NEW YORK, bounded and described as follows:

BEGINNING at a point formed by the intersection of the easterly side of BOSTON ROAD and the southerly side of EAST 179TH STREET;

thence eastwardly along the said southerly side of EAST 179TH STREET, 223.64 feet to a point;

thence southwardly, forming an interior angle of 90 degrees 17 minutes 06 seconds with the previous course, 235.04 feet to a point;

thence westwardly, at an interior angle of 90 degrees with the previous course, 24.00 feet to a point;

thence southwardly, at an exterior angle of 90 degrees with the previous course, 145.00 feet to the northerly side of EAST TREMONT AVENUE;

thence westwardly, along the said northerly side of EAST TREMONT AVENUE, forming an interior angle of 103 degrees 02 minutes 09 seconds with the previous course, 191.03 feet to a point;

thence northwestwardly, forming an interior angle of 152 degrees 20 minutes 25 seconds with the previous course, 120.20 feet to a point in the easterly side of BOSTON ROAD;

thence northwardly, along the said easterly side of BOSTON ROAD, 407.08 feet to the point or place of BEGINNING.

BLOCK 3132 LOT 1

ALL those plots, pieces or parcels of real property situate, lying and being in the Borough and County of the BRONX, City and State of NEW YORK, bounded and described as follows:

BEGINNING at a point formed by the intersection of the westerly side of BOSTON ROAD and the southerly side of EAST 180TH STREET;

thence southwardly along the westerly side of BOSTON ROAD, 368.04 feet to the northerly corner of EAST 179TH STREET;

thence westwardly along the northerly side of EAST 179TH STREET, 533.24 feet to a point;

thence northwardly with an exterior angle of 89 degrees 11 minutes 07 seconds with the westwardly prolongation of the previous course, 112.00 feet to a point;

thence westwardly with an exterior angle of 92 degrees 36 minutes 51 seconds with the previous course, 39.47 feet to a point;

thence northwardly with an interior angle of 90 degrees 39 minutes 41 seconds with the previous course, 173.69 feet to a point;

thence eastwardly with an interior angle of 88 degrees 28 minutes 50 seconds with the previous course, 15.00 feet to a point;

thence northwardly with an exterior angle of 88 degrees 28 minutes 50 seconds with the previous course, 100.00 feet to a point in the southerly side of EAST 180TH STREET distant 231.27 feet east of the southeast corner of VYSE AVENUE;

thence eastwardly along the southerly side of EAST 180TH STREET, 494.98 feet to the point or place of BEGINNING.

BLOCK 3138 LOT 1

ALL those plots, pieces or parcels of real property 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 westerly side of BOSTON ROAD and the southerly side of BRONX PARK SOUTH;

thence southwardly along the westerly side of BOSTON ROAD, 474.12 feet to the corner of EAST 180TH STREET;

thence westwardly along the northerly side of EAST 180TH STREET. 335.99 feet to a point, formerly the westerly side of BRYANT AVENUE, now de-mapped;

thence northwardly, forming an interior angle of 91 degrees 53 minutes 45 seconds with the previous course, 277.45 feet to the southerly side of EAST 181ST STREET;

thence eastwardly along the said southerly side of EAST 181ST STREET, 60.01 feet to the easterly side of BRYANT AVENUE;

thence northwardly along the easterly side of BRYANT AVENUE, 60.01 feet to a point;

thence eastwardly, forming an interior angle of 89 degrees 07 minutes 25 seconds with the previous course, 15.00 feet to a point;

thence northwardly, parallel to BRYANT AVENUE, 105.33 feet to a point;

thence westwardly, forming an exterior angle of 90 degrees 52 minutes 35 seconds with the previous course, 15.00 feet to the easterly side of BRYANT AVENUE;

thence northwardly along the easterly side of BRYANT AVENUE. 46.00 feet to the southerly side of BRONX PARK SOUTH;

thence eastwardly along the said southerly side of BRONX PARK SOUTH, 195.74 feet to the point or place of BEGINNING.

BLOCK 3140 LOT 7

ALL those plots, pieces or parcels of real property situate, lying and being in the Borough of BRONX, City and State of NEW YORK, bounded and described as follows:

BEGINNING at a point formed by the intersection of the easterly side of BOSTON ROAD and the southerly side of EAST 180TH STREET;

thence eastwardly along the southerly side of EAST 180TH STREET, 266.00 feet to a point;

thence southwardly, forming an interior angle of 90 degrees with the previous course, 125.06 feet to an angle point;

thence continuing southwardly, forming an interior angle of 171 degrees 41 minutes 41 seconds with the previous course, 85.94 feet to an angle point;

thence continuing southwardly, forming an interior angle of 169 degrees 57 minutes 05 seconds with the previous course, 166.38 feet to a point;

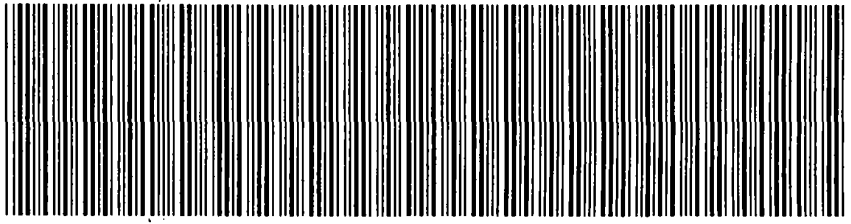
thence westwardly, forming an interior angle of 102 degrees 50 minutes 15 seconds with the previous course, 75.99 feet to a point, formerly in the westerly side of the former BRONX STREET, 34.00 feet north of the former intersection of EAST 179TH STREET and BRONX STREET;

thence northwardly, forming an interior angle of 90 degrees 17 minutes 06 seconds with the previous course, along the formerly westerly side of BRONX STREET, 108.23 feet to a point;

thence westwardly, forming an exterior angle of 88 degrees 55 minutes 36 seconds with the previous course, 170.99 feet to a point in the easterly side of BOSTON ROAD;

thence northwardly, along the easterly side of BOSTON ROAD, forming an interior angle of 85 degrees 51 minutes 10 seconds with the previous course, 243.09 feet to the point or place of BEGINNING.

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



2016072101142001001SD1D5

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2016072101142001

Document Date: 07-01-2016

Preparation Date: 07-21-2016

Document Type: DEED

ASSOCIATED TAX FORM ID: 2016071400245

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING

2

RP - 5217 REAL PROPERTY TRANSFER REPORT

3

CITY REGISTER

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded JUL 22 2016
 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 988 EAST 180 STREET BRONX 10460
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name BOSTON TREMONT HOUSING DEV. FUND CORPORATION
 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 17 # 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 BOSTON TREMONT, LLC
 LAST NAME / COMPANY FIRST NAME

LAMBERT HOUSES REDEVELOPMENT COMPANY
 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 7 / 1 / 2016
 Month Day Year

11. Date of Sale / Transfer 7 / 1 / 2016
 Month Day Year

12. Full Sale Price \$ 0
 (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 0

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 D 1 16. Total Assessed Value (of all parcels in transfer) 8 8 8 6 4 2 0 0

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

BRONX 3132 1 BRONX 3132 1 BRONX 3132 1

201607140024520104

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 <i>[Signature]</i>	DATE <i>7/1/2016</i>	LAST NAME		FIRST NAME
C/O PHIPPS HOUSES, 902 BROADWAY, 13TH FLOOR				
STREET NUMBER	STREET NAME (AFTER SALE)	AREA CODE	TELEPHONE NUMBER	
NEW YORK				
CITY OR TOWN	STATE NY	ZIP CODE 10010	SELLER	
			SELLER SIGNATURE <i>[Signature]</i>	DATE <i>7/1/2016</i>
			Matthew Kelly SP	

[Signature]
MARCIA ANNE KAHNOWITZ
Notary Public, State of New York
Registration #02KA6332383
Qualified In New York County
Commission Expires *11/2/19*

SEAL

[Signature]
MARCIA ANNE KAHNOWITZ
Notary Public, State of New York
Registration #02KA6332383
Qualified In New York County
Commission Expires *11/2/19*

RP - 5217 NYC

ATTACHMENT

Borough	Block	Lot
BRONX	3132	1
BRONX	3132	1
BRONX	3132	1
BRONX	3132	1
BRONX	3138	1
BRONX	3138	1
BRONX	3138	1
BRONX	3138	1
BRONX	3140	7
BRONX	3140	7
BRONX	3140	7
BRONX	3139	1
BRONX	3139	1

201607140024520101

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

State of New York)
County of New York) 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

988 EAST 180 STREET

Street Address
BRONX New York, 3132 1 (the "Premises");
Borough Block Lot

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).

Matthew Kelly VP Matthew Kelly VP
Name of Grantor (Type or Print) Name of Grantee (Type or Print)
[Signature] [Signature]
Signature of Grantor Signature of Grantee

SEAL

Sworn to before me
this 1st date of June 20 16

Sworn to before me
this 1st date of June 20 16

[Signature]
MARCIA ANNE KAHNOWITZ
Notary Public, State of New York
Registration #02KA6332383
Qualified in New York County

[Signature]
MARCIA ANNE KAHNOWITZ
Notary Public, State of New York
Registration #02KA6332383
Qualified in New York County
Commission Expires 11/2/17

These statements are made with the knowledge that a willfully false representation is 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
994 EAST 180 STREET		BRONX	3132	1
997 EAST 179TH STREET		BRONX	3132	1
1005 EAST 179TH STREET		BRONX	3132	1
1015 EAST 179TH STREET		BRONX	3132	1
1026 EAST 180TH STREET		BRONX	3132	1
2075 BOSTON ROAD		BRONX	3132	1
1013 EAST 180TH STREET		BRONX	3138	1
1016 BRONX PARK SOUTH		BRONX	3138	1
2114 BRYANT AVENUE		BRONX	3138	1
2123 BOSTON ROAD		BRONX	3138	1
1048 EAST 180TH STREET		BRONX	3140	7
1075 EAST 179TH STREET		BRONX	3140	7
2094 BOSTON ROAD		BRONX	3140	7
2024 BOSTON ROAD		BRONX	3139	1
1083 EAST TREMONT AVENUE		BRONX	3139	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

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BRONX BLOCK: 3132 LOT: 1
- (2) Property Address: 988 EAST 180 STREET, BRONX, NY 10460
- (3) Owner's Name: BOSTON TREMONT HOUSING DEV. FUND CORPORATION
- Additional Name:

Affirmation:



Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

Signature: Matthew Kelly VP Date (mm/dd/yyyy) 7/1/2016

Name and Title of Person Signing for Owner, if applicable: Matthew Kelly VP

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES



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

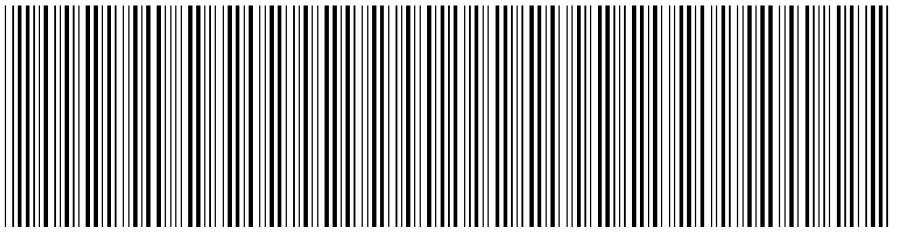
Customer Registration Form for Water and Sewer Billing

Borough	Block	Lot	Street	City	State	Zip
BRONX	3132	1	994 EAST 180 STREET	NY	NY	10460
BRONX	3132	1	997 EAST 179TH STREET	NY	NY	10460
BRONX	3132	1	1005 EAST 179TH STREET	NY	NY	10460
BRONX	3132	1	1015 EAST 179TH STREET	NY	NY	10460
BRONX	3132	1	1026 EAST 180TH STREET	NY	NY	10460
BRONX	3132	1	2075 BOSTON ROAD	NY	NY	10460
BRONX	3138	1	1013 EAST 180TH STREET	NY	NY	10460
BRONX	3138	1	1016 BRONX PARK SOUTH	NY	NY	10460
BRONX	3138	1	2114 BRYANT AVENUE	NY	NY	10460
BRONX	3138	1	2123 BOSTON ROAD	NY	NY	10460
BRONX	3140	7	1048 EAST 180TH STREET	NY	NY	10460
BRONX	3140	7	1075 EAST 179TH STREET	NY	NY	10460
BRONX	3140	7	2094 BOSTON ROAD	NY	NY	10460
BRONX	3139	1	2024 BOSTON ROAD	NY	NY	10460
BRONX	3139	1	1083 EAST TREMONT AVENUE	NY	NY	10460

201607140024510101

**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.



2016072101142001001E1F54

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 10

Document ID: 2016072101142001

Document Date: 07-01-2016

Preparation Date: 07-21-2016

Document Type: DEED

Document Page Count: 7

PRESENTER:

CHICAGO TITLE INSURANCE CO. (PICK-UP)
711 THIRD AVE, 5TH FLOOR
3212-00089 (MAF)
NEW YORK, NY 10017
212-880-1200
CTINYRECORDING@CTT.COM

RETURN TO:

CHICAGO TITLE INSURANCE CO. (PICK-UP)
HIRSCHEN SINGER & EPSTEIN LLP
902 BROADWAY, 13TH FLOOR
NEW YORK, NY 10010
Attn: Marcia Kahnowitz

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	3132	1	Entire Lot	988 EAST 180 STREET

Property Type: APARTMENT BUILDING

Borough	Block	Lot	Unit	Address
BRONX	3132	1	Entire Lot	994 EAST 180 STREET

Property Type: APARTMENT BUILDING

☒ Additional Properties on Continuation Page

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

BOSTON TREMONT, LLC
902 BROADWAY, 13TH FLOOR
NEW YORK, NY 10010

GRANTEE/BUYER:

BOSTON TREMONT HOUSING DEV. FUND
CORPORATION
902 BROADWAY, 13TH FLOOR
NEW YORK, NY 10010

☒ 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
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TASF:	\$	0.00
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MTA:	\$	0.00
------	----	------

NYCTA:	\$	0.00
--------	----	------

Additional MRT:	\$	0.00
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TOTAL:	\$	0.00
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Recording Fee:	\$	81.00
----------------	----	-------

Affidavit Fee:	\$	0.00
----------------	----	------

Filing Fee:

\$	250.00
----	--------

NYC Real Property Transfer Tax:

\$	0.00
----	------

NYS Real Estate Transfer Tax:

\$	0.00
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**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 07-28-2016 15:16

City Register File No.(CRFN):

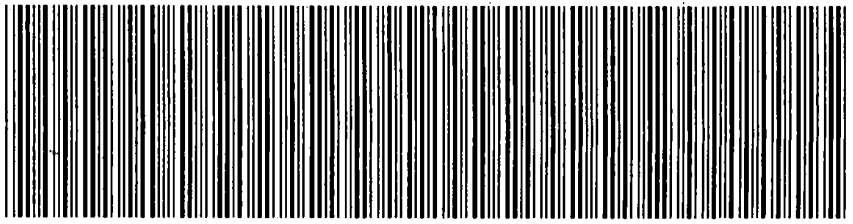
2016000259516



Annette McMill

City Register Official Signature

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



2016072101142001001C1DD4

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 10

Document ID: 2016072101142001

Document Date: 07-01-2016

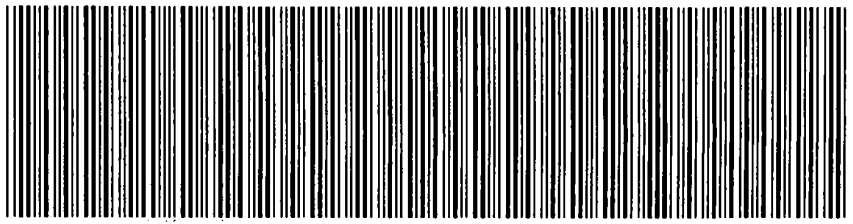
Preparation Date: 07-21-2016

Document Type: DEED

PROPERTY DATA

Borough	Block Lot	Unit	Address
BRONX	3132 1 Entire Lot		997 EAST 179TH STREET
	Property Type: OTHER		
Borough	Block Lot	Unit	Address
BRONX	3132 1 Entire Lot		1005 EAST 179TH STREET
	Property Type: OTHER		
Borough	Block Lot	Unit	Address
BRONX	3132 1 Entire Lot		1015 EAST 179TH STREET
	Property Type: OTHER		
Borough	Block Lot	Unit	Address
BRONX	3132 1 Entire Lot		1026 EAST 180TH STREET
	Property Type: OTHER		
Borough	Block Lot	Unit	Address
BRONX	3132 1 Entire Lot		2075 BOSTON ROAD
	Property Type: OTHER		
Borough	Block Lot	Unit	Address
BRONX	3138 1 Entire Lot		1013 EAST 180TH STREET
	Property Type: OTHER		
Borough	Block Lot	Unit	Address
BRONX	3138 1 Entire Lot		1016 BRONX PARK SOUTH
	Property Type: APARTMENT BUILDING		
Borough	Block Lot	Unit	Address
BRONX	3138 1 Entire Lot		2114 BRYANT AVENUE
	Property Type: APARTMENT BUILDING		
Borough	Block Lot	Unit	Address
BRONX	3138 1 Entire Lot		2123 BOSTON ROAD
	Property Type: APARTMENT BUILDING		
Borough	Block Lot	Unit	Address
BRONX	3140 7 Entire Lot		1048 EAST 180TH STREET
	Property Type: OTHER		
Borough	Block Lot	Unit	Address
BRONX	3140 7 Entire Lot		1075 EAST 179TH STREET
	Property Type: APARTMENT BUILDING		
Borough	Block Lot	Unit	Address
BRONX	3140 7 Entire Lot		2094 BOSTON ROAD
	Property Type: OTHER		
Borough	Block Lot	Unit	Address
BRONX	3139 1 Entire Lot		2024 BOSTON ROAD
	Property Type: COMMERCIAL REAL ESTATE		
Borough	Block Lot	Unit	Address
BRONX	3139 1 Entire Lot		1083 EAST TREMONT AVENUE
	Property Type: COMMERCIAL REAL ESTATE		

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



2016072101142001001C1DD4

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 3 OF 10

Document ID: 2016072101142001

Document Date: 07-01-2016

Preparation Date: 07-21-2016

Document Type: DEED

PROPERTY DATA

Borough	Block Lot	Unit	Address
BRONX	3139 19 Entire Lot		2030 BOSTON ROAD

Property Type: NON-RESIDENTIAL VACANT LAND

PARTIES

GRANTOR/SELLER:

LAMBERT HOUSES REDEVELOPMENT COMPANY
902 BROADWAY, 13TH FLOOR
NEW YORK, NY 10010

DEED

THIS INDENTURE, made the 1st day of July, 2016, between BOSTON TREMONT LLC, a New York limited liability company, having an address at 902 Broadway, 13th Floor, New York, New York 10010, as successor in interest by merger to LAMBERT HOUSES REDEVELOPMENT COMPANY, a New York limited partnership (the "Grantor"), and BOSTON TREMONT HOUSING DEVELOPMENT FUND CORPORATION, a New York not-for-profit corporation, having an address at 902 Broadway, 13th Floor, New York, New York 10010 (the "Grantee").

WITNESSETH, that the Grantor, in consideration of Ten and No/100 Dollars and other good and valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, the heirs, successors and assigns of the parties of the Grantee forever,

ALL, that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City and State of New York, known by the street addresses and tax blocks and lots as described in Exhibit "A," annexed hereto and made a part hereof, and as more specifically bounded as set forth in Schedule "A," annexed hereto and made a part hereof.

TOGETHER, with all right, title and interest, if any, of the Grantor 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 rights of the Grantor in and to said premises,

TO HAVE AND TO HOLD, the premises herein granted unto the Grantee, the heirs, successors and assigns of the Grantee forever.

AND, the Grantor covenants that the Grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatsoever, except as aforesaid.

AND, the Grantor in Compliance with Section 13 of the Lien Law, covenants that the Grantor 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; Signatures appear on following page]


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

GRANTOR:

BOSTON TREMONT LLC
a New York limited liability company

By: Phipps Houses, Sole Member

By:


Name: Matthew Kelly
Title: Vice President

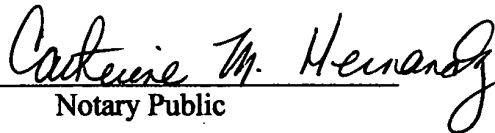
SEAL

STATE OF NEW YORK)

) ss.:

COUNTY OF NEW YORK)

On the 1st day of July, in the year 2016, before me, the undersigned, personally appeared Matthew Kelly, 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 on behalf of which the individual(s) acted, executed the instrument.


Notary Public

CATHERINE M. HERNANDEZ
Notary Public, State of New York
No. 01HE6227211
Qualified in Kings County
Commission Expires October 31, 2018

EXHIBIT A

PROPERTY LIST

988 East 180th Street, Bronx, New York	3132/1
994 East 180th Street, Bronx, New York	3132/1
997 East 179th Street, Bronx, New York	3132/1
1005 East 179th Street, Bronx, New York	3132/1
1015 East 179th Street, Bronx, New York	3132/1
1026 East 180th Street, Bronx, New York	3132/1
2075 Boston Road, Bronx, New York	3132/1
1013 East 180th Street, Bronx, New York	3138/1
1016 Bronx Park South, Bronx, New York	3138/1
2114 Bryant Avenue, Bronx, New York	3138/1
2123 Boston Road, Bronx, New York	3138/1
1048 East 180th Street, Bronx, New York	3140/7
1075 East 179th Street, Bronx, New York	3140/7
2094 Boston Road, Bronx, New York	3140/7
2024 Boston Road, Bronx New York	3139/1 and 19
1083 East Tremont Avenue, Bronx, New York	3139/1 and 19

SCHEDULE A

BLOCK 3139 LOTS 1 AND 19

ALL those plots, pieces or parcels of real property situate, lying and being in the Borough of BRONX, City and State of NEW YORK, bounded and described as follows:

BEGINNING at a point formed by the intersection of the easterly side of BOSTON ROAD and the southerly side of EAST 179TH STREET;

thence eastwardly along the said southerly side of EAST 179TH STREET, 223.64 feet to a point;

thence southwardly, forming an interior angle of 90 degrees 17 minutes 06 seconds with the previous course, 235.04 feet to a point;

thence westwardly, at an interior angle of 90 degrees with the previous course, 24.00 feet to a point;

thence southwardly, at an exterior angle of 90 degrees with the previous course, 145.00 feet to the northerly side of EAST TREMONT AVENUE;

thence westwardly, along the said northerly side of EAST TREMONT AVENUE, forming an interior angle of 103 degrees 02 minutes 09 seconds with the previous course, 191.03 feet to a point;

thence northwestwardly, forming an interior angle of 152 degrees 20 minutes 25 seconds with the previous course, 120.20 feet to a point in the easterly side of BOSTON ROAD;

thence northwardly, along the said easterly side of BOSTON ROAD, 407.08 feet to the point or place of BEGINNING.

BLOCK 3132 LOT 1

ALL those plots, pieces or parcels of real property situate, lying and being in the Borough and County of the BRONX, City and State of NEW YORK, bounded and described as follows:

BEGINNING at a point formed by the intersection of the westerly side of BOSTON ROAD and the southerly side of EAST 180TH STREET;

thence southwardly along the westerly side of BOSTON ROAD, 368.04 feet to the northerly corner of EAST 179TH STREET;

thence westwardly along the northerly side of EAST 179TH STREET, 533.24 feet to a point;

thence northwardly with an exterior angle of 89 degrees 11 minutes 07 seconds with the westwardly prolongation of the previous course, 112.00 feet to a point;

thence westwardly with an exterior angle of 92 degrees 36 minutes 51 seconds with the previous course, 39.47 feet to a point;

thence northwardly with an interior angle of 90 degrees 39 minutes 41 seconds with the previous course, 173.69 feet to a point;

thence eastwardly with an interior angle of 88 degrees 28 minutes 50 seconds with the previous course, 15.00 feet to a point;

thence northwardly with an exterior angle of 88 degrees 28 minutes 50 seconds with the previous course, 100.00 feet to a point in the southerly side of EAST 180TH STREET distant 231.27 feet east of the southeast corner of VYSE AVENUE;

thence eastwardly along the southerly side of EAST 180TH STREET, 494.98 feet to the point or place of BEGINNING.

BLOCK 3138 LOT 1

ALL those plots, pieces or parcels of real property 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 westerly side of BOSTON ROAD and the southerly side of BRONX PARK SOUTH;

thence southwardly along the westerly side of BOSTON ROAD, 474.12 feet to the corner of EAST 180TH STREET;

thence westwardly along the northerly side of EAST 180TH STREET. 335.99 feet to a point, formerly the westerly side of BRYANT AVENUE, now de-mapped;

thence northwardly, forming an interior angle of 91 degrees 53 minutes 45 seconds with the previous course, 277.45 feet to the southerly side of EAST 181ST STREET;

thence eastwardly along the said southerly side of EAST 181ST STREET, 60.01 feet to the easterly side of BRYANT AVENUE;

thence northwardly along the easterly side of BRYANT AVENUE, 60.01 feet to a point;

thence eastwardly, forming an interior angle of 89 degrees 07 minutes 25 seconds with the previous course, 15.00 feet to a point;

thence northwardly, parallel to BRYANT AVENUE, 105.33 feet to a point;

thence westwardly, forming an exterior angle of 90 degrees 52 minutes 35 seconds with the previous course, 15.00 feet to the easterly side of BRYANT AVENUE;

thence northwardly along the easterly side of BRYANT AVENUE. 46.00 feet to the southerly side of BRONX PARK SOUTH;

thence eastwardly along the said southerly side of BRONX PARK SOUTH, 195.74 feet to the point or place of BEGINNING.

BLOCK 3140 LOT 7

ALL those plots, pieces or parcels of real property situate, lying and being in the Borough of BRONX, City and State of NEW YORK, bounded and described as follows:

BEGINNING at a point formed by the intersection of the easterly side of BOSTON ROAD and the southerly side of EAST 180TH STREET;

thence eastwardly along the southerly side of EAST 180TH STREET, 266.00 feet to a point;

thence southwardly, forming an interior angle of 90 degrees with the previous course, 125.06 feet to an angle point;

thence continuing southwardly, forming an interior angle of 171 degrees 41 minutes 41 seconds with the previous course, 85.94 feet to an angle point;

thence continuing southwardly, forming an interior angle of 169 degrees 57 minutes 05 seconds with the previous course, 166.38 feet to a point;

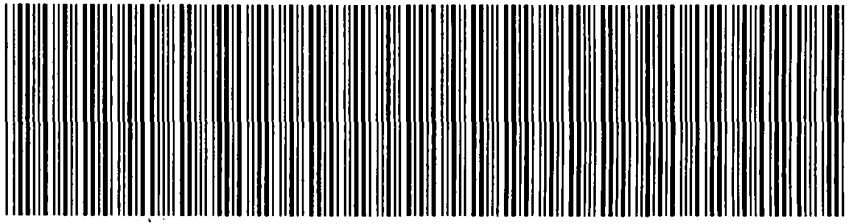
thence westwardly, forming an interior angle of 102 degrees 50 minutes 15 seconds with the previous course, 75.99 feet to a point, formerly in the westerly side of the former BRONX STREET, 34.00 feet north of the former intersection of EAST 179TH STREET and BRONX STREET;

thence northwardly, forming an interior angle of 90 degrees 17 minutes 06 seconds with the previous course, along the formerly westerly side of BRONX STREET, 108.23 feet to a point;

thence westwardly, forming an exterior angle of 88 degrees 55 minutes 36 seconds with the previous course, 170.99 feet to a point in the easterly side of BOSTON ROAD;

thence northwardly, along the easterly side of BOSTON ROAD, forming an interior angle of 85 degrees 51 minutes 10 seconds with the previous course, 243.09 feet to the point or place of BEGINNING.

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



2016072101142001001SD1D5

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2016072101142001

Document Date: 07-01-2016

Preparation Date: 07-21-2016

Document Type: DEED

ASSOCIATED TAX FORM ID: 2016071400245

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING

2

RP - 5217 REAL PROPERTY TRANSFER REPORT

3

CITY REGISTER

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded JUL 22 2016
 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 988 EAST 180 STREET BRONX 10460
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name BOSTON TREMONT HOUSING DEV. FUND CORPORATION
 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

4. Indicate the number of Assessment Roll parcels transferred on the deed 17 # of Parcels OR ☐ Part of a Parcel

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

6. Ownership Type is Condominium ☐
 7. New Construction on Vacant Land ☐

8. Seller Name BOSTON TREMONT, LLC
 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 7 / 1 / 2016
 Month Day Year

11. Date of Sale / Transfer 7 / 1 / 2016
 Month Day Year

12. Full Sale Price \$ 0
 (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 0

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 D 1 16. Total Assessed Value (of all parcels in transfer) 8 8 8 6 4 2 0 0

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

BRONX 3132 1 BRONX 3132 1 BRONX 3132 1

201607140024520104

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 <i>[Signature]</i> <i>VP</i>		DATE <i>7/1/2016</i>		
C/O PHIPPS HOUSES, 902 BROADWAY, 13TH FLOOR <i>Matthew Kelly SP</i>			LAST NAME	FIRST NAME
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER
NEW YORK				
CITY OR TOWN	STATE NY	ZIP CODE 10010	SELLER	
			SELLER SIGNATURE <i>[Signature]</i> <i>VP</i>	DATE <i>7/1/2016</i>
			<i>Matthew Kelly SP</i>	

Ma 62
MARCIA ANNE KAHNOWITZ
Notary Public, State of New York
Registration #02KA6332383
Qualified In New York County
Commission Expires *11/2/19*

SEAL

Ma 62
MARCIA ANNE KAHNOWITZ
Notary Public, State of New York
Registration #02KA6332383
Qualified In New York County
Commission Expires *11/2/19*

RP - 5217 NYC

ATTACHMENT

Borough	Block	Lot
BRONX	3132	1
BRONX	3132	1
BRONX	3132	1
BRONX	3132	1
BRONX	3138	1
BRONX	3138	1
BRONX	3138	1
BRONX	3138	1
BRONX	3140	7
BRONX	3140	7
BRONX	3140	7
BRONX	3139	1
BRONX	3139	1

201607140024520101

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

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

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

988 EAST 180 STREET

Street Address		Unit/Apt.	
<u>BRONX</u>	New York, <u>3132</u>	<u>1</u>	(the "Premises");
Borough	Block	Lot	

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).

<u>Matthew Kelly VP</u> Name of Grantor (Type or Print)	<u>Matthew Kelly VP</u> Name of Grantee (Type or Print)
<u>[Signature]</u> Signature of Grantor	<u>[Signature]</u> Signature of Grantee

SEAL

Sworn to before me
this 1st date of June 20 16

Sworn to before me
this 1st date of June 20 16

[Signature]
MARCIA ANNE KAHNOWITZ
Notary Public, State of New York
Registration #02KA6332383
Qualified in New York County
These statements are made with the knowledge that a willfully false representation is a crime of perjury under Article 210 of the Penal Law.

[Signature]
MARCIA ANNE KAHNOWITZ
Notary Public, State of New York
Registration #02KA6332383
Qualified in New York County
Commission Expires 11/2/17

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
994 EAST 180 STREET		BRONX	3132	1
997 EAST 179TH STREET		BRONX	3132	1
1005 EAST 179TH STREET		BRONX	3132	1
1015 EAST 179TH STREET		BRONX	3132	1
1026 EAST 180TH STREET		BRONX	3132	1
2075 BOSTON ROAD		BRONX	3132	1
1013 EAST 180TH STREET		BRONX	3138	1
1016 BRONX PARK SOUTH		BRONX	3138	1
2114 BRYANT AVENUE		BRONX	3138	1
2123 BOSTON ROAD		BRONX	3138	1
1048 EAST 180TH STREET		BRONX	3140	7
1075 EAST 179TH STREET		BRONX	3140	7
2094 BOSTON ROAD		BRONX	3140	7
2024 BOSTON ROAD		BRONX	3139	1
1083 EAST TREMONT AVENUE		BRONX	3139	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

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BRONX BLOCK: 3132 LOT: 1
- (2) Property Address: 988 EAST 180 STREET, BRONX, NY 10460
- (3) Owner's Name: BOSTON TREMONT HOUSING DEV. FUND CORPORATION
- Additional Name:

Affirmation:



Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

Signature: *[Signature]* Date (mm/dd/yyyy) 7/1/2016

Name and Title of Person Signing for Owner, if applicable: Matthew Kelly VP

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES



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

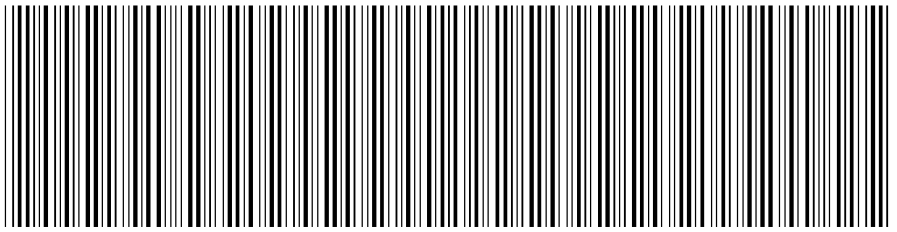
Customer Registration Form for Water and Sewer Billing

Borough	Block	Lot	Street	City	State	Zip
BRONX	3132	1	994 EAST 180 STREET	NY	NY	10460
BRONX	3132	1	997 EAST 179TH STREET	NY	NY	10460
BRONX	3132	1	1005 EAST 179TH STREET	NY	NY	10460
BRONX	3132	1	1015 EAST 179TH STREET	NY	NY	10460
BRONX	3132	1	1026 EAST 180TH STREET	NY	NY	10460
BRONX	3132	1	2075 BOSTON ROAD	NY	NY	10460
BRONX	3138	1	1013 EAST 180TH STREET	NY	NY	10460
BRONX	3138	1	1016 BRONX PARK SOUTH	NY	NY	10460
BRONX	3138	1	2114 BRYANT AVENUE	NY	NY	10460
BRONX	3138	1	2123 BOSTON ROAD	NY	NY	10460
BRONX	3140	7	1048 EAST 180TH STREET	NY	NY	10460
BRONX	3140	7	1075 EAST 179TH STREET	NY	NY	10460
BRONX	3140	7	2094 BOSTON ROAD	NY	NY	10460
BRONX	3139	1	2024 BOSTON ROAD	NY	NY	10460
BRONX	3139	1	1083 EAST TREMONT AVENUE	NY	NY	10460

201607140024510101

**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.



2016072101142001001E1F54

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 10

Document ID: 2016072101142001

Document Date: 07-01-2016

Preparation Date: 07-21-2016

Document Type: DEED

Document Page Count: 7

PRESENTER:

CHICAGO TITLE INSURANCE CO. (PICK-UP)
711 THIRD AVE, 5TH FLOOR
3212-00089 (MAF)
NEW YORK, NY 10017
212-880-1200
CTINYRECORDING@CTT.COM

RETURN TO:

CHICAGO TITLE INSURANCE CO. (PICK-UP)
HIRSCHEN SINGER & EPSTEIN LLP
902 BROADWAY, 13TH FLOOR
NEW YORK, NY 10010
Attn: Marcia Kahnowitz

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	3132	1	Entire Lot	988 EAST 180 STREET

Property Type: APARTMENT BUILDING

Borough	Block	Lot	Unit	Address
BRONX	3132	1	Entire Lot	994 EAST 180 STREET

Property Type: APARTMENT BUILDING

☒ Additional Properties on Continuation Page

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

BOSTON TREMONT, LLC
902 BROADWAY, 13TH FLOOR
NEW YORK, NY 10010

GRANTEE/BUYER:

BOSTON TREMONT HOUSING DEV. FUND
CORPORATION
902 BROADWAY, 13TH FLOOR
NEW YORK, NY 10010

☒ 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:	\$	81.00
----------------	----	-------

Affidavit Fee:	\$	0.00
----------------	----	------

Filing Fee:

\$	250.00
----	--------

NYC Real Property Transfer Tax:

\$	0.00
----	------

NYS Real Estate Transfer Tax:

\$	0.00
----	------

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

CITY OF NEW YORK

Recorded/Filed 07-28-2016 15:16

City Register File No.(CRFN):

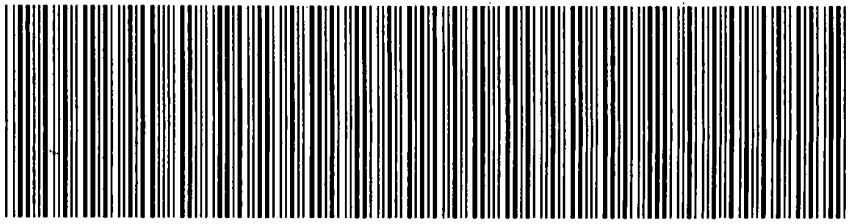
2016000259516



Annette McMill

City Register Official Signature

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



2016072101142001001C1DD4

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 10

Document ID: 2016072101142001
Document Type: DEED

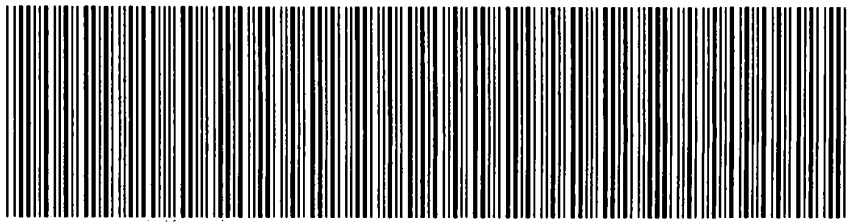
Document Date: 07-01-2016

Preparation Date: 07-21-2016

PROPERTY DATA

Borough	Block Lot	Unit	Address
BRONX	3132 1 Entire Lot		997 EAST 179TH STREET
	Property Type: OTHER		
Borough	Block Lot	Unit	Address
BRONX	3132 1 Entire Lot		1005 EAST 179TH STREET
	Property Type: OTHER		
Borough	Block Lot	Unit	Address
BRONX	3132 1 Entire Lot		1015 EAST 179TH STREET
	Property Type: OTHER		
Borough	Block Lot	Unit	Address
BRONX	3132 1 Entire Lot		1026 EAST 180TH STREET
	Property Type: OTHER		
Borough	Block Lot	Unit	Address
BRONX	3132 1 Entire Lot		2075 BOSTON ROAD
	Property Type: OTHER		
Borough	Block Lot	Unit	Address
BRONX	3138 1 Entire Lot		1013 EAST 180TH STREET
	Property Type: OTHER		
Borough	Block Lot	Unit	Address
BRONX	3138 1 Entire Lot		1016 BRONX PARK SOUTH
	Property Type: APARTMENT BUILDING		
Borough	Block Lot	Unit	Address
BRONX	3138 1 Entire Lot		2114 BRYANT AVENUE
	Property Type: APARTMENT BUILDING		
Borough	Block Lot	Unit	Address
BRONX	3138 1 Entire Lot		2123 BOSTON ROAD
	Property Type: APARTMENT BUILDING		
Borough	Block Lot	Unit	Address
BRONX	3140 7 Entire Lot		1048 EAST 180TH STREET
	Property Type: OTHER		
Borough	Block Lot	Unit	Address
BRONX	3140 7 Entire Lot		1075 EAST 179TH STREET
	Property Type: APARTMENT BUILDING		
Borough	Block Lot	Unit	Address
BRONX	3140 7 Entire Lot		2094 BOSTON ROAD
	Property Type: OTHER		
Borough	Block Lot	Unit	Address
BRONX	3139 1 Entire Lot		2024 BOSTON ROAD
	Property Type: COMMERCIAL REAL ESTATE		
Borough	Block Lot	Unit	Address
BRONX	3139 1 Entire Lot		1083 EAST TREMONT AVENUE
	Property Type: COMMERCIAL REAL ESTATE		

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



2016072101142001001C1DD4

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 3 OF 10

Document ID: 2016072101142001

Document Date: 07-01-2016

Preparation Date: 07-21-2016

Document Type: DEED

PROPERTY DATA

Borough	Block Lot	Unit	Address
BRONX	3139 19 Entire Lot		2030 BOSTON ROAD

Property Type: NON-RESIDENTIAL VACANT LAND

PARTIES

GRANTOR/SELLER:

LAMBERT HOUSES REDEVELOPMENT COMPANY
902 BROADWAY, 13TH FLOOR
NEW YORK, NY 10010

DEED

THIS INDENTURE, made the 1st day of July, 2016, between BOSTON TREMONT LLC, a New York limited liability company, having an address at 902 Broadway, 13th Floor, New York, New York 10010, as successor in interest by merger to LAMBERT HOUSES REDEVELOPMENT COMPANY, a New York limited partnership (the "Grantor"), and BOSTON TREMONT HOUSING DEVELOPMENT FUND CORPORATION, a New York not-for-profit corporation, having an address at 902 Broadway, 13th Floor, New York, New York 10010 (the "Grantee").

WITNESSETH, that the Grantor, in consideration of Ten and No/100 Dollars and other good and valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, the heirs, successors and assigns of the parties of the Grantee forever,

ALL, that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City and State of New York, known by the street addresses and tax blocks and lots as described in Exhibit "A," annexed hereto and made a part hereof, and as more specifically bounded as set forth in Schedule "A," annexed hereto and made a part hereof.

TOGETHER, with all right, title and interest, if any, of the Grantor 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 rights of the Grantor in and to said premises,

TO HAVE AND TO HOLD, the premises herein granted unto the Grantee, the heirs, successors and assigns of the Grantee forever.

AND, the Grantor covenants that the Grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatsoever, except as aforesaid.

AND, the Grantor in Compliance with Section 13 of the Lien Law, covenants that the Grantor 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; Signatures appear on following page]


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

GRANTOR:

BOSTON TREMONT LLC
a New York limited liability company

By: Phipps Houses, Sole Member

By:


Name: Matthew Kelly
Title: Vice President

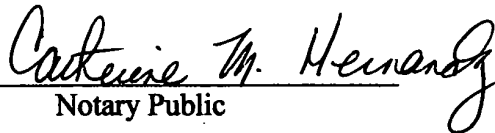
SEAL

STATE OF NEW YORK)

) ss.:

COUNTY OF NEW YORK)

On the 1st day of July, in the year 2016, before me, the undersigned, personally appeared Matthew Kelly, 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 on behalf of which the individual(s) acted, executed the instrument.


Notary Public

CATHERINE M. HERNANDEZ
Notary Public, State of New York
No. 01HE6227211
Qualified in Kings County
Commission Expires October 31, 2018

EXHIBIT A

PROPERTY LIST

988 East 180th Street, Bronx, New York	3132/1
994 East 180th Street, Bronx, New York	3132/1
997 East 179th Street, Bronx, New York	3132/1
1005 East 179th Street, Bronx, New York	3132/1
1015 East 179th Street, Bronx, New York	3132/1
1026 East 180th Street, Bronx, New York	3132/1
2075 Boston Road, Bronx, New York	3132/1
1013 East 180th Street, Bronx, New York	3138/1
1016 Bronx Park South, Bronx, New York	3138/1
2114 Bryant Avenue, Bronx, New York	3138/1
2123 Boston Road, Bronx, New York	3138/1
1048 East 180th Street, Bronx, New York	3140/7
1075 East 179th Street, Bronx, New York	3140/7
2094 Boston Road, Bronx, New York	3140/7
2024 Boston Road, Bronx New York	3139/1 and 19
1083 East Tremont Avenue, Bronx, New York	3139/1 and 19

SCHEDULE A

BLOCK 3139 LOTS 1 AND 19

ALL those plots, pieces or parcels of real property situate, lying and being in the Borough of BRONX, City and State of NEW YORK, bounded and described as follows:

BEGINNING at a point formed by the intersection of the easterly side of BOSTON ROAD and the southerly side of EAST 179TH STREET;

thence eastwardly along the said southerly side of EAST 179TH STREET, 223.64 feet to a point;

thence southwardly, forming an interior angle of 90 degrees 17 minutes 06 seconds with the previous course, 235.04 feet to a point;

thence westwardly, at an interior angle of 90 degrees with the previous course, 24.00 feet to a point;

thence southwardly, at an exterior angle of 90 degrees with the previous course, 145.00 feet to the northerly side of EAST TREMONT AVENUE;

thence westwardly, along the said northerly side of EAST TREMONT AVENUE, forming an interior angle of 103 degrees 02 minutes 09 seconds with the previous course, 191.03 feet to a point;

thence northwestwardly, forming an interior angle of 152 degrees 20 minutes 25 seconds with the previous course, 120.20 feet to a point in the easterly side of BOSTON ROAD;

thence northwardly, along the said easterly side of BOSTON ROAD, 407.08 feet to the point or place of BEGINNING.

BLOCK 3132 LOT 1

ALL those plots, pieces or parcels of real property situate, lying and being in the Borough and County of the BRONX, City and State of NEW YORK, bounded and described as follows:

BEGINNING at a point formed by the intersection of the westerly side of BOSTON ROAD and the southerly side of EAST 180TH STREET;

thence southwardly along the westerly side of BOSTON ROAD, 368.04 feet to the northerly corner of EAST 179TH STREET;

thence westwardly along the northerly side of EAST 179TH STREET, 533.24 feet to a point;

thence northwardly with an exterior angle of 89 degrees 11 minutes 07 seconds with the westwardly prolongation of the previous course, 112.00 feet to a point;

thence westwardly with an exterior angle of 92 degrees 36 minutes 51 seconds with the previous course, 39.47 feet to a point;

thence northwardly with an interior angle of 90 degrees 39 minutes 41 seconds with the previous course, 173.69 feet to a point;

thence eastwardly with an interior angle of 88 degrees 28 minutes 50 seconds with the previous course, 15.00 feet to a point;

thence northwardly with an exterior angle of 88 degrees 28 minutes 50 seconds with the previous course, 100.00 feet to a point in the southerly side of EAST 180TH STREET distant 231.27 feet east of the southeast corner of VYSE AVENUE;

thence eastwardly along the southerly side of EAST 180TH STREET, 494.98 feet to the point or place of BEGINNING.

BLOCK 3138 LOT 1

ALL those plots, pieces or parcels of real property 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 westerly side of BOSTON ROAD and the southerly side of BRONX PARK SOUTH;

thence southwardly along the westerly side of BOSTON ROAD, 474.12 feet to the corner of EAST 180TH STREET;

thence westwardly along the northerly side of EAST 180TH STREET. 335.99 feet to a point, formerly the westerly side of BRYANT AVENUE, now de-mapped;

thence northwardly, forming an interior angle of 91 degrees 53 minutes 45 seconds with the previous course, 277.45 feet to the southerly side of EAST 181ST STREET;

thence eastwardly along the said southerly side of EAST 181ST STREET, 60.01 feet to the easterly side of BRYANT AVENUE;

thence northwardly along the easterly side of BRYANT AVENUE, 60.01 feet to a point;

thence eastwardly, forming an interior angle of 89 degrees 07 minutes 25 seconds with the previous course, 15.00 feet to a point;

thence northwardly, parallel to BRYANT AVENUE, 105.33 feet to a point;

thence westwardly, forming an exterior angle of 90 degrees 52 minutes 35 seconds with the previous course, 15.00 feet to the easterly side of BRYANT AVENUE;

thence northwardly along the easterly side of BRYANT AVENUE. 46.00 feet to the southerly side of BRONX PARK SOUTH;

thence eastwardly along the said southerly side of BRONX PARK SOUTH, 195.74 feet to the point or place of BEGINNING.

BLOCK 3140 LOT 7

ALL those plots, pieces or parcels of real property situate, lying and being in the Borough of BRONX, City and State of NEW YORK, bounded and described as follows:

BEGINNING at a point formed by the intersection of the easterly side of BOSTON ROAD and the southerly side of EAST 180TH STREET;

thence eastwardly along the southerly side of EAST 180TH STREET, 266.00 feet to a point;

thence southwardly, forming an interior angle of 90 degrees with the previous course, 125.06 feet to an angle point;

thence continuing southwardly, forming an interior angle of 171 degrees 41 minutes 41 seconds with the previous course, 85.94 feet to an angle point;

thence continuing southwardly, forming an interior angle of 169 degrees 57 minutes 05 seconds with the previous course, 166.38 feet to a point;

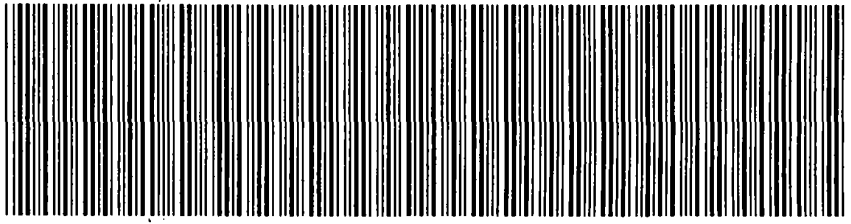
thence westwardly, forming an interior angle of 102 degrees 50 minutes 15 seconds with the previous course, 75.99 feet to a point, formerly in the westerly side of the former BRONX STREET, 34.00 feet north of the former intersection of EAST 179TH STREET and BRONX STREET;

thence northwardly, forming an interior angle of 90 degrees 17 minutes 06 seconds with the previous course, along the formerly westerly side of BRONX STREET, 108.23 feet to a point;

thence westwardly, forming an exterior angle of 88 degrees 55 minutes 36 seconds with the previous course, 170.99 feet to a point in the easterly side of BOSTON ROAD;

thence northwardly, along the easterly side of BOSTON ROAD, forming an interior angle of 85 degrees 51 minutes 10 seconds with the previous course, 243.09 feet to the point or place of BEGINNING.

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



2016072101142001001SD1D5

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2016072101142001

Document Date: 07-01-2016

Preparation Date: 07-21-2016

Document Type: DEED

ASSOCIATED TAX FORM ID: 2016071400245

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING

2

RP - 5217 REAL PROPERTY TRANSFER REPORT

3

CITY REGISTER

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded JUL 22 2016
 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 988 EAST 180 STREET BRONX 10460
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name BOSTON TREMONT HOUSING DEV. FUND CORPORATION
 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 17 # 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 BOSTON TREMONT, LLC
 LAST NAME / COMPANY FIRST NAME
LAMBERT HOUSES REDEVELOPMENT COMPANY
 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 7 / 1 / 2016
 Month Day Year

11. Date of Sale / Transfer 7 / 1 / 2016
 Month Day Year

12. Full Sale Price \$ 0

(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 0

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 D 1 16. Total Assessed Value (of all parcels in transfer) 8 8 8 6 4 2 0 0

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

BRONX 3132 1

BRONX 3132 1

BRONX 3132 1

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 <i>[Signature]</i>		DATE 7/1/2016		
C/O PHIPPS HOUSES, 902 BROADWAY, 13TH FLOOR <i>Matthew Kelly SP</i>			LAST NAME	FIRST NAME
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER
NEW YORK				
CITY OR TOWN	STATE NY	ZIP CODE 10010	SELLER	
			SELLER SIGNATURE <i>[Signature]</i>	DATE 7/1/2016
			<i>Matthew Kelly SP</i>	

Ma 62
MARCIA ANNE KAHNOWITZ
Notary Public, State of New York
Registration #02KA6332383
Qualified In New York County
Commission Expires 11/2/19

SEAL

Ma 62
MARCIA ANNE KAHNOWITZ
Notary Public, State of New York
Registration #02KA6332383
Qualified In New York County
Commission Expires 11/2/19

RP - 5217 NYC

ATTACHMENT

Borough	Block	Lot
BRONX	3132	1
BRONX	3132	1
BRONX	3132	1
BRONX	3132	1
BRONX	3138	1
BRONX	3138	1
BRONX	3138	1
BRONX	3138	1
BRONX	3140	7
BRONX	3140	7
BRONX	3140	7
BRONX	3139	1
BRONX	3139	1

201607140024520101

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

State of New York)
County of New York) 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

988 EAST 180 STREET

Street Address
BRONX New York, 3132 1 (the "Premises");
Borough Block Lot

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).

Matthew Kelly VP Matthew Kelly VP
Name of Grantor (Type or Print) Name of Grantee (Type or Print)
[Signature] [Signature]
Signature of Grantor Signature of Grantee

SEAL

Sworn to before me
this 1st date of June 20 16

Sworn to before me
this 1st date of June 20 16

[Signature]
MARCIA ANNE KAHNOWITZ
Notary Public, State of New York
Registration #02KA6332383
Qualified in New York County

[Signature]
MARCIA ANNE KAHNOWITZ
Notary Public, State of New York
Registration #02KA6332383
Qualified in New York County
Commission Expires 11/2/17

These statements are made with the knowledge that a willfully false representation made under oath is 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
994 EAST 180 STREET		BRONX	3132	1
997 EAST 179TH STREET		BRONX	3132	1
1005 EAST 179TH STREET		BRONX	3132	1
1015 EAST 179TH STREET		BRONX	3132	1
1026 EAST 180TH STREET		BRONX	3132	1
2075 BOSTON ROAD		BRONX	3132	1
1013 EAST 180TH STREET		BRONX	3138	1
1016 BRONX PARK SOUTH		BRONX	3138	1
2114 BRYANT AVENUE		BRONX	3138	1
2123 BOSTON ROAD		BRONX	3138	1
1048 EAST 180TH STREET		BRONX	3140	7
1075 EAST 179TH STREET		BRONX	3140	7
2094 BOSTON ROAD		BRONX	3140	7
2024 BOSTON ROAD		BRONX	3139	1
1083 EAST TREMONT AVENUE		BRONX	3139	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

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BRONX BLOCK: 3132 LOT: 1
- (2) Property Address: 988 EAST 180 STREET, BRONX, NY 10460
- (3) Owner's Name: BOSTON TREMONT HOUSING DEV. FUND CORPORATION
- Additional Name:

Affirmation:



Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

Signature: Matthew Kelly VP Date (mm/dd/yyyy) 7/1/2016

Name and Title of Person Signing for Owner, if applicable: Matthew Kelly VP

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES



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	3132	1	994 EAST 180 STREET	NY	NY	10460
BRONX	3132	1	997 EAST 179TH STREET	NY	NY	10460
BRONX	3132	1	1005 EAST 179TH STREET	NY	NY	10460
BRONX	3132	1	1015 EAST 179TH STREET	NY	NY	10460
BRONX	3132	1	1026 EAST 180TH STREET	NY	NY	10460
BRONX	3132	1	2075 BOSTON ROAD	NY	NY	10460
BRONX	3138	1	1013 EAST 180TH STREET	NY	NY	10460
BRONX	3138	1	1016 BRONX PARK SOUTH	NY	NY	10460
BRONX	3138	1	2114 BRYANT AVENUE	NY	NY	10460
BRONX	3138	1	2123 BOSTON ROAD	NY	NY	10460
BRONX	3140	7	1048 EAST 180TH STREET	NY	NY	10460
BRONX	3140	7	1075 EAST 179TH STREET	NY	NY	10460
BRONX	3140	7	2094 BOSTON ROAD	NY	NY	10460
BRONX	3139	1	2024 BOSTON ROAD	NY	NY	10460
BRONX	3139	1	1083 EAST TREMONT AVENUE	NY	NY	10460

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ATTACHMENT G



Environmental, Planning, and Engineering Consultants

440 Park Avenue South, 7th Floor

New York, NY 10016

tel: (212) 696-0670

fax: (212) 213-3191

www.akrf.com

February 4, 2020

Bronx Community Board 6
1932 Arthur Avenue, Room 403-A
Bronx, New York 10457

Re: Document Repository
1048 and 1075 East 180th Street, and 2094 Boston Road, Bronx, New York

To Whom It May Concern:

AKRF, Inc. is submitting a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Application on behalf of Boston Tremont Housing Development Fund Corporation for the project site located at 1048 and 1075 East 180th Street, and 2094 Boston Road, Bronx, New York. As required by NYSDEC, the Brooklyn Community Board 6 will be the repository to which all pertinent documents generated for this project will be sent. Please understand that these documents will have to be made available to the public when requested until the NYSDEC determines that these documents are no longer needed. Please signify your understanding and agreement by signing below and returning a copy of the signed letter via email to ajordan@akrf.com. Please call me at 646-388-9864 with any questions. Thank you.




Preferred Method of Document Receipt:

☐ Hard Copies ☒ Electronic Copies ☐ CD

Sincerely,
AKRF, Inc.

Amy Jordan
Technical Director

ACKNOWLEDGED AND ACCEPTED:

  
Name Title Signature



Environmental, Planning, and Engineering Consultants

440 Park Avenue South, 7th Floor
New York, NY 10016
tel: (212) 696-0670
fax: (212) 213-3191
www.akrf.com

February 18, 2020

West Farms Library
2085 Honeywell Avenue
Bronx, New York 10460

Re: Document Repository
Lambert Houses Parcel 5
1048 and 1075 East 180th Street, and 2094 Boston Road, Bronx, New York

To Whom It May Concern:

AKRF, Inc. is submitting a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Application on behalf of Boston Tremont Housing Development Fund Corporation for the project site located at 1048 and 1075 East 180th Street, and 2094 Boston Road, Bronx, New York. As required by NYSDEC, the West Farms Library will be the repository to which all pertinent documents generated for this project will be sent. Please understand that these documents will have to be made available to the public when requested until the NYSDEC determines that these documents are no longer needed. Please signify your understanding and agreement by signing below and returning a copy of the signed letter via email to asharma@akrf.com. Please call me at 646-388-9865 with any questions. Thank you.

Preferred Method of Document Receipt:

☐ Hard Copies ☐ Electronic Copies ☐ CD

Sincerely,
AKRF, Inc.

A handwritten signature in dark ink, appearing to read "Ashutosh Sharma".

Ashutosh Sharma
Technical Director

ACKNOWLEDGED AND ACCEPTED:

<u>Virginia Quiñones</u>	<u>Library Manager</u>	<u>Virginia Quiñones</u>
Name	Title	Signature