

**Whitlock Point LLC and Whitlock Point Services LLC
Brownfield Cleanup Program Application
Sonero Metro City Auto Site
Portion of 1125 Whitlock Avenue, Bronx, New York 10459
C203148**



**Legal & Consulting Team:
Knauf Shaw LLP & SESI Consulting Engineers.
June 2021**



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

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

☐ Yes

☒ No

If yes, provide existing site number: _____

PART A (note: application is separated into Parts A and B for DEC review purposes) *BCP App Rev 11*

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

NAME Whitlock Point LLC and Whitlock Point Services LLC

ADDRESS 5959 Broadway, Suite 3

CITY/TOWN Bronx, New York

ZIP CODE 10463

PHONE (914) 391-8711

FAX N/A

E-MAIL mstagg@stagggroup.com; kbradshaw@stagggroup.com

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

☒ Yes ☐ No

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

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

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

Section II. Project Description

1. What stage is the project starting at?

☐ Investigation

☒ Remediation

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

2. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law

(ECL) Article 27-1415(2): ☒ Yes ☐ No

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

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

Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that the site requires remediation and contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property. To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit the information requested in this section in electronic format only***):

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do not submit paper copies of supporting documents.**

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

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

*Please describe: _____

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

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

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

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?*

(*answering No will result in an incomplete application)

☒ Yes ☐ No

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

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

Other: Auto Repair _____

Section IV. Property Information - See Instructions for Further Guidance

PROPOSED SITE NAME Sonero Metro City Auto Site

ADDRESS/LOCATION Portion of 1125 Whitlock Avenue

CITY/TOWN Bronx, New York

ZIP CODE 10459

MUNICIPALITY(IF MORE THAN ONE, LIST ALL): Bronx, NYC

COUNTY Bronx

SITE SIZE (ACRES) 0.788

LATITUDE (degrees/minutes/seconds)

40 ° 49 ' 27.2 "

LONGITUDE (degrees/minutes/seconds)

73 ° 53 ' 13.4 "

Complete tax map information for all tax parcels included within the proposed site boundary. If a portion of any lot is proposed, please indicate as such by inserting "P/O" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding far right column. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address

Section No.

Block No.

Lot No.

Acreage

Portion of 1125 Whitlock Avenue

2756

p/o 85

0.788

1. Do the proposed site boundaries correspond to tax map metes and bounds?

☐ Yes ☒ No

If no, please attach an accurate map of the proposed site.

2. Is the required property map attached to the application?

☒ Yes ☐ No

(application will not be processed without map)

3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)?

(See [DEC's website](#) for more information)Yes ☒ No ☐

If yes, identify census tract : 119

Percentage of property in En-zone (check one): ☐ 0-49% ☐ 50-99% ☒ 100%4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? ☐ Yes ☒ No

If yes, identify name of properties (and site numbers if available) in related BCP applications: _____

5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? ☐ Yes ☒ No6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? ☐ Yes ☒ No

If yes, attach relevant supporting documentation.

7. Are there any lands under water?

☐ Yes ☒ No

If yes, these lands should be clearly delineated on the site map.

Section IV. Property Information (continued)

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

Easement/Right-of-way Holder

Description

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

Type

Issuing Agency

Description

PBS database (#2-603713)

NYSDEC

Four USTs were closed in place in 1999

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

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

☒ Yes ☐ No

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

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

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

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

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

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

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

Initials of each Requestor: _____

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

Section V. Additional Requestor Information See Instructions for Further Guidance		DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Kathleen Bradshaw, Esq., Whitlock Point LLC			
ADDRESS 5959 Broadway, Suite 3			
CITY/TOWN Bronx, New York		ZIP CODE 10463	
PHONE (918) 879 - 5750	FAX N/A	E-MAIL kbradshaw@stagggroup.com	
NAME OF REQUESTOR'S CONSULTANT SESI Consulting Engineers, Fuad Dahan, P.E.			
ADDRESS 12A Maple Avenue			
CITY/TOWN Pine Brook, New Jersey		ZIP CODE 07058	
PHONE (973) 747 - 9567	FAX (973) 808 - 9099	E-MAIL fd@sesi.org	
NAME OF REQUESTOR'S ATTORNEY Linda 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	
Section VI. Current Property Owner/Operator Information – if not a Requestor			
CURRENT OWNER'S NAME HP Whitlock Housing Development Fund Company, Inc. OWNERSHIP START DATE: June 2017			
ADDRESS 253 West 35th Street, 3rd Floor; c/o NYC Housing Partnership Daniel Martin, CEO			
CITY/TOWN New York City, NY		ZIP CODE 10001	
PHONE (646) 217 - 3370	FAX (646) 217 - 3788	E-MAIL dmartin@housingpartnership.com	
CURRENT OPERATOR'S NAME Site is currently Vacant			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".			
IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.			
Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)			
If answering "yes" to any of the following questions, please provide an explanation as an attachment.			
1. Are any enforcement actions pending against the requestor regarding this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

Section VII. Requestor Eligibility Information (continued)

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

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

☐ PARTICIPANT

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

☒ VOLUNTEER

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

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

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

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

☐ Previous Owner ☐ Current Owner ☐ Potential /Future Purchaser ☒ Other Future Beneficial Owner

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 VIII. Property Eligibility Information - See Instructions for Further Guidance

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
If yes, please provide relevant information as an attachment. ☐ Yes ☒ No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? ☐ Yes ☒ No
If yes, please provide: Site # _____ Class # _____
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? ☐ Yes ☒ No
If yes, please provide: Permit type: _____ EPA ID Number: _____
Date permit issued: _____ Permit expiration date: _____
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. ☐ Yes ☐ No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? ☐ Yes ☒ No
If yes, please provide: Order # _____
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? ☐ Yes ☒ No
If yes, please provide explanation as an attachment.

Section IX. Contact List Information

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

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

Section X. Land Use Factors

1. What is the current municipal zoning designation for the site? R8A and C2-4

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

☒ Residential ☒ Commercial ☐ Industrial

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

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

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

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

If residential, does it qualify as single family housing?

☐ Yes ☒ No

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

☒ Yes ☐ No

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

☒ Yes ☐ No

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

☒ Yes ☐ No

XI. Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: _____


Signature: _____

Print Name: _____

(By a requestor other than an individual)

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

Date: 4/23/2024

Signature: 

Print Name: Mark Stagg

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy of the application form with original signatures and table of contents, and one complete electronic copy in final, non-fillable Portable Document Format (PDF), must be sent to:
 - Chief, Site Control Section
 - New York State Department of Environmental Conservation
 - Division of Environmental Remediation
 - 625 Broadway
 - Albany, NY 12233-7020

PLEASE DO NOT SUBMIT PAPER COPIES OF SUPPORTING DOCUMENTS. Please provide a hard copy of ONLY the application form and a table of contents.

FOR DEC USE ONLY

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

XI. Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: _____

Signature: _____

Print Name: _____

(By a requestor other than an individual)

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

Date: 4/23/2021

Signature: [Signature]

Print Name: Mark Stagg

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy of the application form with original signatures and table of contents, and one complete electronic copy in final, non-fillable Portable Document Format (PDF), must be sent to:
 - Chief, Site Control Section
 - New York State Department of Environmental Conservation
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FOR DEC USE ONLY

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

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

BCP App Rev 11

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

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

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

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

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

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

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

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

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

BCP Application Summary (for DEC use only)

Site Name: Sonero Metro City Auto Site
City: Bronx, New York

Site Address: Portion of 1125 Whitlock Avenue
County: Bronx **Zip:** 10459

Tax Block & Lot

Section (if applicable): **Block:** 2756 **Lot:** p/o 85

Requestor Name: Whitlock Point LLC and Whitlock Point Services LLC **Requestor Address:** 5959 Broadway, Suite 3
City: Bronx, New York **Zip:** 10463 **Email:** mstagg@stagggroup.com; kbradshaw@stagggroup.com

Requestor's Representative (for billing purposes)

Name: Kathleen Bradshaw, Esq., Whitlock Point LLC **Address:** 5959 Broadway, Suite 3
City: Bronx, New York **Zip:** 10463 **Email:** kbradshaw@stagggroup.com

Requestor's Attorney

Name: Linda Shaw, Esq., Knauf Shaw LLP **Address:** 1400 Crossroads Building, 2 State Street
City: Rochester, New York **Zip:** 14614 **Email:** lshaw@nyenvlaw.com

Requestor's Consultant

Name: SESI Consulting Engineers, Fuad Dahan, P.E. **Address:** 12A Maple Avenue
City: Pine Brook, New Jersey **Zip:** 07058 **Email:** fd@sesi.org

Percentage claimed within an En-Zone: ☐ 0% ☐ <50% ☐ 50-99% ☒ 100%

DER Determination: ☐ Agree ☐ Disagree

Requestor's Requested Status: ☒ Volunteer ☐ Participant

DER/OGC Determination: ☐ Agree ☐ Disagree
Notes:

For NYC Sites, is the Requestor Seeking Tangible Property Credits: ☒ Yes ☐ No

Does Requestor Claim Property is Upside Down: ☐ Yes ☒ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Property is Underutilized: ☐ Yes ☒ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Affordable Housing Status: ☐ Yes ☐ No ☒ Planned, No Contract

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

EXHIBIT A

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through March 12, 2021.

Selected Entity Name: WHITLOCK POINT LLC

Selected Entity Status Information

Current Entity Name: WHITLOCK POINT LLC

DOS ID #: 5630863

Initial DOS Filing Date: OCTOBER 01, 2019

County: WESTCHESTER

Jurisdiction: NEW YORK

Entity Type: DOMESTIC LIMITED LIABILITY COMPANY

Current Entity Status: ACTIVE

Selected Entity Address Information

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

WHITLOCK POINT LLC
1763 PITMAN AVENUE
BRONX, NEW YORK, 10466

Registered Agent

NONE

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this information is not recorded and only available by [viewing the certificate](#).

***Stock Information**

# of Shares	Type of Stock	\$ Value per Share
-------------	---------------	--------------------

No Information Available

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
OCT 01, 2019	Actual	WHITLOCK POINT LLC

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

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

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

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

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through March 12, 2021.

Selected Entity Name: WHITLOCK POINT SERVICES LLC

Selected Entity Status Information

Current Entity Name: WHITLOCK POINT SERVICES LLC

DOS ID #: 5824046

Initial DOS Filing Date: AUGUST 28, 2020

County: ALBANY

Jurisdiction: NEW YORK

Entity Type: DOMESTIC LIMITED LIABILITY COMPANY

Current Entity Status: ACTIVE

Selected Entity Address Information

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

ALLSTATE CORPORATE SERVICES CORP.

99 WASHINGTON AVENUE SUITE 100

ALBANY, NEW YORK, 12260

Registered Agent

NONE

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this information is not recorded and only available by [viewing the certificate](#).

***Stock Information**

of Shares

Type of Stock

\$ Value per Share

No Information Available

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
AUG 28, 2020	Actual	WHITLOCK POINT SERVICES LLC

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

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

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[Homepage](#) | [Contact Us](#)

EXHIBIT B

WRITTEN CONSENT

The undersigned, being a Member of Whitlock Point Services LLC, does hereby certify as follows:

1. Whitlock Point Services LLC is the prospective volunteer for the prospective Brownfield Cleanup Program (BCP) Site located at a portion of 1125 Whitlock Avenue, Bronx, New York 10459, tax Block 2756, p/o Lot 85 (the "BCP Site").

2. The following person, Mark Stagg, a member of Whitlock Point Services LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer Whitlock Point Services LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 30 day of March, 2021.



Whitlock Point Services LLC

Mark Stagg, Member

WRITTEN CONSENT

The undersigned, being the Sole Member of Whitlock Point LLC does hereby certify as follows:

1. Whitlock Point LLC is the prospective volunteer for the prospective Brownfield Cleanup Program (BCP) Site located at a portion of 1125 Whitlock Avenue, Bronx, New York 10459, tax Block 2756, p/o Lot 85 (the "BCP Site").

2. The following person, Mark Stagg, the Sole Member of Whitlock Point LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer Whitlock Point LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 30 day of March, 2021.



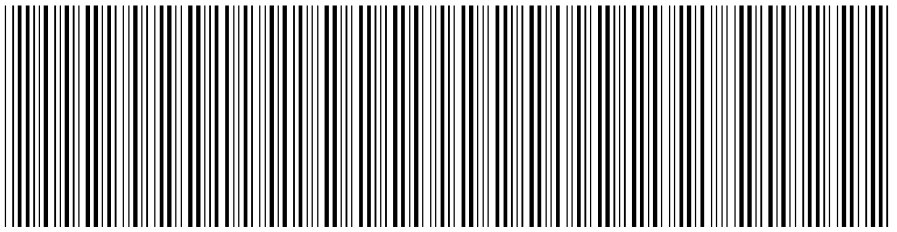
Whitlock Point LLC

Mark Stagg, Sole Member

EXHIBIT C

**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.



2017061900010002001E7477

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2017061900010002

Document Date: 06-15-2017

Preparation Date: 06-21-2017

Document Type: DEED

Document Page Count: 4

PRESENTER:

STATE CASTLE TITLE AGENCY LLC
(PICK-UP-SDS) AS AGENT FOR STEWART
1125 OCEAN AVENUE
LAKEWOOD, NJ 08701
212-808-9400
BAILAB@MADISONTITLE.COM

RETURN TO:

GOLDSTEIN HALL PLLC
ATTENTION: JASON LABATE, ESQ.
80 BROAD STREET, SUITE 303
NEW YORK, NY 10004
SCTNY-118890-01 (ef & ct)

Borough	Block	Lot	Unit	Address
BRONX	2756	85	Entire Lot	1125 WHITLOCK

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

WHITLOCK PLAZA HOUSING LLC
C/O WHITLOCK MANAGERS LLC, 571 E NEW YORK
AVENUE, STE A
BROOKLYN, NY 11225

GRANTEE/BUYER:

HP WHITLOCK HOUSING DEVELOPMENT FUND
COMPANY, INC.
242 W 36TH STREET
NEW YORK, NY 10018

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: \$ 57.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

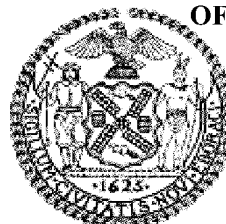
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 06-28-2017 09:30

City Register File No.(CRFN):

2017000237639



Annette M. Hill

City Register Official Signature

BARGAIN & SALE DEED WITH COVENANTS

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

THIS INDENTURE, ^{as of} _____
made the 15th day of June, two thousand and seventeen

BETWEEN

Whitlock Plaza Housing LLC, a New York limited liability company,
having an address at
571 E. New York Avenue, Suite A, Brooklyn, NY 11225

party of the first part, and

HP Whitlock Housing Development Fund Company, Inc., a New York not-for-profit
corporation, having an address c/o NYC Partnership Housing,
242 West 36th Street, 3rd Floor, New York, New York 10018,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant, release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the **BOROUGH OF AND COUNTY OF BRONX, CITY AND STATE OF NEW YORK**, bounded and described more particularly as set forth in Schedule A annexed hereto and made a part hereof;

PREMISES being known as 1125 Whitlock Avenue, Bronx, New York,

PREMISES being and intended to be the same premises conveyed to the party of the first part from vining Upwards NC, LLC, and Munroe Holdings LLC by deed dated April 5, 2017, and recorded April 20, 2017, in CRFN 2017000151548.

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 of the lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to the premises;

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

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises described in Schedule A have been encumbered in any way whatsoever, except

as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

WHITLOCK PLAZA HOUSING LLC, a
New York limited liability company

By: **WHITLOCK MANAGERS LLC, a**
New York limited liability company,
its Sole Member

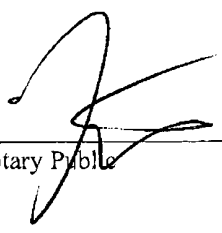
By: **SPENCER EQUITY GROUP LLC, a**
New York limited liability company,
its Sole Member

By: _____

Name: Joel Gluck
Title: Manager

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

On the 14 day of June in the year 2017, before me, the undersigned personally appeared Joel Gluck personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

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

On the ____ day of _____ in the year 2017, before me, the undersigned personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

BARGAIN AND SALE DEED
WITH COVENANTS
AGAINST GRANTOR'S ACTS

MARK FAHAM
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01FA6101480
Qualified in Kings County
Commission Expires November 17, 2019

TITLE NO.

WHITLOCK PLAZA HOUSING LLC

- to -

**HP WHITLOCK DEVELOPMENT FUND
COMPANY, INC.**

SECTION:
BLOCK: 2756
LOTS: 85
COUNTY: Bronx
ADDRESS: 1125 Whitlock Avenue

RETURN BY MAIL TO:

Goldstein Hall PLLC
80 Broad Street, Suite 303
New York, New York 10004
Attention: Jason Labate, Esq.

Stewart Title Insurance Company

Title No.: SCTNY-119974

SCHEDULE A CONTINUED

LEGAL DESCRIPTION

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

BEGINNING at a point where the southerly side of East 165th Street is intersected by the division line between the westerly line of the premises described herein and the easterly line of lands conveyed to Etada Realty Corp.;

RUNNING THENCE along said dividing line, parallel with Longfellow Avenue, and creating a 90 degree angle with the southerly side of East 165th Street, 643.75 feet to a point (said point being 6.96 feet north of the intersection of the westerly side of Whitlock Avenue, a/k/a Sheridan Expressway and the northerly side of Aldus Street);

THENCE along the westerly side of Whitlock Avenue northerly along a curve having a radius of 1150.00 feet, 307.55 feet and still continuing along same 198.95 feet to a point and the division line between the premises described herein and lands conveyed to Sanite Realty Corp.;

THENCE westerly along said division line, creating an interior angle of 100 degree 35 minutes 50 seconds, 117.66 feet to a point;

THENCE continuing along said division line northerly, creating a 90 degree angle, 57.00 feet to a point;

THENCE still along said division line running easterly, creating a 90 degree angle with the last mentioned course, 10.00 feet to a point;

THENCE northerly along said division line and creating a 90 degrees angle with the last mentioned course, 100.00 feet to the southerly side of East 165th Street;

THENCE westerly along said southerly side of East 165th Street, creating a 90 degrees angle with the last mentioned course, 25.00 feet to the point and place of BEGINNING.

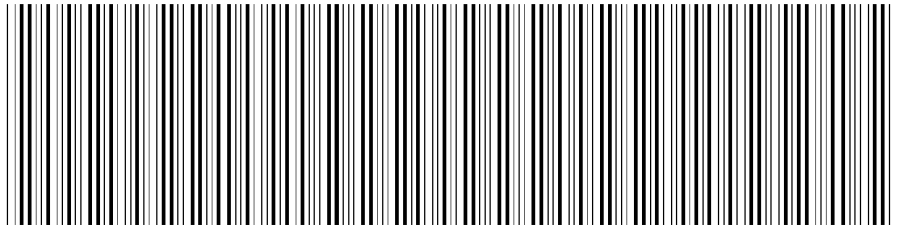
NOTE: Being Block(s) 2756, Lot(s) 85, Tax Map of the Borough of Bronx, County of Bronx.

NOTE: Lot and Block shown for informational purposes only.

Issued by:

State Castle Abstract Limited Liability Company
1125 Ocean Avenue, Lakewood, NJ 08701
Telephone: 732-333-2387 Fax: 732-333-2388

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



2017061900010002001SBAF6

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2017061900010002
Document Type: DEED

Document Date: 06-15-2017

Preparation Date: 06-21-2017

ASSOCIATED TAX FORM ID: 2017061400002

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

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

1
2
1



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

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BRONX BLOCK: 2756 LOT: 85
- (2) Property Address: 1125 WHITLOCK, BRONX, NY 10459
- (3) Owner's Name: HP WHITLOCK HOUSING DEVELOPMENT FUND COMPANY, INC.
- Additional Name:

Affirmation:



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

Perk Management
199 Lee Ave Suite 304
Bklyn NY 11211

Customer Billing Information:

Please Note:

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

Owner's Approval:

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

Print Name of Owner:

Signature:

Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable: *Daniel Markes Cohen - Vice president*

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 1125 WHITLOCK BRONX 10459
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name HP WHITLOCK HOUSING DEVELOPMENT FUND COMPANY, INC.
 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 1 # 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 X OR ACRES
 FRONT FEET DEPTH

Check the boxes below as they apply:

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

8. Seller Name WHITLOCK PLAZA HOUSING 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 6 / 15 / 2017
 Month Day Year

11. Date of Sale / Transfer 6 / 15 / 2017
 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 G, 2 16. Total Assessed Value (of all parcels in transfer) 6 9 0 3 0 0

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

BRONX 2756 85

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	
242 W 36TH STREET					FIRST NAME	
STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE		
NEW YORK				TELEPHONE NUMBER		
CITY OR TOWN		STATE		ZIP CODE		
		NY		10018		
			SELLER			
SELLER SIGNATURE			DATE			

**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

1125 WHITLOCK

Street Address Unit/Apt.

BRONX

Borough

New York,

2756

Block

85

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).

Whitlock Plaza Housing LLC
Name of Grantor (Type or Print)

Signature of Grantor

By: Joel Gluck - Manager

Sworn to before me

this 14 day of June 20 17

MARK FAHAM
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01FA6101480
Qualified in Kings County
Commission Expires November 17, 2019

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.

HP Whitlock Housing Development Fund Company, Inc.
By: Daniel Marks Cohen - vice president
Name of Grantee (Type or Print)

Signature of Grantee

Sworn to before me

this 14 day of June 20 17

MARK FAHAM
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01FA6101480
Qualified in Kings County
Commission Expires November 17, 2019

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.

EXHIBIT D

NYS Department of Environmental Conservation
625 Broadway
Albany, NY 12233

**Re: Proof of Site Access
Portion of 1125 Whitlock Avenue (Block 2756, p/o Lot 85)**

To Whom It May Concern:

I am writing with regard to Whitlock Point Services LLC's application to the Brownfield Cleanup Program ("BCP") for the aforementioned Site. HP Whitlock Housing Development Fund Company, Inc. ("HDFC") is the fee owner of the aforementioned parcel that makes up the BCP Site. Whitlock Point Services LLC and its contractors are authorized to access the above referenced Site to perform any BCP work required and impose an environmental easement, if required, once the remediation is complete.

By executing this letter access agreement, HDFC has agreed to provide Whitlock Point Services LLC and its consulting firm SESI Consulting Engineers with access to the Development Site to complete any investigation and remediation activities required by the New York State Department of Environmental Conservation. In addition, to the extent the HDFC is the title owner of the Site when the BCP work is complete, if an environmental easement is required, then the HDFC is willing to execute such easement.

Please accept this letter to serve as **proof of site access**.

HP Whitlock Housing Development Fund Company, Inc.,
a New York not-for-profit corporation

Date: 3/30/2021

By: Shelia Martin
Name: Shelia Martin
Title: Vice President

NYS Department of Environmental Conservation
625 Broadway
Albany, NY 12233

Re: Proof of Site Access
Portion of 1125 Whitlock Avenue (Block 2756, p/o Lot 85)

To Whom It May Concern:

I am writing with regard to Whitlock Point LLC's application to the Brownfield Cleanup Program ("BCP") for the aforementioned Site. Pursuant to that certain Amended and Restated Declaration of Interest and Nominee Agreement (the "Nominee Agreement") between HP Whitlock Housing Development Fund Company, Inc. (the "HDFC") and Whitlock Point LLC (the "Whitlock Point"), the HDFC is the nominal fee owner and Whitlock Point is the beneficial owner of the above referenced Site (the "Development Site"). As the beneficial owner, Whitlock Point and its contractors, are authorized to access the above the Development Site to perform any BCP work required and impose an environmental easement, if required, once the remediation is complete.

As you are aware, pursuant to the Nominee Agreement, Whitlock Point became the beneficial owner on August 31, 2020. By executing this letter access agreement, HDFC has agreed to provide Whitlock Point and its consulting firm SESI Consulting Engineers with access to the Development Site to complete any investigation and remediation activities required by the New York State Department of Environmental Conservation. In addition, to the extent the HDFC is the title owner of the Site when the BCP work is complete, if an environmental easement is required, then the HDFC is willing to execute such easement.

Please accept this letter to serve as **proof of site access**.

HP Whitlock Housing Development Fund Company, Inc.,
a New York not-for-profit corporation

Date: 3/30/2021

By: Shelia Martin
Name: Shelia Martin
Title: Vice President

EXHIBIT E

PREVIOUS OWNERS & OPERATORS LIST

**Sonero Metro City Auto Site
Portion of 1125 Whitlock Avenue
Bronx, New York 10459**

Year	Contact Information	Status	Relation to Requestor
OWNERS			
Unknown-1967	Sherry Joseph Address: 157-16 Quince Avenue Flushing, New York 11355 (Last Known Address) Phone: Unknown	Deceased	None
1967 - 1981	William B. Falow and Marilyn Falow (Became an owner in 1971) Address: 2334 Boston Road Bronx, New York 10467 (Last Known Address) Phone: Unknown	Unknown	None
9/24/1981-9/25/1981	Commissioner of Finance of the City of New York Address: One Centre Street, 22 nd Floor New York, NY 10007 Phone: (212) 639-9675	Active	None
1981 - 1983	The City of New York Address: City Hall Park New York, NY 10007 Phone: (212) 639-9675	Active	None
1983 - 2001	Ernest Bauer Address: 215 Kemeys Avenue Briarcliff Manor, NY 10510 Phone: Unknown	Unknown	None
2001 – 2002	1125 Whitlock Avenue LLC Address: P.O. Box 648 Ossining, New York 10562 Phone: Unknown	Inactive 9/27/2002	None
2002 - 2016	1125 Whitlock Garages LLC Address: 935 Bronx River Avenue Bronx, New York 10473 Phone: Unknown	Active	None
2016 – 2017	Moving Upwards NC, LLC Address: 935 Bronx River Avenue Bronx, New York 10473 Phone: Unknown	Active	None
4/5/2017 - 6/15/2017	Whitlock Plaza Housing LLC Address: 571 East New York Avenue Suite A Brooklyn, New York 11225 Phone: Unknown	Active	None
6/15/2017 – Present	HP Whitlock Housing Development Fund Company, Inc. Address: c/o Housing Partnership Development Corporation 253 West 35 th Street 3 rd Floor New York, New York 10001 Phone: (646) 217-3370	Active	Current Owner of Site from which Requestor will Acquire the Site
OPERATORS			
1950 -1977	Auto Houses (Sales or Garages) and a Filling Stations (with 3 gasoline tanks)	N/A	None
1940	Consumer Refrigeration Service Address: Unknown Phone: Unknown	Inactive	None

PREVIOUS OWNERS & OPERATORS LIST

**Sonero Metro City Auto Site
Portion of 1125 Whitlock Avenue
Bronx, New York 10459**

1961	Jay-Dee Service Station (Possibly now Dee Jay Services Center Inc.) Address: 3305 E. Termont Ave Bronx, New York 10461 Phone: (718) 863-7486	Active	None
1999 – 2012	Sonero Auto Repair Address: 1125 Whitlock Ave Bronx, New York 10459 Phone: (800) 794-5279	Inactive	None
1999	Four (4) 1,000 Gallon Underground Storage Tanks were closed in place (the date of installation is unknown)	N/A	None
2005	All Star Auto Glass, Inc. Address: c/o Hunts Auto Sales and Service Center 565 Hunts Point Avenue Bronx, New York 10474 Phone: (718) 617-7400	Active	None
2005	Auto Glass Address: Unknown Phone: Unknown	Unknown	None
2005	Caceres Pedro Address: Unknown Phone: (718) 617-8160	Unknown	None
2005	Olympic Alarm System (Automobile Alarms) Address: Unknown Phone: Unknown	Inactive	None
2011-2017	Metro City Auto Repair Address: Unknown Phone: Unknown	Inactive	None
October 2019 – Present	Vacant land	N/A	None

EXHIBIT F

N:\ACAD\11819\CAD\11819 - FIG-2.1 - SOIL BORING LOCATION PLAN.DWG 04/16/21 04:56:07PM aas, LAYOUT:FIG-2.1

Analyte	Unrestricted Use	Protection of Groundwater	Restricted Residential
SEMIVOLATILES			
Benzo(a)anthracene	1	1	1
Benzo(b)fluoranthene	1	1.7	1
Chrysene	1	1	3.9
Indeno(1,2,3-cd)pyrene	0.5	8.2	0.5
TOTAL METALS			
Barium	350	820	400
Copper	50	1720	270
Lead	63	450	400
Manganese	1600	2000	2000
Mercury	0.18	0.73	0.81
Nickel	30	130	310
Silver	2	8.3	180
Zinc	109	2480	10000
VOLATILE ORGANICS			
Acetone	0.05	0.05	100

NOTE:
BLUE DATA BOXES INCLUDE SAMPLES COLLECTED DURING 2017 REMEDIAL INVESTIGATION BY PVE. WHITE DATA BOXES INCLUDE SAMPLES COLLECTED DURING 2016 PHASE II ESI BY PVE SHEFFLER.

NYS Education Law
Unauthorized alterations or additions to this plan are a violation of section 7209 (2) of the New York State Education Law. Copies of this map not having the seal of the engineer shall not be valid.

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REFERENCE

1. AERIAL TAKEN FROM BING MAPS ON 10/23/19.

Sample No.	SESI-6
Depth (ft)	3-4
Date Collected	10/16/2019
Manganese	2830
Nickel	31.1

Sample No.	SESI-7
Depth (ft)	5-6
Date Collected	10/16/2019
Copper	77
Lead	499
Mercury	6.54
Silver	2.9
Zinc	220

Sample No.	SESI-8
Depth (ft)	4-4.5
Date Collected	10/16/2019
Lead	88
Mercury	0.347
Zinc	187

Sample No.	SB-02
Depth (ft)	6-8
Date Collected	2/2/2016
Acetone	0.396
Lead	64.5

Sample No.	SESI-1
Depth (ft)	2-2.5
Date Collected	10/16/2019
Barium	1040
Copper	90.4
Lead	246
Mercury	0.355
Zinc	467

Sample No.	SB-03
Depth (ft)	6-8
Date Collected	2/2/2016
Benzo(a)Anthracene	1.05
Chrysene	1.08
Ideno(1,2,3-C-D)Pyrene	0.594
Lead	103

Sample No.	SESI-9
Depth (ft)	4-4.5
Date Collected	10/16/2019
Lead	96
Mercury	0.384
Zinc	114

Sample No.	SB-08
Depth (ft)	9-10
Date Collected	2/2/2016
Lead	139
Zinc	286






Sample No.	SB-07
Depth (ft)	3-3.5
Date Collected	2/2/2016
Lead	341
Zinc	699

Sample No.	SB-06
Depth (ft)	13-14
Date Collected	2/2/2016
Lead	134

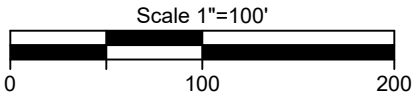
Sample No.	SESI-10
Depth (ft)	4-4.5
Date Collected	10/16/2019
Zinc	147

Sample No.	SESI-12
Depth (ft)	4-5
Date Collected	10/17/2019
Copper	55.3
Lead	109
Mercury	0.21
Zinc	586

LEGEND:

-  SESI-1 - SESI SOIL BORING NUMBER & APPROX. LOCATION
-  SB-01 - PREVIOUS SOIL BORING NUMBER & APPROX. LOCATION
-  - EXCEEDS RESTRICTED RESIDENTIAL SCO'S
-  - EXCEEDS UNRESTRICTED USE SCO'S
-  - EXCEEDS PROTECTION OF GROUNDWATER SCO'S

NOTE:
THIS PLAN IS FOR LOCATING BORINGS ONLY.
OTHER SITE WORK SHOWN HERE IS NOT INTENDED FOR CONSTRUCTION.



1125 WHITLOCK AVENUE
BRONX, NEW YORK 10459

job no: 11819
drawing no:

FIG-2.1

SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL

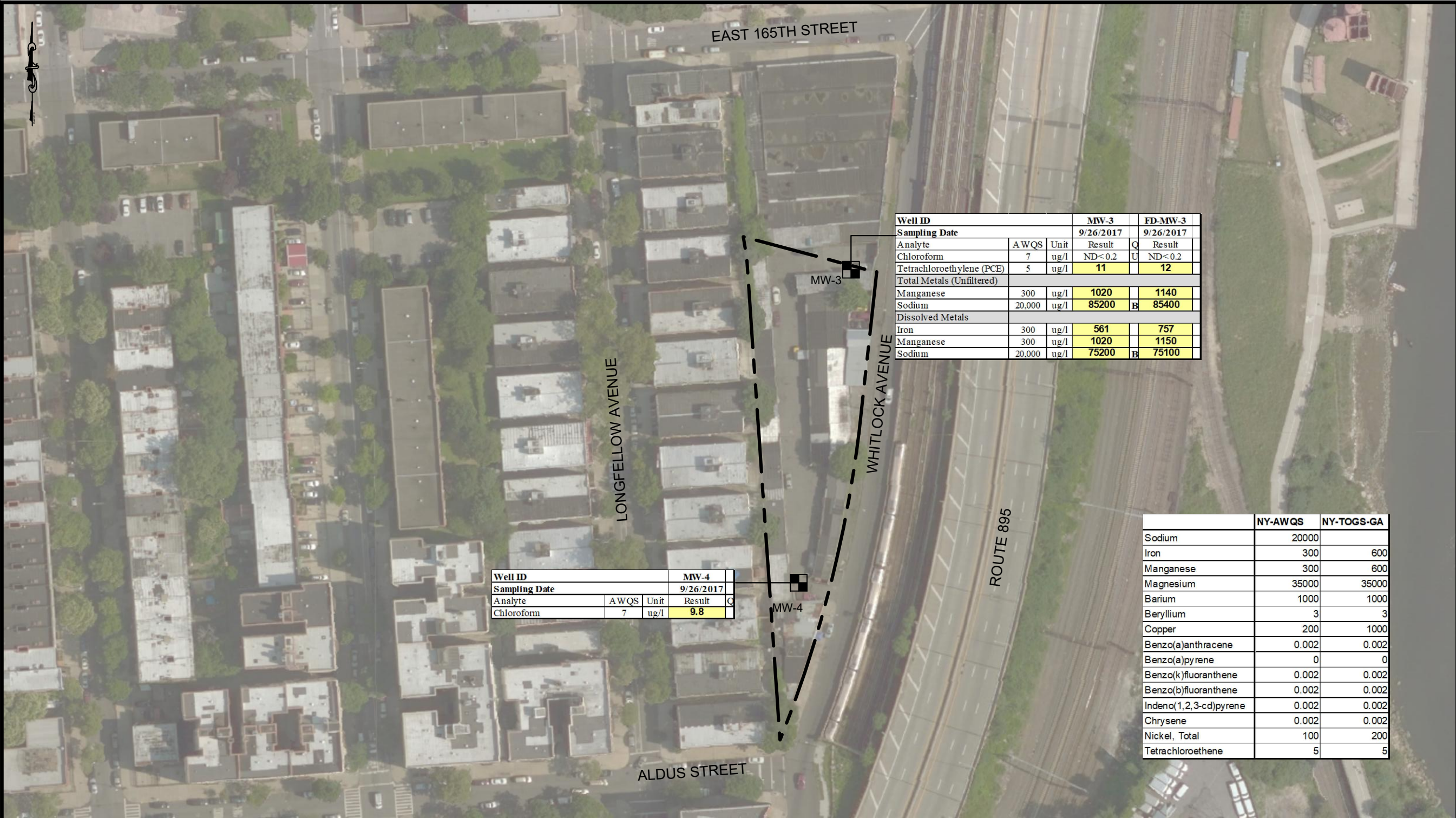
SESI
CONSULTING
ENGINEERS D.P.C.

12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

dwg by: AS
chk by: FL
scale: 1"=100'
date: 04/15/2021

N:\ACAD\11819\CAD\11819 - FIG-2.2 - MONITORING WELL LOCATION PLAN & RESULTS_V2.dwg, 4/19/2021 9:32:23 AM, DWG To PDF.pc3

N:\ACAD\11819\CAD\11819 - FIG-2.2 - MONITORING WELL LOCATION PLAN & RESULTS_V2.DWG 04/19/21 09:32:23AM, fl, LAYOUT:FIG-2.2



- NOTE:
- THIS PLAN IS FOR LOCATING MONITORING WELLS ONLY.
 - OTHER SITE WORK SHOWN HERE IS NOT INTENDED FOR CONSTRUCTION.
 - B = COMPOUND DETECTED IN LAB BLANK

NYS Education Law
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REFERENCE
1. AERIAL TAKEN FROM BING MAPS ON 10/23/19.

LEGEND:

MW-3

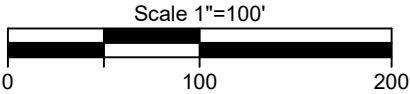
-

SESI MONITORING WELL NUMBER & APPROX. LOCATION

1020

-

EXCEEDS NY-AWQS



Well ID			MW-3		FD-MW-3	
Sampling Date			9/26/2017		9/26/2017	
Analyte	AWQS	Unit	Result	Q	Result	
Chloroform	7	ug/l	ND<0.2	U	ND<0.2	
Tetrachloroethylene (PCE)	5	ug/l	11		12	
Total Metals (Unfiltered)						
Manganese	300	ug/l	1020		1140	
Sodium	20,000	ug/l	85200	B	85400	
Dissolved Metals						
Iron	300	ug/l	561		757	
Manganese	300	ug/l	1020		1150	
Sodium	20,000	ug/l	75200	B	75100	

	NY-AWQS	NY-TOGS-GA
Sodium	20000	
Iron	300	600
Manganese	300	600
Magnesium	35000	35000
Barium	1000	1000
Beryllium	3	3
Copper	200	1000
Benzo(a)anthracene	0.002	0.002
Benzo(a)pyrene	0	0
Benzo(k)fluoranthene	0.002	0.002
Benzo(b)fluoranthene	0.002	0.002
Indeno(1,2,3-cd)pyrene	0.002	0.002
Chrysene	0.002	0.002
Nickel, Total	100	200
Tetrachloroethene	5	5

dwg by: aas
chk by: SSG
scale: AS NOTED
date: 04/09/2021

SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL

SESI
CONSULTING
ENGINEERS D.P.C.

12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

1125 WHITLOCK AVENUE
BRONX, NEW YORK 10459

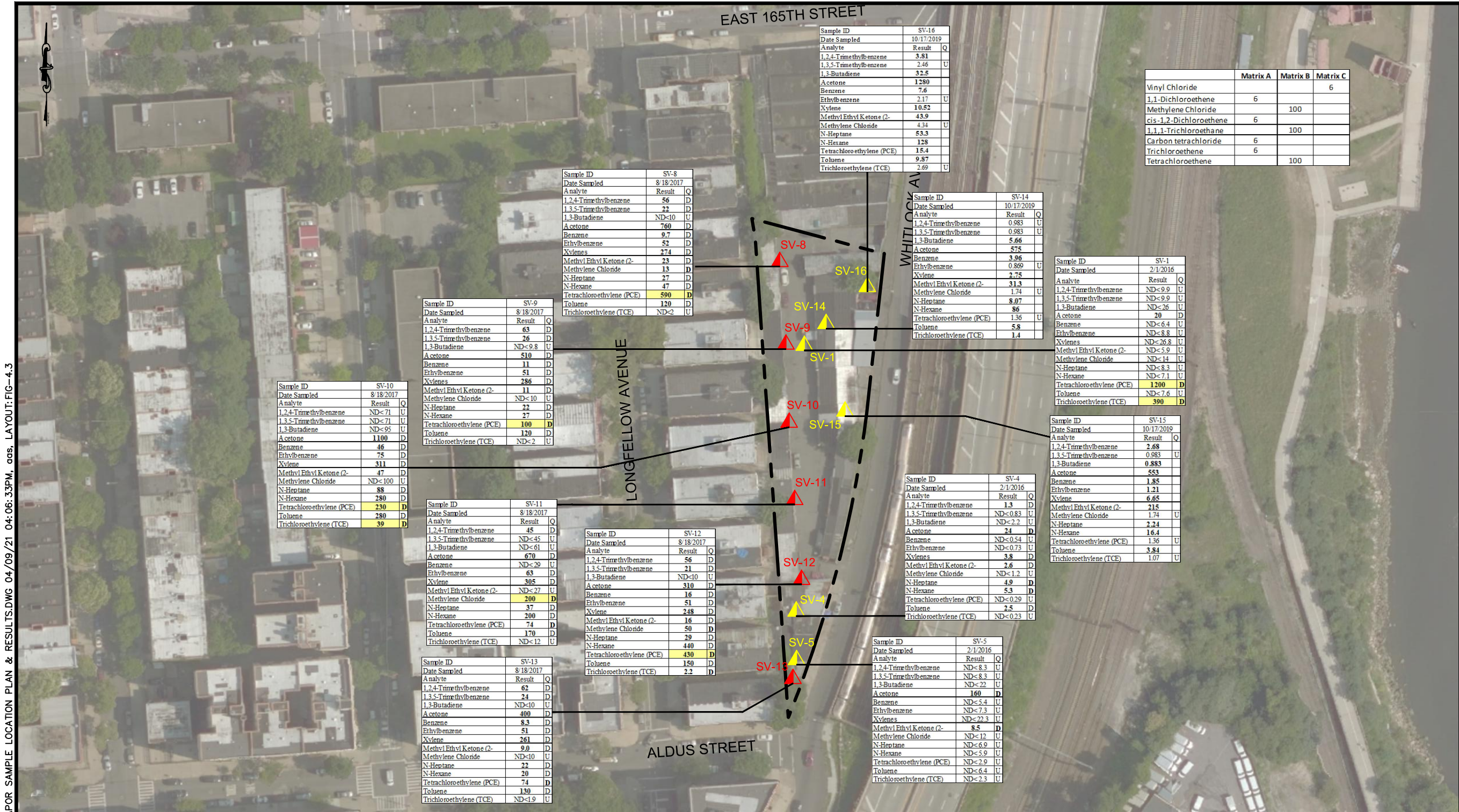
MONITORING WELL LOCATION
PLAN & RESULTS

job no: 11819
drawing no:

FIG-2.2

1 of 1

N:\ACAD\10916\10916 - FIG-4.3 - SOIL VAPOR SAMPLE LOCATION PLAN & RESULTS.DWG 04/09/21 04:06:33PM, aas, LAYOUT: FIG-4.3



NYS Education Law
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Sample ID	SV-16		
Date Sampled	10/17/2019		
Analyte	Result	Q	
1,2,4-Trimethylbenzene	3.81		
1,3,5-Trimethylbenzene	2.46	U	
1,3-Butadiene	32.5		
Acetone	1280		
Benzene	7.6		
Ethylbenzene	2.17	U	
Xylene	10.52		
Methyl Ethyl Ketone (2-	43.9		
Methylene Chloride	4.34	U	
N-Heptane	53.3		
N-Hexane	128		
Tetrachloroethylene (PCE)	15.4		
Toluene	9.87		
Trichloroethylene (TCE)	2.69	U	

	Matrix A	Matrix B	Matrix C
Vinyl Chloride			6
1,1-Dichloroethene	6		
Methylene Chloride		100	
cis-1,2-Dichloroethene	6		
1,1,1-Trichloroethane		100	
Carbon tetrachloride	6		
Trichloroethene	6		
Tetrachloroethene		100	

Sample ID	SV-10		
Date Sampled	8/18/2017		
Analyte	Result		Q
1,2,4-Triethylbenzene	ND<71		U
1,3,5-Triethylbenzene	ND<71		U
1,3-Butadiene	ND<95		U
Acetone	1100		D
Benzene	46		D
Ethylbenzene	75		D
Xylene	311		D
Methyl Ethyl Ketone (2-	47		D
Methylene Chloride	ND<100		U
N-Heptane	88		D
N-Hexane	280		D
Tetrachloroethylene (PCE)	230		D
Toluene	280		D
Trichloroethylene (TCE)	39		D

Sample ID	SV-11		
Date Sampled	8/18/2017		
Analyte	Result		Q
1,2,4-Trimethylbenzene	45		D
1,3,5-Triethylbenzene	ND<45		U
1,3-Butadiene	ND<61		U
Acetone	670		D
Benzene	ND<39		U
Ethylbenzene	63		D
Xylene	305		D
Methyl Ethyl Ketone (2-	ND<27		U
Methylene Chloride	290		D
N-Heptane	37		D
N-Hexane	200		D
Tetrachloroethylene (PCE)	74		D
Toluene	170		D
Trichloroethylene (TCE)	ND<12		U

Sample ID	SV-13		
Date Sampled	8/18/2017		
Analyte	Result	Q	
1,2,4-Trimethylbenzene	62	D	
1,3,5-Trimethylbenzene	24	D	
1,3-Butadiene	ND<10	U	
Acetone	400	D	
Benzene	8.3	D	
Ethylbenzene	51	D	
Xylene	261	D	
Methyl Ethyl Ketone (2-	9.0	D	
Methylene Chloride	ND<10	U	
N-Heptane	22	D	
N-Hexane	20	D	
Tetrachloroethylene (PCE)	74	D	
Toluene	130	D	
Trichloroethylene (TCE)	ND<1.9	U	

Sample ID	SV-12	
Date Sampled	8/18/2017	
Analyte	Result	Q
1,2,4-Trime-thylbenzene	56	D
1,3,5-Trime-thylbenzene	21	D
1,3-Butadiene	ND<10	U
Acetone	310	D
Benzene	16	D
Ethylbenzene	51	D
Xylene	248	D
Methyl Ethyl Ketone (2-	16	D
Methylene Chloride	50	D
N-Heptane	29	D
N-Hexane	440	D
Tetrachloroethylene (PCE)	430	D
Toluene	150	D
Trichloroethylene (TCE)	2.2	D

Sample ID	SV-4		
Date Sampled	2/1/2016		
Analyte	Result	Q	D
1,2,4-Trimethylbenzene	1.3	D	
1,3,5-Trimethylbenzene	ND<0.83		
1,3-Butadiene	ND<2.2		
Acetone	24		
Benzene	ND<0.54		
Ethylbenzene	ND<0.73		
Xylenes	3.8		
Methyl Ethyl Ketone (2-Methylpentan-3-one)	2.6		
Methylene Chloride	ND<1.2		
N-Heptane	4.9		
N-Hexane	5.3		
Tetrachloroethylene (PCE)	ND<0.29		
Toluene	2.5		
Trichloroethylene (TCE)	ND<0.23		

D	SV-5	
Sampled	2/1/2016	
	Result	Q
1,2,4-Trimethylbenzene	ND<8.3	U
1,3,5-Trimethylbenzene	ND<8.3	U
1,3-Butadiene	ND<22	U
Acetone	160	D
Benzene	ND<5.4	U
Ethylbenzene	ND<7.3	U
Xylenes	ND<22.3	U
Methyl Ethyl Ketone (2-Butanone)	8.5	D
Methylene Chloride	ND<12	U
N-Heptane	ND<6.9	U
N-Hexane	ND<5.9	U
Tetrachloroethylene (PCE)	ND<2.9	U
Toluene	ND<6.4	U
Trichloroethylene (TCE)	ND<2.3	U

Sample ID	SV-1	
Date Sampled	2/1/2016	
Analyte	Result	Q
1,2,4-Trime-thylbenzene	ND<9.9	U
1,3,5-Trime-thylbenzene	ND<9.9	U
1,3-Butadiene	ND<26	U
Acetone	20	D
Benzene	ND<6.4	U
Ethylbenzene	ND<8.8	U
Xylenes	ND<26.8	U
Methyl Ethyl Ketone (2-	ND<5.9	U
Methylene Chloride	ND<14	U
N-Heptane	ND<8.3	U
N-Hexane	ND<7.1	U
Tetrachloroethylene (PCE)	1200	D
Toluene	ND<7.6	U
Trichloroethylene (TCE)	390	D

Sample ID	SV-15		
Date Sampled	10/17/2019		
Analyte	Result	Q	
1,2,4-Trime-thylbenzene	2.68		
1,3,5-Trime-thylbenzene	0.983	U	
1,3-Butadiene	0.883		
Acetone	553		
Benzene	1.85		
Ethylbenzene	1.21		
Xylene	6.65		
2-Ethyl Ethyl Ketone (2-	215		
Methylene Chloride	1.74	U	
N-Heptane	2.24		
N-Hexane	16.4		
Tetrachloroethylene (PCE)	1.36	U	
Toluene	3.84		
Trichloroethylene (TCE)	1.07	U	

dwg by: AS
chk by: JAM
scale: 1"=100'
date: 04/09/2021

SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL
SESI
CONSULTING
ENGINEERS D.P.C.
12A MAPLE AVE. PINE BROOK, N.J. 07058 PH: 973-808-9050

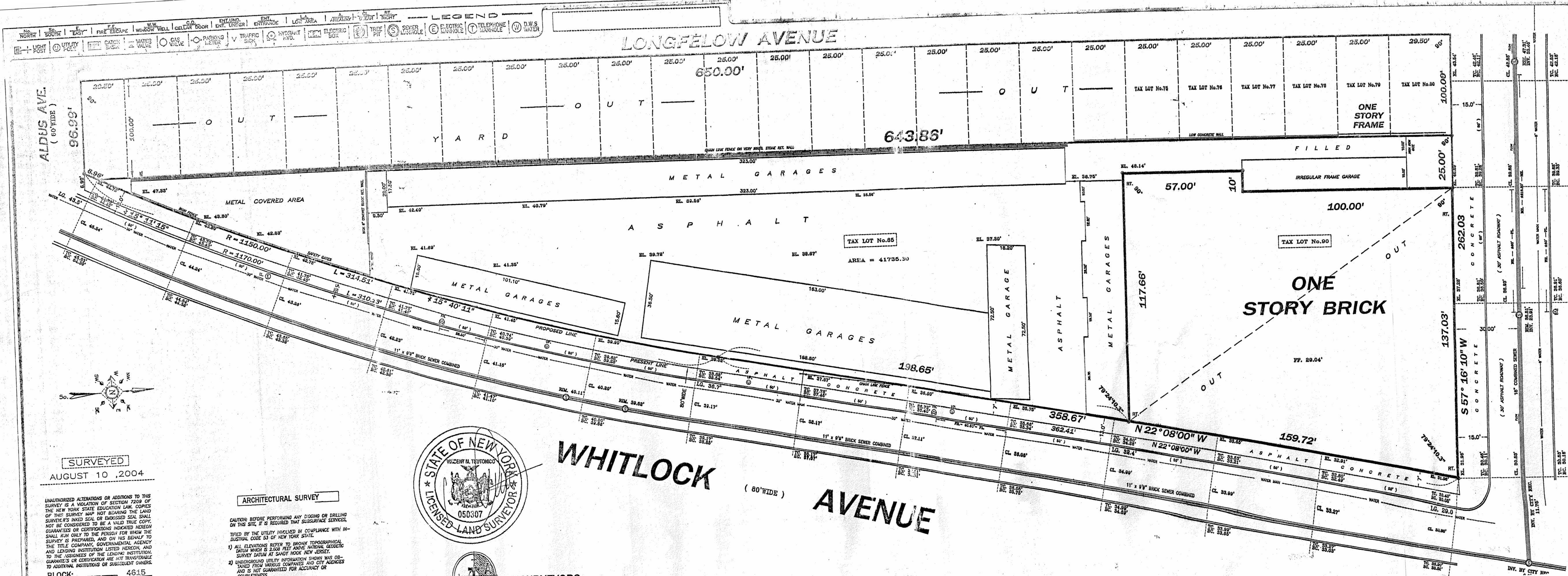
1125 WHITLOCK AVENUE
BRONX, NEW YORK 10459

SOIL VAPOR SAMPLE
LOCATION PLAN & RESULTS

job no: 10916
drawing no:

FIG-4.3

EXHIBIT G



E 165th STREET
(60' WIDE)

APPLICATION FOR APPORTIONMENTS OR MERGERS

Instructions: Please complete this application and submit in person to: **Department of Finance, Property Division - Tax Map Office, 66 John Street, 2nd floor, New York, NY 10038.** Please read the instructions for further details before completing this form. Print clearly.

SECTION A: PROPERTY INFORMATION

Borough: BRONX Block: 2756 Present Lot(s): 85, 90

☐ Merger ☒ Apportionment Number of
Lots Requested 2

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Lot Number: 85, 90

☐ Air ☐ Subterranean

Lot(s) Usage: ☒ Residential Building Gross Sq/Ft: 223,364 ☐ Commercial Building Gross Sq/Ft: _____ ☐ Mix (Residential & Commercial) Building Gross Sq/Ft: _____

1. Owner's Name (as per Deed): _____
 OR
 Company Name: Whitlock Plaza Housing, LLC

2.	Property Address:	199 Lee Avenue, Suite # 309,	Brooklyn,	N.Y.	11211
		NUMBER AND STREET	CITY	STATE	ZIP CODE

3. Filing Representative (if applicable): George E Berger & Associates, LLC

SECTION B: CERTIFICATION

1. Architect/Engineer/Applicant's Name: _____ Newman, _____ Mitchell
LAST NAME FIRST NAME

2. Address: 210 West Rogues Path, Cold Spring Hills, N.Y. 11743
NUMBER AND STREET CITY STATE ZIP CODE

3. Telephone Number: (631) 673-3111 4. Email Address: mnewman@ndarchitects.com

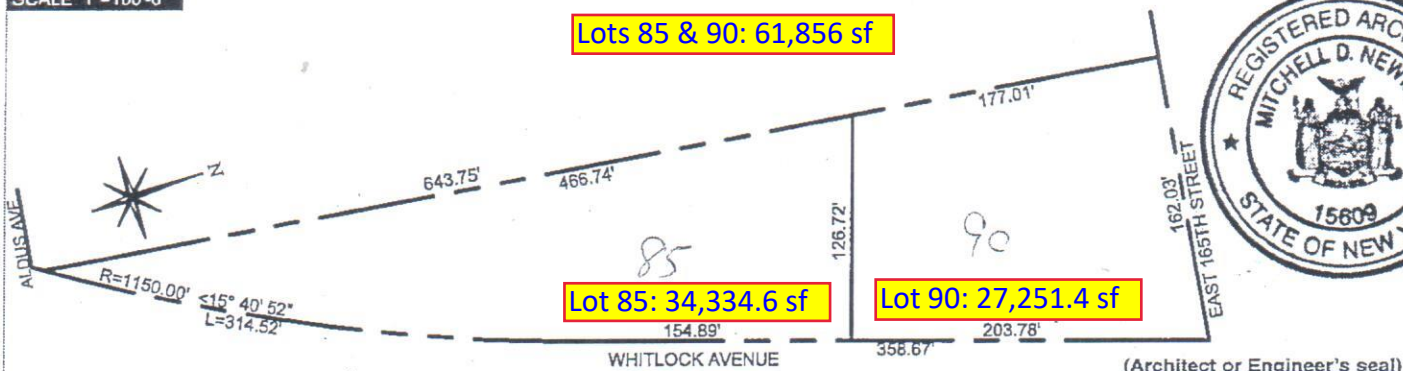
The applicant hereby certifies that, in making this application for merger/apportionment, s/he is the owner, or acting under the direction of the owner.

Signature of Architect/ Engineer/Applicant: [Signature] Date: 10 / 11 / 17

TAX MAP CHANGE WILL NOT BE MADE UNTIL PRESENTATION OF REQUIRED DOCUMENTS (see reverse for the required documents)

DRAW SKETCH TO SCALE 1" = 50', IF POSSIBLE INDICATE NORTH ARROW

SCALE 1"=100'-0"



Tentative Lot(s) issued: _____
Customer Service Representative: Sam White Date: 11/1/17 New Lot(s): _____ Lot(s) Affected: 85, 90 Lot(s) Dropped: _____

Please note: Map changes will not be made until presentation of all required documents is reviewed and approved by the Specialist.
Lots are tentative until final approval is received from the Tax Map Office.

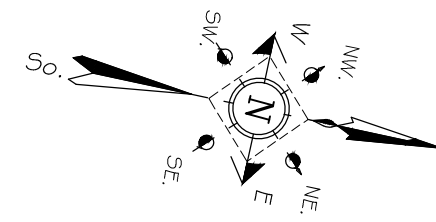
Map Updated: _____
Tax Map Specialist: _____ Date: ____/____/____

JOB # 16522-BX

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATION ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

BLOCK: 2756
LOT (s): 85
SECTION: 10
COUNTY: BRONX
DWG BY: Srdjan B.
CHK'D BY:


SUBDIVISION SURVEY



WHITLOCK

AVENUE

ALDUS AVE.
(60' WIDE)



VINCENT M. TEUTONICO
N.Y.S. LIC. No.050307

BIG APPLE LAND SURV. D.

65 MEADOW LANE GROUND LEVEL
 NEW ROCHELLE, NY 10805

OFF.(914)365-1847 ; FAX (914)365-1849
 E-mail: BIGAPPLELS@YAHOO.COM

SCALE: 1"=20'

ONE STORY BRICK BUILDING

E 165th STREET (60' WIDE)

30th AVENUE
30th ASPHALT ROADWAY

38th AVENUE
41st AVENUE

Scale: 1" = 400' - 1/2"

North Arrow

**APPLICATION FOR APPORTIONMENTS OR MERGERS**

Instructions: Please complete this application and submit in person to: **Department of Finance, Property Division - Tax Map Office, 66 John Street, 2nd floor, New York, NY 10038.** Please read the instructions for further details before completing this form. Print clearly.

SECTION A: PROPERTY INFORMATION

Borough: BRONX Block: 2756 Present Lot(s): 85, 90

☐ Merger ☒ Apportionment Number of Lots Requested 2

☐ Air ☐ Subterranean

Lot(s) Usage: ☒ Residential Building Gross Sq/Ft: 223,364 ☐ Commercial Building Gross Sq/Ft: _____ ☐ Mix (Residential & Commercial) Building Gross Sq/Ft: _____

Property
1. Owner's Name (as per Deed): _____
OR
Company Name: HP Whitlock Housing Development Fund Company, Inc. and Whitlock Point LLC

Property
2. Address: 1763 Pitman Avenue, Bronx, New York 10463
NUMBER AND STREET CITY STATE ZIP CODE

3. Filing Representative (if applicable): George E Berger & Associates, LLC

SECTION B: CERTIFICATION

1. Architect/Engineer/Applicant's Name: Newman, Mitchell
LAST NAME FIRST NAME

2. Address: 210 West Rogues Path, Cold Spring Hills, N.Y. 11743
NUMBER AND STREET CITY STATE ZIP CODE

3. Telephone Number: (631) 673-3111 4. Email Address: mnewman@ndarchitects.com

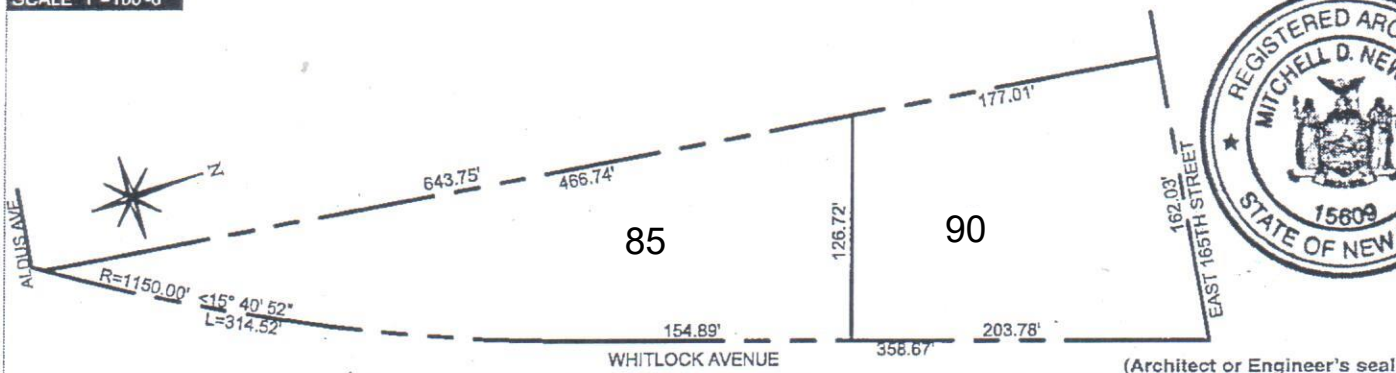
The applicant hereby certifies that, in making this application for merger/apportionment, s/he is the owner, or acting under the direction of the owner.

Signature of Architect/ Engineer/Applicant: [Signature] Date: 2 / 25 / 21

TAX MAP CHANGE WILL NOT BE MADE UNTIL PRESENTATION OF REQUIRED DOCUMENTS (see reverse for the required documents)

DRAW SKETCH TO SCALE 1" = 50', IF POSSIBLE INDICATE NORTH ARROW

SCALE 1"=100'-0"



Tentative Lot(s) issued: _____
Customer Service Representative: _____ Date: _____ Lot(s) Affected: _____ Lot(s) Dropped: _____

Please note: Map changes will not be made until presentation of all required documents is reviewed and approved by the Specialist.
Lots are tentative until final approval is received from the Tax Map Office.

Map Updated: _____
Tax Map Specialist: _____ Date: _____

EXHIBIT G

METES AND BOUNDS DESCRIPTION OF PROPOSED SITE

Block 2756 New Lot 85:

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

BEGINNING at a point on the northwesterly side of Whitlock Avenue distant 6.96 feet northeasterly from the corner formed by the intersection of the northwesterly side of Whitlock Avenue (80 feet wide) and the northerly side of Aldus Avenue (60 feet wide);

RUNNING THENCE along the northwesterly and westerly sides of Whitlock Avenue in a general northeasterly direction along a curve having a radius of 1150.00 feet a distance of 307.55 and still continuing along same 154.89 feet to a point;

THENCE westerly at right angles to Whitlock Avenue, 126.72 feet;

THENCE in a general southerly direction along a line forming an interior angle of 79 degrees 24 minutes 10.3 seconds with the last mentioned course, 466.74 feet to the POINT OR PLACE OF BEGINNING

Block 2756 New Lot 90:

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

BEGINNING at the corner formed by the intersection of the southerly side of East 165th Street (60 feet wide) and the westerly side of Whitlock Avenue (80 feet wide);

RUNNING THENCE southwesterly along the general westerly side of Whitlock Avenue, 203.78 feet;

THENCE westerly at right angles to Whitlock Avenue, 126.72 feet;

THENCE along a line forming an exterior angle of 79 degrees 24 minutes 10.3 seconds with the last-mentioned course 177.01 feet to the southerly side of East 165th Street;

THENCE along same South 57 degrees 16 minutes 10 seconds West 162.03 feet to the aforementioned corner and the POINT OR PLACE OF BEGINNING

As to Tax Lots 85 and 90 combined:

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

BEGINNING at the corner formed by the intersection of the southerly side of East 165th Street and the westerly side of Whitlock Avenue;

RUNNING THENCE westerly along the southerly side of East 165th Street, 162.03 feet;

THENCE southerly along a line, parallel with Longfellow Avenue, and creating a 90 degree angle with the southerly side of East 165th Street, 643.75 feet to a point (said point being 6.96 feet north of the intersection of the westerly side of Whitlock Avenue, a/k/a Sheridan Expressway and the northerly side of Aldus Street);

THENCE along the westerly side of Whitlock Avenue northerly along a curve having a radius of 1150.00 feet, 314.51 feet to a point;

THENCE continuing northerly along the westerly side of Whitlock Avenue north 22 degrees 08 minutes west, 358.67 feet to the corner aforesaid, the point or place of BEGINNING.

Tax Map

Site Name: Sonero Metro City Auto Repair Site

Site Address: Portion of 1125 Whitlock Avenue, Bronx, New York 10459 (Block 2756 Lot 85)



- | | | |
|-------------------------------|---|----------|
| Borough Boundary | C50 Condo Flag/Condo Number | BCP Site |
| Tax Block Boundary | A50 Air Right Flag/Lot Number | |
| 50 Tax Block Number | S50 Subterranean Right Flag/Lot Number | |
| Tax Lot Boundary | R REUC Flag | |
| 50 Tax Lot Number | Under Water Tax Lot Boundary | |
| Condo FKA Tax Lot Number | Other Boundary | |
| 50.5 Tax Lot Dimension | Possession Hook | |
| Approximate Tax Lot Dimension | Misc Miscellaneous Text | |
| Condo Units Range Label | Small Tax Lot Dimension | |
| Building Footprint | Surface Water | |

EXHIBIT H

BASE MAP

Sonero Metro City Auto Repair Site

Portion of 1125 Whitlock Avenue
Bronx, New York 10459

Legend:
 Site Property Boundary

Corresponding page
lists adjacent property owners by
letter A – CC

April 2021
Source: NYC GIS
Scale: 1" = 100' approximately



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

Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
A	Aldus Green Corporation	1032 Aldus Street	Bronx-2755-29
B	Ramon and Felicita Hernandez	1002 Longfellow Avenue	Bronx-2756-55
C	Jacqueline Rosa	1004 Longfellow Avenue	Bronx-2756-56
D	Steven Westreich	1006 Longfellow Avenue	Bronx-2756-57
E	1010 Longfellow Ave LLC	1010 Longfellow Avenue	Bronx-2756-58
F	Longfellow Avenue Housing Development Fund Corporation	1012 Longfellow Avenue	Bronx-2756-59
G	Vivian Chen	1014 Longfellow Avenue	Bronx-2756-60
H	Evelyn Montanez	1016 Longfellow Avenue	Bronx-2756-61
I	Manraj Dhanraj	1020 Longfellow Avenue	Bronx-2756-62
J	Sonia, Pharoah, Tarik, and Maeemah Cranston	1022 Longfellow Avenue	Bronx-2756-63
K	Lionel Volny	1024 Longfellow Avenue	Bronx-2756-64
L	Renaldo Ferreira	1026 Longfellow Avenue	Bronx-2756-65
M	Megan Y. Cheung	1030 Longfellow Avenue	Bronx-2756-66
N	Luis N. Diaz, Jr.	1032 Longfellow Avenue	Bronx-2756-67
O	1034 Longfellow LLC	1034 Longfellow Avenue	Bronx-2756-68
P	1036 Longfellow LLC	1036 Longfellow Avenue	Bronx-2756-69



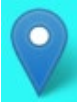
Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
Q	Dhanraj Rajkumar	1040 Longfellow Avenue	Bronx-2756-70
R	Restoring Communities Housing Development Fund Corporation	1042 Longfellow Avenue	Bronx-2756-71
S	Fernando P. Troche	1044 Longfellow Avenue	Bronx-2756-72
T	John and Monique Anthony	1046 Longfellow Avenue	Bronx-2756-73
U	Isabel Diaz	1050 Longfellow Avenue	Bronx-2756-74
V	HP Whitlock Housing Development Fund Company, Inc.	1156 East 165 Street	Bronx-2756-90
W	Penn Central Company	Sheridan Expressway	Bronx-2759-260
X	Penn Central Company	1324 Westchester Avenue	Bronx-2759-100
Y	Penn Central Company	Sheridan Expressway	Bronx-2759-250
Z	Penn Central Company	Sheridan Expressway	Bronx-2759-240
AA	Penn Central Company	Bruckner Boulevard	Bronx-2759-101
BB	Penn Central Company	Bruckner Boulevard	Bronx-2759-389
CC	Penn Central Company	Bruckner Boulevard	Bronx-2759-388

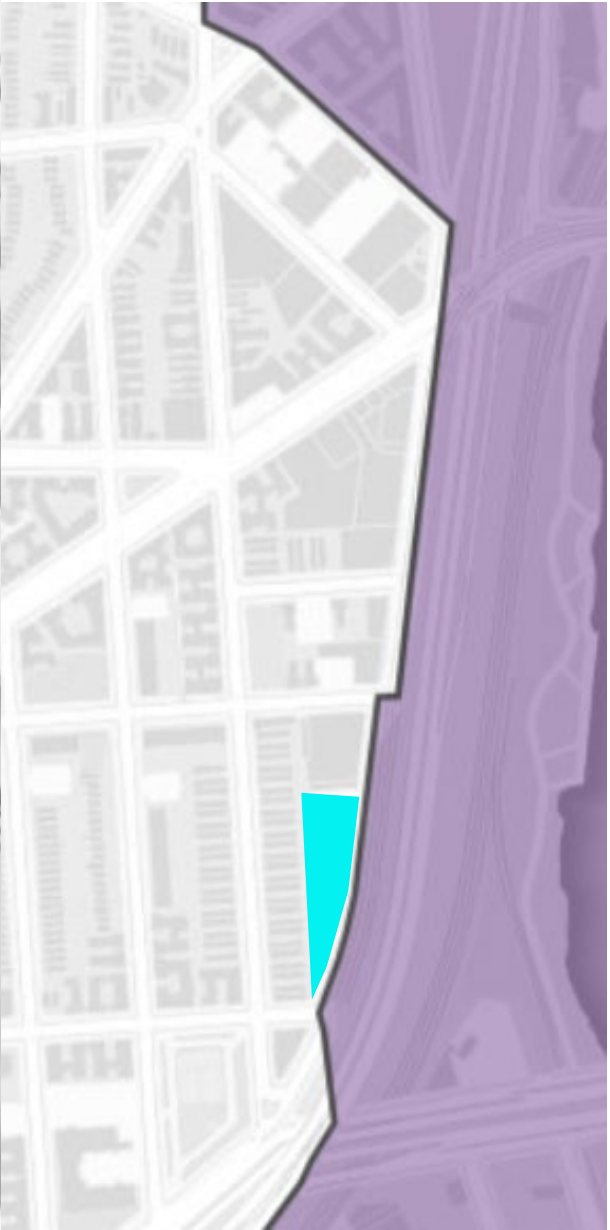
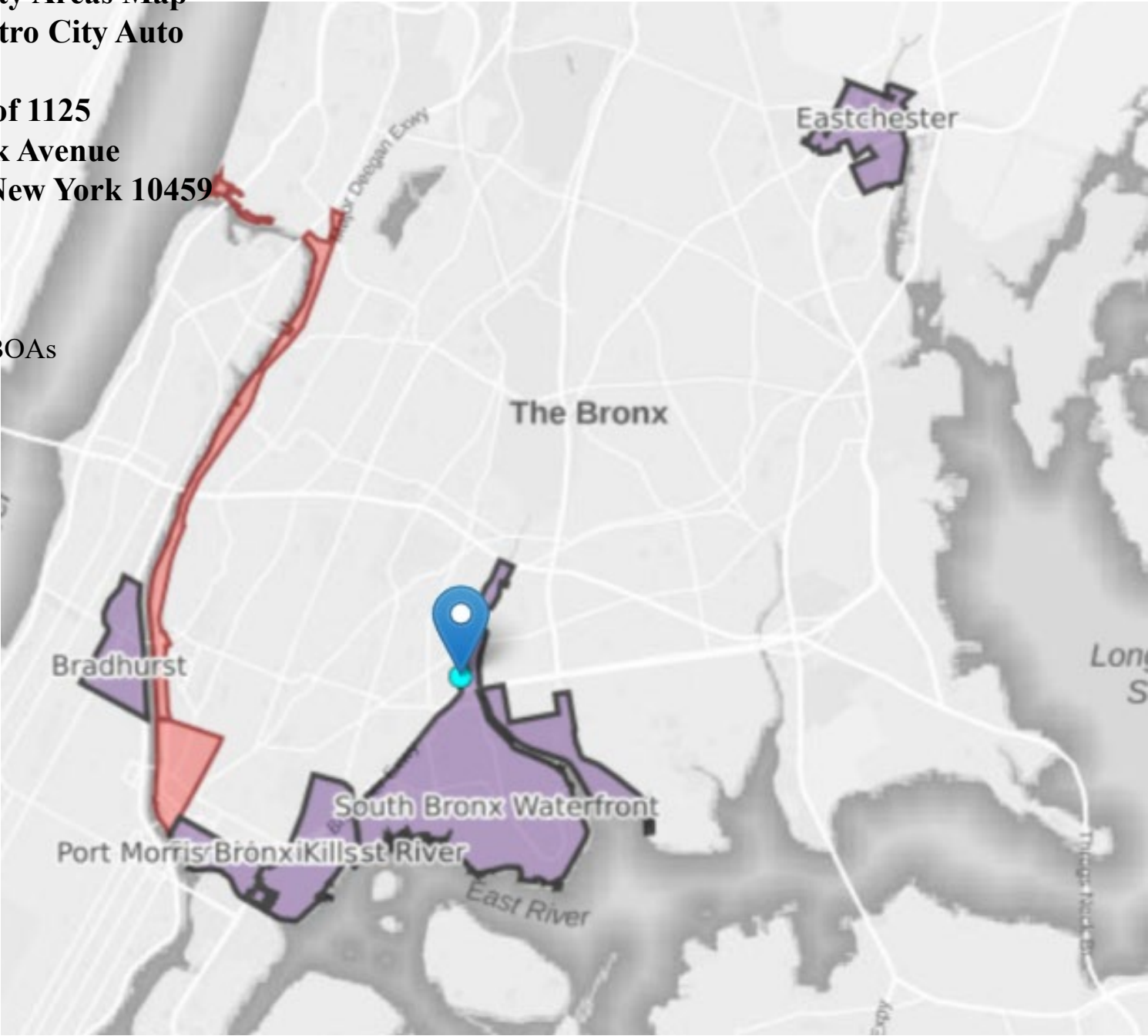
Brownfield Opportunity Areas Map

Site Name: Sonero Metro City Auto

Repair Site

**Site Address: Portion of 1125
Whitlock Avenue
Bronx, New York 10459**

-  NYS Designated BOAs
-  BOA Studies
-  BCP Site

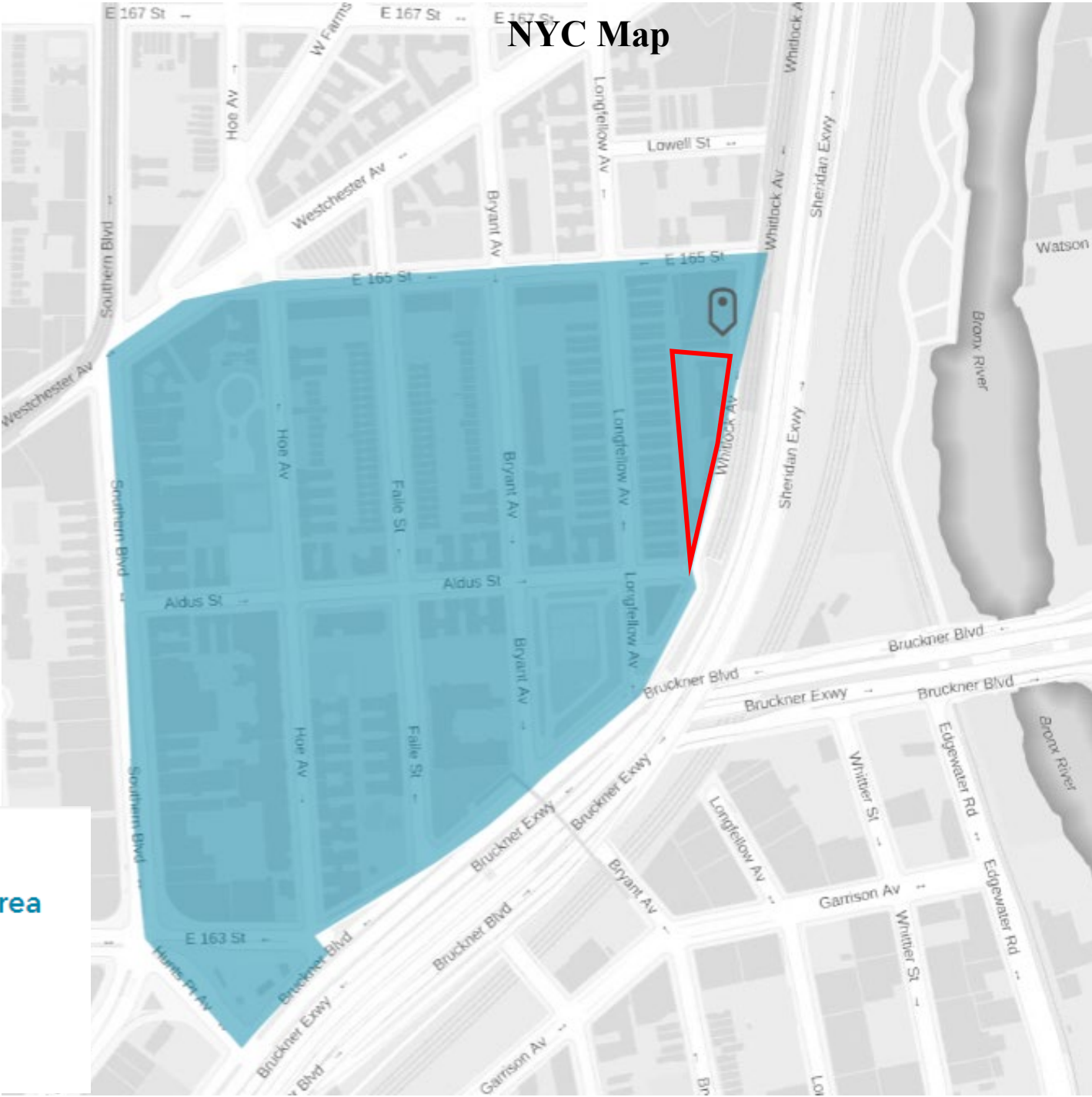


Environmental Justice Map

Sonero Metro City Auto Repair Site
Potion of 1125 Whitlock Avenue
Bronx, New York 10459

Legend:
— Site Property Boundary

NYC Map



Environmental Justice Zone

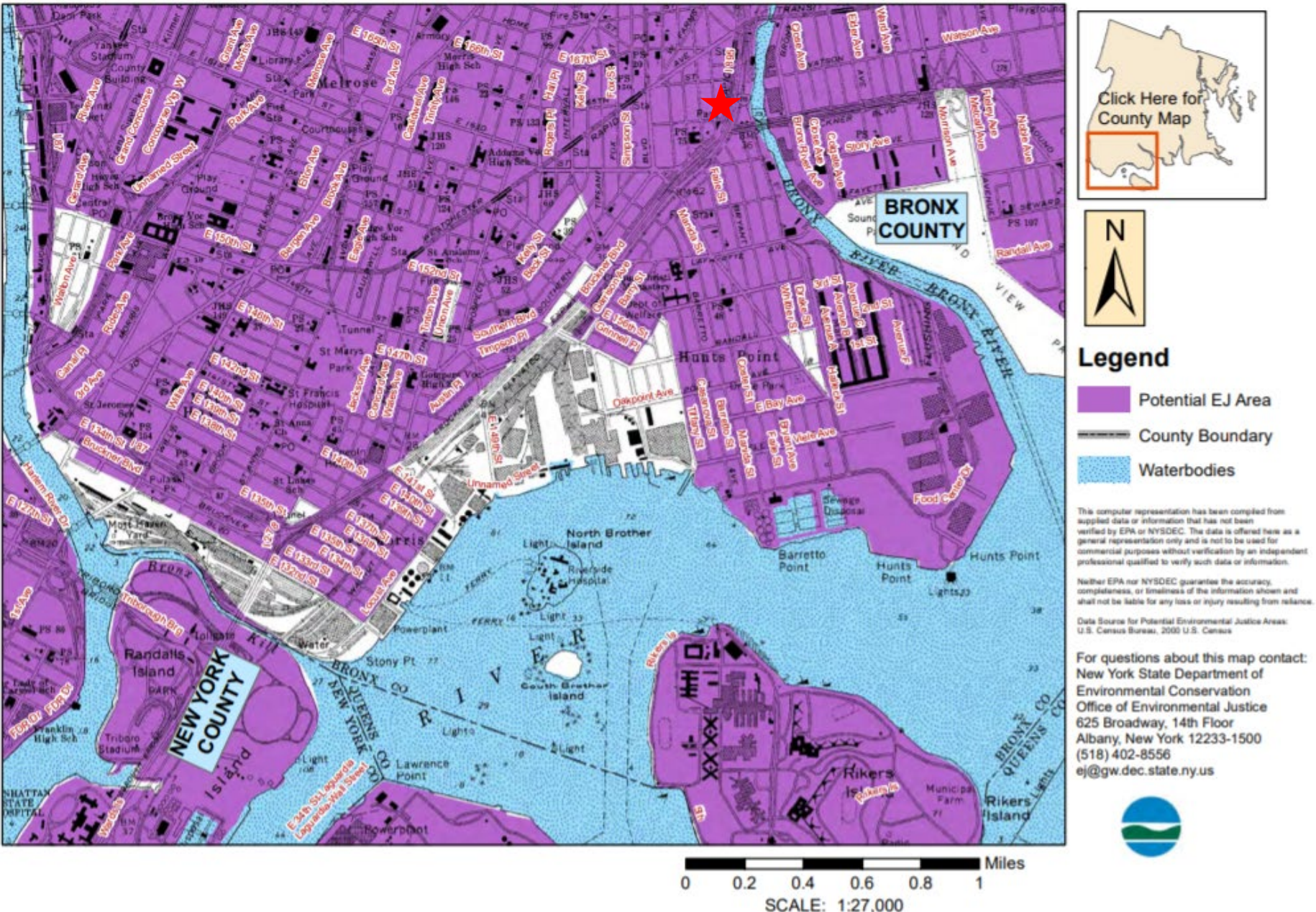
Environmental Justice Area

Hunts Point, Bronx

Total Population: 5,557
Percentage Minority: 96.5%
Percentage Below Poverty: 34.8%

Potential Environmental Justice Areas in Southwest Bronx County, New York

★ Site Location

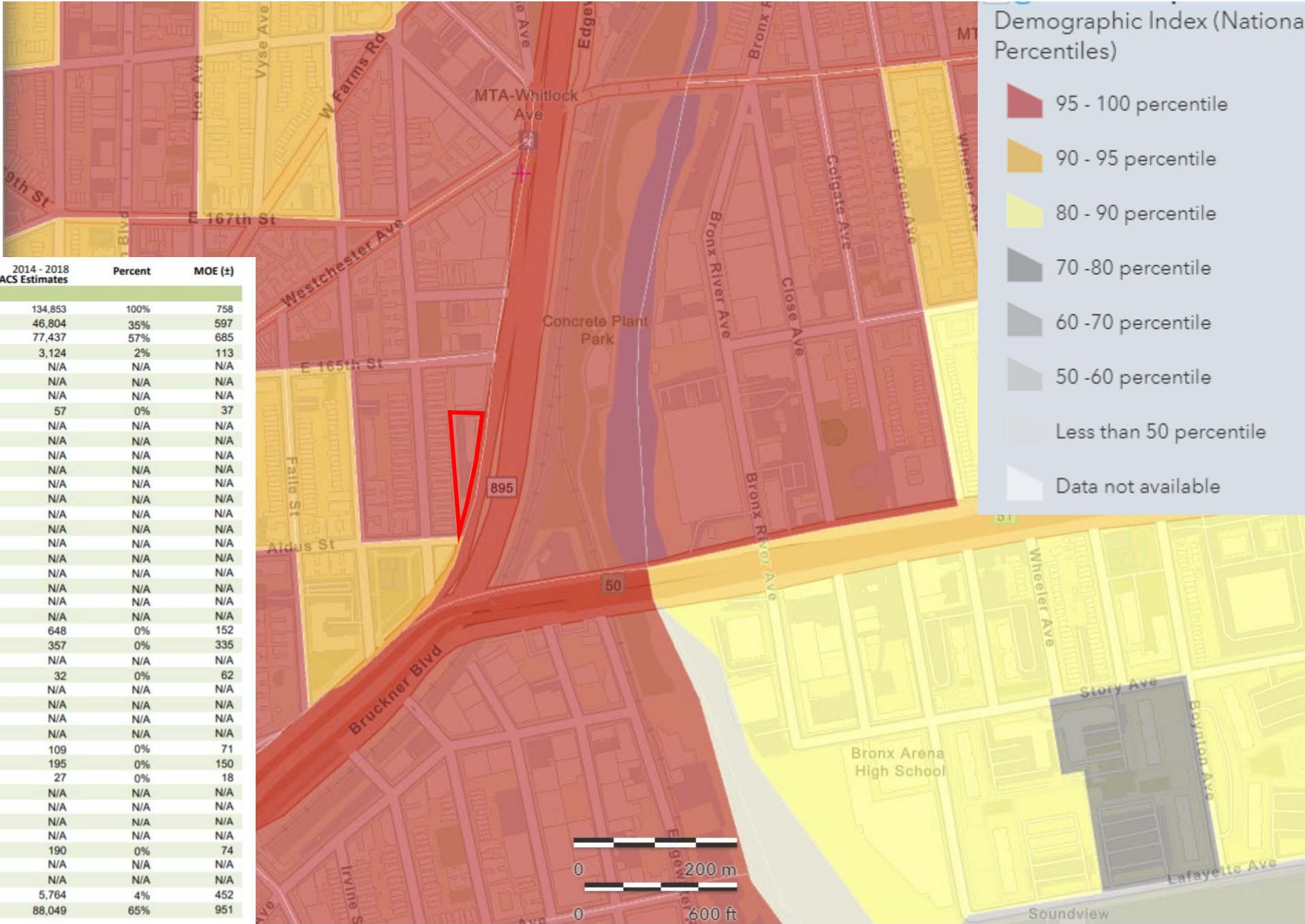


US EPA's Environmental Justice Screening and Mapping Tool

BCP Site

EPA EJSCREEN EPA's Environmental Justice Screening and Mapping Tool (Version 2020)

Population by Language Spoken at Home*	2014 - 2018 ACS Estimates	Percent	MOE (±)
Total (persons age 5 and above)	134,853	100%	758
English	46,804	35%	597
Spanish	77,437	57%	685
French	3,124	2%	113
French Creole	N/A	N/A	N/A
Italian	N/A	N/A	N/A
Portuguese	N/A	N/A	N/A
German	57	0%	37
Yiddish	N/A	N/A	N/A
Other West Germanic	N/A	N/A	N/A
Scandinavian	N/A	N/A	N/A
Greek	N/A	N/A	N/A
Russian	N/A	N/A	N/A
Polish	N/A	N/A	N/A
Serbo-Croatian	N/A	N/A	N/A
Other Slavic	N/A	N/A	N/A
Armenian	N/A	N/A	N/A
Persian	N/A	N/A	N/A
Gujarathi	N/A	N/A	N/A
Hindi	N/A	N/A	N/A
Urdu	N/A	N/A	N/A
Other Indic	N/A	N/A	N/A
Other Indo-European	648	0%	152
Chinese	357	0%	335
Japanese	N/A	N/A	N/A
Korean	32	0%	62
Mon-Khmer, Cambodian	N/A	N/A	N/A
Hmong	N/A	N/A	N/A
Thai	N/A	N/A	N/A
Laotian	N/A	N/A	N/A
Vietnamese	109	0%	71
Other Asian	195	0%	150
Tagalog	27	0%	18
Other Pacific Island	N/A	N/A	N/A
Navajo	N/A	N/A	N/A
Other Native American	N/A	N/A	N/A
Hungarian	N/A	N/A	N/A
Arabic	190	0%	74
Hebrew	N/A	N/A	N/A
African	N/A	N/A	N/A
Other and non-specified	5,764	4%	452
Total Non-English	88,049	65%	951



En-Zone Map
Site Name: Sonero Metro City Auto
Repair Site
Site Address: Portion of 1125 Whitlock Avenue
Bronx, New York 10459

 BCP Site



Census Tract 119

Census Tract 119	
EnZoneType A	
FIPS	36005011900
County_FIP	36005
Geography	Census Tract 119
County	Bronx County
UnempRate	17.3
NYS_UR	11.5
Pov_Rate	37.9
CountyPR	29.8
CountyRate	59.6
Criteria_B	
Both_AB	
Criteria_A	Y
Type	YA

Site Location Map

Site Name: Sonero Metro City Auto Repair Site

Site Address: Portion of 1125 Whitlock Avenue

Bronx, New York 10459



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



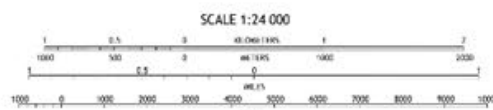
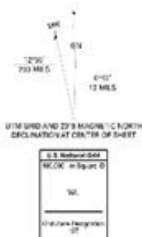
CENTRAL PARK QUADRANGLE
NEW YORK - NEW JERSEY
7.5-MINUTE SERIES



Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1:250,000 scale horizontal datum, Zone 18E
This map is not a legal document. Boundaries may be
generalized for this map. Minor lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery: NAIP, July 2015 - December 2017
Base: USGS, 2014
Hydrography: National Hydrography Dataset, 2015
Contours: National Hydrography Dataset, 2015
Boundaries: Multiple sources; see metadata file 2017 - 2018
Wetlands: FWS National Wetlands Inventory 2008 - 2011



Scale 1:24,000
This map was produced to conform with the
National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is distributed with it.



1	2	3
4	5	6
7	8	9

1 Jackson
2 Yonkers
3 Mount Vernon
4 Westchester
5 Dutchess
6 Albany
7 Sullivan
8 Ulster

ROAD CLASSIFICATION	
Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	AKAS
Interstate Route	US Route
	State Route

CENTRAL PARK, NY, NJ
2019



Street Map
Sonero Metro City
Auto Repair Site
Portion of 1125 Whitlock
Avenue
Bronx, New York 10459

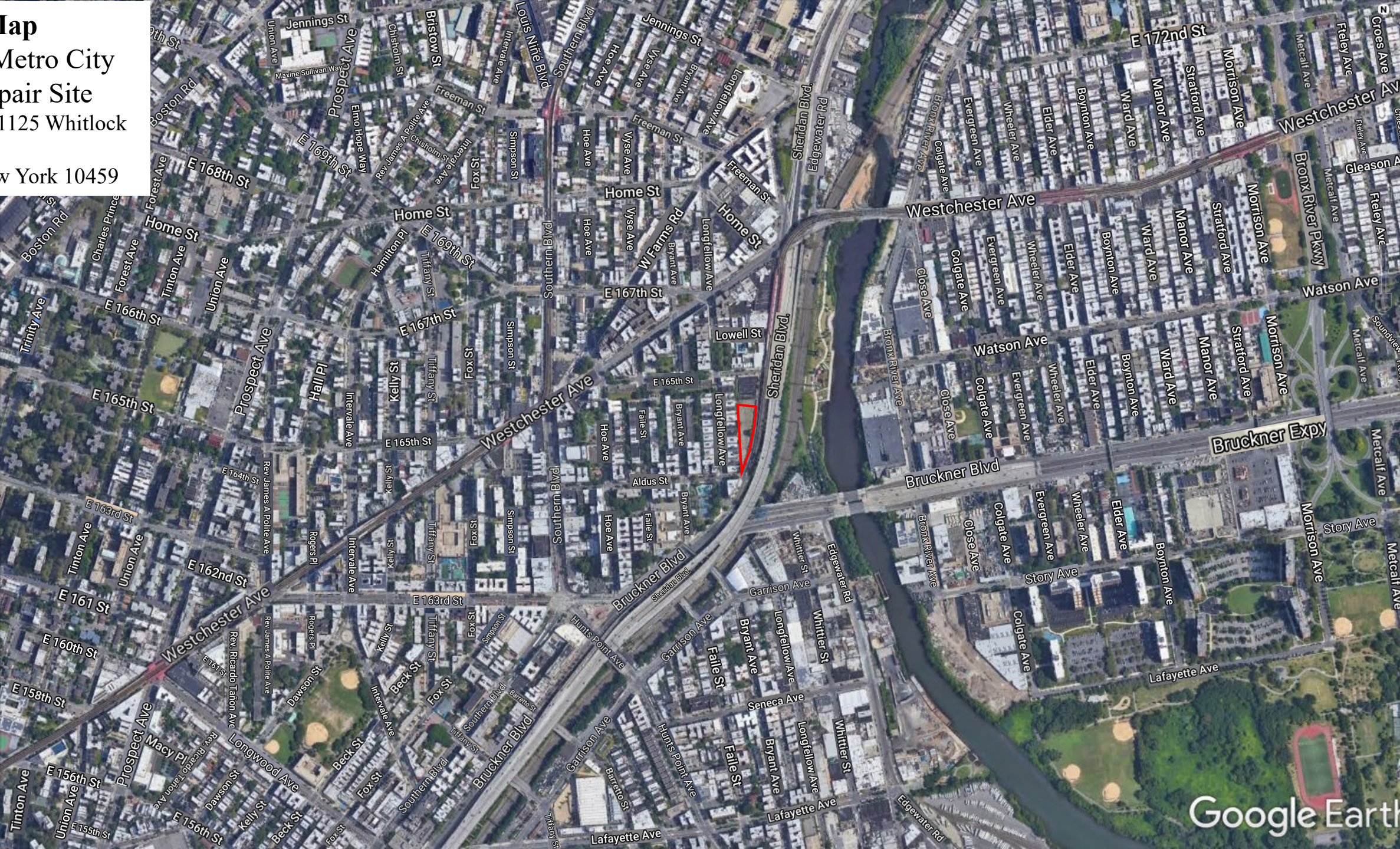



Exhibit I

ZONING MAP

Sonero Metro City Auto
Repair Site
Portion of 1125 Whitlock Avenue
Bronx, New York 10459

Legend:

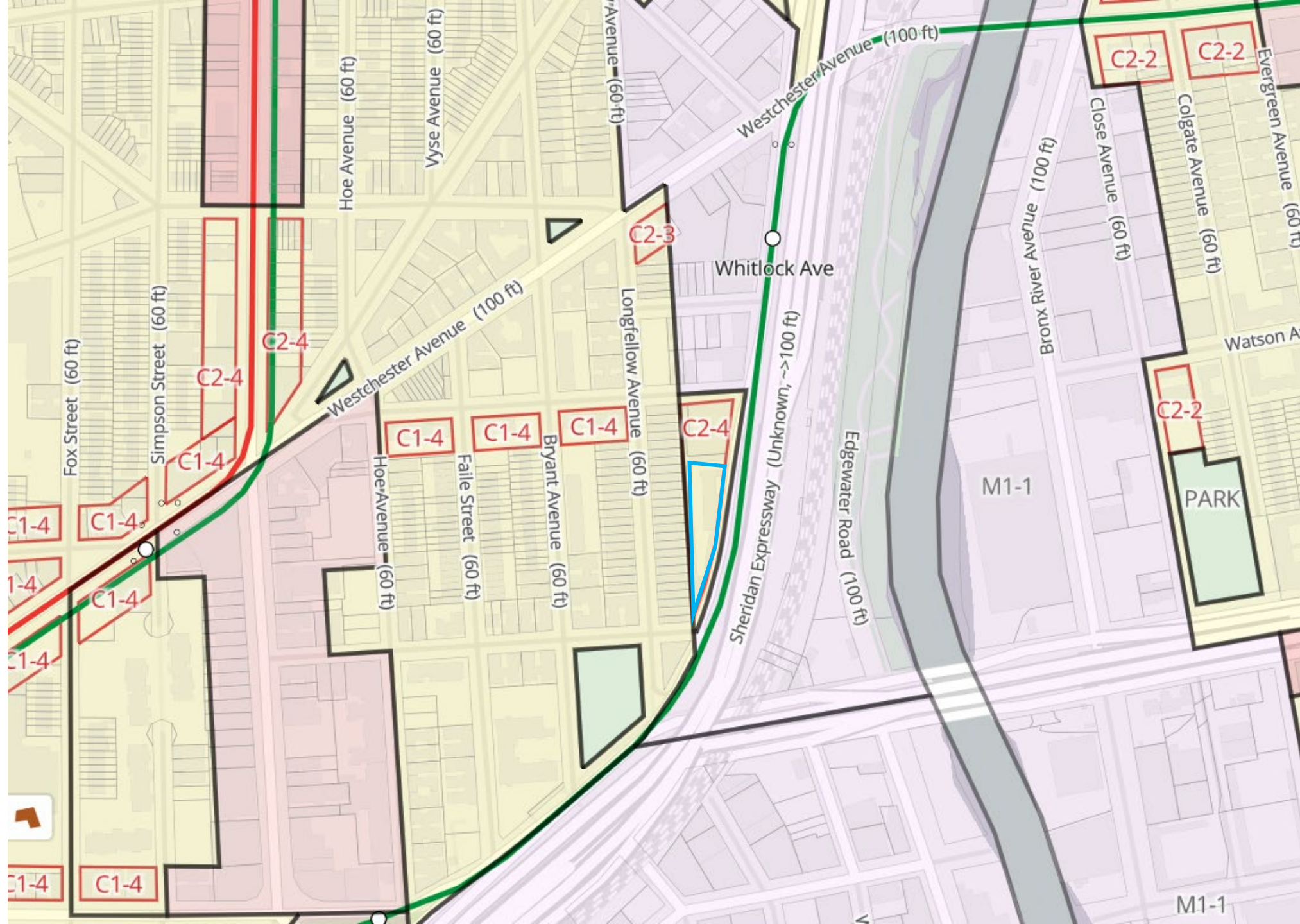
 Site property boundary
Zoning District: R8A and C2-4

April 2021

Source: NYC ZOLA

ArcGIS

Scale: 1" = 100" approximately



Zoning District: R8A

The contextual Quality Housing bulk regulations, which are mandatory in R8A districts, typically result in high lot coverage apartment buildings of roughly 12 to 14 stories, set at or near the street line. Limitations on the base height and maximum building height of new buildings ensure compatibility with existing buildings on the street. Parts of DUMBO in Brooklyn and West Chelsea in Manhattan are R8A districts.

The floor area ratio (FAR) in R8A districts is 6.02. Above a base height of 60 to 85 feet, the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to its maximum height of 120 feet. If providing a qualifying ground floor, the maximum base height is 95 feet, and the maximum height is 125 feet. On a wide street, the street wall must extend along the entire width of the zoning lot and at least 70% of the street wall must be within eight feet of the street line. The area between a building's street wall and the street line must be planted and the building must have interior amenities pursuant to the Quality Housing Program.

Higher maximum FAR and heights are available for buildings participating in the Inclusionary Housing Program or that provide certain senior facilities.

Off-street parking is generally required for 40 percent of a building's dwelling units, but requirements are lower for income-restricted housing units (IRHU) and are further modified in certain areas, such as within the Transit Zone and the Manhattan Core, or for lots less than 15,000 square feet. Off-street parking requirements can be waived if 15 or fewer parking spaces are required or if the zoning lot is 10,000 square feet or less. Off-street parking is not allowed in front of a building.

Zoning District: C2-4

C1-1 through C1-5 and C2-1 through C2-5 districts are commercial overlays mapped within residence districts. Mapped along streets that serve local retail needs, they are found extensively throughout the city's lower- and medium-density areas and occasionally in higher-density districts

Typical retail uses include neighborhood grocery stores, restaurants and beauty parlors. C2 districts permit a slightly wider range of uses, such as funeral homes and repair services. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use

When commercial overlays are mapped in R1 through R5 districts, the maximum commercial floor area ratio (FAR) is 1.0; when mapped in R6 through R10 districts, the maximum commercial FAR is 2.0. Commercial buildings are subject to commercial bulk rules.

Overlay districts differ from other commercial districts in that residential bulk is governed by the residence district within which the overlay is mapped. All other commercial districts that permit residential use are assigned a specific residential district equivalent. Unless otherwise indicated on the zoning maps, the depth of overlay districts ranges from 100 to 200 feet.

Generally, the lower the numerical suffix, the more off-street parking is required. For example, in C1-1 districts, typically mapped in outlying areas of the city, a large food store would require one parking space for every 100 square feet of floor area, whereas no parking is required in C1-5 districts, which are well served by mass transit.

Exhibit J

**Sonero Metro City
Auto Repair Site**
Portion of 1125 Whitlock
Avenue
Bronx, New York 10459



Site Location

April 2021
Source: FEMA Flood Map
 Scale: 1" = 100" approximately

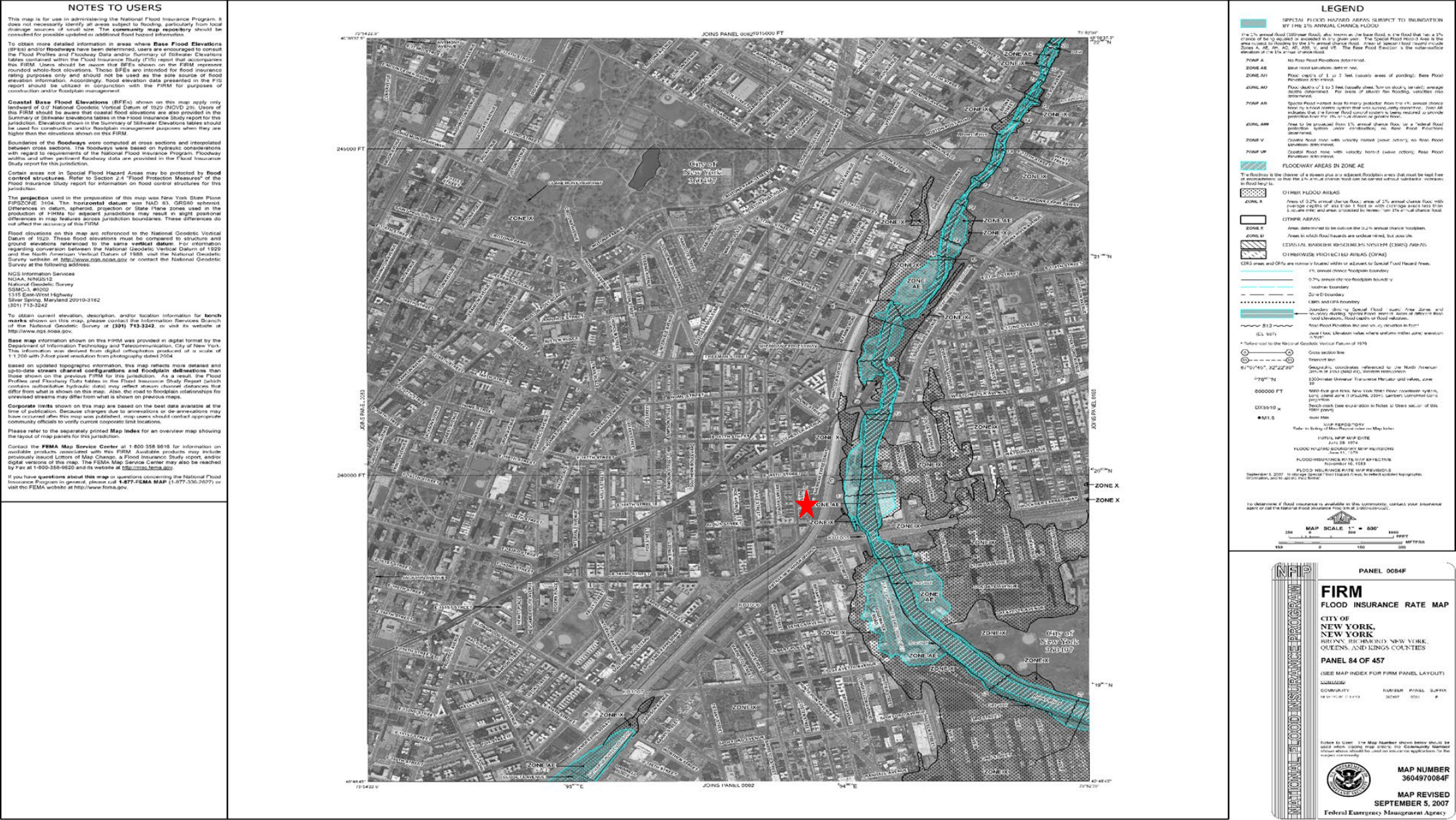


Exhibit K

Site Contact List

Sonero Metro City Auto Site

Portion of 1125 Whitlock Avenue, Bronx, New York 10459

Name	Title	Address	City	State	Zip
Hon. Charles Schumer	U.S. Senator	780 Third Avenue, Suite 2301	New York	NY	10017
Hon. Kristen Gilibrand	U.S. Senator	780 Third Avenue, Suite 2601	New York	NY	10017
Jose E. Serrano	U.S. House of Representatives, 15th District	1231 Lafayette Avenue, 4th Floor	Bronx	NY	10474
Luis R. Sepulveda	New York State Senator, 32th District	900 Rogers Place	Bronx	NY	10459
Ruben Diaz, Jr.	County Executive (Bronx Borough President)	851 Grand Concourse, 3rd Floor	Bronx	NY	10451
Luis M. Diaz	Borough of the Bronx County Clerk	851 Grand Concourse, Room 118	Bronx	NY	10451
James Rausse	Bronx Borough Planning and Development, Director	851 Grand Concourse, 3rd Floor	Bronx	NY	10451
Bill de Blasio	Mayor of New York City	City Hall	New York	NY	10007
Marisa Lago	New York City Planning Commission, Chair	1775 Grand Concourse, Suite 503	Bronx	NY	10453
New York Daily New	Media Outlet	4 New York Plaza	New York	NY	10004
Vincent Sapienza	NYC Public Water Supply System Department, Commissioner	59-17 Junction Boulevard, 13th Floor	Flushing	NY	11373
Pamela Cora	Hunts Point Library, New York Public Library - Managing Librarian	877 Southern Boulevard	Bronx	NY	10459
Roberto Crespo	Bronx Community Board 2	1029 East 163rd Street	Bronx	NY	10459
Jonea Thomas	Principal, Bronx Charter School for the Arts	950 Longfellow Avenue	Bronx	NY	10474
Marines Arrieta Cruz	Principal, P.S. 75 School of Research and Discovery	984 Faile Street	Bronx	NY	10459
Dawn Verhille	Principal, Bronx Studio School for Writers and Artists	928 Simpson Street	Bronx	NY	10459
Lester Long	Executive Director, Classical Charter School	977 Fox Street	Bronx	NY	10459
Norma Sanchez	Principal, P.S. 150 Charles James Fox	920 East 167 Street	Bronx	NY	10459
Madeline Alcantara	The Three Little Princess Daycare	1014 Hoe Avenue, Appartment 1C	Bronx	NY	10459
Vivian Rosario	Little Munchkins Daycare	1155 Vyse Avenue	Bronx	NY	10459
Arlene Rodriguez	AR Learning Tree WeeCare	1320 West Farms Road #1-1	Bronx	NY	10459
Leydilin Calderon-Mejia	Leydilin's Group Family Daycare	1107 Bryant Avenue	Bronx	NY	10459
Jack Safer	Brightside Academy	1093 Southern Blvd	Bronx	NY	10459
Aldus Green Corporation	Adjacent Property Owner of 1032 Aldus Street	33-01 Vernon Blvd.	Long Island City	NY	11106
Ramon and Felicita Hernandez	Adjacent Property Owner of 1002 Longfellow Avenue	920 Avenue St John	Bronx	NY	10455
Jacqueline Rosa	Adjacent Property Owner/Operator of 1004 Longfellow Avenue	1004 Longfellow Avenue	Bronx	NY	10459
Steven Westreich	Adjacent Property Owner/Operator of 1006 Longfellow Avenue	1006 Longfellow Avenue	Bronx	NY	10459
1010 Longfellow Ave LLC	Adjacent Property Owner of 1010 Longfellow Avenue	5308 13th Ave, Suite 293	Brooklyn	NY	11219
1012 Longfellow Avenue Housing Development Fund Corporation	Adjacent Property Owner/Operator of 1012 Longfellow Avenue	1012 Longfellow Avenue	Bronx	NY	10459
Vivian Chen	Adjacent Property Owner of 1014 Longfellow Avenue	221 East 106th Street, Apt. 16B	New York	NY	10029
Evelyn Montanez	Adjacent Property Owner of 1016 Longfellow Avenue	7 Logwynn Lane	Cortlandt Manor	NY	10567
Manraj Dhanraj	Adjacent Property Owner of 1020 Longfellow Avenue	4442 Matilda Avenue	Bronx	NY	10467
Sonia, Pharoah, Tarik and Maemah Cranston	Adjacent Property Owner of 1022 Longfellow Avenue	1845 7th Avenue, Apt. 6A	New York	NY	10026
Lionel Volny	Adjacent Property Owner/Operator of 1024 Longfellow Avenue	1024 Longfellow Avenue	Bronx	NY	10459
Renaldo Ferreira	Adjacent Property Owner/Operator of 1026 Longfellow Avenue	1026 Longfellow Avenue	Bronx	NY	10459
Megan Y. Cheung	Adjacent Property Owner of 1030 Longfellow Avenue	133-14 114th Place	South Ozone Park	NY	11420
Luis N. Diaz, Jr.	Adjacent Property Owner/Operator of 1032 Longfellow Avenue	1032 Longfellow Avenue	Bronx	NY	10459
1034 Longfellow LLC	Adjacent Property Owner of 1034 Longfellow Avenue	2618 Davidson Avenue	Bronx	NY	10468
1036 Longfellow LLC	Adjacent Property Owner/Operator of 1036 Longfellow Avenue	1036 Longfellow Avenue	Bronx	NY	10459

Dhanraj Rajkumar	Adjacent Property Owner/Operator of 1040 Longfellow Avenue	1040 Longfellow Avenue	Bronx	NY	10459
Restoring Communities Housing Development Fund Corporation	Adjacent Property Owner of 1042 Longfellow Avenue	150 Broadway, Suite 2101	New York	NY	10038
Fernando P. Troche	Adjacent Property Owner/Operator of 1044 Longfellow Avenue	1044 Longfellow Avenue	Bronx	NY	10459
John and Monique Anthony	Adjacent Property Owner of 1046 Longfellow Avenue	186-23 Henley Road	Jamaica	NY	11432
Isabel Diaz	Adjacent Property Owner/Operator of 1050 Longfellow Avenue	1050 Longfellow Avenue	Bronx	NY	10459
HP Whitlock Housing Development Fund Company, Inc.	Adjacent Property Owner of 1156 East 165 Street and Site	253 West 35th Street 3rd Fl.	New York	NY	10001
Penn Central Company	Adjacent Property Owner of Sheridan Expressway, 1324 Westchester Avenue, Sheridan Expressway, and Bruckner Boulevard	6 Penn Center Plaza	Philadelphia	PA	19102

Exhibit L

Rebecca Stevens

From: Acevedo, Ralph <racevedo@cb.nyc.gov>
Sent: Tuesday, April 13, 2021 10:13 AM
To: Rebecca Stevens
Cc: BX CB 2
Subject: Re: BCP Application - Sonero Metro City Auto Site

Please, in a Zip drive preferably. Also, you this email as confirmation the Community Board will be the repository.

Get [Outlook for iOS](#)

From: Rebecca Stevens <rstevens@nyenvlaw.com>
Sent: Tuesday, April 13, 2021 9:29 AM
To: Acevedo, Ralph
Cc: BX CB 2
Subject: RE: BCP Application - Sonero Metro City Auto Site

Good Morning,

Thank you for getting back to me. Please see the attached corrected letter.

Once it is time for the application to be placed, would you prefer the documents to be sent via FedEx on a CD or via a Dropbox link?

Thank you.

From: Acevedo, Ralph <racevedo@cb.nyc.gov>
Sent: Tuesday, April 13, 2021 9:24 AM
To: Rebecca Stevens <rstevens@nyenvlaw.com>
Cc: BX CB 2 <brxcb2@optonline.net>
Subject: Re: BCP Application - Sonero Metro City Auto Site

Good Morning, Ms. Stevens

Please indicate in the letter the board's office is closed and the public's ability to view the application may be limited.

Get [Outlook for iOS](#)

From: Rebecca Stevens <rstevens@nyenvlaw.com>
Sent: Tuesday, April 13, 2021 8:56 AM
To: Acevedo, Ralph
Cc: BX CB 2
Subject: BCP Application - Sonero Metro City Auto Site

Hello,

I am a paralegal at Knauf Shaw LLP and we represent Whitlock Point LLC and Whitlock Point Services LLC in its anticipated Brownfield Cleanup Program application for a site located at 1125 Whitlock Avenue, Bronx, New York, 10459. The Bronx Community Board 2 is currently the repository for this project. It is a requirement of the NYS

Department of Environmental Conservation that we supply them with a letter certifying that the local Community Board is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. To avoid significant use of your shelf space, all documents can be sent in CD format.

I require the District Manager, Ralph Acevedo to sign and date the attached letter and to return the signed letter to me as an attachment to an email as soon as possible. The application has been deemed complete by the NYS DEC. Therefore, we are currently looking to place the application into the repositories at this time. I understand that due to the current global pandemic, the Community Board is currently closed. However, if we are able to send the application to you via FedEx, we can inform the DEC that the application has been placed, but the public's ability to view the application may be limited. If we are able to FedEx you the application, please let me know to what address I should send the package.

Please feel free to call me with any questions at (585) 546-8430.

Thank you for your time.



Rebecca Stevens
Paralegal
1400 Crossroads building
2 State Street
Rochester, New York 14624
Tell: (585) 546-8430 Ext: 110



April 13, 2021

VIA ELECTRONIC MAIL
pamelacora@nypl.org

Pamela Cora, Managing Librarian
Hunts Point Library
New York Public Library
877 Southern Boulevard
Bronx, New York 10459

RE: Brownfield Cleanup Program Application
Applicant: Whitlock Point LLC and Whitlock Point Services LLC
Site Name: Sonero Metro City Auto Site
Site Address: p/o 1125 Whitlock Avenue, Bronx, New York 10459

Dear Ms. Cora:

We represent Whitlock Point LLC and Whitlock Point Services LLC in their anticipated Brownfield Cleanup Program application for the above-referenced site at p/o 1125 Whitlock Avenue, in New York City, Bronx County, New York. Your branch is currently the repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with a letter certifying that the local library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. To avoid significant use of your shelf space, all documents will be sent via a Dropbox link.

Please sign below and return executed letter as an attachment to an Email if you are able to certify that your library would be willing and able to act as the temporary public repository for this Brownfield Cleanup Program project.

Thank you.

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW

Yes, the Hunts Point Library is willing and able to act as a public repository for documents related to the cleanup of 1125 Whitlock Avenue, New York City, Bronx County, New York under the NYS Brownfield Cleanup Program.

Pamela Cora, Managing Librarian

4/19/21
Date