

Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of Brownfield Cleanup Agreement, or " <i>BCA</i> " (e.g., adding a significant amount of the second secon	f the property set forth in a nt of new property, or adding		
property that could affect an eligibility determination due to contamination i Such application must be submitted and processed in the same manner as including the required public comment period. Is this an application to an	evels or intended land use). s the original application, nend an existing BCA?		
Yes Volume Volum	umber:		
PART A (note: application is separated into Parts A and B for DEC rev	iew purposes) BCP App Rev 11		
Section I. Requestor Information - See Instructions for Further Guid	dance DEC USE ONLY BCP SITE #:		
NAME 1941-1959 JEROME AVENUE LLC			
ADDRESS 450 West 14th Street, 8th Floor			
CITY/TOWN New York ZIP CODE 1	0014		
PHONE 212.620.0500 FAX N/A	E-MAIL jlester@bolivar.nyc		
 If the requestor is a Corporation, LLC, LLP or other entity requirin Department of State to conduct business in NYS, the requestor's above, in the <u>NYS Department of State's Corporation & Business</u> entity information from the database must be submitted to the Ner Environmental Conservation (DEC) with the application to docum to do business in NYS. Please note: If the requestor is an LLC, th be provided on a separate attachment. Do all individuals that will be certifying documents meet the requirements Individuals that will be certifying BCP documents, as well as their of Section 1.5 of <u>DER-10: Technical Guidance for Site Investigati</u> of New York State Education Law. Documents that are not pro approved under the BCP. 	ag authorization from the NYS name must appear, exactly as given <u>a Entity Database</u> . A print-out of w York State Department of nent that the requestor is authorized he members/owners names need to s detailed below? Yes No employers, meet the requirements fon and Remediation and Article 145 perly certified will be not		
Section II. Project Description			
1. What stage is the project starting at?	Remediation		
NOTE: If the project is proposed to start at the remediation stage, a R at a minimum is required to be attached, resulting in a 30-day public of Analysis and Remedial Work Plan are also attached (see DER-10 / T Investigation and Remediation for further guidance) then a 45-day pu	Remedial Investigation Report (RIR) comment period. If an Alternatives echnical Guidance for Site blic comment period is required.		
2. If a final RIR is included, please verify it meets the requirements of Er	nvironmental Conservation Law		
(ECL) Article 27-1415(2): Yes No Not Applicable as pr	roject will be starting at the investigation stage		
3. Please attach a short description of the overall development project, i	including:		
• the date that the remedial program is to start; and			
 the date the Certificate of Completion is anticipated. 			



Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description o Brownfield Cleanup Agreement, or " <i>BCA</i> " (e.g., adding a significant amour preparty that equilater an eligibility determination due to contamination.	f the property set forth in a nt of new property, or adding	
Such application must be submitted and processed in the same manner as including the required public comment period. Is this an application to ar	s the original application, nend an existing BCA?	
Yes Volume No If yes, provide existing site n	umber:	
PART A (note: application is separated into Parts A and B for DEC rev	iew purposes) BCP App Rev 11	
Section I. Requestor Information - See Instructions for Further Guid	dance DEC USE ONLY BCP SITE #:	
NAME Bolivar Development LLC		
ADDRESS 450 West 14th Street, 8th Floor		
CITY/TOWN New York ZIP CODE 1	0014	
PHONE 212.620.0500 FAX N/A	E-MAIL jlester@bolivar.nyc	
 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 <i>DER-10: Technical Guidance for Site Investigation and Remediation</i> 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?	Remediation	
NOTE: If the project is proposed to start at the remediation stage, a F at a minimum is required to be attached, resulting in a 30-day public of Analysis and Remedial Work Plan are also attached (see DER-10 / T Investigation and Remediation for further guidance) then a 45-day public	Remedial Investigation Report (RIR) comment period. If an Alternatives echnical Guidance for Site ablic comment period is required.	
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• 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	Х	Х	X
Chlorinated Solvents			Х
Other VOCs			
SVOCs	Х	Х	
Metals	Х	Х	
Pesticides		Х	
PCBs			
Other*		Х	
*Please describe: Per- and polyfluoroalkyl substances (PFAS)			
3. FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING:			
 SAMPLE LOCATION DATE OF SAMPLIN KEY CONTAMINAN FOR SOIL, HIGHLIG FOR GROUNDWAT FOR SOIL GAS/ SO YORK STATE DEPA THESE DRAWINGS ARE TO THAT THE SITE IS IN NEED 11" X 17". THESE DRAWIN ARE THE REQUIRED MAP 	N G EVENT TS AND CONCENTRATION GHT IF ABOVE REASONAB ER, HIGHLIGHT EXCEEDA IL VAPOR/ INDOOR AIR, H ARTMENT OF HEALTH MAT D BE REPRESENTATIVE OF OF REMEDIATION UNDER GS SHOULD BE PREPARE S INCLUDED WITH THE AF	DETECTED LY ANTICIPATED USE NCES OF 6NYCRR PART 703.5 IGHLIGHT IF ABOVE MITIGATE TRIX F ALL DATA BEING RELIED UP & THE BCP. DRAWINGS SHOU ED IN ACCORDANCE WITH AN PPLICATION?*	E LEVELS ON THE NEW ON TO MAKE THE CASE LD NOT BE BIGGER THAN Y GUIDANCE PROVIDED.
(*answering No will result in an incomplete application)			
4. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):			
Coal Gas ManufacturingManufacturingAgricultural Co-opDry CleanerSalvage YardBulk PlantPipelineService StationLandfillTanneryElectroplatingUnknown			
Other. Automobile repair services and parking uses			

Section IV. Property Information - See Instructions for Further Guidance					
PROPOSED SITE NAME Jerome Heights					
ADDRESS/LOCATION 1941 and 1959 Jerom	e Ave	enue			
CITY/TOWN Bronx, New York ZIP C	ode 10	0453			
MUNICIPALITY(IF MORE THAN ONE, LIST ALL): New `	York Ci	ty			
COUNTY The Bronx	S	ITE SIZE (AC	RES) 0.78		
LATITUDE (degrees/minutes/seconds) 40 ° 51 ' 4.5N "	LONG 73	ITUDE (degre °	es/minutes/se 54	econds)	36.5W ["]
Complete tax map information for all tax parcels included proposed, please indicate as such by inserting "P/O" in fr include the acreage for that portion of the tax parcel in the PER THE APPLICATION INSTRUCTIONS.	within th ront of th corresp	e proposed s e lot number onding far rig	ite boundary in the approp ht column.AT	r. If a portion priate box bel ITACH REQU	of any lot is ow, and only IIRED MAPS
Parcel Address		Section No.	Block No.	Lot No.	Acreage
1941 Jerome Avenue, Bronx, N	Y		2862	97	0.35
1959 Jerome Avenue, Bronx, N	Y		2862	90	0.43
1. Do the proposed site boundaries correspond to tax map metes and bounds? ✓ Yes □ No If no, please attach an accurate map of the propsed site.					
2. Is the required property map attached to the application? (application will not be processed without map) ✓ Yes No					
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See <u>DEC's website</u> for more information) Yes V No					
If yes, identify census tract : Bronx Census Tract 217					
Percentage of property in En-zone (check one):	0-49	%	50-99%	✓ 100%	, D
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 Volume 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?					
6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation. Yes ✓ No			Title 5 of es 🖌 No		
7. Are there any lands under water? If yes, these lands should be clearly delineated on the site map. □ Yes ✓ No					

Section IV. Property Information (continued)				
8. Are there any easements or existing rights of way that would preclude real figures, identify here and attach appropriate information.	emediation in these areas?			
Easement/Right-of-way Holder	Description			
None	_			
 List of Permits issued by the DEC or USEPA Relating to the Proposed S information) 	Site (type here or attach			
Type Issuing Agency	Description			
None				
 Property Description and Environmental Assessment – please refer to the proper format of <u>each</u> narrative requested. 	application instructions for			
Are the Property Description and Environmental Assessment narratives in the prescribed format ?	s included Ves No			
Note: Questions 11 through 13 only pertain to sites located within the five counti	es comprising New York City			
11. Is the requestor seeking a determination that the site is eligible for tangil credits?	ble property tax 🖌 Yes 🗌 No			
If yes, requestor must answer questions on the supplement at the end o	f this form.			
12. Is the Requestor now, or will the Requestor in the future, seek a d that the property is Upside Down?	letermination Yes Vo			
13. If you have answered Yes to Question 12, above, is an independent of the value of the property, as of the date of application, prepared hypothetical condition that the property is not contaminated, include application?	ent appraisal Yes No d under the ded with the			
NOTE: If a tangible property tax credit determination is not being requestion participate in the BCP, the applicant may seek this determination at a a certificate of completion by using the BCP Amendment Application, eligibility under the underutilized category.	uested in the application to any time before issuance of <u>except</u> for sites seeking			
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:				

|--|

Section V. Additional Requesto See Instructions for Further Gui	r Information dance	BCP SITE NAME:	
NAME OF REQUESTOR'S AUTHOR	IZED REPRESE	NTATIVE Peter Fine (on behalf of of both requestors)	
ADDRESS 450 West 14th S	Street, 8th F	Floor	
CITY/TOWN New York, New Yor	k	ZIP CODE 10014	
PHONE 212.620.0500	fax N/A	E-MAIL jlester@bolivar.nyc	
NAME OF REQUESTOR'S CONSUL	TANT Debo	rah Shapiro, QEP, AKRF	
ADDRESS 440 Park Avenu	e South, 7t	th Floor	
CITY/TOWN New York, New Yor	K	ZIP CODE 10016	
PHONE 646.388.9544	fax N/A	E-MAIL dshapiro@akrf.com	
NAME OF REQUESTOR'S ATTORN	EY Brown D I	uke & Fogel, P.C., George Duke, Esq.	
ADDRESS350 Fifth Ave, Su	uite 4640		
CITY/TOWN New York, New Yor	k	ZIP CODE 10118	
PHONE 646.915.0236	FAX N/A	E-MAIL gduke@bdflegal.cor	
Section VI. Current Property Owner/Operator Information – if not a Requestor			
CURRENT OWNER'S NAME OWNERSHIP START DATE:			
ADDRESS			
CITY/TOWN ZIP CODE			
PHONE	FAX	E-MAIL	
CURRENT OPERATOR'S NAME			
ADDRESS			
CITY/TOWN ZIP CODE			
PHONE	FAX	E-MAIL	
PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE". IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.			
Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)			
 If answering "yes" to any of the following questions, please provide an explanation as an attachment. 1. Are any enforcement actions pending against the requestor regarding this site? Yes ✔ No 2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? Yes ✔ No 3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. Yes ✔ No 			

Section VII. Requestor Eligibility Information (continued)

 Has the requestor been determined in an administra any provision of the ECL Article 27; ii) any order or of Title 14; or iv) any similar statute, regulation of the sexplanation on a separate attachment. Has the requestor previously been denied entry to the application, such as name, address, DEC assigned relevant information. Has the requestor been found in a civil proceeding the act involving the handling, storing, treating, disposind 7. Has the requestor been convicted of a criminal offer or transporting of contaminants; or ii) that involves a against public administration (as that term is used in laws of any state? Has the requestor knowingly falsified statements or jurisdiction of DEC, or submitted a false statement of connection with any document or application submities failed to act, and such act or failure to act could be to 10. Was the requestor's participation in any remedial public by a court for failure to substantially comply with an 11. Are there any unregistered bulk storage tanks on-s 	ative, civil or criminal proceeding to be in violation of i) determination; iii) any regulation implementing state or federal government? If so, provide an
WITH ECL 27-1405 (1) BY CHECKING ONE OF THE BOXE 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.	 S BELOW: 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.

Se	ction VII. Requestor Eligibility Information (continued)
Re ∐F	questor Relationship to Property (check one): Previous Owner Current Owner Potential /Future Purchaser Other <u>Bolivar Development LL</u> C
lf r be an	equestor is not the current site owner, proof of site access sufficient to complete the remediation must submitted . Proof must show that the requestor will have access to the property before signing the BCA d throughout the BCP project, including the ability to place an easement on the site Is this proof attached?
Ν	Yes No First requestor is the current owner who has signed an access agreement with the second requestor (Bolivar Development LLC).
NC Se	ction VIII. Property Eligibility Information - See Instructions for Further Guidance
1. 2.	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. 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? If yes, please provide: Permit type: 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.
5.	Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide: Order #Yes Volume Novigation Law Article 12 or ECL Article 17 Title 10?
6.	Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide explanation as an attachment.
Se	ction IX. Contact List Information
To <u>DE</u> an 1. 2. 3. 4. 5. 6. 7.	be considered complete, the application must include the Brownfield Site Contact List in accordance with <i>R-23 / Citizen Participation Handbook for Remedial Programs</i> . Please attach, at a minimum, the names d addresses of the following: The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located. Residents, owners, and occupants of the property and properties adjacent to the property. Local news media from which the community typically obtains information. The public water supplier which services the area in which the property is located. Any person who has requested to be placed on the contact list. The administrator of any school or day care facility located on or near the property. 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	
 What is the current municipal zoning designation for the site? <u>C4-4D</u> 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 a 	uthority.
 Current Use: Residential Commercial Industrial Vacant Recreational (checapply) Attach a summary of current business operations or uses, with an emphasis on iden possible contaminant source areas. If operations or uses have ceased, provide the d 	ck all that tifying ate.
3. Reasonably anticipated use Post Remediation: Residential Commercial Industrial that apply) Attach a statement detailing the specific proposed use.	(check all
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
See supplemental materials.	
 Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary. See supplemental materials. 	✔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
See supplemental materials.	

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 MANAGER (title) of 1941-1959 JEROME AVENUE LLC ; that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a BCA within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the DER-32, Brownfield Cleanup Program Applications and Agreements; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date:	04/06/2022	Signature:	p	
Print Nar	ne: PETER FINE			

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
 - o 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)

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Date:

Signature:

Print Name:_____

(By a requestor other than an individual)

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

Date:04/06/2022	Signature:	p
Print Name: PETER FINE		

SUBMITTAL INFORMATION:

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 - o 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:

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.	✔ Yes No				
Requestor seeks a determination that the site is eligible for the tangible brownfield redevelopment tax credit.	e property credit component of the ✔Yes ☐ No				
Please answer questions below and provide documentation necessa	ary to support answers.				
 Is at least 50% of the site area located within an environmental zone please see <u>DEC's website</u> for more information. 	pursuant to NYS Tax Law 21(b)(6)?				
2. Is the property upside down or underutilized as defined below?	Upside Down? 🗌 Yes 🖌 No				
From ECL 27-1405(31):	Underutilized? 🗌 Yes 🗹 No				
"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.					
From 6 NYCRR 375-3.2(I) as of August 12, 2016: (Please note: Eligibi underutilized category can only be made at the time of application)	lity determination for the				
 375-3.2: (I) "Underutilized" means, as of the date of application, real p fifty percent of the permissible floor area of the building or buildings have been used under the applicable base zoning for at least three which zoning has been in effect for at least three years; and (1) the proposed use is at least 75 percent for industrial uses; or (2) at which: (i) the proposed use is at least 75 percent for commercial or commercial or commercial by the municipality in which the site is located; and (ii) one or more of the following conditions exists, as certified by the (a) property tax payments have been in arrears for at least five year application; (b) a building is presently condemned, or presently exhibits docume certified by a professional engineer, which present a public health o (c) there are no structures. "Substantial government assistance" shall mean a substantial loan, land purchase cost exemption or waiver, or tax credit, or some commit governmental entity. 	roperty on which no more than is certified by the applicant to years prior to the application, ercial and industrial uses; tial government assistance, as applicant: rs immediately prior to the ented structural deficiencies, as r safety hazard; or grant, land purchase subsidy, bination thereof, from a				

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: Jerome Heights City: Bronx, New York	Site Address: ¹⁹⁴¹ and 199 County: The Bronx	59 Jerome Avenue Zip: 10453
Tax Block & Lot Section (if applicable): Block: 2	2862 Lot:	97
Requestor Name: BOLIVAR DEVELOPMENT City: New York	LLC Requestor Addre Zip: 10014	ess: 450 West 14th Street, 8th Floor Email: pfine@bolivar.nyc
Requestor's Representative (for billing purpos Name: Peter FineAddress: -City:New York, New York	es) 450 West 14th Street, 8th Zip: ₁₀₀₁₄	n Floor Email: pfine@bolivar.nyc
Requestor's Attorney Name: Brown Duke & Fogel, P.C., George Duke, Esq. Address: City: New York, New York	350 Fifth Ave, Suite 4640 Zip: 10118	Email: gduke@bdflegal.com
Requestor's Consultant Name: Deborah Shapiro, QEP, AKRF Address: 4 City: New York, New York Percentage claimed within an En-Zone: 0 DER Determination: Agree Disage	440 Park Avenue South Zip: ₁₀₀₁₆ %	n, 7th Floor Email: dshapiro@akrf.com 99%
Requestor's Requested Status: 🔽 Voluntee	r 🗌 Participant	
DER/OGC Determination: Agree	Disagree	
For NYC Sites, is the Requestor Seeking T	angible Property Credits	Yes 🗌 No
Does Requestor Claim Property is Upside DER/OGC Determination: Agree	Down: ☐ Yes ☑ No Disagree ☐ Undetermine	o d
Does Requestor Claim Property is Under DER/OGC Determination: Agree	Itilized: ☐ Yes ☑ No Disagree ☐ Undetermine	ed
Does Requestor Claim Affordable Housing DER/OGC Determination: Agree Notes:	g Status: ☐ Yes ☐ No ☐ Disagree ☐ Undete	Planned, No Contract ermined

BCP Application Summary (for DEC use only)		
Site Name: Jerome Heights City: Bronx, New York	Site Address: 1941 and 1959 . County: The Bronx	Jerome Avenue Zip: 10453
Tax Block & Lot Section (if applicable): Block:	2862 Lot:	97
Requestor Name: 1941-1959 JEROME AVE City: _{New York}	NUE LLC Requestor Address: Zip: 10014	450 West 14th Street, 8th Floor Email: pfine@bolivar.nyc
Requestor's Representative (for billing purpo Name: Peter FineAddress: Address:City: New York, New York	ses) 450 West 14th Street, 8th F Zip: ₁₀₀₁₄	loor Email: pfine@bolivar.nyc
Requestor's Attorney Name: Brown Duke & Fogel, P.C., George Duke, Esq. Address: City: New York, New York	350 Fifth Ave, Suite 4640 Zip: 10118	Email: gduke@bdflegal.com
Requestor's Consultant Name: Deborah Shapiro, QEP, AKRF Address: City: New York, New YorkPercentage claimed within an En-Zone:DER Determination:AgreeDis	440 Park Avenue South, 7 Zip: ₁₀₀₁₆ 0%	ith Floor Email: dshapiro@akrf.com 6
Requestor's Requested Status: Volunter	er 🗌 Participant	
DER/OGC Determination: Agree	」 Disagree	
For NYC Sites, is the Requestor Seeking	Tangible Property Credits: 🗗	Yes 🗌 No
Does Requestor Claim Property is Upsid DER/OGC Determination: Agree	e Down: Yes I No Disagree Undetermined	
Does Requestor Claim Property is Under DER/OGC Determination: Agree	r utilized: Yes I No	
Does Requestor Claim Affordable Housin DER/OGC Determination: Agree Notes:	n g Status:	☑ Planned, No Contract nined

Brownfield Cleanup Program Application Supporting Documentation

PART A

Supplement to Section I – Requestor Information

1. Requestor Information

Contact information and the names of members/owners of the Applicants are set forth below:

Entity Name/Applicants	Member/Owner	Contact Information
1941-1959 Jerome Avenue LLC (a New York Limited Liability Company)	Mr. Peter Fine, Managing Partner (sole member of the requestor entity)	1941-1959 Jerome Avenue LLC 450 West 14 th Street, 8 th Floor New York, New York 10014 212.620.0500
Bolivar Development LLC (a New York Limited Liability Company)	Mr. Peter Fine, Managing Partner (sole member of the requestor entity)	Bolivar Development LLC 450 West 14 th Street, 8 th Floor New York, New York 10014 212.620.0500

The NYS Department of State's Corporation and Business Entity Database information for the requestors is included as *Attachment A*. The entity is herein referred to as (the "Applicants"). The property is currently owned by 1941-1959 Jerome Avenue LLC; therefore, an access agreement between 1941-1959 Jerome Avenue LLC and Bolivar Development LLC is included as *Attachment B*.

Supplement to Section II - Project Description

The following figures are included in *Attachment C*:

- Figure 1 Site Location
- Figure 2 Site Plan and Previous Sampling Locations
- Figure 3 En-Zone Boundary Map
- Figure 4 Tax Map
- Figure 5 Surrounding Land Use
- Figure 6 Zoning Map
- Figure 7 Soil Sample Concentrations Above NYSDEC UUSCOs and RRSCOs
- Figure 8 Groundwater Sample Concentrations Above NYSDEC AWQSGVs
- Figure 9 Soil Vapor Sample Concentrations

3. Remedial Investigation Report

A Final Remedial Investigation Report (RIR) is not included with this application. A Phase I Environmental Site Assessment (ESA) and a Phase II Investigation of the property located at 1941 and 1959 Jerome Avenue in the Morris Heights section of the Bronx, New York (the Site) were conducted by AKRF, Inc. (AKRF) in February 2021. A Phase I ESA Report dated March 25, 2021 and a Phase II Investigation Report dated June 2021 are being used to support this Brownfield Cleanup Program (BCP) Application and are included in *Attachment D*. To supplement the previous investigations completed at the Site, a Remedial Investigation Work Plan (RIWP) is also being submitted with this BCP Application.

During AKRF's Phase II Investigation, polycyclic aromatic hydrocarbons (PAHs) [a class of semi-volatile organic compounds (SVOCs)], barium, and mercury were detected in soil samples across the Site at concentrations exceeding the Unrestricted Use Soil Cleanup Objectives (UUSCOs), Restricted Residential Use Soil Cleanup Objectives (RRSCOs), and/or Protection of Groundwater Soil Cleanup Objectives (PGWSCOs). The volatile organic compounds (VOCs) 1,2-dichloroethane, 1,3,5-trimethylbenzene, acetone, benzene, ethylbenzene, n-propylbenzene, and total xylenes were detected above the Protection of

Groundwater SCOs (PGWSCOs). In addition, the detected concentrations of barium and mercury may be indicative of the presence of characteristic hazardous waste in the subsurface of the Site. Petroleum-related VOCs, SVOCs, metals, dieldrin (a pesticide), and per- and polyfluoroalkyl substances (PFAS) were detected in groundwater samples across the Site at concentrations exceeding the corresponding guidance values and screening levels. VOCs associated with petroleum—including benzene, toluene, ethylbenzene, and xylenes (collectively referred to as BTEX)—and chlorinated solvent-related VOCs (CVOCs) were also detected in soil vapor beneath the Site.

4. Project Description

The Site, referred to as Jerome Heights, is approximately 33,913 square feet (sf) (0.78-acres), and is identified on the New York City Tax Map as Block 2862, Lots 90 and 97. Currently, the Site comprises an approximately 15,039-sf, two-story parking garage and automobile repair facility at 1941 Jerome Avenue (Lot 97), and a vacant approximately 18,874-sf commercial building that was recently occupied by multiple automobile repair businesses with addresses between 1959 and 1965 Jerome Avenue (Lot 90). While there are multiple addresses associated with Lot 90 due to subdivision of the tenant spaces, the legal address of Lot 90 is 1959 Jerome Avenue. A Site Location Map and Site Plan are included in *Attachment C* as *Figures 1* and *2*, respectively. The proposed development for the Site includes demolition of the existing structures and construction of a new 15-story senior supportive housing facility.

The Site is part of the Bronx County Census Tract 217. According to the 2014-2018 American Community Survey (ACS) 5-year Profile data, 28% of the population in Census Tract 217 are living below the poverty line. The unemployment rate for the Bronx is 15% (as of March 2021), compared to the New York City unemployment rate of 8.8% (as of March 2021) and the national unemployment rate of 6.0% (as of March 2021). The Site is located in an En-Zone. The En-Zone boundaries are presented on *Figure 3* in *Attachment C*.

The Applicants plans to enter into the BCP as a Volunteer. Entry into the BCP would facilitate the remediation and redevelopment of the Site into a 15-story senior supportive housing facility. A metes and bounds survey map of the Site is included as *Attachment E*.

The Applicants plans on conducting all remedial investigation and remedial activities in accordance with Environmental Conservation Law (ECL) Article 27, Title 14, 6 New York Codes, Rules, and Regulations (NYCRR) 375-1.6(a), 375-3.6, and 375-6, and all applicable laws, rules, regulations, and guidance documents.

Estimated Project Schedule:

The remedial program is planned to begin in July 2022 and the Certificate of Completion (COC) is anticipated to be obtained by December 2026. The BCP project will likely include some or all of the activities listed below. This preliminary project schedule is subject to change.

Activity	Estimated Completion Date
Submittal of Brownfield Cleanup Program (BCP) Application and Remedial Investigation Work Plan (RIWP)	July 2021
30-day New York State Department of Environmental Conservation (NYSDEC) Completeness Review	April 2022
Resubmittal of Final BCP Application and RIWP	April 2022
30-day Public Notice/Public Comment Period for Application and RIWP	May-June 2022
NYSDEC Acceptance and Execution of Brownfield Cleanup Agreement	August 2022
Submittal of Citizen Participation Plan (CPP)	September 2022
Submittal of Final RIWP and Fact Sheet	December 2022
Remedial Investigation	February-December 2023
Submittal of Draft Remedial Investigation Report (RIR)	March 2024
Submittal of Final RIR	September 2024
Submittal of Draft Remedial Action Work Plan (RAWP)	January 2025
45-day Public Comment Period for RAWP	March-May 2025
NYSDEC Issuance of Decision Document & Remedial/Construction Notice Fact Sheet	June 2025
Begin Remedial Construction with RAWP implementation	July 2025
Execution of Environmental Easement	June 2026
Submittal of Draft Site Management Plan (SMP)	August 2026
Submittal of Draft Final Engineering Report (FER) and Fact Sheet	October 2026
Submittal of Final SMP and FER	November 2026
Certificate of Completion and Fact Sheet	December 2026
Completion of Building (first occupancy)	July 2028

Supplement to Section III – Property's Environmental History

The following figures are included in *Attachment C*:

- Figure 1 Site Location
- Figure 2 Site Plan and Sampling Locations
- Figure 3 En-Zone Boundary Map
- Figure 4 Tax Map
- Figure 5 Surrounding Land Use
- Figure 6 Zoning Map
- Figure 7 Soil Sample Concentrations Above NYSDEC UUSCOs and RRSCOs
- Figure 8 Groundwater Sample Concentrations Above NYSDEC AWQSGVs
- Figure 9 Soil Vapor Sample Concentrations

1. Environmental Reports

Copies of the following previous environmental reports for the Site are included as *Attachment D* (Electronic Copies only):

- Phase I ESA, dated March 25, 2021, prepared by AKRF; and
- Phase II Investigation Report, dated June 2021, prepared by AKRF.

Summaries of previous investigations are provided below. The Applicants believe that there is sufficient information to demonstrate significant contamination for each of the lots comprising the Site, thus warranting remediation under the BCP. The Applicants, as Volunteers under the BCP, seek to enroll in the program to remediate the Site in a timely manner under the oversight of NYSDEC.

Phase I Environmental Site Assessment - 1941 and 1959 Jerome Avenue, Bronx, New York, AKRF. Inc., March 25, 2021

AKRF prepared a Phase I ESA for the Site, which identified the following Recognized Environmental Conditions (RECs):

- At the time of the report, 1941 Jerome Avenue operated as an automobile collision repair facility, and 1959 Jerome Avenue was vacant with a majority of the building formerly operated by automobile repair and parking facilities. Chemical and petroleum bulk storage was observed throughout the Site, including: two 275-gallon aboveground storage tanks (ASTs) (one empty and one holding waste motor oil) and two refrigerant recovery stations in the vehicle maintenance area within 1963 Jerome Avenue; an empty 275-gallon AST within the vehicle maintenance area of 1959B Jerome Avenue; nine 2-gallon hydraulic oil ASTs on hydraulic lifts throughout the 1959 Jerome Avenue portion of the Site; and various chemicals associated with automobile repair (such as lubricants, automotive oil, washer fluid, etc.) stored in 1- to 5-gallon plastic containers on shelves and work benches throughout the maintenance areas in all of the commercial spaces. Petroleum-like staining was observed on the floors throughout the interior of the Site buildings, and several floor drains were located within the main repair areas, which apparently discharged into the City sewer, though this could not be verified. Evidence of former sub-grade hydraulic lift components was also observed at the Site (1959 Jerome Avenue). A possible former oil-water separator was identified in a catch basin at 1961 Jerome Avenue.
- The Site was listed in the Petroleum Bulk Storage (PBS) database for three in-service ASTs containing waste oil (two 275-gallon ASTs and one 250-gallon AST), the Resource Conservation and Recovery Information System (RCRIS) database as a Conditionally Exempt Small Quantity Generator (SQG) of undefined waste between 1996 and 2007 and as a SQG of spent halogenated solvents and non-halogenated solvents in 2007, and in the EDR Historic Auto Station database for an automobile repair facility between 1973 and 2014. The Site owner of 1941 Jerome Avenue indicated that a waste oil

AST was located at 1941A Jerome Avenue; however, this could not be verified as the building was not accessible.

- Historical Sanborn maps, regulatory records, and the city directories identified petroleum bulk storage and automobile uses (repair, sales, and parking), including two 550-gallon underground storage tanks (USTs), at the Site between at least 1950 and 2017.
- A review of the historical city directories and Sanborn maps identified numerous automotive, commercial, industrial (film processing, scrap metal, rubbish removal and appliance manufacturing), and dry cleaning/laundry uses and spills on adjacent and surrounding blocks between 1927 and 2017. Properties located to the south of the Site (on the same block) and east-adjacent of the Site (across Jerome Avenue) had automotive uses (most with gasoline USTs) from 1950 until the most recent map available.

The Phase I ESA also identified the following Historical Recognized Environmental Condition (HREC):

• NYSDEC Spill No. 1104807 was reported at the Site (Quality Auto Body, 1941 Jerome Avenue) in July 2011. According to the listing, a gas main was damaged during excavation to repair a water main. Consolidated Edison (Con Ed) contained and remediated the dripping from the gas main, and the spill was closed in September 2011.

Based on the assessment, AKRF recommended a Phase II Investigation.

<u>Phase II Investigation Report – 1941 and 1959 Jerome Avenue, Morris Heights, Bronx, New York, AKRF, June 2021</u>

AKRF conducted a Phase II Investigation of the Site between February 22 and May 6, 2021. The investigation included the advancement of 18 soil borings [RI-SB-01 through RI-SB-11, RI-SB-04B (which was advanced immediately adjacent to RI-SB-04 to collect a shallow sample at this location), RI-SB-13, and RI-SB-15 through RI-SB-19] with the collection and laboratory analysis of 31 soil samples, the installation of eight temporary monitoring wells (RI-GW-01, RI-GW-04, RI-GW-07, RI-GW-09, RI-GW-10, RI-GW-15 and RI-GW-19) with the collection and laboratory analysis of eight groundwater samples, and the installation of 12 soil vapor points with the collection of 12 soil vapor samples.

The stratigraphy beneath the Site consisted of historic fill (light brown to brown silt and sand with gravel, brick, and concrete) from surface grade to depths ranging between 6 to 10 feet below ground surface (bgs) across the Site. The fill material was generally underlain by dark brown to gray silt, sand, and clay and trace gravel to the terminus of the borings (between 6 to 27 feet bgs). Groundwater was encountered at approximately 10 to 15 feet bgs. Apparent bedrock was encountered at 27 feet bgs. Soil was field screened with a photoionization detector (PID) to measure relative concentrations of organic vapors. Elevated PID readings up to 1,300 parts per million (ppm) and a strong petroleum-like odor were observed between 6 and 18 feet bgs at RI-SB-04 in the northeastern portion of the Site, organic odors and elevated PID readings up to 200 ppm were observed between 10 and 20 feet bgs at RI-SB-02, and a slight petroleum-like odor was observed between 0 and 4 feet below cellar grade at RI-SB-10.

Soil sample analytical results for VOCs, SVOCs, pesticides, polychlorinated biphenyls (PCBs), and metals were compared to the 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs) and Restricted Residential Soil Cleanup Objectives (RRSCOs). The analytical results for VOCs were also compared to the Protection of Groundwater Soil Cleanup Objectives (PGWSCOs). PFAS results were compared to the Unrestricted Use Guidance Values (UUGVs) and the Restricted Residential Use Guidance Values (RRGVs) as outlined in the NYSDEC Sampling, Analysis, and Assessment of PFAS guidance dated January 2021. Results of the soil analytical results are summarized below:

• Seven VOCs were detected above their respective UUSCOs and PGWSCOs, but below RRSCOs, in at least one soil sample: 1,2,4-trimethylbenzene (35 ppm), 1,2-dichloroethane (0.11 ppm), 1,3,5-trimethylbenzene [maximum (max.) 14 ppm], benzene (0.064 ppm), ethylbenzene (max. 14 ppm), n-

propylbenzene (max. 5.2 ppm), and total xylenes (max. 36 ppm). Acetone, a common laboratory contaminant, was also detected above its UUSCO and PGWSCO, but below its RRSCO, in seven of the soil samples.

- Eight SVOCs were detected above their respective UUSCOs and RRSCOs in two samples (RI-SB-05_0-2 and RI-SB-06_0-2): benzo(a)anthracene (max. 54 ppm), benzo(a)pyrene (47 ppm), benzo(b)fluoranthene (max. 62 ppm), benzo(k)fluoranthene (18 ppm), chrysene (39 ppm), dibenzo(a,h)anthracene (6.4 ppm), fluoranthene (110 ppm), and indeno(1,2,3-cd)pyrene (max. 30 ppm).
- Eight metals were detected above their respective UUSCOs in one or more of the soil samples: barium (1,180 ppm), cadmium (3.32 ppm), copper (62.9 ppm), lead (max. 147 ppm), mercury (max. 0.936 ppm), silver (max. 6.39 ppm), zinc (208 ppm), and hexavalent chromium (1.22 ppm). Barium was detected above the RRSCO (400 ppm) in sample RI-SB-19_0-2, and mercury was detected above the RRSCO (0.81 ppm) in sample RI-SB-03_0-2. The elevated concentrations of barium and mercury may be indicative of the presence of characteristic hazardous metals in the subsurface in this portion of the Site; however, additional analysis [Toxicity Characteristic Leaching Procedure (TCLP)] would need to be performed to make this determination.
- No PCBs or pesticides were detected above their respective UUSCOs or RRSCOs.
- No PFAS were detected above their respective UUGVs or RRGVs.

Groundwater sample analytical results were compared to the NYSDEC Class GA Ambient Water Quality Standards and Guidance Values (AWQSGVs), and PFAS results were compared to the NYSDEC Screening Levels. The results are summarized below:

- Fourteen VOCs were detected above their respective AWQSGVs in sample RI-GW-04: 1,2,4,5-tetramethylbenzene [16 micrograms per liter (μg/L)], 1,2,4-trimethylbenzene (400 μg/L), 1,3,5-trimethylbenzene (120 μg/L), benzene (3.5 μg/L), chlorobenzene (29 μg/L), cymene (estimated concentration of 9.7 μg/L), ethylbenzene (300 μg/L), isopropylbenzene (39 μg/L), p/m-xylene (680 μg/L), n-butylbenzene (estimated concentration of 5.1 μg/L), n-propylbenzene (51 μg/L), o-xylene (36 μg/L), sec-butylbenzene (estimated concentration of 5.5 μg/L), and toluene (22 μg/L). N-propylbenzene (8 μg/L) and 1,2,4,5-tetramethylbenzene (5.7 μg/L) were also detected above their respective AWQSGVs in sample RI-GW-10.
- Eight SVOCs [benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, bis(2-ethylhexyl)phthalate, chrysene, indeno(1,2,3-cd)pyrene, and naphthalene] were detected at concentrations above their respective AWQSGVs. Benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, and indeno(1,2,3-cd)pyrene were detected at concentrations ranging from an estimated concentration of 0.01 µg/L to 0.46 µg/L, above their AWQSGV of 0.002 µg/L. Benzo(a)pyrene was detected at concentrations ranging from an estimated 0.03 µg/L to 0.33 µg/L, above the AWQSGV of no detect (ND). Bis(2-ethylhexyl)phthalate was detected at a concentration of 5.2 µg/L, above the AWQSGV of 5 µg/L, and naphthalene was detected at a concentration of 37 µg/L, above the AWQSGV of 10 µg/L.
- Fourteen metals were detected above the AWQSGVs in one or more of the unfiltered groundwater samples analyzed: barium (1,209 μg/L), cadmium (5.57 μg/L), chromium (max. of 213.7 μg/L), copper (233.4 μg/L), iron (max. of 75,400 μg/L), lead (max. of 527.8 μg/L), magnesium (max. of 165,000 μg/L), manganese (max. of 3,594 μg/L), mercury (max. of 2.19 μg/L), nickel (max. of 140.9 μg/L), selenium (max. of 19.3 μg/L), sodium (max. of 108,000 μg/L), thallium (max. of 1.15 μg/L), and zinc (2,361 μg/L).
- Five metals were detected above the AWQSGVs in at least one of the filtered samples analyzed: dissolved antimony (estimated concentration of 3.04 μ g/L), dissolved iron (396 μ g/L), dissolved

magnesium (39,700 μ g/L), dissolved manganese (max. of 1,470 μ g/L), and dissolved sodium (max. of 114,000 μ g/L).

- No PCBs were detected above laboratory reporting limits in any of the groundwater samples.
- One pesticide, dieldrin (max. of an estimated 0.007 μ g/L), was detected in two samples above the AWQSGV of 0.004 μ g/L.
- PFOS was detected in all three samples and the blind duplicate sample at concentrations ranging from 20.2 nanograms per liter (ng/L) to 66.5 ng/L, above its NYSDEC Screening Level of 10 ng/L. Perfluorooctanoic Acid (PFOA) was also detected in all three samples and the blind duplicate sample at concentrations ranging from 15.2 ng/L to 33.5 ng/L, above its NYSDEC Screening Level of 10 ng/L. 1,4-dioxane (1,4-Dx), which has no current standard or guidance value, was not detected in the groundwater samples.

Soil vapor samples collected during the RI were compared to the New York State Department of Health (NYSDOH) Final Guidance for Evaluating Soil Vapor Intrusion matrices dated October 2006 (updated May 2017).

- Thirty VOCs were detected in one or more of the 12 soil vapor samples. VOCs associated with petroleum (including BTEX, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, and n-heptane) were detected at variable concentrations ranging from 0.859 micrograms per cubic meter (µg/m³) to 2,240 µg/m³ in one or more of the soil vapor samples analyzed.
- CVOCs were detected at variable concentrations ranging from 1.13 µg/m³ to 19.6 µg/m³ in one or more of the soil vapor samples analyzed. The CVOC 1,1,1-trichloroethane was detected in soil vapor sample RI-SV-07 at a concentration of 1.13 µg/m³. According to the NYSDOH 2006 Guidance for Evaluating Soil Vapor Intrusion Soil Vapor/Indoor Air Matrix B (Matrix B), concentrations less than 100 µg/m³ result in "no further action" or "identify sources and resample or mitigate," depending upon the indoor air concentrations. PCE was detected in nine of the soil vapor samples collected at concentrations ranging from 1.98 µg/m³ to 19.6 µg/m³. According to Matrix B, concentrations less than 100 µg/m³ result in "no further action" or "identify sources and resample or mitigate," depending upon the indoor air concentrations. The remaining compounds with matrix values were not detected.

Supplement to Section IV- Property Information

Site Tax Map Information

Parcel Address	Block No.	Lot No.	Acreage
1941 Jerome Avenue	2862	97	0.35
1959 Jerome Avenue	2802	90	0.43
		Total Acreage	0.78

2. Tax Map

A tax map of the Site and adjacent properties is provided as *Figure 4* in *Attachment C*. The Site is identified by the City of New York as Bronx Block 2862, Lots 90 and 97. A survey showing the extents of the BCP Site is included in *Attachment E*.

8. Easements/Rights of Way

No easement was identified on the survey map of the existing development.

9. Permits Issued by NYSDEC or the United States Environmental Protection Agency (USEPA)

No permits have been issued for the Site by NYSDEC or USEPA to date.

10. Property Description and Environmental Assessment

Location

The Site is located at 1941 and 1959 Jerome Avenue in the Morris Heights section of the Bronx, New York, and is identified on the New York City Tax Map as Block 2862, Lots 90 and 97. The approximately 33,913-sf Site is bounded to the north by West Tremont Avenue, to the east by Jerome Avenue and elevated Metropolitan Transit Authority (MTA) subway tracks, to the south by a one-story homeless shelter (Susan's Place Health Center), and to the west by a New York City Public School (Bronx School of Young Leaders). A Surrounding Land Use Map is presented as *Figure 5* in *Attachment C*.

<u>Site Features</u> – The 33,913-sf Site proposed for entrance into the BCP consists of Block 2862, Lots 90 and 97. Currently, the Site comprises a vacant approximately 15,039-sf, two-story former parking garage and automobile repair facility at 1941 and 1941A Jerome Avenue (Lot 97), and a vacant approximately 18,874-sf commercial building that was formerly occupied by multiple automobile repair facilities with addresses located at 1959 through 1965 Jerome Avenue (Lot 90).

<u>Current Zoning and Land Use</u> – The Site is currently zoned as C4-4D commercial and residential district. The proposed use is consistent with existing zoning for the Site as part of the Jerome Avenue Neighborhood Plan, which seeks to create opportunities for new affordable housing and community facilities. A Zoning Map is presented as *Figure 6* in *Attachment C*.

Lot 90 was vacant when 1941-1959 Jerome Avenue LLC took ownership of the Site. New York City Department of Buildings (DOB) records indicate that a Vacate Order was issued for Lot 90 in July 2020, following a fire at the facility. The lot was vacated sometime between July 2020 and April 2021 when the Requestor took ownership.

The Volunteers issued an eviction notice to the former operators of Lot 97, Quality Auto Painting and Body at 1941 Jerome Avenue and Excellent Auto Center at 1941A Jerome Avenue, in April 2021. Quality Auto Painting and Body vacated 1941 Jerome Avenue in October 2021. After legal proceedings, the City of New York issued an order to Excellent Auto Center to vacate 1941A Jerome Avenue in December 2021. The business remained on the property until March 30, 2022. The entire lot is now vacant.

<u>Past Use of the Site</u> – Historical records identified automobile repair services and parking uses between 1927 and the present. Around 1959, the Site was developed with the two current buildings and used for automobile repair and parking uses. The Site was also listed on the NYSDEC PBS database with at least three ASTs. On June 25, 2021, the three ASTs were removed from the Site, in accordance with city, state, and federal rules and regulations. Tank closure applications were submitted to NYSDEC on July 23, 2021, and NYSDEC administratively closed the tanks retroactive to June 25, 2021.

<u>Site Geology and Hydrology</u> – Based on the U.S. Geological Survey–Central Park NY-NJ Quadrangle (2013) map, the Site is approximately 50 feet above the North American Vertical Datum of 1988 (NAVD88). Groundwater was encountered between approximately 10 to 15 feet bgs across the Site during AKRF's 2021 Phase II Investigation. Groundwater is expected to flow west-southwest beneath the Site towards the Harlem River, which is located approximately 0.75 miles from the Site. Actual groundwater flow can be affected by many factors, including geology, past filling activities, subsurface openings or obstructions such as basements or underground utilities, and other factors beyond the scope of this study.

Soil borings, which were advanced to between 4 and 27 feet bgs across the Site during AKRF's Phase II Investigation, encountered up to 10 feet of historic fill material (light brown to brown silt and sand with gravel, brick, and concrete) underlain by dark brown to gray silt, sand, and clay and trace gravel. Apparent bedrock was encountered at 27 feet bgs.

<u>Environmental Assessment</u> – Based on the investigations conducted to date, the primary contaminants of concern for the Site are petroleum-related VOCs, PAHs, and metals.

Soil – Thirty-one soil samples were collected for laboratory analysis from soil borings RI-SB-01 through RI-SB-11, RI-SB-04B, RI-SB-13, and RI-SB-15 through RI-SB-19. The analytical results for VOCs, SVOCs, PCBs, pesticides, total analyte list (TAL) metals, and Resource Conservation Recovery Act (RCRA) 8 metals were compared to the 6 NYCRR Part 375 UUSCOs and RRSCOs. The analytical results for VOCs were also compared to the PGWSCOs, and the analytical results for PFAS were compared to the UUGVs and RRGVs as outlined in NYSDEC's Sampling, Analysis, and Assessment of PFAS guidance dated January 2021.

- Thirty VOCs were detected in one or more of the soil samples analyzed, with total concentrations ranging from an estimated value of 0.00023 ppm to 150.31 ppm. Seven VOCs were detected above their respective UUSCOs and PGWSCOs, but below RRSCOs, in at least one soil sample: 1,2,4-trimethylbenzene (35 ppm), 1,2-dichloroethane (0.11 ppm), 1,3,5-trimethylbenzene (max. 14 ppm), benzene (0.064 ppm), ethylbenzene (max. 14 ppm), n-propylbenzene (max. 5.2 ppm), and total xylenes (max. 36 ppm). Acetone, a common laboratory contaminant, was also detected above its UUSCO and PGWSCO, but below its RRSCO, in seven of the soil samples. No VOCs were detected above their respective RRSCOs, and VOCs were not detected in the aqueous trip blanks.
- SVOCs were detected in 23 of the 31 soil samples analyzed during the investigation. Twenty-four SVOCs were detected in one or more of the soil samples analyzed at total concentrations ranging from an estimated concentration of 0.052 ppm to 515.95 ppm. Eight SVOCs were detected above their respective UUSCOs and RRSCOs in two samples (RI-SB-05_0-2 and RI-SB-06_0-2): benzo(a)anthracene (max. 54 ppm), benzo(a)pyrene (47 ppm), benzo(b)fluoranthene (max. 62 ppm), benzo(k)fluoranthene (18 ppm), chrysene (39 ppm), dibenzo(a,h)anthracene (6.4 ppm), fluoranthene (110 ppm), and indeno(1,2,3-cd)pyrene (max. 30 ppm).
- Twenty-three metals were detected in one or more of the soil samples analyzed, and eight metals were detected above their respective UUSCOs in one or more of the soil samples: barium (1,180 ppm), cadmium (3.32 ppm), copper (62.9 ppm), lead (max. 147 ppm), mercury (max. 0.936 ppm), silver (max 6.39 ppm), zinc (208 ppm), and hexavalent chromium (1.22 ppm). Barium was detected above the RRSCO (400 ppm) in sample RI-SB-19_0-2, and mercury was detected above the RRSCO (0.81

ppm) in sample RI-SB-03_0-2. The elevated concentrations of barium and mercury may be indicative of the presence of characteristic hazardous metals in the subsurface in this portion of the Site; however, additional analysis [Toxicity Characteristic Leaching Procedure (TCLP)] would need to be performed to make this determination.

- The PCB Aroclor 1254 was detected at an estimated concentration of 0.00611 ppm in soil sample RI-SB-09_0-2, well below the UUSCO and RRSCO for total PCBs. No other PCBs were detected in the soil samples analyzed.
- Six pesticides were detected in one or more soil samples with total concentrations ranging from an estimated concentration of 0.000975 ppm to 0.014 ppm. None of the detected pesticides exceeded their respective UUSCOs or RRSCOs.
- PFOS was detected in the sample analyzed and its associated blind duplicate sample. The detected concentrations of PFOS, an estimated 0.197 ppb and 0.289 ppb, respectively, were below the UUGV of 0.88 ppb. 1,4-Dx was not detected in any of the soil samples.

Groundwater – Eight groundwater samples were collected for laboratory analysis from monitoring wells RI-GW-01, RI-GW-04, RI-GW-07, RI-GW-09, RI-GW-10, RI-GW-13, RI-GW-15 and RI-GW-19. Groundwater sample analytical results for VOCs, SVOCs, PCBs, pesticides, and metals (total and dissolved) were compared to the NYSDEC Class GA AWQSGVs, which were developed based on use as a source of drinking water, although groundwater in the Bronx is not used as a source of potable water. The three groundwater samples analyzed for PFAS were compared to the NYSDEC Screening Levels.

- Twenty-seven VOCs were detected in one or more of the groundwater samples analyzed. The following 14 VOCs were detected above their respective AWQSGVs in sample RI-GW-04: 1,2,4,5-tetramethylbenzene (16 μg/L), 1,2,4-trimethylbenzene (400 μg/L), 1,3,5-trimethylbenzene (120 μg/L), benzene (3.5 μg/L), chlorobenzene (29 μg/L), cymene (estimated concentration of 9.7 μg/L), ethylbenzene (300 μg/L), isopropylbenzene (39 μg/L), p/m-xylene (680 μg/L), n-butylbenzene (estimated concentration of 5.1 μg/L), n-propylbenzene (51 μg/L), o-xylene (36 μg/L), secbutylbenzene (estimated concentration of 5.5 μg/L), and toluene (22 μg/L). N-propylbenzene (8 μg/L) and 1,2,4,5-tetramethylbenzene (5.7 μg/L) were also detected above their respective AWQSGVs in sample RI-GW-10.
- Twenty SVOCs were detected in one or more of the groundwater samples analyzed. Eight SVOCs [benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, bis(2-ethylhexyl)phthalate, chrysene, indeno(1,2,3-cd)pyrene, and naphthalene] were detected at concentrations above their respective AWQSGVs. Benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, and indeno(1,2,3-cd)pyrene were detected at concentrations ranging from an estimated concentration of 0.01 μ g/L to 0.46 μ g/L, above their AWQSGV of 0.002 μ g/L. Benzo(a)pyrene was detected at concentrations ranging from an estimated 0.03 μ g/L to 0.33 μ g/L, above the AWQSGV of ND. Bis(2-ethylhexyl)phthalate was detected at a concentration of 5.2 μ g/L, above the AWQSGV of 5 μ g/L, and naphthalene was detected at a concentration of 37 μ g/L, above the AWQSGV of 10 μ g/L.
- All 23 metals were detected in the total (unfiltered) groundwater samples. Fourteen metals were detected above the AWQSGVs in one or more of the groundwater samples analyzed: barium (1,209 µg/L), cadmium (5.57 µg/L), chromium (max of 213.7 µg/L), copper (233.4 µg/L), iron (max of 75,400 µg/L), lead (max of 527.8 µg/L), magnesium (max of 165,000 µg/L), manganese (max of 3,594 µg/L), mercury (max. of 2.19 µg/L), nickel (max. of 140.9 µg/L), selenium (max. of 19.3 µg/L), sodium (max. of 108,000 µg/L), thallium (max. of 1.15 µg/L), and zinc (2,361 µg/L).
- Twenty metals were detected in the dissolved (filtered) groundwater samples, and five metals were detected above the AWQSGVs in at least one sample: dissolved antimony (estimated concentration of 3.04 µg/L), dissolved iron (396 µg/L), dissolved magnesium (39,700 µg/L), dissolved manganese (max. of 1,470 µg/L), and dissolved sodium (max. of 114,000 µg/L).

- No PCBs were detected above laboratory reporting limits in any of the groundwater samples.
- Four pesticides were detected in one or more of the groundwater samples analyzed. One pesticide, dieldrin (max. of an estimated 0.007 μ g/L), was detected in two samples above the AWQSGV of 0.004 μ g/L.
- Thirteen PFAS compounds were detected in one or more of the groundwater samples analyzed. PFOS was detected in all three samples and the blind duplicate sample at concentrations ranging from 20.2 nanograms per liter (ng/L) to 66.5 ng/L, above its NYSDEC Screening Level of 10 ng/L. PFOA was also detected in all three samples and the blind duplicate sample at concentrations ranging from 15.2 ng/L to 33.5 ng/L, above its NYSDEC Screening Level of 10 ng/L. 1,4-Dx, which has no current standard or guidance value, was not detected in the groundwater samples.

Soil Vapor – There are currently no standards or guidance values for soil vapor in New York State; however, the May 2017 NYSDOH Soil Vapor Intrusion Decision Matrix Tables A, B, and C list Matrix Values for the following compounds: trichloroethylene (TCE), cis-1,2-dichloroethylene, 1,1-dichloroethylene, carbon tetrachloride, tetrachloroethylene (PCE), 1,1,1-trichlorethane, methylene chloride, and vinyl chloride. The detected VOCs in soil vapor are not compared to the matrix values; however, detections of these compounds are included in the summary below.

- Thirty VOCs were detected in one or more of the 12 soil vapor samples. VOCs associated with petroleum (including BTEX, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, and n-heptane) were detected at variable concentrations ranging from 0.859 μ g/m³ to 2,240 μ g/m³ in one or more of the soil vapor samples analyzed.
- CVOCs were detected at variable concentrations ranging from 1.13 µg/m³ to 19.6 µg/m³ in one or more of the soil vapor samples analyzed. The CVOC 1,1,1-trichloroethane was detected in soil vapor sample RI-SV-07 at a concentration of 1.13 µg/m³. According to the NYSDOH 2006 Guidance for Evaluating Soil Vapor Intrusion Soil Vapor/Indoor Air Matrix B (Matrix B), concentrations less than 100 µg/m³ result in "no further action" or "identify sources and resample or mitigate," depending upon the indoor air concentrations. PCE was detected in nine of the soil vapor samples collected at concentrations ranging from 1.98 µg/m³ to 19.6 µg/m³. According to Matrix B, concentrations less than 100 µg/m³ result in "no further action" or "identify sources and resample or mitigate," depending upon the indoor air concentrations. The remaining compounds with matrix values were not detected.

Soil, groundwater, and soil vapor sample results are summarized in Figures 7, 8, and 9 in Attachment C.

PART B

Supplement to Section V – Additional Requestor Information

The additional requestor for the Jerome Heights BCP Application is as follows:

Bolivar Development LLC 450 West 14th Street, 8th Floor New York, New York 10014 212.620.0500

An access agreement between 1941-1959 Jerome Avenue LLC and Bolivar Development LLC, is included as *Attachment B*.

Peter Fine is the managing partner and authorized representative of both of the Volunteers (1941-1959 Jerome Avenue LLC and Bolivar Development LLC).

Supplement to Section VI – Previous Property Owners/Operators

Current owner(s):

The current owner (as defined herein) of the proposed BCP Site, located at 1941 and 1959 Jerome Avenue in the Morris Heights neighborhood Bronx, NY, is 1941-1959 Jerome Avenue LLC. The deeds for Lots 90 and 97 are included in Attachment F. Two entities, 1941-1959 Jerome Avenue LLC and Bolivar Development LLC ("the Applicants"), are seeking to enroll the site into the BCP as Volunteers. An access agreement between 1941-1959 Jerome Avenue LLC and Bolivar Development LLC, is included as *Attachment B*.

1941-1959 Jerome Avenue LLC is a subsidiary of Bolivar Development LLC. Both parties have access to the Site. The access agreement is included in *Attachment A*.

Prior owner(s), known corporate members, and relationship to Applicant(s):

The Applicants anticipate voluntarily investigating and remediating the Site, as required under the BCP, as part of its redevelopment of the Site into a residential building. Previous property owners are not associated with the Applicants. Previous operators and owners are listed below:

Lot	Property Owners	Years of Ownership	Status of Entity (Alive, Deceased, Active, Dissolved)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
90	1941 – 1959 Jerome Avenue LLC	April 2021 to present	Active	450 West 14 th Street, 8 th Floor, New York, NY 10014	Requestor
90	Tremont Garage Realty Corp	February 1982 to April 2021	Active	560 North Avenue, New Rochelle, New York 10801	None
90	Dan Herb Realty Company	March 1970 to February 1982	Inactive	910 Grand Concourse, Bronx, New York 10451	None
90	Industrial Equities Corp	Unknown to March 1970	Active	910 Grand Concourse, Bronx, New York 10451	None

Table 1ALot 90 Current and Previous Property Owners

Lot	Property Owners	Years of Ownership	Status of Entity (Alive, Deceased, Active, Dissolved)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
97	1941 – 1959 Jerome Avenue LLC	April 2021 to present	Active	450 West 14 th Street, 8 th Floor, New York 10014	Requestor
97	1941 Jerome Avenue Realty Corp	April 1983 to April 2021	Inactive	1941 Jerome Avenue, Bronx, New York 10453	None
97	George Bobotis	June 1982 to April 1983	Deceased	725 Cherry Street, New Milford, New Jersey 07646	None
97	Pauline Berge	March 1971 to June 1982	Deceased	3800 Hillcrest Drive, Hollywood, Florida 33021	None
97	Anita B.Eisenberg.	Unknown to March 1971	Deceased	4700 Washington Street, Hollywood, Florida 33021	None

Table 1BLot 97 Current and Previous Property Owners

Table 1C

Lot 97 Former Property Operators

Lot	Former Property Operators	Years of Operation	Status of Entity (Alive, Deceased, Active, Dissolved)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
97	Quality Auto Painting and Body	Unknown to October 2021	Dissolved	1941 Jerome Avenue, Bronx, New York 10453	None
97	Excellent Auto Center	Unknown to March 2022	Dissolved	1941A Jerome Avenue, Bronx, New York 10453	None

Table 1DLot 90 Former Property Operators

Lot	Former Property Operators	Years of Operation	Status of Entity (Alive, Deceased, Active, Dissolved)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
90	Ellian Auto Glass	Unknown to April 2021	Dissolved	1959 Jerome Avenue, Bronx, New York 10453	None
90	Mike's Repair and Collision Center	Unknown to April 2021	Dissolved	1959B Jerome Avenue, Bronx, New York 10453	None
90	Ramos Auto Center	Unknown to April 2021	Dissolved	1963 Jerome Avenue, Bronx, New York 10453	None

90	Ramos Auto Parts	Unknown to April 2021	Dissolved	1965 Jerome Avenue, Bronx, New York 10453	None
90	Mama Restaurant Corp.	Unknown to April 2021	Dissolved	8 West Tremont, Bronx, New York 10453	None
90	Nina's Home Decor	Unknown to April 2021	Dissolved	8 West Tremont, Bronx, New York 10453	None
90	Sport Wears	Unknown to April 2021	Dissolved	8 West Tremont, Bronx, New York 10453	None

Supplement to Section VII – Requestor Eligibility Information

Volunteer Status

The Requestors qualify as Volunteers with respect to the Site because they did not operate the Site in a manner that generated and/or used of hazardous substances, waste, and/or petroleum. The Requestors performed all appropriate inquiries prior to acquiring the Site, i.e., they retained a qualified environmental consultant to conduct a Phase I ESA and subsurface (Phase II) investigation at the Site and are voluntarily applying to be accepted into the BCP to undertake all required investigation and remediation of the Site prior to and/or concurrent with its redevelopment. One of the two Requestors, 1941-1959 Jerome Avenue LLC, purchased and took possession of the Site, which includes lots 90 and 97, on April 20, 2021. Lot 90 was vacant at the time of purchase, however, a holdover tenant remained in the space on Lot 97. 1941-1959 Jerome Avenue LLC immediately pursued eviction proceedings against this tenant and took all possible steps permissible under law to ensure that due care was exercised with respect to the Site.

As to Lot 97, the prior tenants, Quality Auto Painting and Body at 1941 Jerome Avenue and Excellent Auto Center at 1941A Jerome Avenue, were evicted in April 2021. Quality Auto Painting and Body vacated 1941 Jerome Avenue in October 2021. Once vacant, the space was inspected by AKRF, Inc., and no evidence of active spills or leaks was observed. The remaining tenant, Excellent Auto Center refused to vacate, resulting in legal proceedings and the subsequent issuance of an order by the City of New York to vacate 1941A Jerome Avenue in December 2021. The tenant remained on the property until March 30, 2022. Once vacant, the space was inspected by AKRF, Inc., and no evidence of active spills or leaks was observed.

As to Lot 90, this lot was vacant when 1941-1959 Jerome Avenue LLC took ownership of the Site in April 2021. Upon 1941-1959 Jerome Avenue LLC's acquisition of the Site, the Requestors implemented a spill prevention program within Lot 90, which included removing all chemicals and chemical containers, draining the oil-water separator, and properly disposing of all wastes. Given these circumstances, the Requestors' potential liability for the contamination on the Site would arise solely from the ownership of the Site, as they performed all appropriate inquiries and exercised appropriate care with respect to the contamination.

Proof of Access

An access agreement between the two Applicants, 1941-1959 Jerome Avenue LLC and Bolivar Development LLC, to implement the Remedial Investigation and remediation under the BCP is included as *Attachment B*.

Supplement to Section VIII – Property Eligibility Information

Registry Listings

b. RCRA Notifiers Listings

The USEPA RCRA Generator Database lists sites that have filed notification forms regarding hazardous waste activity, including treatment, storage and disposal facilities (TSDs); very small-quantity generators (VSQGs), SQGs, and large-quantity generators (LQGs); and non-generators (Non-Gen). USEPA Facility ID NYR000044362 was issued for Quality Auto Body & Painting at 1941 Jerome Avenue. The Site was listed as a VSQG in 2007.

Supplement to Section IX – Contact List Information

1. Local, State, and Federal Officials

Hon. Eric Adams	Hon. Brad Lander
Mayor of New York City	New York City Comptroller
City of New York	Office of the Comptroller, City of NY
1 Centre Street	1 Centre Street
New York, NY 10007	New York, NY 10007
Jumaane Williams	Ruben Diaz Jr.
Public Advocate	Bronx Borough President
1 Centre Street	851 Grand Concourse, 3rd Floor
New York, NY 10007	Bronx, NY 10451
Victor M. Pichardo	Fernando Cabrera
State Assembly District 86	City Council District 14
2175C Jerome Avenue	2065 Morris Avenue
Bronx, NY 10453	Bronx, NY 10453
Commissioner	NYC Department of City Planning
NYC Department of City Planning	Bronx Borough Office
120 Broadway, 31 st Floor	17757 Grand Concourse, Suite 503
New York, New York 10271	Bronx, NY 10453
Hon. Charles Schumer	Hon, Kirsten Gillibrand
U.S. Senate	U.S. Senate
780 Third Avenue. Suite 2301	780 Third Avenue. Suite 2601
New York, NY 10017	New York, New York 10017
Carolyn Maloney	Hon, Governor Kathy Hochul
U.S. House of Representatives	NYS State Capitol Building
31-19 Newtown Avenue, Astoria, NY 11102	Albany, New York 12224
Mark McIntyre, Director	Mark Chambers, Director
Mayor's Office of Environmental Remediation	Mayor's Office of Environmental Sustainability
100 Gold Street 2 nd Floor	253 Broadway 7 th Floor
New York, NY 10038	New York, New York 10007
John McLaughlin	Luis M Diaz County Clerk
DEP – Bureau of Environmental Planning and Analysis	County of Bronx Clerks' Office
96-05 Horace Harding Expressway	851 Grand Concourse. Room 118
Flushing, New York 11373	Bronx, NY 10451
Vincent Sapienza	
Acting Commissioner, NYC Dept. of Environmental	Gustavo Rivera
Protection	New York State Senator, 33 th District
59-17 Junction Boulevard	2432 Grand Concourse, Suite 506
Flushing NY 11373	Bronx, NY 10452
Ken Brown	Dr. Bola Omotosho
District Manager, Bronx Community Board 5	Chairperson, Bronx Community Board 5
Bronx Community College	Bronx Community College
University Ave. & West 181 st St	University Ave & West 181 st St
Bronx, NY10453	Bronx, NY10453

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

The Site (Tax Block 2862, Lots 90 and 97) is currently owned by 1941-1959 Jerome Avenue LLC, with a mailing address of 450 West 14th Street, 8th Floor, New York, NY 10114. A list of the remaining adjacent properties and owners is provided below:

Adjacent to the north:	Adjacent to the east (continued):
Block 2863, Lot 1	Block 2853, Lot 17
3 – 15 West Tremont LLC (owner)	Uptown Storage Co. Inc. (owner)
15 West Tremont Avenue	305 North Ave
Bronx, NY 10453	New Rochelle, NY 10801
True Gospel Tabernacle Church (occupant)	Bronx Taxi School (occupant)
1 West Tremont Avenue	1954 Jerome Avenue
Bronx, NY 10453	Bronx, NY 10453
Adjacent to the south:	Three Radiator (occupant)
Block 2862, Lot 103	1950 Jerome Avenue
Frank Deleonardis (owner)	Bronx, NY 10453
Susan's Place Homeless Center (occupant)	Express Muffler (occupant)
1921 Jerome Avenue	1948 Jerome Avenue
Bronx, NY 10453	Bronx, NY 10453
Adjacent to the west: Block 2862, Lot 14 NYC Department of Education (owner) Bronx School of Young Leaders (occupant) 40 W Tremont Avenue Bronx, NY 10453 <u>Adjacent to the east:</u> <u>Block 2853, Lot 22</u> 1956 Jerome Avenue LLC (owner) CS Brown Company Inc. 1956 Jerome Avenue Bronx, NY 10453	Block 2853, Lot 151940 & 1942 Jerome Ave LLC (owner)400 E148th St, 3 rd FloorBronx, NY 10455Galaxy Auto Center (occupant1942 Jerome AvenueBronx, NY 10453Block 2853, Lot 121940 & 1942 Jerome Ave LLC (owner)400 E148th St, 3 rd FloorBronx, NY 10455Euro Car, Inc. (occupant)1940 Jerome AvenueBronx, NY 10453Block 2853, Lot 11Otto & Fito LLC118 Knickerbocker AvenueBrooklyn, NY 11237

3. Local News Media

New York Post	New York Daily News
1211 Avenue of the Americas	4 New York Plaza
New York, New York 10036	New York, New York 10004
New York 1 News 75 Ninth Avenue New York, NY 10011 Email: ny1news@ny1.com	La Esquina FM 2160 Anthony Avenue Bronx, NY 10457
Crosswalks Television Network	Millennium Tv USA
2155 Dr M.LK Jr Boulevard	544 Taylor Avenue
Bronx, NY 10453	Bronx, NY 10473

4. Public Water Supply

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

Customer Service Center 59-17 Junction Boulevard, 13th Floor Flushing, New York 11373

5. Additional Contacts

All former occupants have vacated the Site. Therefore, there are no additional Site contacts.

6. Nearby School and Day Care Centers

Daycares:

Animata Family WeeCare 1800 Davidson Ave #2e Bronx, NY 10453 (908) 869-8610 Distance: 890 feet south of the Site

Annalise Day Care 2065 Davidson Ave Bronx, NY 10453 (347) 260-1303 Distance: 1,000 feet north of the Site

Fun House Group Family ABC Daycare 1872 Andrews Ave S Bronx, NY 10453, Bronx, NY (917) 962-9998 Distance: 0.23 miles west of the Site

Kids Group Family WeeCare 2055 Harrison Ave Bronx, NY 10453 (551) 230-7696 Distance: 0.23 miles west of the Site Mama Cee Cee's Wee Care 1872 Andrews Ave S Bronx, NY 10453, Bronx, NY (917) 451-3862 Distance: 0.25 miles west of the Site

Tracey Day Care 55 W 180th St Bronx, NY 10453 Distance: 0.25 miles north of the Site

Tracey Day Care 55 W 180th St Bronx, NY 10453 Distance: 0.25 miles north of the Site

Sweet Kids Group Family Day Care 1770 Townsend Ave Bronx, NY 10453 (347) 998-8500 Distance: 0.27 miles south of the Site

WeeCare LLC 1775 Walton Ave # 7F Bronx, NY 10453 (718) 550-3254 Distance: 0.3 miles north of the Site

Schools:

The Bronx School of Young Leaders 40 West Tremont Avenue Bronx, NY 10453 (718) 583-4146 Ms. Serapha Cruz, Principal Distance: west-adjacent to the Site

Public School 338 1780 Dr M.L.K Jr Boulevard Bronx, NY 10453 (718) 299-1390 Distance: 0.7 miles southwest of the Site

St. Margaret Elementary School 121 E 177th St Bronx, NY 10453 (718) 731-5905 Distance: 1,000 feet east of the Site

Young Women's Leadership School of the Bronx 1865 Morris Ave Bronx, NY 10453 (718) 731-2590 Distance: 1,000 feet east of the Site

7. Document Repositories

Bronx Library Center 310 E Kingsbridge Rd. Bronx, NY 10458 (718) 579-4244

Bronx Community Board District 5 Ken Brown, District Manager Bronx Community College University Ave. & West 181st St Bronx, NY 10453

Letters signed by representatives of the designated document repositories are included in Attachment G.

8. Local Community Board

Bronx Community Board District 5 Ken Brown, District Manager Bronx Community College University Ave. & West 181st St Bronx, NY 10453

Supplement to Section X – Land Use Factors

1. Zoning

The Site is currently zoned as C4-4D commercial and residential. The proposed use is consistent with existing zoning for the Site as part of the Jerome Avenue Neighborhood Plan, which seeks to create opportunities for new affordable housing and community facilities. A Zoning Map is presented as *Figure* 6 in *Attachment C*.

2. Current Site Use

Currently, the Site comprises a vacant approximately 15,039-sf, two-story former parking garage and automobile repair facility at 1941 and 1941A Jerome Avenue (Lot 97), and a vacant approximately 18,874-sf commercial building that was formerly occupied by multiple automobile repair facilities located at 1959 through 1965 Jerome Avenue (Lot 90). Existing land uses are presented in the Surrounding Land Use Map (*Figure 5* in *Attachment C*).

Lot 90 was vacant when 1941-1959 Jerome Avenue LLC took ownership of the Site. New York City Department of Buildings (DOB) records indicate that a Vacate Order was issued for Lot 90 in July 2020, following a fire at the facility. The lot was vacated sometime between July 2020 and April 2021 when the Requestor took ownership.

The Volunteers issued an eviction notice to the former operators of Lot 97, Quality Auto Painting and Body at 1941 Jerome Avenue and Excellent Auto Center at 1941A Jerome Avenue, in April 2021. Quality Auto Painting and Body vacated 1941 Jerome Avenue in October 2021. After legal proceedings, the City of New York issued an order to Excellent Auto Center to vacate 1941A Jerome Avenue in December 2021. The business remained on the property until March 30, 2022. The entire lot is now vacant.

3. Proposed Site Use

The proposed development plan for the Site is in the design stage but is expected to include demolition of the existing buildings and construction of a new 15-story senior supportive housing facility. A metes and bounds survey map is included as *Attachment E*.

4. Community Master Plans, Local Waterfront Revitalization Plans, and/or Adopted Land Use Plans

The proposed redevelopment Site is located within the neighborhood represented by Bronx Community Board No. 5. The Site is zoned C4-4D, mixed use commercial and residential. C4 districts are mapped in regional commercial centers that are located outside of the central business districts. The proposed use (senior supportive housing) aligns with the Jerome Avenue Neighborhood Plan, which seeks to create opportunities for new affordable housing and community facilities.

ATTACHMENT A

NYS Department of State's Corporation and Business Entity Database Information
COVID-19 Vaccines

Booster doses are now available for eligible New Yorkers, including New Yorkers age 65 and older who got the Pfizer vaccine.

DETAILS >

Department of State Division of Corporations

Entity Information

	Return to Results	Return to Search		
Entity Details				^
ENTITY NAME:		DOS ID:		
BOLIVAR DEVELOPMENT LLC		5393549		
FOREIGN LEGAL NAME:		FICTITIOUS NAME:		
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY		DURATION DATE/LATES	T DATE OF DISSOLUTION:	
SECTIONOF LAW:		ENTITY STATUS:		
203 LLC - LIMITED LIABILITY COMPANY LAW		Active		
DATE OF INITIAL DOS FILING: 08/15/2018		REASON FOR STATUS:		
EFFECTIVE DATE INITIAL FILING: 08/15/2018		INACTIVE DATE:		
FOREIGN FORMATION DATE:		STATEMENT STATUS: CURRENT		
COUNTY:		NEXT STATEMENT DUE I	DATE:	
New York		08/31/2022		
JURISDICTION: New York, United States		NFP CATEGORY:		
ENTITY DISPLAY NAME HISTO	ORY FILING HISTO	RY MERGER HISTORY	ASSUMED NAME HISTORY	

Service of Process Name and Address

Name: GILBRIDE, TUSA, LAST & SPELLANE LLC

Address: 675 THIRD AVENUE, 31ST FLOOR, NEW YORK, NY, United States, 10017

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Name and Address

Name:

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location N	Name and Address		
Name: Address:			
Farmcorpflag			
Is The Entity A Farm C	corporation: No		
Stock Information			
Share Value	Number Of Shares	Value Per Share	

Department of State

Existing Corporations and Businesses

Corporation & Business Entity Database Search

Selected Entity Name: 1941-1959 JEROME AVENUE LLC Selected Entity Status Information Current Entity Name: 1941-1959 JEROME AVENUE LLC DOS ID #: 5923089 Initial DOS Filing Date: JANUARY 21, 2021 County: NEW YORK 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)

GILBRIDE, TUSA, LAST & SPELLANE LLC 675 THIRD AVENUE, 31ST FLOOR NEW YORK, NEW YORK, 10017

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 DateName TypeEntity NameJAN 21, 2021Actual1941-1959JEROME AVENUE 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



ATTACHMENT B

Access Agreement

1941-1959 Jerome Avenue LLC

450 West 14th Street, 8th Floor New York, New York 10014 Phone: 212.620.0500

September 28, 2021

Bolivar Development LLC 450 West 14th Street, 8th Floor New York, New York 10014

RE: Property access to perform all obligations under the New York State Brownfield Cleanup Program

To Whom It May Concern,

1941-1959 Jerome Avenue LLC currently owns that certain real property located at 1941 and 1959 Jerome Avenue, Bronx, New York, also known as Block 2862, Lots 90 and 97, on the Tax Map of the City of New York, Bronx County (the "**Property**"). 1941-1959 Jerome Avenue LLC hereby authorizes Bolivar Development LLC to access the Property to perform any and all obligations under the New York State Brownfield Cleanup Program ("**BCP**"). 1941-1959 Jerome Avenue LLC understands that Bolivar Development LLC will also need to provide access to the New York State Department of Environmental Conservation, the New York State Department of Health, and AKRF, Inc. to perform requisite inspections, sampling, and all requirements under the BCP.

Sincerely,

1941-1959 JEROME AVENUE LLC a New York limited liability company

1

By: Mr. Peter Fine, its sole member

By:___

Name: Mr. Peter Fine Title: Managing Partner ATTACHMENT C Figures













sza u: ical\GIS and Graphics\SAR\BCP App\210023 Fig 5 Zoning Map.mxd6/15/2021 3:26:13 PM JEROME AVENUE/Tech 1959 9418 AKRF



	Part 375 Protection of Groundwater	PART 375 RESTRICTED RESIDENTIAL	PART 375 UNRESTRICTED
	mg/kg	mg/kg	mg/kg
	3.6	52	3.6
	0.02	3.1	0.02
e)	8.4	52	8.4
	0.05	100	0.05
	0.06	4.8	0.06
	1	41	1
	3.9	100	3.9
	1.6	100	0.26
	NA	1	1
	NA	1	1
	NA	1	1
	NA	3.9	0.8
	NA	3.9	1
	NA	0.33	0.33
	NA	100	100
	NA	0.5	0.5
	NA	400	350
	NA	4.3	2.5
	NA	110	1
	NA	270	50
	NA	400	63
	NA	0.81	0.18
	NA	180	2
	NA	10,000	109



LEGEND



PROJECT SITE BOUNDARY



10016

≽

York.

New

Park

140

S

Level

ing

[H]

LOT BOUNDARY AND TAX LOT NUMBER

2862 BLOCK NUMBER

SOIL BORING/TEMPORARY WELL \bigcirc

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

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

Exceedances of NYSDEC AWQSGVs and Exceedances of NYSDEC Screening Values are shown in bold font.

J: The concentration given is an estimated value.

RI-GW-X_20210223 is a blind duplicate of sample RI-GW-13_20210223 RI-GW-X_20210224 is a blind duplicate of sample RI-GW-07_20210224

		NYSDEC AWQSGVs			een
Volatilo Organic Compo	ndc	µg/1	-		Ĕ
1 2 4 F Totramathulhonz	ius	-	+		Ö
1,2,4,5-Teu difieu iyibenz	ne	5	-		S S
1,2,4-TrimediyiDenzene	Magitudana)	5	-		<u> </u>
1,3,5-1 rimethyldenzene	Mesitylene)	5	-		0
Benzene		1			\leq
Chlorobenzene		5	-		Q
Cymene		5			_
Ethylbenzene		5			σ
Isopropylbenzene (Cume	ıe)	5			ŝ
Naphthalene		10			Š
N-Butylbenzene		5		0	5
N-Propylbenzene		5		5	<u> </u>
O-Xylene (1,2-Dimethylb	nzene)	5		Ē	တ
Sec-Butylbenzene		5		0	Ä
Toluene		5			2
Xylenes M P		5	-	1 2 1	<
Somivolatilo Organic Co	mounde	5	-	4	- 7
Dense(a) Anthrone of garrie Col	ipounus	0.002	+	O	-
Denzo(a)Anthracene		0.002	+	Ìć×I	()
Benzo(a)Pyrene		0	+	<u>두</u> 등	_ X
Benzo(b)Fluoranthene		0.002	1	I Q ≍ I	ų m
Benzo(k)Fluoranthene		0.002		- <u>-</u>	
Bis(2-Ethylhexyl) Phthala	e	5		<u> </u>	ົ
Chrysene		0.002	T	ן ה ה ו	ービ
Indeno(1,2,3-c.d)Pvrene		0.002	1	_ _	4
Metals		0.002	1	_ K √	Z
Antimony		2	-		4
Anumony Reviews		1 000	+		۳
Barlum		1,000	-		~ ~
Cadmium		5	-		ğ
Chromium, Total		50		- - -	_ <u>0</u>
Copper		200			⋖
Iron		300			
Lead		25		-	<u>0</u>
Magnesium		35.000		4	
Manganese		300		o l	0
Mercury		0.7	-	—	÷
Nickol		100	+	-	ש
NICKEI		100	-		Ē
Selenium		10	-		Ę
Sodium		20,000			<u> </u>
Thallium		0.5			Ö
Zinc		2,000			0
Pesticides					_
Dieldrin		0.004			0
		DEAC	1		Ō
		Fras			U
		Screening			<u> </u>
		Levels			<u>a</u>
		Groundwater			Ĩ
		ng/l	1		Š
Emerging Contaminants					
Perfluorooctanesulfonic a	cid	10	1		σ
Perfluorooctanoic acid		10	1		2
. criticol occurroic aciu		10	1		5
					ະ
nple ID —	Sample D				2
·		<u> </u>			<u> </u>
DT CU CT	20210224	2/22	(2021		U
<u>KI-GW-07</u>	20210224:	2/24,	2021		
COMPOUND		CONC.	(ug/L)	DATE	
Dissolve	Metals			5/14/2	021
Sodium		200		_	-
Sourum	54	,300		PROJECT N	NO.
Total Me	als			2100	23
Sodium	65	,000			
				FIGURE	
npound —		$\langle \rangle$		Q	
npound		-Co	nc	centration	centration 8



ATTACHMENT D

Previous Environmental Reports (under separate cover)

ATTACHMENT E

Metes and Bounds Survey Map



©2008 DeLorme. Street Atlas USA (NOT TO SCALE)

LEGEND

124 125	EXISTING CONTOUR
× 12 ^{3.45}	EXISTING SPOT ELEVATION
× TC 123.45	EXIST. TOP OF CURB ELEVATION
× G ^{122.95}	EXIST. GUTTER ELEVATION
× TW 123.45	EXIST. TOP OF WALL ELEVATION
× BW 122.95	EXIST. BOTTOM OF WALL ELEVATION
	DEPRESSED CURB
V	HYDRANT
⊳	SIAMESE CONNECTION
¥¥ ⊠	WATER VALVE
<i>₽₩</i> ⊠	POINT INDICATOR VALVE
\otimes^{WM}	WATER METER
VALVE M	UNKNOWN VALVE
GV X	GAS VALVE
o RD	ROOF DRAIN
	DETECTABLE WARNING PAD
•	UTILITY POLE
	UTILITY POLE/LIGHT POLE/SOLAR PANEL
——	GUY WIRE
>	STREET LIGHT
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGNAL
	SIGN
Ŵ	UNKNOWN MANHOLE
	CATCH BASIN OR INLET
7# ⊙	DECIDUOUS TREE & TRUNK SIZE
<i>S.F.C.C</i> .	STEEL FACED CONC. CURB
C.L.F.	CHAIN LINK FENCE
D.C.	DEPRESSED CURB
<i>S.W.L.</i>	SOLID WHITE LINE
<i>S.Y.L.</i>	SOLID YELLOW LINE
<i>S.B.L</i> .	SOLID BLUE LINE
DA.W.L.	DASHED WHITE LINE
<i>S.B</i> .	STOP BAR
1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE

TOP OF DEBRIS

NOTES:

- 1. PROPERTY KNOWN AS LOT 90, BLOCK 2862.
- 2. AREA = 19,343 S.F. OR 0.444 AC.
- THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. UTILITY INFORMATION SHOWN IS LIMITED TO VISIBLE UTILITY HARDWARE AND UTILITY MARKOUTS AT THE SURFACE AND DOES NOT INCLUDE SUCH ITEMS AS SUBSURFACE PIPING, UTILITY LINES, ETC. BEFORE ANY EXCAVATION IS TO BEGIN, UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THIS PLAN IS BASED ON INFORMATION PROVIDED, BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY 5. KENSINGTON VANGUARD NATIONAL LAND SERVICES AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 564994-F-NY-CP-KV, WITH AN EFFECTIVE DATE OF 10/18/2020 . WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:
- 5. PARTY WALL AGREEMENT RECORDED AUGUST 18, 1923 IN LIBER 517, PAGE 93. - DOCUMENT IS ILLEGIBLE
- 6. RESTRICTIVE COVENANTS RECORDED AUGUST 18, 1923 IN LIBER 517, PAGE 102. - DOCUMENT IS ILLEGIBLE
- 6. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY 8. STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

REFERENCES:

PROPERTY KNOWN AS LOT 90, BLOCK 2862, AS SHOWN ON THE NEW YORK CITY DIGITAL TAX MAP OF THE BRONX BLOCK 2862, CITY AND STATE OF NEW YORK.





©2008 DeLorme. Street Atlas USA (NOT TO SCALE)

	LEGEND
124	EXISTING CONTOUR
<u> </u>	EXISTING SPOT ELEVATION
× TC 123.45	
× G ^{122.95}	EXIST GUTTER ELEVATION
× TW 12 ^{3.45}	
× BW 122.95	
	DEPRESSED CURB
V	HYDRANT
۔ ج	SIAMESE CONNECTION
, W/	WATER VALVE
PIV X	POINT INDICATOR VALVE
×	WATER METER
WLVE X	UNKNOWN VALVE
^{GV}	GAS VALVE
S ^{PD}	ROOF DRAIN
	DETECTABLE WARNING PAD
UP #	UTILITY POLE
UPLPSP #	UTILITY POLE/LIGHT POLE/SOLAR PANEL
———	GUY WIRE
o	STREET LIGHT
ž <u> </u>	TRAFFIC SIGNAL POLE
这	TRAFFIC SIGNAL
-	SIGN
(MP)	UNKNOWN MANHOLE
	CATCH BASIN OR INLET
T# (·)	DECIDUOUS TREE & TRUNK SIZE
S.F.C.C.	STEEL FACED CONC. CURB
<i>C.L.F.</i>	CHAIN LINK FENCE
D.C.	DEPRESSED CURB
<i>S.W.L.</i>	SOLID WHITE LINE
<i>S.Y.L.</i>	SOLID YELLOW LINE
<i>S.B.L.</i>	SOLID BLUE LINE
DA.W.L.	DASHED WHITE LINE
SR.	STOP BAR
0.0.	
1.0'	LEVEL RELATIVE TO PROPERTY LINE
<i>T.O.D.</i>	TOP OF DEBRIS
OTES:	
PROPERTY KNO	WN AS LOT 97, BLOCK 2862.
AREA = 14,999 S	F. OR 0.344 AC.
THE LOCATION (OF UNDERGROUND UTILITIES HAVE NOT BEE
LIMITED TO VISI SUCH ITEMS AS UNDERGROUND ASSOCIATES, IN	BLE UTILITY HARDWARE AND UTILITY MARKO SUBSURFACE PIPING, UTILITY LINES, ETC. BI UTILITIES SHOULD BE VERIFIED BY THE PRO C. DOES NOT GUARANTEE THE UTILITIES SH
THIS PLAN IS BA	ICE OR ABANDONED. SED ON INFORMATION PROVIDED, BY A SUF C. AND OTHER REFERENCE MATERIAL AS LIS
THIS SURVEVIS	
NATIONAL LAND 565544-F-NY-CP- APPEAR IN SCHI	SERVICES AS AGENT FOR FIRST AMERICAN KV, WITH AN EFFECTIVE DATE OF 11/24/2020 EDULE B, SECTION II:
THE EXISTENCE SURVEY.	OF UNDERGROUND STORAGE TANKS, IF AN



E.M.

D.C

20-34

1"=20'

Z.B.

J.W.B.

IRVEY PREPARED IN THE FIELD BY CONTROL POINT ISTED HEREON.

REPORT PREPARED BY KENSINGTON VANGUARD I TITLE INSURANCE COMPANY, COMMITMENT NO. . WHERE NO SURVEY RELATED EXCEPTIONS

NY, WAS NOT KNOWN AT THE TIME OF THE FIELD

7. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).

8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE,

PERMANENT ADDITION, ETC. REFERENCES:

PROPERTY KNOWN AS LOT 97, BLOCK 2862, AS SHOWN ON THE NEW YORK CITY DIGITAL TAX MAP OF THE BRONX BLOCK 2862, CITY AND STATE OF NEW YORK.

SCHEDULE A DESCRIPTION

ALL THAT CERTAIN PLOT, PIECES OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF BRONX, CITY AND STATE OF NEW YORK, KNOWN AND DESIGNATED AS LOTS 57, 58, 59, 60, 61 AND 62 OF BLOCK 28620 ON MAP ENTITLED "MAP OF PROPERTY BELONGING TO BURNSIDE AVENUE REALTY CORPORATION, DATED JULY 1, 1912" MADE BY JOHN C. VAN HORNE, C.E. AND C.S., FILED IN THE REGISTERS OFFICE OF BRONX COUNTY ON AUGUST 20, 1910 UNDER MAP #350, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF JEROME AVENUE, DISTANT 174.65 FEET SOUTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF TREMONT AVENUE WITH THE WESTERLY SIDE OF JEROME AVENUE;

THENCE WESTERLY, PERPENDICULAR TO DAVIDSON AVENUE, AND ALONG LOT #57 ON SAID MAP, 100 FEET;

THENCE SOUTHERLY PARALLEL WITH JEROME AVENUE, AND ALONG LOTS 57, 58, 59, 60, 61 AND 62, 150.39 FEET; THENCE EASTERLY PERPENDICULAR TO DAVIDSON AVENUE, AND PARALLEL WITH 1ST MENTIONED COURSE, AND ALONG LOT #62, 100 FEET TO THE WESTERLY SIDE OF JEROME AVENUE;

THENCE NORTHERLY ALONG THE WESTERLY SIDE OF JEROME AVENUE, 150.39 FEET TO THE POINT OR PLACE OF BEGINNING

ATTACHMENT F
Property Deeds

NYC DEPARTMENT OF OFFICE OF THE CITY R This page is part of the instrume Register will rely on the informat by you on this page for purposes this instrument. The information will control for indexing purpose of any conflict with the rest of the	F FINANCE REGISTER nt. The City ition provided of indexing on this page es in the event ne document.		20210427011	50001002E14D	
Document ID: 20210425011	KEUUKD	Doopmont I	Dete: 04 20 2021	Dronoustion	PAGE I UF 4
Document Type: DEED Document Page Count: 3	150001	Document	Jate. 04-20-2021	rieparation	Date: 05-07-2021
PRESENTER:			RETURN TO:		
KENSINGTON VANGUARE SERVICES 39 W37TH STREET TITLE NO.565542-F-NY-CP NEW YORK, NY 10018 212-532-8686) NATIONAL -KV-B	LAND	SAL MELI, ESQ. GILBRIDE, TUSA, I 675 THIRD AVENUI NEW YORK, NY 10	LAST & SPELLANCE E, 31ST FLOOR 017	LLC
		PROPER	TY DATA		
Borough Block	Lot	Unit A	Address		
BRONX 2862	97 Entire	Lot 1	941 JEROME AVENU	JΕ	
CRFN or Docum	entID	CROSS REF or Y	E RENCE DATA fear Reel Pa	ge <i>or</i> File Nur	nber
		PA	RTIES		
GRANTOR/SELLER: 1941 JEROME AVENUE RE. 1941 JEROME AVENUE BRONX, NY 10453	ALTY CORP.		GRANTEE/BUYER 1941-1959 JEROME C/O ATLANTIC DE' WEST 14TH STREE NEW YORK, NY 10	:: AVENUE LLC VELOPMENT GROUI T, 8TH FLOOR 014	P, LLC, 450
		FEES A	ND TAXES		
Mortgage :			Filing Fee:		
Mortgage Amount:	\$	0.00		\$	250.00
Taxable Mortgage Amount:	ŝ	0.00	NYC Real Property	Fransfer Tax:	
Exemption:	-	_ • • •	1	\$	181,125.00
TAXES: County (Basic):	\$	0.00	NYS Real Estate Tra	nsfer Tax:	
City (Additional):	\$	0.00		\$	44,850.00
Spec (Additional):	\$	0.00	RECO	RDED OR FILED IN	THE OFFICE
TASF:	\$	0.00	OF	THE CITY REGISTI	ER OF THE
MTA:	\$	0.00	1 AMAN	CITY OF NEW V	ORK
NYCTA:	\$	0.00	- MA Sala	Recorded/Filed	05-10-2021 08:55
Additional MRT:	\$	0.00		City Register File No.	(CRFN):
IUIAL:	5	0.00		~	2021000170545
Kecording Fee:	\$	52.00	- 1625	Constar Mr.	l:n
AIndavit Fee:	5	0.00		yran sigt	iu
				City Register Offic	cial Signature

/Form 8002 -- Bargain and Sale Deed, with Covenant against Grantor's Acts -- Individual or Corporation (Single Sheet)

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

THIS INDENTURE, made as of the 20th day of April, in the year 2021

BETWEEN

1941 Jerome Avenue Realty Corp., a New York corporation, having an address at 1941 Jerome Avenue, Bronx, New York 10453

party of the first part, and

1941-1959 Jerome Avenue LLC, a New York limited liability company, having an address at c/o Atlantic Development Group, LLC 450 West 14th Street, 8th Floor, New York, New York 10014, party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN (\$10.00) dollars paid by the party of the second part, does hereby grant and release 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 County of Bronx, City and State of New York and being more particularly bounded and described in the Schedule A attached hereto and made a part hereof.

SAID premises being more commonly known as 1941 Jerome Avenue, Bronx, New York 10453.

BEING the same premises conveyed to 1941 Jerome Avenue Realty Corp., by deed made by Richard Alan Cisternas, Ronald Guardin, George Bobotis and George Mellides, dated April 30, 1983 and recorded June 3, 1983 in Reel 507, Page 810 in the Office of the Register of Bronx County, State of New York.

This conveyance is made with the unanimous consent of the shareholders of the party of the first part.

This conveyance is made for the purposes of winding up the corporate affairs of the party of the first part.

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

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said 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 have been encumbered in any way whatever, 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 the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. 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:

AS SS ONLY AS WITNESS ONLY

Pres

Richard Cisternas, President

fesident Ronald G

STATE OF New York)	
)	ss:
COUNTY OF RICHMOND)	

Apr.) On the 29th day of March in the year 2021, before me, the undersigned, personally appeared Richard Cisternas and Ronald Guardin personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

Notary Public

PAUL A. SARCONA Notary Public-State of New York No. 02SA6082988 Qualified in Richmond County 2022 **Commission Expires November 4**

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. 565544-F-NY-CP-KV

1941 Jerome Avenue Realty Corp.

TO

1941-1959 Jerome Avenue, LLC

SECTION BLOCK 2862 LOT 97 COUNTY OR TOWN BRONX

RETURN BY MAIL TO:

Sal Meli, Esq. Gilbride, Tusa, Last & Spellane LLC 675 Third Avenue, 31st Floor New York, New York 10017

FIRST AMERICAN TITLE INSURANCE COMPANY

Title No.: 565544-F-NY-CP-KV

Schedule A Description

ALL that certain plot, pieces or parcel of land, situate, lying and being in the Borough and County of Bronx, City and State of New York, known and designated as Lots 57, 58, 59, 60, 61 and 62 of Block 28620 on map entitled "Map of property belonging to Burnside Avenue Realty Corporation, dated July 1, 1912" made by John C. Van Horne, C.E. and C.S., filed in the Registers Office of Bronx County on August 20, 1910 under map #350, bounded and described as follows:

BEGINNING at a point on the westerly side of Jerome Avenue, distant 174.65 feet southerly from the corner formed by the intersection of the southerly side of Tremont Avenue with the westerly side of Jerome Avenue;

THENCE westerly, perpendicular to Davidson Avenue, and along lot #57 on said map, 100 feet;

THENCE southerly parallel with Jerome Avenue, and along lots 57, 58, 59, 60, 61 and 62, 150.39 feet;

THENCE easterly perpendicular to Davidson Avenue, and parallel with 1st mentioned course, and along lot #62, 100 feet to the westerly side of Jerome Avenue;

THENCE northerly along the westerly side of Jerome Avenue, 150.39 feet to the point or place of BEGINNING.

NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTER	2021042701150	001002SDA51
SUPP	ORTING DOCUMENT COVER PAGE	PAGE 1 OF 1
Document ID: 2021042701150001 Document Type: DEED	Document Date: 04-20-2021	Preparation Date: 05-07-2021
ASSOCIATED TAX FORM ID: 2021	041900247	
SUPPORTING DOCUMENTS SUBMIT DEP CUSTOMER REGISTRATION FOI RP - 5217 REAL PROPERTY TRANSFE	F TED: RM FOR WATER AND SEWER BILLING ER REPORT	Page Count 1 3

FOR CITY USE ONLY C1. County Code C2. Date Deed C3. Book C3. Book C5. CRFN C5. CRFN C5. CRFN	REAL PROPERTY STATE OF STATE BOARD OF REA RP - 52	TRANSFER REPORT NEW YORK L PROPERTY SERVICES 217NYC
PROPERTYINFORMATION		
1. Property 1941 JEROME AVENUE Location STREET NUMBER STREET NAME	BRONX	10453 ZIP CODE
2. Buyer Name LAST NAME / COMPANY	FIRST NAME]
LAST NAME / COMPANY	FIRST NAME	
3. Tax Indicate where future Tax Bills are to be sent Billing if other than buyer address (at bottom of form)	FIRST NAME]
STREET NUMBER AND STREET NAME CITY O	R TOWN	STATE ZIP CODE
4. Indicate the number of Assessment Roll parcels transferred on the deed # of Parcels OR	4A. Planning Board Approval - N/A Part of a Parcel 4B. Agricultural District Notice - N	A for NYC
5. Deed Property X OR ACRES	Check the boxes below as they a 6. Ownership Type is Condominiu 7. New Construction on Vacant La	apply: கா and
8. Selier 1941 JEROME AVENUE REALTY CORP. Name LAST NAME / COMPANY	FIRST NAME	
LAST NAME / COMPANY	FIRST NAME]
9. Check the box below which most accurately describes the use of the property	at the time of sale:	
A One Family Residential C Residential Vacant Land E B 2 or 3 Family Residential D Non-Residential Vacant Land F	Commercial G Entertainment / Amusement Apartment H Community Service	I Industrial J Public Service
SALE INFORMATION	14. Check one or more of these conditions as	applicable to transfer:
10. Sale Contract Date <u>1 / 22 / 2021</u> Month Day Year	A Sale Between Relatives or Former Relative	es Instalia Rusianas
11. Date of Sale / Transfer <u>4 / 20 / 2021</u> Month Day Year	C One of the Buyers is also a Seller D Buyer or Seller is Government Agency or I	Lending Institution
12. Full Sale Price \$ 6 9 0 0 0 0 1	F Sale of Fractional or Less than Fee Interes	st (Specify Below)
(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 or mortgages or other obligations.) Please round to the nearest whole dollar amount	of I Other Unusual Factors Affecting Sale Price	axable Status and Sale Dates e (Specify Below)
13. Indicate the value of personal property included in the sale	J Vone	
ASSESSMENT INFORMATION - Data should reflect the latest Final Assessme	ent Roll and Tax Bill	
15. Building Class G 1 16. Total Assessed Value (of all parc	cels in transfer)	4 0 8 0 0 1
17. Borough, Block and Lot / Roll Identifier(s) (if more than three, attach sheet	t with additional identifier(s))	
BRONX 2862 97		

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.

By: BUTER		4-20-21	Meli	BUYER'S ATTORNE	SAL
C/O ATLANTIC DEVELOPMENT GROUP STREET, 8TH FROOR	, LLC 450 WI	date EST 14TH	212	FIRST NAU 1092 - 961	ve . Ca
STREET NUMBER STREET NAME (AFTER NEW YORK	(SALE)	1	AREA CODE	TELEPHONE NUMBER	
CITY OR TOWN	NY state	10014 ZIP CODE	SELLER SIGNATURE	• · · · · · · · · · · · · · · · · · · ·	DATE

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.

BU	YER			BUYER'S ATTORN	EY
BUYER SIGNATURE C/O ATLANTIC DEVELOPMENT GI STREET, 8TH FLOOR	ROUP, LLC 450 WE	DATE ST 14TH	LAST NAME	FIRST	NAME
STREET NUMBER STREET NAMI NEW YORK	(AFTER SALE)	10014	AREA CODE	TELEPHONE NUMBER SELLER	4/20/202
CITY OR TOWN	STATE	ZIP CODE	Seller Signature C		DATE 4/20/2021



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: 2862 LOT: 97
- (2) Property Address: 1941 JEROME AVENUE, BRONX, NY 10453
- (3) Owner's Name: 1941-1959 JEROME AVENUE LLC
 - Additional Name:

Affirmation:

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

Customer Billing Information:

Please Note:

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

Owner's Approval:

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

Print Name of Owner: Jerme Avenue LLC Signature: By ______Date (mm/dd/yyyy) Name and Title of Person Signing for Owner, if applicable: Managh 4/20/21

BCS-7CRF-ACRIS REV. 8/08



THE CITY OF NEW YORK DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

AFFIDAVIT IN LIEU OF REGISTRATION STATEMENT

County of New York) SS .:

State of New York)	
1941-1959 JI	ROME AVENUE LLC	, being duly sworn, deposes and says:

- 2) The statements made in the Affidavit are true of my own knowledge, and I submit this Affidavit in order that this Instrument be accepted for recording without being accompanied by a registration statement, as such is defined by Article 2 of Subchapter 4 of Chapter 2 of Title 27 of the Administrative Code of the City of New York.
- 3) Exemption from registration is claimed because the Instrument affects neither (a) an entire multiple dwelling as such is defined by §27-2004(a)(7) of Article 1 of Subchapter 1, of Chapter 2 of Title 27 of the Administrative Code of the City of New York and New York State Multiple Dwelling Law §4(7) nor (b) a private dwelling as such is defined by §27-2004 (a) (4) of Article 1 of Subchapter 1 of Chapter 2 of Title 27 of the Administrative Code of the City of New York and of the New York State Multiple Dwelling Law §4(6) that is required to register pursuant to, Article 2 of Subchapter 4 of Chapter 2 of Title 27 of the Administrative Code of the City of New York. The Instrument does not affect a multiple dwelling because it affects the following (check applicable item):
 - ✓ a commercial building
 - a one-or two family dwelling whose owner or a family member resides in the dwelling
 - a condominium unit in a multiple dwelling
 - □ cooperative corporation shares relating to a single residential unit in a multiple dwelling
 - immeral, gas, water, air or other similar rights not affecting a multiple dwelling
 - lease of commercial space in a multiple dwelling
 - vacant land
- 4) I am aware that this Affidavit is required by law to be submitted in order that the Instrument be recorded or accepted for recording without being accompanied by a registration statement. I am aware that any false statements made in this Affidavit may be punishable as a felony or misdemeanor under Penal Law Article 210 or as an offense under Administrative Code of the City of New York §10-154.

		10	
Sworn To Before Me This		Signature	
20 Day of April 2021	C/O ATLAN 450 WEST 1 Address NEW YORK	FIC DEVELOPMENT GROUP 14TH STREET, 8TH FLOOR , NY 10014	, LLC
Notary Public	Telephone #	999-999-9999	
SAL MELI Notary Public, State of New No. 02ME6080256 Qualified in Kings Count Commission Expires October 1 Printed	fork	r material.	2021041

NYC DEPARTMENT OF OFFICE OF THE CITY R This page is part of the instrume Register will rely on the informat by you on this page for purposes this instrument. The information will control for indexing purpose of any conflict with the rest of the	F FINANCE REGISTER nt. The City tion provided of indexing on this page es in the event ne document.		20210427011	50002001EE4	94
Decument ID: acade (area)	KEUUKD		ASEIVIENT CUVERT	Г <u>АСЕ</u> D	rAGE I UF 4
Document TD: 2021042/01 Document Type: DEED Document Page Count: 3	150002	Document	Jate: 04-20-2021	Preparatio	on Date: 04-27-2021
PRESENTER:			RETURN TO:		
KENSINGTON VANGUARD NATIONAL LAND SERVICES 39 W37TH STREET TITLE NO.565542-F-NY-CP-KV-B NEW YORK, NY 10018 212-532-8686 SAL MELI, ESQ. GILBRIDE, TUSA, LAST & SPELLANCE LLC 675 THIRD AVENUE, 31ST FLOOR NEW YORK, NY 10017					
	T .	PROPER	TY DATA		
Borough Block	Lot	Unit A	adress		
BRONX 2862	90 Entire	e Lot 1	949-1961 JEROME AV	VENUE	
CROSS REFERENCE DATA					
PARTIESGRANTOR/SELLER:GRANTEE/BUYER:TREMONT GARAGE REALTY CORP1941-1959 JEROME AVENUE LLC305 NORTH AVENUEC/O: ATLAINTIC DEVELOPMENT GROUP LLC, 450NEW ROCHELLE, NY 10801WEST 14TH STREET, 8TH FLOORNEW YORK, NY 10014NEW YORK, NY 10014				OUP LLC, 450	
		FEES A	ND TAXES		
Mortgage :			Filing Fee:		
Mortgage Amount:	ls	0.00		\$	250.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property 7	Fransfer Tax:	
Exemption:	-		1	\$	365,582.70
TAXES: County (Basic):	\$	0.00	NYS Real Estate Tra	nsfer Tax:	
City (Additional):	\$	0.00		\$	90,525.50
Spec (Additional):	\$	0.00	RECO	RDED OR FILED I	N THE OFFICE
TASF:	\$	0.00	OF	THE CITY REGIS	FER OF THE
MTA:	\$	0.00		CITY OF NEW	YORK
NYCTA:	\$	0.00	A Propadik	Recorded/Filed	05-10-2021 08:55
Additional MRT:	\$	0.00		City Register File N	o.(CRFN):
TOTAL:	\$	0.00		<u> </u>	2021000170546
Recording Fee:	\$	52.00	- 1623- 28	Questor M.	11:m
Attidavit Fee:	\$	0.00		yraung	Yee
				City Register Of	ficial Signature

CONSULT YOUR LAWYER BEFORE SIGNING THIS INS	STRUMENT-	THIS INSTRI	UMENT SHO	OULD BE USED BY LAWYERS ONLY		
THIS INDENTURE, made the 20th	day of	April ,	2021			
BETWEEN						
TREMONT GARAGE REALTY CORP, with offices at 305 North A	a New Y venue, N	ork Corp ew Roch	oration elle, NY	10801		
party of the first part, and						
1941-1959 JEROME AVENUE LLC, a N having an address at 450 N	1941-1959 JEROME AVENUE LLC, a New York Limited Liabilty Company, having an address at 450 West 14th Street, 8th Floor, New York, NY 10014					
party of the second part, WITNESSETH, that the party of the first part, in ca	onsideratio	n of				
paid by the party of the second part, does hereby or successors and assigns of the party of the seco	grant and i ond part for	release unt rever,	o the party	r of the second part, the heirs		
ALL that certain plot, piece or parcel of land, with lying and being in the Borough and County of Bronx, C	the building Dity and State	gs and imp of New York,	rovements bounded and	thereon erected, situate, descrided as follows:		
see Schedule A						
Being the same premises conveyed to the grar February 3, 1982 and recorded February 10, 1 County, State of New York.	ntor by dee 982 in Ree	ed from Da el 466 Pag	an Herb R je 1779 in	ealty co., a co partnership dated the Office of the Register of Bronx		
TOGETHER with all right, title and interest, if any, abutting the above described premises to the cent the estate and rights of the party of the first part in premises herein granted unto the party of the second the second part forever.	of the part ter lines the and to said ond part, th	y of the firs preof; TOG d premises e heirs or s	t part in ar ETHER wi ; TO HAVE successors	nd to any streets and roads th the appurtenances and all E AND TO HOLD the and assigns of the party of		
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 have been encumbered in any way whatever, 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 the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" when ever the sense of this indenture so requires.						
IN WITNESS WHEREOF , the party of the first pa written.	rt has duly	executed t	his deed th	e day and year first above		
IN PRESENCE OF:	TF		SARAGE E	REALTY CORP.		
	 B`	<u>Kulu</u> Y: RICHAR	RD POGOS	STIN, Vice President		
	(
		<u></u>				
Standard N.Y.B.T.U. Form 8002 Bargain and Sale Deed, w	rith Covenant	against Grai	ntor's Acts- I	Jniform Acknowledgment		

Form 3290

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of WESTCHEST	ER SS:	State of New	York, County o	f	SS
On the 19 day of APRIL in the before me, the undersigned, personally appe	ə year 2021 ared	On the before me, the	day of e undersigned,	i personally a	n the year ppeared
RICHARD POGOSTIN personally known to me or proved to me or satisfactory evidence to be the individual(s) v (are) subscribed to the within instrument and me that he/she/they executed the same in hi capacity(ies), and that by his/her/thei r sig instrument, the individual(s), or the person up the individual(s)/acted, executed the instrum	n the basis of whose name(s) is acknowledged to s/her/their gnature(s) on the son behalf of which ent.	personally kn satisfactory e (are) subscrib me that he/sh capacity(ies), instrument, th the individual	own to me or p vidence to be the ed to the within e/they execute and that by his e individual(s), (s) acted, execu-	roved to me one individu a n instrument a d the same ir /her/their sig or the personuted the instru-	on the basis of II(s) whose name(s) is and acknowledged to n his/her/their nature(s) on the n upon behal fof which ument.
- Kritt	RAQUEL Y. ACORD				
(signature and office of individual NRTAB Re Ovali Ca	gistration No. 01AC6322831 fied in WESTCHESTER Com munission Expires 04/20/20_2	(signatur aty 3	e and office of i	ndividual tak	ing acknowledgment)
TO BE USED ONLY WHEN T	HE ACKNOWLEDG	MENT IS MADI	E OUTSIDE NE	W YORK ST	TATE
State (or District of Columbia, Territory, or Fo	reign Country) of				SS:
On the day of	in the yea	ır	before me, the	undersigned	d, personally appeared
(insert the City or other political subdivision)	(and insert	the State or Cou	intry or other pla	ce the acknow	vledgment was taken) I taking acknowledgment)
		DISTRIC	CT N		
BARGAIN ANDSALE DEED		BLOCK	2862		
WITH COVENANT AGAINST GRANTOR'S	ACTS	LOT	90		
Title No. 565542-F-NY-CP-KV		COUNT	Y OR TOWN	BRONX	
TERMONT GARAGE REAL	TY CORP.	STREET	ADDRESS	1949-1963 BRONX, N	JEROME AVENUE Y 10453
то			A/K/A BRON	2-8 WEST T X. NY 10453	REMONT AVENUE,
1949-1959 JEROME AVE	NUE LLC		Reco	ord at Req URN BY MAI	luest of IL TO:
DISTRIBUTED BY		Gilbrude, Tusa, Last & Spellane LLC 675 Third Avenue, 31st Floor New York, NY 10017 ATTN: Sal Meli, Esq.			
L					

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

FIRST AMERICAN TITLE INSURANCE COMPANY

Title No.: 565542-F-NY-CP-KV

Schedule A Description

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

BEGINNING at a point on the southerly side of West Tremont Avenue distant 82.30 feet easterly from the point of intersection of the southerly side of West Tremont Avenue with the easterly side of Davidson Avenue;

RUNNING THENCE easterly along the southerly side of West Tremont Avenue 88.99 feet to a point;

THENCE easterly and commencing along the southerly side of West Tremont Avenue on a curve to the right having a radius of 20 feet, a distance of 38.21 feet to a point;

THENCE southerly along the westerly side of Jerome Avenue, a distance of 174.65 feet to a point;

THENCE westerly at an interior angle of 94 degrees 10 minutes 38 seconds with the westerly side of Jerome Avenue North 88 degrees 35 minutes 15 seconds West at a distance of 100.65 feet to a point;

THENCE northerly at an interior angle of 88 degrees 36 minutes 30 seconds with the last mentioned course North 2 degrees 48 minutes 15 seconds East a distance of 166.13 feet to the southerly side of West Tremont Avenue to the point or place of BEGINNING.

File No.: 565542-F-NY-CP-KV NY Certificate of Title – Schedule A Description

NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTER	2021042701150	002001S2A15			
SUPP Decument ID: 20210/2701150002	CORTING DOCUMENT COVER PAGE	PAGE 1 OF 1 Properation Date: 04 27 2021			
Document Type: DEED	Document Date. 07-20-2021	Treparation Date. 04-27-2021			
ASSOCIATED TAX FORM ID: 2021	041500313				
SUPPORTING DOCUMENTS SUBMITTED: Page Count DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING 1 RP - 5217 REAL PROPERTY TRANSFER REPORT 3					
FOR CITY USE ONLY C1. County Code C2. Date Deed / Recorded Month Day Year C3. Book OR C5. CRFN	REAL PROPERTY TH STATE OF NE STATE BOARD OF REAL F RP - 52	RANSFER REPORT EW YORK PROPERTY SERVICES 17NYC			
---	---	---			
PROPERTYINFORMATION					
1. Property 1949-1961 JEROME AVENUE Location STREET NUMBER STREET NAME	BRONX	10453 ZIP CODE			
2. Buyer 1941-1959 JEROME AVENUE LLC	FIRST NAME]			
LAST NAME / COMPANY	FIRST NAME				
3. Tax Indicate where future Tax Bills are to be sent Billing if other than buyer address (at bottom of form)	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 # of Parcels OR	Part of a Parcel 4A. Planning Board Approval - N/A ft 4B. Agricultural District Notice - N/A	or NYC for NYC			
5. Deed Property X OR ACRE Size FRONT FEET X	Check the boxes below as they applet of the boxes below as they applet of the boxes below as they applet of the boxes below as the boxes and boxes below as the boxes and boxes below as the boxes are boxes. Check the boxes below as they applet of the boxes below as the boxes belo	ply:			
8. Seller TREMONT GARAGE REALTY CORP	FIRST NAME]			
LAST NAME / COMPANY	j FIRST NAME				
9. Check the box below which most accurately describes the use of the property A One Family Residential C Residential Vacant Land E B 2 or 3 Family Residential D Non-Residential Vacant Land F	y at the time of sale: Image: Commercial G image: Community Service Apartment H image: Community Service	I Industrial J Public Service			
SALE INFORMATION	14. Check one or more of these conditions as ap	plicable to transfer:			
10. Sale Contract Date 4 / 19 / 2021	A Sale Between Relatives or Former Relatives	- is n where t			
11. Date of Sale / Transfer Month Day Year	B Sale Between Related Companies of Partiel C One of the Buyers is also a Seller D Buyer or Seller is Government Agency or Ler E Deed Type not Warranty or Bargain and Sale	rs in Business oding Institution e (Specify Below)			
12. Full Sale Price \$ 1, 3, 9, 2, 6, 9, 6, 0 }	Sale of Fractional or Less than Fee Interest (Specify Below)			
(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 mortgages or other obligations.) Please round to the nearest whole dollar amount.	H Sale of Business is Included in Sale Price of I Other Unusual Factors Affecting Sale Price (J V None	Specify Below)			
13. Indicate the value of personal property included in the sale					
ASSESSMENT INFORMATION - Data should reflect the latest Final Assessm	ent Roll and Tax Bill				
15. Building Class $[G, 1]$ 16. Total Assessed Value (of all particular to the second	rcels in transfer}	7 8 5 0			
17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach shee	et with additional identifier(s))				
BRONX 2862 90	1	1			

CERTIFICATION I certify that all of the items of information entered on the understand that the making of any willful false statement 1941-1959 Jz Cheroteking and filing of false instruments.	is form are true and correct (to the best of my knowledge and belief) and It of material fact herein will subject me to the provisions of the penal law relative to
BUYER SIGNATURE 14-20-21	Meli BUYER'S ATTORNEY
CO: ATLAINDE DEVELOPMENT GROUP LLC 450 WEST 14TH STREET, 874 FLOOR	LAST NAME FIRST NAME
STREET NUMBER STREET NAME (AFTER SALE)	AREA CODE TELEPHONE NUMBER
NEW YORK NY 10014	SELLER
CITY OR TOWN STATE ZIP CODE	SELLER SIGNATURE DATE

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.

BU	/ER			BUYER'S ATTORNEY	
BUYER SIGNATURE C/O: ATLAINTIC DEVELOPMENT G STRFFT &TH FLOOR	ROUP LLC 450 WI	DATE EST 14TH	LAST NAME	FIRST NAME	
STREET NUMBER STREET NAME NEW YORK	(AFTER SALE)	10014	AREA CODE TE	SELLER CATTOR	u loo loon
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE	DATE	<u></u>



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: 2862 LOT: 90
- (2) Property Address: 1949-1961 JEROME AVENUE, BRONX, NY 10453
- (3) Owner's Name: 1941-1959 JEROME AVENUE LLC

Additional Name:

Affirmation:

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

Customer Billing Information:

Please Note:

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

Owner's Approval:

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

Print Name of Owner: 1941-1959 Jerother	Evenue LLC
Signature: Big	Date (mm/dd/yyyy)
Name and Title of Person Signing for Owner, if applicable:	4/20/20

BCS-7CRF-ACRIS REV. 8/08

ATTACHMENT G

Document Repository Letters



Environmental, Planning, and Engineering Consultants 440 Park Avenue South 7th Floor New York, NY 10016 tel: 212 696-0670 fax: 212 213-3191 *www.akrf.com*

June 15, 2021

Mr. Ken Brown District Manager Bronx Community Board District 5 Bronx Community College University Ave. and West 181st St Bronx, NY 10453

Re: Document Repository for 1941 and 1959 Jerome Avenue, Bronx, New York

Dear Mr. Ken Brown:

AKRF, Inc. is submitting a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Application and Remedial Investigation Work Plan (RIWP) on behalf of the project site located at 1941 and 1959 Jerome Avenue in the Bronx, New York. As required by NYSDEC, Bronx Community Board District 5 will be the repository to which all pertinent electronic documents generated for this project will be sent. Please understand that these documents will have to be made available to the public when requested until the NYSDEC determines that these documents are no longer needed.

Please signify your understanding and agreement by signing below and returning a copy of the signed letter via email to <u>jdiggins@akrf.com</u>. Please call me at (646) 388-9784 with any questions. Thank you.

Sincerely, AKRF, Inc.

with Digging TV

J. Patrick Diggins Technical Director

ACKNOWLEDGED AND ACCEPTED:

Mr. Ken Brown Name District Manager Title

Signature

Offices in New York . New Jersey . Pennsylvania . Maryland . Connecticut



Environmental, Planning, and Engineering Consultants 440 Park Avenue South 7th Floor New York, NY 10016 tel: 212 696-0670 fax: 212 213-3191 www.akrf.com

September 9, 2021

Ms. Sydney Renwick Associate Director for Government and Community Affairs New York Public Library 476 Fifth Avenue New York, NY 10018

Re: Document Repository for 1941 and 1959 Jerome Avenue, Bronx, New York

Dear Ms. Renwick:

AKRF, Inc. is submitting a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Application and Remedial Investigation Work Plan (RIWP) on behalf of the project site located at 1941 and 1959 Jerome Avenue in Bronx, New York. As required by NYSDEC, the Jerome Park Library will be the repository to which all pertinent electronic documents generated for this project will be sent. Please understand that these documents will have to be made available to the public when requested until the NYSDEC determines that these documents are no longer needed.

Please signify your understanding and agreement by signing below and returning a copy of the signed letter via email to jdiggins@akrf.com. Please call me at (646) 388-9784 with any questions. Thank you.

Sincerely, AKRF, Inc.

Parik Digorg TV

J. Patrick Diggins **Technical Director**

ACKNOWLEDGED AND ACCEPTED:

Ms.	Sydney	Renwick
Nan	ne	

Associate Director Title

Jolu Resurk