



Department of  
Environmental  
Conservation

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

### PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

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

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

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

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

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

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

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

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

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

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

Other (explain in detail below)

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

On 01/19/2022, 50% ownership in the BCP Site was temporarily transferred from existing owner 4720 Third Ave LLC to 5 entities - 101 Izzys Fordham 1 LLC, 101 Izzys Fordham 2 LLC, AC 4720 Third Ave LLC, 101 H 4720 Third Ave LLC, and RA 4720 Third Ave LLC. These entities then transferred their 50% interest to 4720 JR LLC. Both existing Site owner 4720 Third Ave LLC, which has retained a 50% ownership interest in the BCP Site, and the new 50% owner, 4720 JR LLC are being added to the BCA. See Deeds in Ex. A. 4720 Development LLC, which includes the two 50% site owners and which will develop the project on the Site, is being added as a BCA volunteer. See Org. Chart and Contact list in Ex. B. The Written Consents and DOS filings are in Exs. C and D, respectively. A new Site access agreement has been regranted to existing non-owner Volunteer 4720 VCD LLC and new non-owner volunteer 4720 Development LLC by the two owner entities. See Ex. E. In sum, 4720 VCD LLC, 4270 Third Ave LLC, 4720 JR LLC and 4720 Development LLC are now all BCP volunteers. This amendment also reflects a change in the original applicant's address.

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

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

Section I. Current Agreement Information		
BCP SITE NAME: Former Sears Auto Center Site		BCP SITE NUMBER: C203147
NAME OF CURRENT APPLICANT(S): 4720 VCD LLC		
INDEX NUMBER OF AGREEMENT: C203147-08-21		DATE OF ORIGINAL AGREEMENT: 09/03/21
Section II. New Requestor Information (complete only if adding new requestor or name has changed)		
NAME 4720 Third Ave LLC, 4720 JR LLC and 4720 Development LLC		
ADDRESS See the following three pages for contact information for each of these LLCs		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL
<p>1. Is the requestor authorized to conduct business in New York State (NYS)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> <li>If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's (DOS) Corporation &amp; Business Entity Database. A print-out of entity information from the DOS database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS.</li> </ul>		
NAME OF NEW REQUESTOR'S REPRESENTATIVE		
ADDRESS		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL
NAME OF NEW REQUESTOR'S CONSULTANT (if applicable)		
ADDRESS		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL
NAME OF NEW REQUESTOR'S ATTORNEY (if applicable)		
ADDRESS		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL
<p>2. Requestor must submit proof that the party signing this Application and Amendment has the authority to bind the Requestor. This would be documentation from corporate organizational papers, which are updated, showing the authority to bind the corporation, or a Corporate Resolution showing the same, or an Operating Agreement or Resolution for an LLC. Is this proof attached? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>		
<p>3. Describe Requestor's Relationship to Existing Applicant:</p> <p>New investors have been added to the existing project team</p>		

<b>Section I. Current Agreement Information</b>		
BCP SITE NAME: Former Sears Auto Center Site		BCP SITE NUMBER: C203147
NAME OF CURRENT APPLICANT(S): 4720 VCD LLC		
INDEX NUMBER OF AGREEMENT: C203147-08-21		DATE OF ORIGINAL AGREEMENT: 09/03/21
<b>Section II. New Requestor Information</b> (complete only if adding new requestor or name has changed)		
NAME 4720 VCD LLC		
ADDRESS 57 West 38th Street, 10th Floor [NEW ADDRESS]		
CITY/TOWN New York, New York		ZIP CODE 10018
PHONE (914) 450-5273	FAX N/A	E-MAIL pserpico@omnibuild.com
1. Is the requestor authorized to conduct business in New York State (NYS)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <ul style="list-style-type: none"> <li>If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's (DOS) Corporation &amp; Business Entity Database. A print-out of entity information from the DOS database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS.</li> </ul>		
NAME OF NEW REQUESTOR'S REPRESENTATIVE Peter Serpico		
ADDRESS 57 West 38th Street, 10th Floor		
CITY/TOWN New York, New York		ZIP CODE 10018
PHONE (212) 419 - 1930	FAX N/A	E-MAIL pserpico@omnibuild.com
NAME OF NEW REQUESTOR'S CONSULTANT (if applicable) P.W. Grosser Consulting (Paul Boyce, P.E., and Jennifer Lewis)		
ADDRESS 630 Johnson Avenue, Suite 7		
CITY/TOWN Bohemia, New York		ZIP CODE 11716
PHONE (631) 589 - 6353	FAX N/A	E-MAIL paulb@pwgrosser.com; JenniferL@pwgrosser.com
NAME OF NEW REQUESTOR'S ATTORNEY (if applicable) Linda R. Shaw, Esq., Knauf Shaw LLP		
ADDRESS 1400 Crossroads Building, 2 State Street		
CITY/TOWN Rochester, New York		ZIP CODE 14614
PHONE (585) 546-8430	FAX (585) 546-4324	E-MAIL lshaw@nyenvlaw.com
2. Requestor must submit proof that the party signing this Application and Amendment has the authority to bind the Requestor. This would be documentation from corporate organizational papers, which are updated, showing the authority to bind the corporation, or a Corporate Resolution showing the same, or an Operating Agreement or Resolution for an LLC. Is this proof attached? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
3. Describe Requestor's Relationship to Existing Applicant:		

<b>Section I. Current Agreement Information</b>		
BCP SITE NAME: Former Sears Auto Center Site		BCP SITE NUMBER: C203147
NAME OF CURRENT APPLICANT(S): 4720 VCD LLC		
INDEX NUMBER OF AGREEMENT: C203147-08-21		DATE OF ORIGINAL AGREEMENT: 09/03/21
<b>Section II. New Requestor Information</b> (complete only if adding new requestor or name has changed)		
NAME 4720 JR LLC		
ADDRESS 989 6th Avenue, 15th Floor		
CITY/TOWN New York, New York		ZIP CODE 10018
PHONE	FAX NA	E-MAIL ray@sionigroup.com
<p>1. Is the requestor authorized to conduct business in New York State (NYS)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> <li>If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's (DOS) Corporation &amp; Business Entity Database. A print-out of entity information from the DOS database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS.</li> </ul>		
NAME OF NEW REQUESTOR'S REPRESENTATIVE Payman Yadidi		
ADDRESS 989 6th Avenue, 15th Floor		
CITY/TOWN New York, New York		ZIP CODE 10018
PHONE	FAX NA	E-MAIL ray@sionigroup.com
NAME OF NEW REQUESTOR'S CONSULTANT (if applicable) P.W. Grosser Consulting (Paul Boyce, P.E., and Jennifer Lewis)		
ADDRESS 630 Johnson Avenue, Suite 7		
CITY/TOWN Bohemia, New York		ZIP CODE 11716
PHONE (631) 589 - 6353	FAX (631) 589 - 8705	E-MAIL paulb@pwgrosser.com; JenniferL@pwgrosser.com
NAME OF NEW REQUESTOR'S ATTORNEY (if applicable) Linda Shaw, Esq., Knauf Shaw LLP		
ADDRESS 1400 Crossroads Building, 2 State Street		
CITY/TOWN Rochester, New York		ZIP CODE 14618
PHONE (585) 546 - 8430	FAX (585) 546-4324	E-MAIL lshaw@nyenvlaw.com
<p>2. Requestor must submit proof that the party signing this Application and Amendment has the authority to bind the Requestor. This would be documentation from corporate organizational papers, which are updated, showing the authority to bind the corporation, or a Corporate Resolution showing the same, or an Operating Agreement or Resolution for an LLC. Is this proof attached? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>		
<p>3. Describe Requestor's Relationship to Existing Applicant:</p> <p>New investors have been added to the existing project team.</p>		

<b>Section I. Current Agreement Information</b>		
BCP SITE NAME: Former Sears Auto Center Site		BCP SITE NUMBER: C203147
NAME OF CURRENT APPLICANT(S): 4720 VCD LLC		
INDEX NUMBER OF AGREEMENT: C203147-08-21		DATE OF ORIGINAL AGREEMENT: 09/03/21
<b>Section II. New Requestor Information</b> (complete only if adding new requestor or name has changed)		
NAME 4720 Third Ave LLC		
ADDRESS 57 West 38th Street, 10th Floor		
CITY/TOWN New York, New York		ZIP CODE 10018
PHONE (212) 419 - 1930	FAX NA	E-MAIL pserpico@omnibuild.com
1. Is the requestor authorized to conduct business in New York State (NYS)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<ul style="list-style-type: none"> <li>If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's (DOS) Corporation &amp; Business Entity Database. A print-out of entity information from the DOS database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS.</li> </ul>		
NAME OF NEW REQUESTOR'S REPRESENTATIVE Peter Serpico		
ADDRESS 57 West 38th Street, 10th Floor		
CITY/TOWN New York, New York		ZIP CODE 10018
PHONE (212) 419 - 1930	FAX NA	E-MAIL pserpico@omnibuild.com
NAME OF NEW REQUESTOR'S CONSULTANT (if applicable) P.W. Grosser Consulting (Paul Boyce, P.E., and Jennifer Lewis)		
ADDRESS 630 Johnson Avenue, Suite 7		
CITY/TOWN Bohemia, New York		ZIP CODE 11716
PHONE (631) 589 - 6353	FAX (631) 589 - 8705	E-MAIL paulb@pwgrosser.com; JenniferL@pwgrosser.com
NAME OF NEW REQUESTOR'S ATTORNEY (if applicable) Linda Shaw, Esq., Knauf Shaw LLP		
ADDRESS 1400 Crossroads Building, 2 State Street		
CITY/TOWN Rochester, New York		ZIP CODE 14618
PHONE (585) 546-8430	FAX (585) 546-4324	E-MAIL lshaw@nyenvlaw.com
2. Requestor must submit proof that the party signing this Application and Amendment has the authority to bind the Requestor. This would be documentation from corporate organizational papers, which are updated, showing the authority to bind the corporation, or a Corporate Resolution showing the same, or an Operating Agreement or Resolution for an LLC. Is this proof attached? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
3. Describe Requestor's Relationship to Existing Applicant:  New investors have been added to the existing project team.		

<b>Section I. Current Agreement Information</b>		
BCP SITE NAME: Former Sears Auto Center Site		BCP SITE NUMBER: C203147
NAME OF CURRENT APPLICANT(S): 4720 VCD LLC		
INDEX NUMBER OF AGREEMENT: C203147-08-21		DATE OF ORIGINAL AGREEMENT: 09/03/21
<b>Section II. New Requestor Information</b> (complete only if adding new requestor or name has changed)		
NAME 4720 Development LLC		
ADDRESS 989 6th Avenue, 15th Floor		
CITY/TOWN New York, New York		ZIP CODE 10018
PHONE (212) 419 - 1930	FAX NA	E-MAIL pserpico@omnibuild.com
<p>1. Is the requestor authorized to conduct business in New York State (NYS)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> <li>If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's (DOS) Corporation &amp; Business Entity Database. A print-out of entity information from the DOS database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS.</li> </ul>		
NAME OF NEW REQUESTOR'S REPRESENTATIVE Peter Serpico		
ADDRESS 57 West 38th Street, 10th Floor		
CITY/TOWN New York, New York		ZIP CODE 10018
PHONE (212) 419 - 1930	FAX NA	E-MAIL pserpico@omnibuild.com
NAME OF NEW REQUESTOR'S CONSULTANT (if applicable) P.W. Grosser Consulting (Paul Boyce, P.E., and Jennifer Lewis)		
ADDRESS 630 Johnson Avenue, Suite 7		
CITY/TOWN Bohemia, New York		ZIP CODE 11716
PHONE (631) 589 - 6353	FAX (631) 589 - 8705	E-MAIL paulb@pwgrosser.com; JenniferL@pwgrosser.com
NAME OF NEW REQUESTOR'S ATTORNEY (if applicable) Linda Shaw, Esq., Knauf Shaw LLP		
ADDRESS 1400 Crossroads Building, 2 State Street		
CITY/TOWN Rochester, New York		ZIP CODE 14618
PHONE (585) 546 - 8430	FAX (585) 546-4324	E-MAIL Linda Shaw, Esq., Knauf Shaw LLP
<p>2. Requestor must submit proof that the party signing this Application and Amendment has the authority to bind the Requestor. This would be documentation from corporate organizational papers, which are updated, showing the authority to bind the corporation, or a Corporate Resolution showing the same, or an Operating Agreement or Resolution for an LLC. Is this proof attached? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>		
<p>3. Describe Requestor's Relationship to Existing Applicant:</p> <p>New investors have been added to the existing project team.</p>		

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

PARTICIPANT

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

VOLUNTEER

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

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

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

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

Prior Owner  Current Owner  Potential /Future Purchaser  Other Related Entities

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

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

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

1. Property information on current agreement:

ADDRESS

CITY/TOWN

ZIP CODE

TAX BLOCK AND LOT (SBL)

TOTAL ACREAGE OF CURRENT SITE: \_\_\_\_\_

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

2. Check appropriate boxes below:

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

2a. PARCELS ADDED:

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

Total acreage to be added: \_\_\_\_\_

Reduction of property

2b. PARCELS REMOVED:

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

Total acreage to be removed: \_\_\_\_\_

Change to SBL (e.g. merge, subdivision, address change)

2c. NEW SBL INFORMATION:

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

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

**3. TOTAL REVISED SITE ACREAGE: \_\_\_\_\_**

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

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Please answer questions below and provide documentation necessary to support answers.</b>	
1. Is at least 50% of the site area located within an environmental zone pursuant to Tax Law 21(6)? Please see <a href="#">DEC's website</a> for more information.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Is the property upside down as defined below?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>From ECL 27-1405(31):</b>	
<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>	
3. Is the project an affordable housing project as defined below?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>From 6 NYCRR 375- 3.2(a) as of August 12, 2016:</p> <p>(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.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p>	

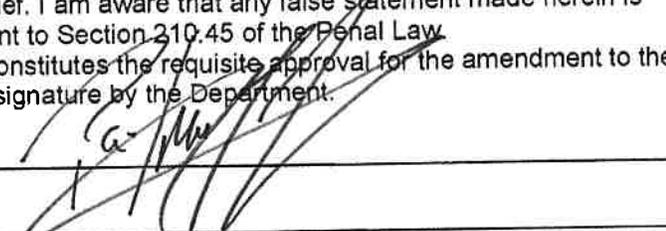
**PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT**

<b>Existing Agreement Information</b>	
BCP SITE NAME: Former Sears Auto Center Site	BCP SITE NUMBER: C203147
NAME OF CURRENT APPLICANT(S): 4720 VCD LLC	
INDEX NUMBER OF AGREEMENT: C203147-08-21	
EFFECTIVE DATE OF ORIGINAL AGREEMENT: 09/03/21	

**Declaration of Amendment:**

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

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

<b>Statement of Certification and Signatures: New Requestor(s) (if applicable)</b>	
(Individual)	
I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.	
Date: _____	Signature: _____
Print Name: _____	
(Entity)	
I hereby affirm that I am (title <u>A Member</u> ) of (entity <u>4720 JR LLC</u> ); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.	
<u>Payman Yadidi's</u> signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.	
Date: <u>2/11/2022</u>	Signature: 
Print Name: <u>Payman Yadidi</u>	

**PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT**

<b>Existing Agreement Information</b>	
BCP SITE NAME: Former Sears Auto Center Site	BCP SITE NUMBER: C203147
NAME OF CURRENT APPLICANT(S): 4720 VCD LLC	
INDEX NUMBER OF AGREEMENT: C203147-08-21	
EFFECTIVE DATE OF ORIGINAL AGREEMENT: 09/03/21	

**Declaration of Amendment:**

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

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

**Statement of Certification and Signatures: New Requestor(s) (if applicable)**

(Individual)

I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

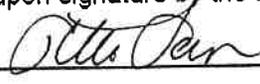
Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

(Entity)

I hereby affirm that I am (title A Member) of (entity 4720 Third Ave LLC); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Peter Serpico's signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 2/11/2022 Signature: 

Print Name: Peter Serpico

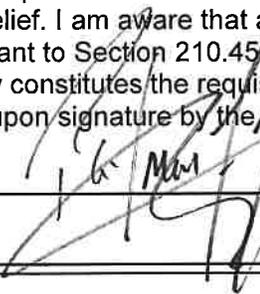
**PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT**

<b>Existing Agreement Information</b>	
BCP SITE NAME: Former Sears Auto Center Site	BCP SITE NUMBER: C203147
NAME OF CURRENT APPLICANT(S): 4720 VCD LLC	
INDEX NUMBER OF AGREEMENT: C203147-08-21	
EFFECTIVE DATE OF ORIGINAL AGREEMENT: 09/03/21	

Declaration of Amendment:

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

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

<b>Statement of Certification and Signatures: New Requestor(s) (if applicable)</b>
<p>(Individual)</p> <p>I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.</p> <p>Date: _____ Signature: _____</p> <p>Print Name: _____</p>
<p>(Entity)</p> <p>I hereby affirm that I am (title <u>A Member</u>) of (entity <u>4720 Development LLC</u>); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.</p> <p><u>Payman Yadidi's</u> signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.</p> <p>Date: <u>2/11/2022</u> Signature: </p> <p>Print Name: <u>Payman Yadidi</u></p>

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

(Individual)

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

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

(Entity)

I hereby affirm that I am Managing Member (title) of 4720 VCD LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. Peter Serpico's signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 2/11/2022 Signature: 

Print Name: Peter Serpico

**REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT**

Please see the following page for submittal instructions.

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

Status of Agreement:

<input type="checkbox"/> <b>PARTICIPANT</b> A requestor who either 1) was the owner of the site at the time of the disposal of contamination or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of contamination.	<input checked="" type="checkbox"/> <b>VOLUNTEER</b> A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.
---	--

Effective Date of the Original Agreement: 09/03/21

Signature by the Department:

DATED: 3/10/2022

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

By: *Susan Edwards*

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

Site Code: C203147

**SUBMITTAL REQUIREMENTS:**

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

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

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

---

**FOR DEPARTMENT USE ONLY**

**BCP SITE T&A CODE:** \_\_\_\_\_ **LEAD OFFICE:** Albany \_\_\_\_\_

**PROJECT MANAGER:** Dan McNally \_\_\_\_\_



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

**LINDA R. SHAW**  
ATTORNEY AT LAW

T 585.546.8430  
C 585.414.3122  
lshaw@nyenvlaw.com

February 23, 2022

**VIA ELECTRONIC MAIL**

Kelly A. Lewandowski, P.E. &  
Chief Site Control Section  
New York State Division of Environmental Conservation  
Site Control Section  
625 Broadway, 11th Floor  
Albany, NY 12233

**RE: BCA Amendment Application  
Former Sears Auto Center Site  
Site #C203147**

Dear Ms. Lewandowski:

Enclosed please find an updated BCA Amendment Application for the above referenced BCP Site. This amendment application represents two changes to the BCA.

First, on January 14, 2022, Site Owner 4720 Third Ave LLC transferred 50 % ownership of the BCP Site to 4720 JR LLC.<sup>1</sup>

Second, two Site owner entities, 4720 Third Ave LLC (now 50% owner) and the new 50% percent owner, 4720 JR LLC, and 4720 Development LLC, are being all being added to the BCA as volunteers. Therefore, there will be a total of four volunteers -existing Volunteer 4720 VCD LLC plus three new volunteers - 4720 Third Ave LLC, 4720 JR LLC, and 4720 Development LLC.

The related deeds, organizational chart, written consent forms, NYSDOS entity information, site access agreements, and Requestor Certifications are attached in support of the amendment as Exhibits A-F. Please do not hesitate to contact me if you have any questions. Thank you.

Sincerely,

**KNAUF SHAW LLP**

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

LINDA R. SHAW

---

<sup>1</sup> Note there was a temporary transfer to 5 LLCs, which then in turn transferred their collective 50% interest to 4720 JR LLC, which is the reason there are two deeds.



**60-Day Advance Notification of Site Change of Use, Transfer of  
Certificate of Completion, and/or Ownership**

Required by 6NYCRR Part 375-1.11(d) and 375-1.9(f)

To be submitted at least 60 days prior to change of use to:

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

**I. Site Name:** Former Sears Auto Center Site **DEC Site ID No.** C203147

**II. Contact Information of Person Submitting Notification:**

Name: Linda Shaw, Esq., Knauf Shaw LLP  
Address1: 1400 Crossroads Building, 2 State Street, Rochester, New York 14614  
Address2: \_\_\_\_\_  
Phone: (585) 546 - 8430 E-mail: lshaw@nyenvlaw.com

**III. Type of Change and Date:** Indicate the Type of Change(s) (check all that apply):

- Change in Ownership or Change in Remedial Party(ies)  
 Transfer of Certificate of Completion (CoC)  
 Other (e.g., any physical alteration or other change of use)

Proposed Date of Change (mm/dd/yyyy):

**IV. Description:** Describe proposed change(s) indicated above and attach maps, drawings, and/or parcel information.

On 01/19/2022, 50% ownership in the BCP Site was temporarily transferred from existing owner 4720 Third Ave LLC to 5 entities - 101 Izzys Fordham 1 LLC, 101 Izzys Fordham 2 LLC, AC 4720 Third Ave LLC, 101 H 4720 Third Ave LLC, and RA 4720 Third Ave LLC. These entities then transferred their 50% interest to 4720 JR LLC. Both existing Site owner 4720 Third Ave LLC, which has retained a 50% ownership interest in the BCP Site, and the new 50% owner, 4720 JR LLC are being added to the BCA.

If "Other," the description must explain and advise the Department how such change may or may not affect the site's proposed, ongoing, or completed remedial program (attach additional sheets if needed).

See Deeds in Ex. A. 4720 Development LLC, which includes the two 50% site owners and which will develop the project on the Site, is being added as a BCA volunteer. See Org. Chart and Contact list in Ex. B. The Written Consents and DOS filings are in Exs. C and D, respectively. A new Site access agreement has been re-granted to existing non-owner Volunteer 4720 VCD LLC and new non-owner volunteer 4720 Development LLC by the two owner entities. See Ex. E. In sum, 4720 VCD LLC, 4720 Third Ave LLC, 4720 JR LLC and 4720 Development LLC are now all BCP volunteers. This amendment also reflects a change in the original applicant's address.

**V. Certification Statement:** Where the change of use results in a change in ownership or in responsibility for the proposed, ongoing, or completed remedial program for the site, the following certification must be completed (by owner or designated representative; see §375-1.11(d)(3)(i)):

I hereby certify that the prospective purchaser and/or remedial party has been provided a copy of any order, agreement, Site Management Plan, or State Assistance Contract regarding the Site's remedial program as well as a copy of all approved remedial work plans and reports.

Name:  2/11/2022  
(Signature) (Date)

Peter Serpico  
(Print Name)

Address1: 4720 VCD LLC  
Address2: 57 W. 38th Street, New York, New York 10018  
Phone: 212-419-1930 E-mail: pserpico@omnibuild.com

**VI. Contact Information for New Owner, Remedial Party, or CoC Holder:** If the site will be sold or there will be a new remedial party, identify the prospective owner(s) or party(ies) along with contact information. If the site is subject to an Environmental Easement, Deed Restriction, or Site Management Plan requiring periodic certification of institutional controls/engineering controls (IC/ECs), indicate who will be the certifying party (attach additional sheets if needed).

Prospective Owner  Prospective Remedial Party  Prospective Owner Representative

Name: 4720 JR LLC (50% owner); 4720 Third Ave LLC (50% owner); 4720 Development LLC  
Address1: 4720 JR LLC & 4720 Development LLC - 989 6th Avenue 15th Fl. NY, NY 10018  
Address2: 4720 Third Ave LLC & 4720 VCD LLC - 57 W. 38th Street, New York, New York 10018  
Phone: 212-419-1930 E-mail: pserpico@omnibuild.com

Certifying Party Name: Peter Serpico; Payman Yadidi  
Address1: 57 W. 38th Street, New York, New York 10018  
Address2: 4720 JR LLC, 989 6th Avenue 15th Fl. NY, NY 10018  
Phone: 212-419-1930 E-mail: pserpico@omnibuild.com; ray@sionigroup.com

**VII. Agreement to Notify DEC after Transfer:** If Section VI applies, and all or part of the site will be sold, a letter to notify the DEC of the completion of the transfer must be provided. If the current owner is also the holder of the CoC for the site, the CoC should be transferred to the new owner using DEC's form found at <http://www.dec.ny.gov/chemical/54736.html>. This form has its own filing requirements (see 6NYCRR Part 375-1.9(f)).

Signing below indicates that these notices will be provided to the DEC within the specified time frames. If the sale of the site also includes the transfer of a CoC, the DEC agrees to accept the notice given in VII.3 below in satisfaction of the notice required by VII.1 below (which normally must be submitted within 15 days of the sale of the site).

Within 30 days of the sale of the site, I agree to submit to the DEC:

1. the name and contact information for the new owner(s) (see §375-1.11(d)(3)(ii));
2. the name and contact information for any owner representative; and
3. a notice of transfer using the DEC's form found at <http://www.dec.ny.gov/chemical/54736.html> (see §375-1.9(f)).

Name:

  
(Signature)

2/11/2022

(Date)

Peter Serpico

(Print Name)

Address1: 57 W. 38th Street, New York, New York 10018

Address2: \_\_\_\_\_

Phone: (212) 419 - 1930

E-mail: pserpico@omnibuild.com

**Continuation Sheet**

Prospective Owner/Holder  Prospective Remedial Party  Prospective Owner Representative  
Name: \_\_\_\_\_  
Address1: \_\_\_\_\_  
Address2: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Prospective Owner/Holder  Prospective Remedial Party  Prospective Owner Representative  
Name: \_\_\_\_\_  
Address1: \_\_\_\_\_  
Address2: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Prospective Owner/Holder  Prospective Remedial Party  Prospective Owner Representative  
Name: \_\_\_\_\_  
Address1: \_\_\_\_\_  
Address2: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

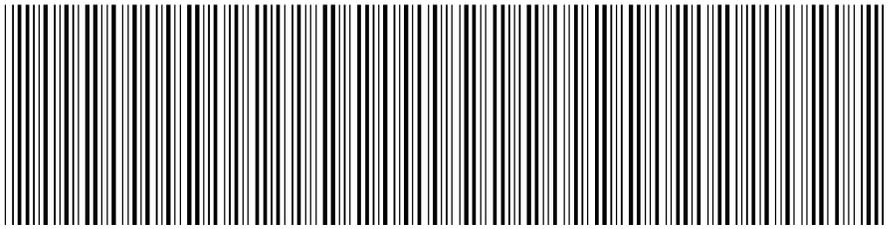
Prospective Owner/Holder  Prospective Remedial Party  Prospective Owner Representative  
Name: \_\_\_\_\_  
Address1: \_\_\_\_\_  
Address2: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Prospective Owner/Holder  Prospective Remedial Party  Prospective Owner Representative  
Name: \_\_\_\_\_  
Address1: \_\_\_\_\_  
Address2: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Prospective Owner/Holder  Prospective Remedial Party  Prospective Owner Representative  
Name: \_\_\_\_\_  
Address1: \_\_\_\_\_  
Address2: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**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.



2022020800297002002E3E15

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 10**

**Document ID: 2022020800297002**

Document Date: 01-19-2022

Preparation Date: 02-09-2022

Document Type: DEED

Document Page Count: 8

**PRESENTER:**

MADISON TITLE AGENCY, LLC  
AS AGENT FOR STEWART  
1125 OCEAN AVENUE  
LAKEWOOD, NJ 08701  
732-905-9400  
BAILAB@MADISONTITLE.COM

**RETURN TO:**

LACHTMAN COHEN P.C.  
ATTN: DAVID R. LACHTMAN ESQ  
600 THIRD AVENUE, 2ND FLOOR  
NEW YORK, NY 10016  
MTANY-170334(DG)

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
BRONX	3042	22	Entire Lot	4734 3 AVENUE

**Property Type:** COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
BRONX	3042	28	Entire Lot	448 EAST 189 STREET

**Property Type:** COMMERCIAL REAL ESTATE

Additional Properties on Continuation Page

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR/SELLER:**

101 IZZYS FORDHAM 1 LLC  
C/O: AGUS HOLDINGS, 433 5TH AVENUE, 3RD  
FLOOR  
NEW YORK, NY 10016

**GRANTEE/BUYER:**

4720 JR LLC  
989 6TH AVENUE, 15TH FLOOR  
NEW YORK, NY 10018

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: \$ 83.00

Affidavit Fee: \$ 0.00

**Filing Fee:**

\$ 250.00

**NYC Real Property Transfer Tax:**

\$ 367,500.00

**NYS Real Estate Transfer Tax:**

\$ 91,000.00

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

**CITY OF NEW YORK**

Recorded/Filed 02-10-2022 12:20

City Register File No.(CRFN):

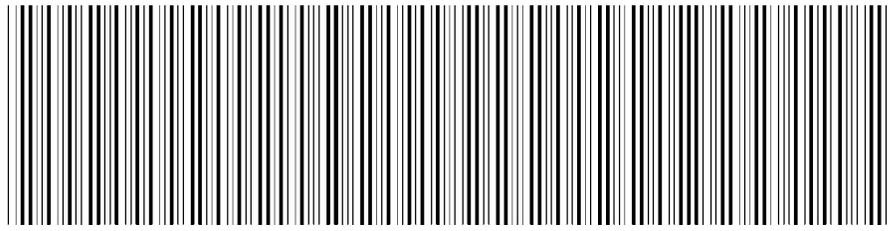
202200064070



*Annette McMill*

City Register Official Signature

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2022020800297002002C3C95

**RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)**

**PAGE 2 OF 10**

**Document ID: 2022020800297002**  
Document Type: DEED

Document Date: 01-19-2022

Preparation Date: 02-09-2022

**PROPERTY DATA**

<b>Borough</b>	<b>Block Lot</b>	<b>Unit</b>	<b>Address</b>
BRONX	3042 13 Entire Lot		4720 3 AVENUE

**Property Type: NON-RESIDENTIAL VACANT LAND**

**PARTIES**

**GRANTOR/SELLER:**

101 IZZYS FORDHAM 2 LLC  
C/O: AGUS HOLDINGS, 433 5TH AVENUE, 3RD  
FLOOR  
NEW YORK, NY 10016

**GRANTOR/SELLER:**

101 H 4720 THIRD AVE LLC  
C/O: AGUS HOLDINGS, 433 5TH AVENUE, 3RD  
FLOOR  
NEW YORK, NY 10016

**GRANTOR/SELLER:**

AC 4720 THIRD AVE LLC  
C/O: AGUS HOLDINGS, 433 5TH AVENUE, 3RD  
FLOOR  
NEW YORK, NY 10016

**GRANTOR/SELLER:**

RA 4720 THIRD AVE LLC  
C/O: AGUS HOLDINGS, 433 5TH AVENUE, 3RD  
FLOOR  
NEW YORK, NY 10016

## **Bargain and Sale Deed Without Covenants Against Grantor's Acts**

**THIS INDENTURE**, made as of the 19th day of January, 2022, between **101 IZZYS FORDHAM 1 LLC**, a New York limited liability company, having an address at c/o Agus Holdings, 433 5th Avenue, 3rd Floor, New York, New York 10016, as to its fifteen and thirteen hundredths percent (15.13%) undivided interest ("TIC 1"), **101 IZZYS FORDHAM 2 LLC**, a New York limited liability company, having an address at c/o Agus Holdings, 433 5th Avenue, 3rd Floor, New York, New York 10016, as to its zero and fifty-two hundredths percent (0.52%) undivided interest ("TIC 2"), **AC 4720 THIRD AVE LLC**, a New York limited liability company, having an address at c/o Agus Holdings, 433 5th Avenue, 3rd Floor, New York, New York 10016, as to its eighteen and twenty-three hundredths percent (18.23%) undivided interest ("TIC 3"), **101 H 4720 THIRD AVE LLC**, a New York limited liability company, having an address at c/o Agus Holdings, 433 5th Avenue, 3rd Floor, New York, New York 10016, as to its one and sixty-two hundredths percent (1.62%) undivided interest ("TIC 4"), and **RA 4720 THIRD AVE LLC**, a New York limited liability company, having an address at c/o Agus Holdings, 433 5th Avenue, 3rd Floor, New York, New York 10016, as to its fourteen and one half percent (14.50%) undivided interest ("TIC 5"; TIC 1, TIC 2, TIC 3, TIC 4 and TIC 5, collectively, as tenants-in-common, "Grantor") and **4720 JR LLC**, a New York limited liability company having an address at 989 6th Avenue, 15th Floor, New York, New York 10018 ("Grantee").

### **WITNESSETH:**

**WITNESSETH**, that Grantor, in consideration of TEN 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid by Grantee, does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee forever, a fifty percent (50.00%) undivided tenancy-in-common interest in and to:

ALL those certain plots, pieces or parcels of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of the Bronx, County of Bronx, State of New York and bounded and described as set forth in Exhibit A annexed hereto.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof.

TOGETHER with all the appurtenances and all the estate and rights of Grantor in and to said premises.

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

BEING AND INTENDED TO BE the same premises conveyed to Grantor by Deed from 4720 Third Ave LLC, dated as of the date hereof and recorded on immediately prior to this Deed in the Office of the City Register for the City of New York, Bronx County.

AND Grantor, in compliance with Section 13 of the Lien Law, covenants that 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 improvements at the premises and will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it reads "parties" whenever the sense of this indenture so requires.

[NO FURTHER TEXT ON THIS PAGE]



## EXHIBIT A TO DEED

### Legal Description

#### **Parcel I:**

ALL that certain plot, piece or parcel of land, situate, lying and being in Fordham in the 24<sup>th</sup> Ward of the City of New York, being the North half of the lot designated by the number 13 on a map made by A. Findley, surveyor, dated March 14, 1851, and bounded and described as follows:

**BEGINNING** at a point on the easterly side of (North Third Avenue now) Road leading from Kingsbridge to West Farms distant 170 feet 6 inches northerly from the corner formed by the intersection of the easterly side of said Road and the northerly side of Bayard Street on said map;

**RUNNING THENCE** easterly parallel with Bayard Street to Lot No. 10 on said map;

**THENCE** northerly along the westerly boundary of said Lot No. 10, 25 feet;

**THENCE** westerly along the southerly boundary line of Lot No. 14 on said map 117 feet to the easterly side of said Road;

**THENCE** southerly along the easterly side of said Road 30 feet 6 inches to the point of BEGINNING.

Excepting therefrom so much of said premises, if any, as was taken by the City of New York in connection with the widening of Third Avenue.

#### **Parcel II:**

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Bronx, City and State of New York, which on a certain map of Union Hill made by A. Findlay, Surveyor, dated March 14, 1851 and filed in the Office of the Register of Westchester County are known and designated by Lot Nos. 14 and 15, which said lots taken together are according to said map, bounded and described as follows:

**BEGINNING** at a point on the easterly side of the Road leading from Kingsbridge to West Farms (now Third Avenue) distant 109.75 feet southerly from the corner formed by the intersection of the easterly side of said road with the southerly side of Powell Place (now 189<sup>th</sup> Street) as widened, said point being the point where the northerly line of Lot No. 15 on said map intersects the present line of Kingsbridge and West Farms Road (now Third Avenue);

**RUNNING THENCE** southerly along the easterly side of Kingsbridge and West Farms Road (now Third Avenue) 121.94 feet to a point where the southerly line of Lot No. 14 on said map intersects the present line of Kingsbridge and West Farms Road (now Third Avenue);

**THENCE** southeasterly parallel with Powell Place (now 189<sup>th</sup> Street) and along the southerly line of Lot No. 14, 109.32 feet to Lot No. 9 on said map;

**THENCE** northerly parallel with Delancey Place (now Washington Avenue) and along the easterly line of Lot Nos. 14 and 15, 100 feet;

**THENCE** northwesterly parallel with Powell Place (now 189<sup>th</sup> Street) and along the northerly line of Lot No. 15 on said map 177.59 feet to Kingsbridge and West Farms Road (now Third Avenue) the point or place of BEGINNING.

**Parcel III:**

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

**BEGINNING** at a point on the southerly side of East 189<sup>th</sup> Street as legally opened, distant 110 feet West of the corner formed by the intersection of the said side of 189<sup>th</sup> Street with the westerly side of Washington Avenue;

**RUNNING THENCE** westerly along 189<sup>th</sup> Street, 50 feet;

**THENCE** southerly parallel with Washington Avenue, 90 feet;

**THENCE** easterly parallel with 189<sup>th</sup> Street, 50 feet;

**THENCE** northerly again parallel with Washington Avenue 90 feet to the point or place of BEGINNING.

**Parcel IV:**

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

**BEGINNING** at the corner formed by the intersection of the southerly side of East 189<sup>th</sup> Street and the easterly side of Third Avenue;

**RUNNING THENCE** easterly along the southerly side of East 189<sup>th</sup> Street, 89.09 feet;

**THENCE** southerly on a line forming an interior angle of 90 degrees 52 minutes 45 seconds with the southerly side of East 189<sup>th</sup> Street, 32 feet;

**THENCE** westerly on a line forming an interior angle of 89 degrees 07 minutes 15 seconds with the last course 67.97 feet to the easterly side of Third Avenue; and

**THENCE** northerly along the easterly side of Third Avenue 37.80 feet to the corner, the point or place of BEGINNING.

**Parcel V:**

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

**BEGINNING** at a point on the southerly side of East 189<sup>th</sup> Street, distant 89.03 feet easterly from the corner formed by the intersection of the southerly side of East 189<sup>th</sup> Street and the easterly side of Third Avenue;

**RUNNING THENCE** southerly on a line forming an exterior angle of 90 degrees 52 minutes 45 seconds with the southerly side of East 189<sup>th</sup> Street, 90 feet;

**THENCE** easterly parallel with the southerly side of East 189<sup>th</sup> Street, 100 feet;

**THENCE** northerly parallel with first course 90 feet to the southerly side of East 189<sup>th</sup> Street; and

**THENCE** westerly along the southerly side of East 189<sup>th</sup> Street, 100 feet to the point or place of BEGINNING.

**Parcel VI:**

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Bronx, City and State of New York, known and designated as Lot No. 2, on a map entitled "Map of William Powell Farm" made by Andrew Findley, dated March 14, 1851, filed in the Office of the Register of Westchester County, which said lot is bounded and described as follows:

**BEGINNING** at a point on the easterly side of the road leading from Kingsbridge to West Farms, as laid down on said map, distant 50 feet southerly along the same from the corner formed by the intersection of the easterly side of said road and the southerly side of Powell Place as laid down on said map;

**THENCE** easterly and parallel with the southerly side of Powell Place, and along the southerly line of Lot No. 1 on said map, 72 feet to the westerly line of Lot No. 3 on said map;

**THENCE** southerly parallel with the westerly side of Delancey Place and along the said westerly line of Lot No. 3, 59 feet to the northerly line of Lot No. 15 on said map;

**THENCE** westerly parallel with the southerly side of Powell Place and along the northerly line of said Lot No. 15, 30 feet to the said easterly side of said Road;

**THENCE** northerly along the easterly side of said Road 72 feet to BEGINNING.

**Bargain and Sale Deed**  
Without Covenant Against Grantor's Acts

**101 IZZYS FORDHAM 1 LLC**, a New York limited liability company,  
**101 IZZYS FORDHAM 2 LLC**, a New York limited liability company,  
**AC 4720 THIRD AVE LLC**, a New York limited liability company,  
**101 H 4720 THIRD AVE LLC**, a New York limited liability company,  
**RA 4720 THIRD AVE LLC**, a New York limited liability company,

Collectively, as tenants-in-common, Grantor

to

**4720 JR LLC**, a New York limited liability company,

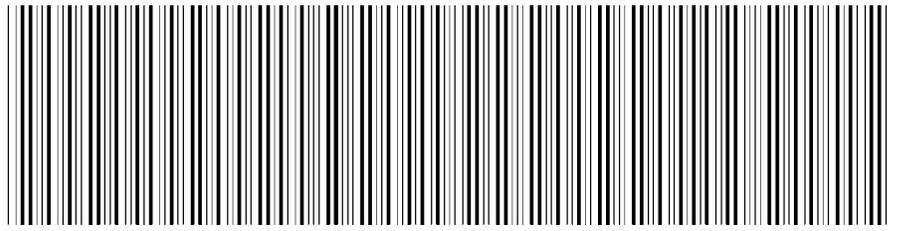
Grantee

**BLOCK:** 3042  
**LOTS:** 13, 22 and 28  
**COUNTY:** Bronx

RECORD AND RETURN TO:

Lachtman Cohen P.C.  
600 Third Avenue, 2nd Floor  
New York, New York 10016  
Attn: David R. Lachtman, Esq.

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2022020800297002002SF094

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2022020800297002**  
Document Type: DEED

Document Date: 01-19-2022

Preparation Date: 02-09-2022

**ASSOCIATED TAX FORM ID:** 2022011100304

**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

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

2  
4  
3





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	3042	28	448 EAST 189 STREET	NY	NY	10458
BRONX	3042	13	4720 3 AVENUE	NY	NY	10458

202201110030410102

FOR CITY USE ONLY

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

C3. Book OR   
 C4. Page

C5. CRFN



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

**PROPERTY INFORMATION**

1. Property Location  4734  3 AVENUE  BRONX  10458  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  4720 JR LLC   
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed  3  # 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  101 IZZYS FORDHAM 1 LLC   
 LAST NAME / COMPANY FIRST NAME

101 IZZYS FORDHAM 2 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  1 / 11 / 2022  
 Month Day Year

11. Date of Sale / Transfer  1 / 19 / 2022  
 Month Day Year

12. Full Sale Price \$  1,400,000.00  
 ( Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

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

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

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

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

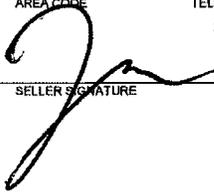
15. Building Class  V, 1 16. Total Assessed Value (of all parcels in transfer)  8,964,000

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

BRONX 3042 22  BRONX 3042 28  BRONX 3042 13

**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		DATE	LAST NAME		FIRST NAME
989 6TH AVENUE, 15TH FLOOR					
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER	
	NEW YORK			SELLER	
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE		DATE
	NY	10018			

Grantee (Buyer)

LAST NAME / COMPANY

Grantor (Seller)

AC 4720 THIRD AVE LLC



LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

FIRST NAME

LAST NAME / COMPANY

Grantor (Seller)

101 H 4720 THIRD AVE LLC



LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

FIRST NAME

LAST NAME / COMPANY

Grantor (Seller)

RA 4720 THIRD AVE LLC



LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

FIRST NAME

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

LAST NAME / COMPANY

FIRST NAME



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

State of New York }  
County of            } 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

4734 3 AVENUE

Street Address Unit/Apt.

BRONX  
Borough

New York,

3042  
Block

22  
Lot

(the "Premises");

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

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

<p>Name of Grantor (Type or Print) <u>4734 101 1224 Fordham LLC</u></p> <p>Signature of Grantor </p> <p>Sworn to before me this <u>14</u> day of <u>January</u> 20 <u>22</u></p>	<p>Name of Grantee (Type or Print) _____</p> <p>Signature of Grantee _____</p> <p>Sworn to before me this _____ day of _____ 20 _____</p>
---	---

 
**Michael E. Dabah**  
 NOTARY PUBLIC, STATE OF NEW YORK  
 Registration No. 02DA64078621  
 Qualified in New York County  
 Commission Expires 07/13/2024

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

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

**SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES**

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

State of New York }  
County of } 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  
**4734 3 AVENUE**

Street Address Unit/Apt.  
\_\_\_\_\_  
**BRONX** New York, **3042** **22** (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).

_____ Name of Grantor (Type or Print)	_____ Name of Grantee (Type or Print)
_____ Signature of Grantor	_____ Signature of Grantee
Sworn to before me this _____ day of _____ 20	Sworn to before me this <u>18</u> day of <u>Jan</u> 20 <u>22</u>

**4720 JR LLC**  
**CARLOS E. TELLERIA**  
Notary Public  
No. 01TE6012211  
Qualified in Queens County  
~~Commission Expires 1-7-25~~

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

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

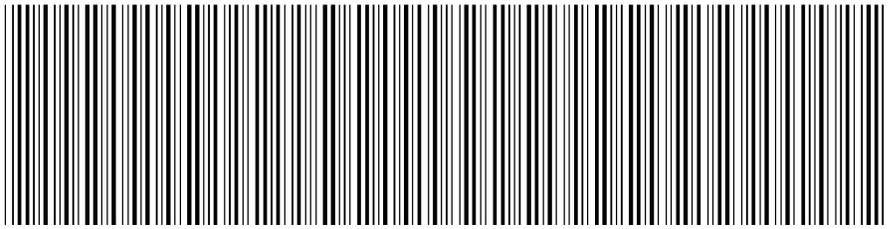
SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

## Applicable properties compliant with the Smoke Detector requirement

Street Address	Unit/Apt	Borough	Block	Lot
448 EAST 189 STREET		BRONX	3042	28
4720 3 AVENUE		BRONX	3042	13

**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.



2022020800297001001ECE51

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 10**

**Document ID: 2022020800297001**

Document Date: 01-19-2022

Preparation Date: 02-08-2022

Document Type: DEED

Document Page Count: 8

**PRESENTER:**

MADISON TITLE AGENCY, LLC  
AS AGENT FOR STEWART  
1125 OCEAN AVENUE  
LAKEWOOD, NJ 08701  
732-905-9400  
BAILAB@MADISONTITLE.COM

**RETURN TO:**

STEIN ADLER DABAH & ZELKOWITZ LLP  
ATTN: MICHEL E. DABAH  
1633 BBROADWAY, 46TH FLOOR  
NEW YORK, NY 10019  
MTANY-170334(DG)

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
BRONX	3042	13	Entire Lot	4720 3 AVENUE

**Property Type:** NON-RESIDENTIAL VACANT LAND

Borough	Block	Lot	Unit	Address
BRONX	3042	22	Entire Lot	4734 3 AVENUE

**Property Type:** COMMERCIAL REAL ESTATE

Additional Properties on Continuation Page

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR/SELLER:**

4720 THIRD AVE LLC  
C/O: VERTICAL COMMUNITY DEVELOPMENT, 213  
WEST 35TH STREET, 7TH FLOOR  
NEW YORK, NY 10001

**GRANTEE/BUYER:**

4720 THIRD AVE LLC  
C/O: VERTICAL COMMUNITY DEVELOPMENT, 213  
WEST 35TH STREET, 7TH FLOOR  
NEW YORK, NY 10001

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: \$ 83.00

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 02-10-2022 12:20

City Register File No.(CRFN):

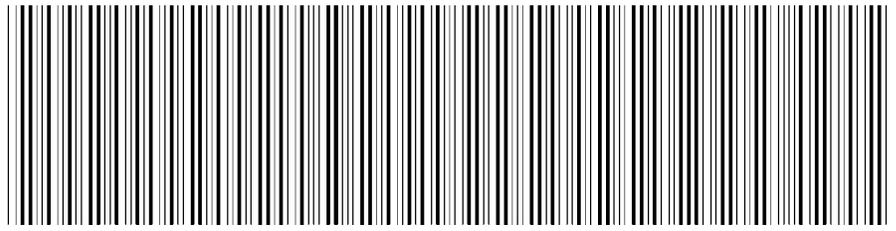
2022000064069



*Annette McHill*

City Register Official Signature

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2022020800297001001CCCD1

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 10

Document ID: 2022020800297001

Document Date: 01-19-2022

Preparation Date: 02-08-2022

Document Type: DEED

**PROPERTY DATA**

Borough	Block Lot	Unit	Address
BRONX	3042 28 Entire Lot		448 EAST 189 STREET

Property Type: COMMERCIAL REAL ESTATE

**PARTIES**

**GRANTEE/BUYER:**

101 IZZYS FORDHAM 1 LLC  
C/O: AGUS HOLDINGS, 433 5TH AVENUE, 3RD  
FLOOR  
NEW YORK, NY 10016

**GRANTEE/BUYER:**

101 IZZYS FORDHAM 2 LLC  
C/O: AGUS HOLDINGS, 433 5TH AVENUE, 3RD  
FLOOR  
NEW YORK, NY 10016

**GRANTEE/BUYER:**

AC 4720 THIRD AVE LLC  
C/O: AGUS HOLDINGS, 433 5TH AVENUE, 3RD  
FLOOR  
NEW YORK, NY 10016

**GRANTEE/BUYER:**

101 H 4720 THIRD AVE LLC  
C/O: AGUS HOLDINGS, 433 5TH AVENUE, 3RD  
FLOOR  
NEW YORK, NY 10016

**GRANTEE/BUYER:**

RA 4720 THIRD AVE LLC  
C/O: AGUS HOLDINGS, 433 5TH AVENUE, 3RD  
FLOOR  
NEW YORK, NY 10016

//

## Bargain and Sale Deed Without Covenants Against Grantor's Acts

**THIS INDENTURE**, made as of the 19th day of January, 2022, between **4720 THIRD AVE LLC**, a New York limited liability company, having an address at c/o Vertical Community Development, 57 West 38th Street, 10th Floor, New York, New York 10018 ("Grantor"), and **4720 THIRD AVE LLC**, a New York limited liability company, having an address at c/o Vertical Community Development, 57 West 38th Street, 10th Floor, New York, New York 10018, as to a fifty percent (50.00%) undivided interest ("TIC 1"), **101 IZZYS FORDHAM 1 LLC**, a New York limited liability company, having an address at c/o Agus Holdings, 433 5th Avenue, 3rd Floor, New York, New York 10016, as to a fifteen and thirteen hundredths percent (15.13%) undivided interest ("TIC 2"), **101 IZZYS FORDHAM 2 LLC**, a New York limited liability company, having an address at c/o Agus Holdings, 433 5th Avenue, 3rd Floor, New York, New York 10016, as to a zero and fifty-two hundredths percent (0.52%) undivided interest ("TIC 3"), **AC 4720 THIRD AVE LLC**, a New York limited liability company, having an address at c/o Agus Holdings, 433 5th Avenue, 3rd Floor, New York, New York 10016, as to an eighteen and twenty-three hundredths percent (18.23%) undivided interest ("TIC 4"), **101 H 4720 THIRD AVE LLC**, a New York limited liability company, having an address at c/o Agus Holdings, 433 5th Avenue, 3rd Floor, New York, New York 10016, as to a one and sixty-two hundredths percent (1.62%) undivided interest ("TIC 5"), and **RA 4720 THIRD AVE LLC**, a New York limited liability company, having an address at c/o Agus Holdings, 433 5th Avenue, 3rd Floor, New York, New York 10016, as to a fourteen and one half percent (14.50%) undivided interest ("TIC 6"; TIC 1, TIC 2, TIC 3, TIC 4, TIC 5 and TIC 6, collectively, as tenants-in-common, "Grantee").

### WITNESSETH:

**WITNESSETH**, that Grantor, in consideration of TEN 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid by Grantee, does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee forever, an undivided tenancy-in-common interest, in the respective amounts as set forth in the introductory paragraph to this Deed and restated as follows:

TIC 1:	50.00%
TIC 2:	15.13%
TIC 3:	0.52%
TIC 4:	18.23%
TIC 5:	1.62%
TIC 6:	14.50%

in and to:

ALL those certain plots, pieces or parcels of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of the Bronx, County of Bronx, State of New York and bounded and described as set forth in Exhibit A annexed hereto.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof.

TOGETHER with all the appurtenances and all the estate and rights of Grantor in and to said premises.

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

BEING AND INTENDED TO BE the same premises conveyed to Grantor by Deed from Dian Jennings Mayo and Mayo Associates, Inc., as successor by name changes to Fordham Motor Sales, Inc., as successor by merger to D.F. Jennings Realty Corp., and as successor to D.F. Jennings, Inc., dated as of January 3, 2018 and recorded on January 17, 2018, in CRFN# 2018000018133.

AND Grantor, in compliance with Section 13 of the Lien Law, covenants that 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 improvements at the premises and will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it reads "parties" whenever the sense of this indenture so requires.

[NO FURTHER TEXT ON THIS PAGE]



## EXHIBIT A TO DEED

### Legal Description

#### **Parcel I:**

ALL that certain plot, piece or parcel of land, situate, lying and being in Fordham in the 24<sup>th</sup> Ward of the City of New York, being the North half of the lot designated by the number 13 on a map made by A, Findley, surveyor, dated March 14, 1851, and bounded and described as follows:

**BEGINNING** at a point on the easterly side of (North Third Avenue now) Road leading from Kingsbridge to West Farms distant 170 feet 6 inches northerly from the corner formed by the intersection of the easterly side of said Road and the northerly side of Bayard Street on said map;

**RUNNING THENCE** easterly parallel with Bayard Street to Lot No. 10 on said map;

**THENCE** northerly along the westerly boundary of said Lot No. 10, 25 feet;

**THENCE** westerly along the southerly boundary line of Lot No. 14 on said map 117 feet to the easterly side of said Road;

**THENCE** southerly along the easterly side of said Road 30 feet 6 inches to the point of BEGINNING.

Excepting therefrom so much of said premises, if any, as was taken by the City of New York in connection with the widening of Third Avenue.

#### **Parcel II:**

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Bronx, City and State of New York, which on a certain map of Union Hill made by A. Findlay, Surveyor, dated March 14, 1851 and filed in the Office of the Register of Westchester County are known and designated by Lot Nos. 14 and 15, which said lots taken together are according to said map, bounded and described as follows:

**BEGINNING** at a point on the easterly side of the Road leading from Kingsbridge to West Farms (now Third Avenue) distant 109.75 feet southerly from the corner formed by the intersection of the easterly side of said road with the southerly side of Powell Place (now 189<sup>th</sup> Street) as widened, said point being the point where the northerly line of Lot No. 15 on said map intersects the present line of Kingsbridge and West Farms Road (now Third Avenue);

**RUNNING THENCE** southerly along the easterly side of Kingsbridge and West Farms Road (now Third Avenue) 121.94 feet to a point where the southerly line of Lot No. 14 on said map intersects the present line of Kingsbridge and West Farms Road (now Third Avenue);

**THENCE** southeasterly parallel with Powell Place (now 189<sup>th</sup> Street) and along the southerly line of Lot No. 14, 109.32 feet to Lot No. 9 on said map;

**THENCE** northerly parallel with Delancey Place (now Washington Avenue) and along the easterly line of Lot Nos. 14 and 15, 100 feet;

**THENCE** northwesterly parallel with Powell Place (now 189<sup>th</sup> Street) and along the northerly line of Lot No. 15 on said map 177.59 feet to Kingsbridge and West Farms Road (now Third Avenue) the point or place of BEGINNING.

**Parcel III:**

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

**BEGINNING** at a point on the southerly side of East 189<sup>th</sup> Street as legally opened, distant 110 feet West of the corner formed by the intersection of the said side of 189<sup>th</sup> Street with the westerly side of Washington Avenue;

**RUNNING THENCE** westerly along 189<sup>th</sup> Street, 50 feet;

**THENCE** southerly parallel with Washington Avenue, 90 feet;

**THENCE** easterly parallel with 189<sup>th</sup> Street, 50 feet;

**THENCE** northerly again parallel with Washington Avenue 90 feet to the point or place of BEGINNING.

..... 11/17/2019 10:48:04 AM 4862-9736-2696-001 Parcel III.dwg 24/28/19 11/17/2019 10:48:04 AM 4862-9736-2696-001 Parcel III.dwg 24/28/19

**Parcel IV:**

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

**BEGINNING** at the corner formed by the intersection of the southerly side of East 189<sup>th</sup> Street and the easterly side of Third Avenue;

**RUNNING THENCE** easterly along the southerly side of East 189<sup>th</sup> Street, 89.09 feet;

**THENCE** southerly on a line forming an interior angle of 90 degrees 52 minutes 45 seconds with the southerly side of East 189<sup>th</sup> Street, 32 feet;

**THENCE** westerly on a line forming an interior angle of 89 degrees 07 minutes 15 seconds with the last course 67.97 feet to the easterly side of Third Avenue; and

**THENCE** northerly along the easterly side of Third Avenue 37.80 feet to the corner, the point or place of BEGINNING.

**Parcel V:**

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

**BEGINNING** at a point on the southerly side of East 189<sup>th</sup> Street, distant 89.03 feet easterly from the corner formed by the intersection of the southerly side of East 189<sup>th</sup> Street and the easterly side of Third Avenue;

**RUNNING THENCE** southerly on a line forming an exterior angle of 90 degrees 52 minutes 45 seconds with the southerly side of East 189<sup>th</sup> Street, 90 feet;

**THENCE** easterly parallel with the southerly side of East 189<sup>th</sup> Street, 100 feet;

**THENCE** northerly parallel with first course 90 feet to the southerly side of East 189<sup>th</sup> Street; and

**THENCE** westerly along the southerly side of East 189<sup>th</sup> Street, 100 feet to the point or place of BEGINNING.

**Parcel VI:**

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Bronx, City and State of New York, known and designated as Lot No. 2, on a map entitled "Map of William Powell Farm" made by Andrew Findley, dated March 14, 1851, filed in the Office of the Register of Westchester County, which said lot is bounded and described as follows:

**BEGINNING** at a point on the easterly side of the road leading from Kingsbridge to West Farms, as laid down on said map, distant 50 feet southerly along the same from the corner formed by the intersection of the easterly side of said road and the southerly side of Powell Place as laid down on said map;

**THENCE** easterly and parallel with the southerly side of Powell Place, and along the southerly line of Lot No. 1 on said map, 72 feet to the westerly line of Lot No. 3 on said map;

**THENCE** southerly parallel with the westerly side of Delancey Place and along the said westerly line of Lot No. 3, 59 feet to the northerly line of Lot No. 15 on said map;

**THENCE** westerly parallel with the southerly side of Powell Place and along the northerly line of said Lot No. 15, 30 feet to the said easterly side of said Road;

**THENCE** northerly along the easterly side of said Road 72 feet to **BEGINNING**.

**Bargain and Sale Deed**  
Without Covenant Against Grantor's Acts

**4720 THIRD AVE LLC**, a New York limited liability company

Grantor

to

**4720 THIRD AVE LLC**, a New York limited liability company,  
**101 IZZYS FORDHAM 1 LLC**, a New York limited liability company,  
**101 IZZYS FORDHAM 2 LLC**, a New York limited liability company,  
**AC 4720 THIRD AVE LLC**, a New York limited liability company,  
**101 H 4720 THIRD AVE LLC**, a New York limited liability company,  
**RA 4720 THIRD AVE LLC**, a New York limited liability company,

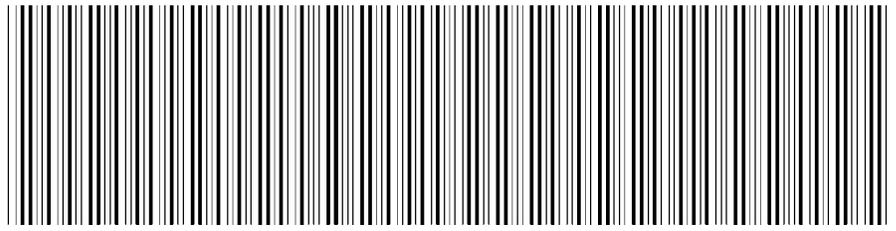
collectively, as tenants-in-common, Grantee

**BLOCK:** 3042  
**LOTS:** 13, 22 and 28  
**COUNTY:** Bronx

**RECORD AND RETURN TO:**

Stein Adler Dabah & Zelkowitz LLP  
1633 Broadway, 46th Floor  
New York, New York 10019  
Attn: Michael E. Dabah, Esq.

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2022020800297001001S00D0

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2022020800297001**  
Document Type: DEED

Document Date: 01-19-2022

Preparation Date: 02-08-2022

**ASSOCIATED TAX FORM ID:** 2022011100268

**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

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

2  
4  
2





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	3042	22	4734 3 AVENUE	NY	NY	10458
BRONX	3042	28	448 EAST 189 STREET	NY	NY	10458

202201110026810103

FOR CITY USE ONLY

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

C3. Book  OR  C4. Page

C5. CRFN



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

**PROPERTY INFORMATION**

1. Property Location  4720  3 AVENUE  BRONX  10458  
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  4720 THIRD AVE LLC   
LAST NAME / COMPANY FIRST NAME

101 IZZYS FORDHAM I LLC   
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  3  # 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  4720 THIRD AVE LLC   
LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

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

**SALE INFORMATION**

10. Sale Contract Date  1 / 11 / 2022   
Month Day Year

11. Date of Sale / Transfer  1 / 19 / 2022   
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

**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  V, 1  16. Total Assessed Value (of all parcels in transfer)            8 9 6 4 0 0  
Month Day Year

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

BRONX 3042 13  BRONX 3042 22  BRONX 3042 28

**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 	DATE		LAST NAME	FIRST NAME
C/O: VERTICAL COMMUNITY DEVELOPMENT 213 WEST 35TH STREET, 7TH FLOOR				
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER
	NEW YORK			
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE 	DATE
	NY	10001		

Grantee (Buyer)

101 IZZYS FORDHAM 2 LLC

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

AC 4720 THIRD AVE LLC

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

101 H 4720 THIRD AVE LLC

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

RA 4720 THIRD AVE LLC

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

LAST NAME / COMPANY

FIRST NAME



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

State of New York }  
County of } 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  
4720 3 AVENUE

Street Address Unit/Apt.

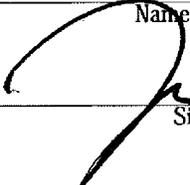
BRONX New York, 3042 13 (the "Premises");  
Borough Block Lot

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).

4720 Third Ave LLC

Name of Grantor (Type or Print)



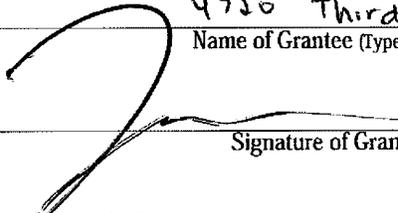
Signature of Grantor

Sworn to before me

this 14<sup>th</sup> day of January 20 22

4720 Third Ave LLC

Name of Grantee (Type or Print)



Signature of Grantee

Sworn to before me

this 14 day of January 20 22

  
Michael E. Dabah  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 02DA64078621  
Qualified in New York County  
Commission Expires 07/13/2024

  
Michael E. Dabah  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 02DA64078621  
Qualified in New York County  
Commission Expires 07/13/2024

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

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

**SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES**

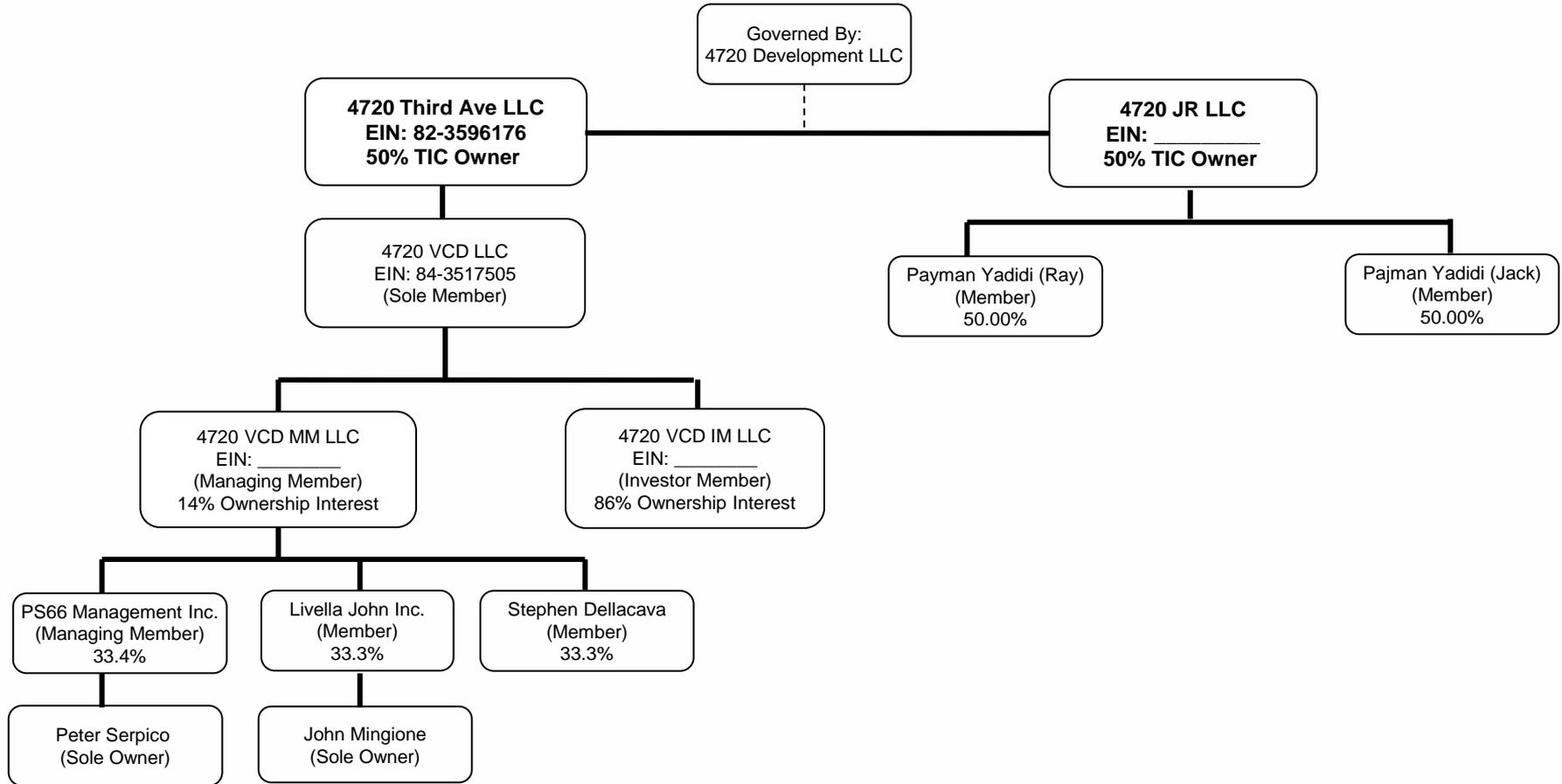
2022011100268101

## Applicable properties compliant with the Smoke Detector requirement

Street Address	Unit/Apt	Borough	Block	Lot
4734 3 AVENUE		BRONX	3042	22
448 EAST 189 STREET		BRONX	3042	28



# 4720 Third Avenue, Bronx, NY



**Requestor Contract Information**

4720 VCD LLC

c/o Peter Serpico

57 W. 38<sup>th</sup> Street, 10<sup>th</sup> Floor

New York, New York 10018

4720 Third Ave LLC

c/o Peter Serpico

57 W. 38<sup>th</sup> Street, 10<sup>th</sup> Floor

New York, New York 10018

4720 JR LLC

c/o Payman Yadidi

989 6<sup>th</sup> Avenue, 15<sup>th</sup> Floor

New York, New York 10018

4720 Development LLC

c/o Payman Yadidi

989 6<sup>th</sup> Avenue, 15<sup>th</sup> Floor

New York, New York 10018

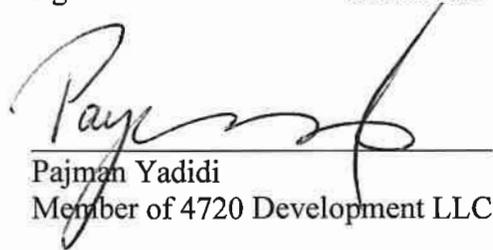
## WRITTEN CONSENT

The undersigned, being a Member of 4720 Development LLC, does hereby certify as follows:

1. 4720 Development LLC is the prospective volunteer for Brownfield Cleanup Program (BCP) Site No. C203147, which is located at 4720 Third Avenue, Bronx, New York 10458 (Tax Block 3042 Lot 13), 4734 Third Avenue, Bronx, New York 10458 (Tax Block 3042, Lot 22); and 448 East 189 Street, Bronx, New York 10458 (Tax Block 3042 Lot 28) (collectively the "BCP Site").

2. The following person, Payman Yadidi, a member of 4720 Development LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer 4720 Development LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 11th day of February, 2022.

  
\_\_\_\_\_  
Payman Yadidi  
Member of 4720 Development LLC

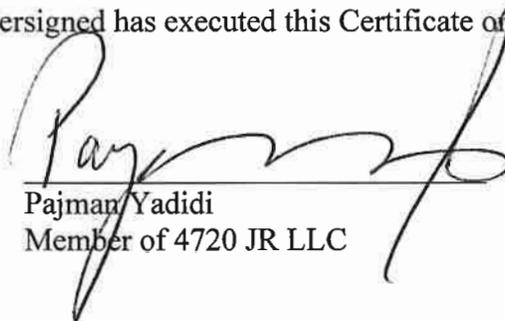
## WRITTEN CONSENT

The undersigned, being a Member of 4720 JR LLC, does hereby certify as follows:

1. 4720 JR LLC is the prospective volunteer for Brownfield Cleanup Program (BCP) Site No. C203147, which is located at 4720 Third Avenue, Bronx, New York 10458 (Tax Block 3042 Lot 13), 4734 Third Avenue, Bronx, New York 10458 (Tax Block 3042, Lot 22); and 448 East 189 Street, Bronx, New York 10458 (Tax Block 3042 Lot 28) (collectively the "BCP Site").

2. The following person, Payman Yadidi, a member of 4720 JR LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer 4720 JR LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate of this 11th day of February, 2022.



Payman Yadidi  
Member of 4720 JR LLC

## WRITTEN CONSENT

The undersigned, being a Member of 4720 Third Ave LLC, does hereby certify as follows:

1. 4720 Third Ave LLC is the prospective volunteer for Brownfield Cleanup Program (BCP) Site No. C203147, which is located at 4720 Third Avenue, Bronx, New York 10458 (Tax Block 3042 Lot 13), 4734 Third Avenue, Bronx, New York 10458 (Tax Block 3042, Lot 22); and 448 East 189 Street, Bronx, New York 10458 (Tax Block 3042 Lot 28) (collectively the "BCP Site").

2. The following person, Peter Serpico, a member of 4720 Third Ave LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer 4720 Third Ave LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 11 day of February, 2022.



---

John Mingione  
Sole Owner of Livella John Inc.  
Member of 4720 VCD MM LLC  
Member of 4720 VCD LLC  
Sole Member of 4720 Third Ave LLC

## WRITTEN CONSENT

The undersigned, being a Member of 4720 VCD LLC, does hereby certify as follows:

1. 4720 VCD LLC is the prospective volunteer for the prospective Brownfield Cleanup Program (BCP) Site located at 4720 Third Avenue, Bronx, New York 10458 (Tax Block 3042 Lot 13), 4734 Third Avenue, Bronx, New York 10458 (Tax Block 3042, Lot 22); and 448 East 189 Street, Bronx, New York (Tax Block 3042 Lot 28) (collectively the "BCP Site").

2. The following person, Peter Serpico, a managing member of 4720 VCD LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer 4720 VCD LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 26<sup>th</sup> day of March, 2021.

  
\_\_\_\_\_  
John Mingione  
Member of 4720 VCD LLC

Children ages 5+ are eligible for the COVID-19 vaccine and children ages 12+ are eligible for a booster. Parents and guardians: make sure your child gets vaccinated and stays up to date with all recommended doses.

[VAX FOR KIDS >](#)

# Department of State Division of Corporations

## Entity Information

[Return to Results](#)

[Return to Search](#)

### Entity Details ^

**ENTITY NAME:** 4720 JR LLC

**DOS ID:** 6334496

**FOREIGN LEGAL NAME:**

**FICTITIOUS NAME:**

**ENTITY TYPE:** DOMESTIC LIMITED LIABILITY COMPANY

**DURATION DATE/LATEST DATE OF DISSOLUTION:**

**SECTION OF LAW:** LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

**ENTITY STATUS:** ACTIVE

**DATE OF INITIAL DOS FILING:** 11/23/2021

**REASON FOR STATUS:**

**EFFECTIVE DATE INITIAL FILING:** 11/23/2021

**INACTIVE DATE:**

**FOREIGN FORMATION DATE:**

**STATEMENT STATUS:** CURRENT

**COUNTY:** ALBANY

**NEXT STATEMENT DUE DATE:** 11/30/2023

**JURISDICTION:** NEW YORK, UNITED STATES

**NFP CATEGORY:**

[ENTITY DISPLAY](#)

[NAME HISTORY](#)

[FILING HISTORY](#)

[MERGER HISTORY](#)

[ASSUMED NAME HISTORY](#)

#### Service of Process Name and Address

**Name:** THE LIMITED LIABILITY COMPANY

**Address:** 90 STATE STREET, SUITE 700 BOX 10, ALBANY, NY, UNITED STATES, 12207

#### Chief Executive Officer's Name and Address

**Name:**

**Address:**

#### Principal Executive Office Address

**Address:**

#### Registered Agent Name and Address

**Name:**

**Address:**

#### Entity Primary Location Name and Address

**Name:**

**Address:**

Farmcorpflag

**Is The Entity A Farm Corporation:** NO

Stock Information

Share Value

Number Of Shares

Value Per Share

Children ages 5+ are eligible for the COVID-19 vaccine and children ages 12+ are eligible for a booster. Parents and guardians: make sure your child gets vaccinated and stays up to date with all recommended doses.

[VAX FOR KIDS >](#)

# Department of State Division of Corporations

## Entity Information

[Return to Results](#)

[Return to Search](#)

### Entity Details ^

**ENTITY NAME:** 4720 DEVELOPMENT LLC

**DOS ID:** 6311907

**FOREIGN LEGAL NAME:**

**FICTITIOUS NAME:**

**ENTITY TYPE:** DOMESTIC LIMITED LIABILITY COMPANY

**DURATION DATE/LATEST DATE OF DISSOLUTION:**

**SECTION OF LAW:** LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

**ENTITY STATUS:** ACTIVE

**DATE OF INITIAL DOS FILING:** 10/26/2021

**REASON FOR STATUS:**

**EFFECTIVE DATE INITIAL FILING:** 10/26/2021

**INACTIVE DATE:**

**FOREIGN FORMATION DATE:**

**STATEMENT STATUS:** CURRENT

**COUNTY:** ALBANY

**NEXT STATEMENT DUE DATE:** 10/31/2023

**JURISDICTION:** NEW YORK, UNITED STATES

**NFP CATEGORY:**

[ENTITY DISPLAY](#)

[NAME HISTORY](#)

[FILING HISTORY](#)

[MERGER HISTORY](#)

[ASSUMED NAME HISTORY](#)

#### Service of Process Name and Address

**Name:** THE LIMITED LIABILITY COMPANY

**Address:** 90 STATE STREET, SUITE 700 BOX 10, ALBANY, NY, UNITED STATES, 12207

#### Chief Executive Officer's Name and Address

**Name:**

**Address:**

#### Principal Executive Office Address

**Address:**

#### Registered Agent Name and Address

**Name:**

**Address:**

#### Entity Primary Location Name and Address

**Name:**

**Address:**

Farmcorpflag

**Is The Entity A Farm Corporation:** NO

Stock Information

Share Value

Number Of Shares

Value Per Share

Children ages 5+ are eligible for the COVID-19 vaccine and children ages 12+ are eligible for a booster. Parents and guardians: make sure your child gets vaccinated and stays up to date with all recommended doses.

[VAX FOR KIDS >](#)

# Department of State Division of Corporations

## Entity Information

[Return to Results](#)

[Return to Search](#)

### Entity Details



**ENTITY NAME:** 4720 THIRD AVE LLC

**DOS ID:** 5242279

**FOREIGN LEGAL NAME:**

**FICTITIOUS NAME:**

**ENTITY TYPE:** DOMESTIC LIMITED LIABILITY COMPANY

**DURATION DATE/LATEST DATE OF DISSOLUTION:**

**SECTION OF LAW:** 203 LLC - LIMITED LIABILITY COMPANY LAW

**ENTITY STATUS:** ACTIVE

**DATE OF INITIAL DOS FILING:** 11/29/2017

**REASON FOR STATUS:**

**EFFECTIVE DATE INITIAL FILING:** 11/29/2017

**INACTIVE DATE:**

**FOREIGN FORMATION DATE:**

**STATEMENT STATUS:** CURRENT

**COUNTY:** NEW YORK

**NEXT STATEMENT DUE DATE:** 11/30/2021

**JURISDICTION:** NEW YORK, UNITED STATES

**NFP CATEGORY:**

[ENTITY DISPLAY](#)

[NAME HISTORY](#)

[FILING HISTORY](#)

[MERGER HISTORY](#)

[ASSUMED NAME HISTORY](#)

### Service of Process Name and Address

**Name:** JOSHUA AGUS

**Address:** 4705 METROPOLITAN AVE, RIDGEWOOD, NY, UNITED STATES, 11385

### Chief Executive Officer's Name and Address

**Name:**

**Address:**

### Principal Executive Office Address

**Address:**

### Registered Agent Name and Address

**Name:** NATIONAL REGISTERED AGENTS, INC.

**Address:** 28 LIBERTY ST., NEW YORK, NY, 10005

### Entity Primary Location Name and Address

**Name:**

**Address:**

Farmcorpflag

**Is The Entity A Farm Corporation:** NO

Stock Information

Share Value	Number Of Shares	Value Per Share

4720 Third Ave LLC  
c/o Peter Serpico  
57 West 38<sup>th</sup> Street, 10<sup>th</sup> Floor  
New York, New York 10018

4720 JR LLC  
c/o Payman Yadidi  
989 6<sup>th</sup> Avenue, 15<sup>th</sup> Floor  
New York, New York 10018

**Re: Re: Site Access to Perform Brownfield Cleanup Program Work  
Former Sears Auto Center Site  
BCP Site No. C203147**

Dear Mr. Serpico and Mr. Yadidi:

4720 VCD LLC, the Current Volunteer, and 4720 Development LLC, a new Volunteer being added to a Brownfield Cleanup Program ("BCP") Agreement ("BCA") with the New York State Department of Environmental Conservation ("NYSDEC") each require this updated Site Access Agreement from Site owners 4720 Third Ave LLC and 4720 JR LLC, which now each have a fifty percent (50%) ownership interest in the aforementioned BCP Site continue to voluntarily investigate and remediate the Former Sears Auto Center BCP Site No. C203147 (the "BCP Site").

By virtue of executing this Site Access letter Agreement, the two Site owner entities are regranteeing access to 4720 VCD LLC and granting new access to 4720 Development LLC through a "temporary license" to allow any appropriate contractor hired to enter the property to perform investigation and remediation work. In addition, to the extent an environmental easement is required for the BCP Site after the remediation is complete because an unconditional Track 1 remediation was unable to be achieved, the two Site owner entities are also herein agreeing to place an environmental easement on the BCP Site to give the NYSDEC access to ensure the BCP Site is properly maintained pursuant to all program requirements.

Sincerely,



---

4720 VCD LLC

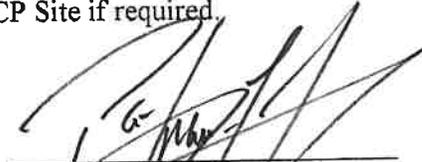
By. Peter Serpico  
Member

  
\_\_\_\_\_  
4720 Development LLC  
By Payman Yaddi  
Member

As a member of the 50% BCP Site owner entity 4720 Third Avenue LLC, I am authorized to grant this temporary license and agree to allow 4720 VCD LLC and 4720 Development LLC their agents to enter the BCP Site to perform the BCP investigation and/or remediation work required and to impose an environmental easement on the BCP Site if required.

  
\_\_\_\_\_  
4720 Third Ave LLC  
By. Peter Serpico

As a member of the 50% BCP Site owner entity 4720 JR LLC, I am authorized to grant this temporary license and agree to allow 4720 VCD LLC and 4720 Development LLC and their agents to enter the BCP Site to perform the BCP investigation and/or remediation work required and to impose an environmental easement on the BCP Site if required.

  
\_\_\_\_\_  
4720 JR LLC  
By. Payman Yaddi

**REQUESTOR CERTIFICATION**

The Requestor 4720 JR LLC certifies it is a Volunteer, since it does not have nor has ever had a relationship with any of the past owners or operators of the Site that caused the contamination, nor did it have involvement with the Site at the time of disposal. The Requestor has performed all required environmental due diligence prior to acquiring the Site and has implemented due care of the Site.



---

4720 JR LLC  
By: Payman Yadidi  
Member

**REQUESTOR CERTIFICATION**

The Requestor 4720 Development LLC certifies it is a Volunteer, since it does not have nor has ever had a relationship with any of the past owners or operators of the Site that caused the contamination, nor did it have involvement with the Site at the time of disposal. The Requestor has performed all required environmental due diligence prior to acquiring the Site and has implemented due care of the Site.

A handwritten signature in cursive script, appearing to read "Peter Serpico", is written over a horizontal line.

4720 Development LLC

By: Peter Serpico  
Member

**REQUESTOR CERTIFICATION**

The Requestor 4720 Third Ave LLC certifies it is a Volunteer, since it does not have nor has ever had a relationship with any of the past owners or operators of the Site that caused the contamination, nor did it have involvement with the Site at the time of disposal. The Requestor has performed all required environmental due diligence prior to acquiring the Site and has implemented due care of the Site.



---

4720 Third Ave LLC

By: Peter Serpico  
Member