



**REVISED BROWNFIELD CLEANUP
PROGRAM APPLICATION PLAN**

www.akrf.com

Date
December 21, 2021

Site Information:

Seton Brilla Charter School
1956 Jerome Avenue, Bronx, New York

Delivered to:

Alexandra Servis, Site Control Section; New York
State Department of Environmental Conservation

On behalf of:

2-6 East Tremont Avenue LLC



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

December 21, 2021

Site Control Section
Attn: Ms. Alexandra Servis
New York State Department of Environmental Conservation
Bureau of Technical Support
625 Broadway, 11th Floor
Albany, NY 12233-7020

Re: Revised Brownfield Cleanup Program Application
Seton Brilla Charter School
1956 Jerome Avenue, Bronx, New York

Dear Ms. Alexandra Servis:

Enclosed is the revised Brownfield Cleanup Program (BCP) Application for the Seton Brilla Charter School project site, which is located at 1956 Jerome Avenue, Bronx, New York. As requested, one paper hardcopy of the BCP Application revisions has been sent to your office along with digital CDs of the full Application.

We thank you for the opportunity to submit the revised BCP Application, along with the Draft Remedial Investigation Report and Draft Remedial Action Work Plan (both included in the original submission in October 2021), on behalf of 2-6 East Tremont Avenue LLC and look forward to moving ahead with this program under the BCP. If you have any questions or need any additional detail regarding the completeness of this Application, please feel free to contact Deborah at (646) 388-9544, or Patrick at (914) 922-2784 or jdiggins@akrf.com if you have any questions.

Sincerely,
AKRF, Inc.

Handwritten signature of Deborah Shapiro in blue ink.

Deborah Shapiro, QEP
Senior Vice President

Handwritten signature of J. Patrick Diggins in blue ink.

J. Patrick Diggins
Technical Director

cc: Peter Fine, James Lester, Nicole Anderson – 1941 – 1959 Jerome Avenue LLC
George Duke, Esq., P.G. – Brown, Duke & Fogel, P.C.

W:\Projects\210024 - 1956 JEROME AVENUE\Technical\Hazmat\BCP Application\Cover Letter\BCP Application Cover Letter_1956 Jerome Ave_REV.docx/



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

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

Yes No If yes, provide existing site number: _____

PART A (note: application is separated into Parts A and B for DEC review purposes) *BCP App Rev 12*

Section I. Requestor Information - See Instructions for Further Guidance		DEC USE ONLY BCP SITE #:
NAME 2-6 East Tremont Avenue LLC		
ADDRESS 675 3rd Avenue, 31st Floor		
CITY/TOWN New York, NY		ZIP CODE 10017
PHONE 212.620.0500	FAX N/A	E-MAIL jlester@bolivar.nyc
<p>Is the requestor authorized to conduct business in New York State (NYS)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> 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. <p>Do all individuals that will be certifying documents meet the requirements detailed below? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Documents that are not properly certified will be not approved under the BCP. 		

Section II. Project Description	
1. What stage is the project starting at?	<input type="checkbox"/> Investigation <input checked="" type="checkbox"/> Remediation
<p>NOTE: If the project is proposed to start at the remediation stage, a Remedial Investigation Report (RIR) at a minimum is required to be attached, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Work Plan are also attached (see DER-10 / Technical Guidance for Site Investigation and Remediation for further guidance) then a 45-day public comment period is required.</p>	
2. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2):	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Please attach a short description of the overall development project, including:	
<ul style="list-style-type: none"> 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. DATA SUMMARY TABLES SHOULD BE INCLUDED, WITH LABORATORY REPORTS REFERENCED AND ALSO INCLUDED.**

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

*Please describe: Per- and polyfluoroalkyl substances (PFAS)

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

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

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

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?* Yes No
 (*answering No will result in an incomplete application)

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

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

Other: Automobile repair with petroleum bulk storage

Section IV. Property Information - See Instructions for Further GuidancePROPOSED SITE NAME **Seton Brilla Charter School**ADDRESS/LOCATION **1956 Jerome Avenue**CITY/TOWN **Bronx, NY**ZIP CODE **10453**MUNICIPALITY(IF MORE THAN ONE, LIST ALL): **New York City**COUNTY **Bronx, NY**SITE SIZE (ACRES) **0.24 acres**

LATITUDE (degrees/minutes/seconds)

40 ° 51 ' 5.184 "

LONGITUDE (degrees/minutes/seconds)

73 ° 54 ' 32.799 "**Complete tax map information for all tax parcels included within the proposed site boundary. If a portion of any lot is proposed, please indicate as such by inserting "P/O" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding far right column. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.**

Parcel Address	Section No.	Block No.	Lot No.	Acreage
1956 Jerome Avenue		2853	22	0.24

1. Do the proposed site boundaries correspond to tax map metes and bounds? Yes No
 If no, please attach an accurate map of the proposed site.

2. Is the required property map attached to the application? Yes No
 (application will not be processed without map)

3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)?
 (See [DEC's website](#) for more information) Yes No
 If yes, identify census tract : Bronx Census Tract 233.01
 Percentage of property in En-zone (check one): 0-49% 50-99% 100%

4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? Yes No
 If yes, identify name of properties (and site numbers if available) in related BCP applications: _____

5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? Yes No

6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? Yes No
 If yes, attach relevant supporting documentation.

7. Are there any lands under water? Yes No
 If yes, these lands should be clearly delineated on the site map.

Section IV. Property Information (continued)

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

<u>Easement/Right-of-way Holder</u>	<u>Description</u>
N/A	

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

<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>
N/A		

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

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**? Yes No

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

11. Is the requestor seeking a determination that the site is eligible for tangible property tax credits? Yes No
If yes, requestor must answer questions on the supplement at the end of this form.

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

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

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

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

Initials of each Requestor: SI _____

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

Section V. Additional Requestor Information See Instructions for Further Guidance	DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____
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NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE **James Lester**

ADDRESS **450 West 14th Street, 8th Floor**

CITY/TOWN **New York, NY** ZIP CODE **10014**

PHONE **212.620.0500** FAX **n/a** E-MAIL **jlester@bolivar.nyc**

NAME OF REQUESTOR'S CONSULTANT **Deborah Shapiro, QEP, AKRF**

ADDRESS **440 Park Avenue South, 7th Floor**

CITY/TOWN **New York, New York** ZIP CODE **10016**

PHONE **646.388.9544** FAX **n/a** E-MAIL **dshapiro@akrf.com**

NAME OF REQUESTOR'S ATTORNEY **Brown Duke & Fogel, P.C., George Duke, Esq.**

ADDRESS **350 Fifth Ave, Suite 4640**

CITY/TOWN **New York, New York** ZIP CODE **10118**

PHONE **646.915.0236** FAX **n/a** E-MAIL **gduke@bdflegal.com**

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)

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

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

PARTICIPANT

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

VOLUNTEER

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

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

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

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

Previous Owner Current Owner Potential /Future Purchaser Other _____

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

Yes No

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

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

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

Section IX. Contact List Information

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

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

Section X. Land Use Factors

1. What is the current municipal zoning designation for the site? SC4-4D

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

Residential Commercial Industrial

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

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

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

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

If residential, does it qualify as single family housing? Yes No

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

Yes No

See supplemental materials.

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

Yes No

See supplemental materials.

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 2-6 East Tremont Avenue LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a BCA within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 10/27/21 Signature: _____

Print Name: 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
 - 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 12

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

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

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

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

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

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

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

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

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

BCP Application Summary (for DEC use only)

Site Name: Seton Brilla Charter School
City: Bronx, NY

Site Address: 1956 Jerome Avenue
County: Bronx, NY **Zip:** 10453

Tax Block & Lot
Section (if applicable):

Block: 2853 **Lot:** 22

Requestor Name: 2-6 East Tremont Avenue LLC **Requestor Address:** 675 3rd Avenue, 31st Floor
City: New York, NY **Zip:** 10017 **Email:** jlester@bolivar.nyc

Requestor's Representative (for billing purposes)

Name: James Lester **Address:** 450 West 14th Street, 8th Floor
City: New York, NY **Zip:** 10014 **Email:** jlester@bolivar.nyc

Requestor's Attorney

Name: Brown Duke & Fogel, P.C., George Duke, Esq. **Address:** 350 Fifth Ave, Suite 4640
City: New York, New York **Zip:** 10118 **Email:** gduke@bdflegal.com

Requestor's Consultant

Name: Deborah Shapiro, QEP, AKRF **Address:** 440 Park Avenue South, 7th Floor
City: New York, New York **Zip:** 10016 **Email:** dshapiro@akrf.com

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

DER Determination: Agree Disagree

Requestor's Requested Status: Volunteer Participant

DER/OGC Determination: Agree Disagree
Notes:

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

Does Requestor Claim Property is Upside Down: Yes No

DER/OGC Determination: Agree Disagree Undetermined

Notes:

Does Requestor Claim Property is Underutilized: Yes No

DER/OGC Determination: Agree Disagree Undetermined

Notes:

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

DER/OGC Determination: Agree Disagree Undetermined

Notes:

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 Requestor(s) are set forth below:

Entity Name/Requestor	Members/Owners	Contact Information
2-6 East Tremont Avenue LLC (a New York Limited Liability Company)	Mr. Peter Fine, Managing Partner (sole member)	2-6 East Tremont Avenue LLC Office Address: 675 3 rd Avenue, 31 st Floor New York, NY 10017 Mailing Address: 450 West 14 th Street, 8 th Floor, New York, NY 10014 212.620.0500

The New York State Department of State’s Corporation and Business Entity Database website was not available during the preparation of this application (website is down for maintenance); however, according to www.opengovny.com/corporation/5935701, “2-6 East Tremont Avenue LLC is a business entity registered with New York State Department of State (NYS DOS). The DOS entity number is #5935701. The office address is located at Gilbride Tusa, 675 3rd Avenue, 31st Floor, New York, New York 10017. The business is initially filed on February 5, 2021”. The Articles of Organization and filing receipt, the property deed, and the record from opengovny.com for the requestor are included as *Attachment A*. The entity is herein referred to as the “Requestor.”

Supplement to Section II - Project Description

The following figures and tables are included in *Attachment B*:

- 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, PGWSCO, and/or RRSCO
- Figure 8 – Groundwater Sample Concentrations Above NYSDEC AWQSGVs
- Figure 9 – Sub-slab Soil Vapor Sample Concentrations
- Data Summary Tables for Soil and Groundwater Analytical Results

3. Remedial Investigation Report

The property that is the subject of this Application is located at 1956 Jerome Avenue in the Morris Heights section of the Bronx, New York (the Site). A Phase I Environmental Site Assessment (ESA), a Phase II Investigation, and a Remedial Investigation (RI) were performed at the Site by AKRF, Inc. (AKRF), which were documented in a Phase I ESA Report dated February 2021, a Phase II Investigation Report dated July 2021, and a Draft RI Report (RIR) dated October 2021. The Phase I ESA, Phase II Investigation Report,

and RIR are being used to support this Brownfield Cleanup Program (BCP) Application. The environmental reports are included in *Attachment C*, and detailed summaries of the reports' findings are provided in the supplement for *Section III – Property's Environmental History*.

During AKRF's Phase II and RI, petroleum-related volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs) [a class of semi-volatile organic compounds (SVOCs)], and metals were detected in soil samples across the Site at concentrations exceeding the Unrestricted Use Soil Cleanup Objectives (UUSCOs), Restricted Residential Use Soil Cleanup Objectives (RRSCO), and/or Protection of Groundwater Soil Cleanup Objectives (PGWSCOs) (for petroleum-related VOCs and SVOCs only). Petroleum-related VOCs, SVOCs, metals, and per- and polyfluoroalkyl substances (PFAS) were detected in groundwater samples across the Site at concentrations exceeding the corresponding Ambient Water Quality Standards and Guidance Values (AWQSGVs) and New York State Department of Environmental Protection (NYSDEC) Screening Levels provided in the January 2021 *Sampling, Analysis, and Assessment of PFAS under NYSDEC's Part 375 Remedial Programs*. VOCs associated with petroleum—including benzene, toluene, ethylbenzene, and xylenes (collectively referred to as BTEX) were detected at elevated concentrations. Chlorinated solvent-related VOCs (CVOCs), including but not limited to tetrachloroethylene (PCE) were also detected in soil vapor beneath the Site.

4. Project Description

The 10,369-square-foot (sf) (0.24-acre) Seton Brilla Charter School Site is located at 1956 Jerome Avenue in the Morris Heights section of the Bronx, New York, which is also referred to as 4B East Tremont Avenue. The Site is identified on the New York City Tax Map as Block 2853, Lot 22. Currently, the Site is developed with a 20,600-gross-square-foot (gsf), two-story commercial building. C.S. Brown (a hardware and plumbing supplies store) operates in the central and southern portions of the building along Jerome Avenue but is in the process of vacating the Site. There are also four vacant commercial spaces in the northern portion of the Site along Tremont Avenue, which were most recently operated by Kennedy Fried Chicken and Pizza, Wendy's Silhouette Nails Salon, Santana Tax Multiservice, and Renacer Barber Shop.

The Site is part of the Bronx County Census Tract 233.01. According to the 2019 American Community Survey (ACS) 5-year Profile data, 28% of the population in Census Tract 233.01 are living below the poverty line. The unemployment rate for the Bronx is 13.9% (as of July 2021), compared to the New York City unemployment rate of 10.2% (as of July 2021) and the national unemployment rate of 5.2% (as of August 2021). The Site is located in an En-Zone, and the En-Zone boundaries are presented on *Figure 3* in *Attachment B*. A survey of the Site, which includes a metes and bounds description, is included as *Attachment D*.

The Requestor plans to enter into the Brownfield Cleanup Program (BCP) as a Volunteer. Entry into the BCP would facilitate the remediation and redevelopment of the Site into a 7-story charter school. The Requestor plans on conducting all 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 April 2022 and the Certificate of Completion (COC) is anticipated to be obtained by December 2023. 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, Remedial Investigation Report (RIR), and Remedial Action Work Plan (RAWP)	October 2021
30-day New York State Department of Environmental Conservation (NYSDEC) Completeness Review	November 2021
Resubmittal of Final BCP Application	December 2021
45-day Public Notice/Public Comment Period for Application, RIR, and RAWP	January 2022
NYSDEC Acceptance and Execution of Brownfield Cleanup Agreement	February/March 2022
Demolition of Building	March 2022
Submittal of Citizen Participation Plan (CPP)	March 2022
Submittal of Final RIR, RAWP, and Fact Sheet	April 2022
Pre-Design Investigation (PDI) and Report	April 2022
NYSDEC Issuance of Decision Document & Remedial/Construction Notice Fact Sheet	April 2022
Begin Remedial Excavation	May/June 2022
Execution of Environmental Easement	March 2023
Submittal of Draft Site Management Plan (SMP)	August 2023
Submittal of Draft Final Engineering Report (FER) and Fact Sheet	September 2023
Submittal of Final SMP and FER	November 2023
Certificate of Completion and Fact Sheet	December 2023
Completion of Building (first occupancy)	August 2024

Supplement to Section III – Property’s Environmental History

1. Environmental Reports

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

- Phase I ESA, dated February 2021, prepared by AKRF;
- Phase II Investigation Report, dated July 2021, prepared by AKRF; and
- Draft Remedial Investigation Report, dated October 2021, prepared by AKRF.

Summaries of the previous investigations are provided below. The Requestor believes that there is sufficient information to demonstrate significant contamination at the Site, thus warranting remediation under the BCP. The Requestor, as a Volunteer under the BCP, seeks to enroll in the BCP to remediate the Site in a timely manner under the oversight of NYSDEC.

Phase I Environmental Site Assessment - 1956 Jerome Avenue, Bronx, New York, AKRF, February 2021

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

- Historical Sanborn maps indicated that between 1950 and 2007, the Site contained two 550-gallon gasoline underground storage tanks (USTs). At the time of reconnaissance, no evidence of suspect or former USTs (a fill port and/or vent pipe) was observed; however, no documentation detailing the closure and removal of the tanks was identified. Additionally, at the time of the reconnaissance, the Site owner indicated that two 275-gallon heating oil aboveground storage tanks (ASTs) were formerly

located within the southeastern portion of the partial cellar at the Site. The removal date was unknown, no evidence of petroleum bulk storage was observed at the Site, and no staining was observed within the area of the former ASTs.

- Historical Sanborn maps and the city directory search identified the following historical uses at the Site between 1927 and 2017: an automobile parking and repair facility, a steam equipment manufacturer, and appliance manufacturing.
- A review of the historical city directories and Sanborn maps identified spills and numerous automotive, commercial, industrial (film processing, scrap metal, rubbish removal and appliance manufacturing), and dry cleaning/laundry uses on adjacent and surrounding blocks between 1927 and 2017. Properties located to the south (on the property block) and west of the Site (across Jerome Avenue) had automotive uses, most with gasoline USTs, from 1950 until the most recent map available.

Phase II Investigation Report – 1956 Jerome Avenue, Bronx, New York, AKRF, July 2021

AKRF conducted a Phase II Investigation of the Site on May 10 and 11, 2021. The investigation included the advancement of 6 soil borings (RI-SB-01 through RI-SB-06) with the collection and laboratory analysis of 10 soil samples, the installation of 3 temporary monitoring wells (RI-TW-01 through RI-TW-03) with the collection and laboratory analysis of 3 groundwater samples, and the installation of 4 sub-slab soil vapor points with the collection and laboratory analysis of four 4 vapor samples.

The stratigraphy beneath the Site consisted of historic fill (brown and gray silt and sand with gravel, brick, wood, and concrete) from surface grade to approximately 9 feet below ground surface (bgs) across the Site. The fill material was generally underlain by brown and gray silt, sand, and trace gravel to the terminus of the borings (between 3 and 20 feet bgs). Groundwater was encountered at approximately 8 feet bgs. Bedrock was not encountered during the investigation. Soil was field screened with a photoionization detector (PID) to measure relative concentrations of organic vapors. Elevated PID readings were detected in all six soil borings and petroleum-like odors were observed in two soil borings (RI-SB-01 and RI-SB-02). Staining and non-aqueous phase liquid (NAPL) were not observed in the soil borings.

Soil sample analytical results for VOCs, SVOCs, pesticides, polychlorinated biphenyls (PCBs), and metals were compared to the UUSCOs and RRSCOs. The analytical results for VOCs and SVOCs were also compared to the 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:

- Twenty-three VOCs were detected in 5 of the 10 soil samples analyzed (and the blind duplicate sample). Nine VOCs (1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, acetone, benzene, ethylbenzene, methyl ethyl ketone, n-propylbenzene, toluene, and total xylenes) were detected above the UUSCOs at concentrations ranging from an estimated concentration of 0.056 parts per million (ppm) to 63 ppm. 1,2,4,5-trimethylbenzene (59 ppm), benzene (5.6 ppm), and ethylbenzene (46 ppm) were also detected above the RRSCOs in sample RI-SB-01_(8-10)_20210510.
- Thirteen SVOCs were detected in 4 of the 10 soil samples analyzed and the blind duplicate sample at total concentrations ranging from an estimated concentration of 0.065 ppm to 17.66 ppm. No SVOCs were detected above their respective UUSCOs or RRSCOs.
- Twenty-two metals were detected in one or more of the soil samples analyzed. Three metals were detected above the UUSCOs: barium [maximum (max.) 635 ppm], lead (max. 109 ppm), and selenium (max. 18.7 ppm). Barium was also detected above the RRSCO in one sample.
- The PCB Aroclor 1254 was detected below the UUSCO and RRSCO for total PCBs in one sample. No other PCBs were detected in the soil samples analyzed.
- Pesticides were not detected in the soil samples analyzed or the aqueous field blank.

- The PFAS compound perfluorohexanoic acid was detected in the sample analyzed and its associated blind duplicate sample at estimated concentrations of 0.075 parts per billion (ppb) and 0.11 ppb, respectively. Perfluorooctanesulfonic acid (PFOS) and perfluorooctanoic acid (PFOA) were not detected in the sample or its blind duplicate.

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:

- Eighteen VOCs were detected in the groundwater samples and the blind duplicate sample. Eleven VOCs were detected above the AWQSGVs in one or more of the samples and the associated blind duplicate sample: 1,2,4,5-tetramethylbenzene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, benzene, ethylbenzene, isopropylbenzene, m/p-xylenes, n-propylbenzene, o-xylene, methyl tert-butyl ether (MTBE), and toluene.
- Fourteen SVOCs were detected in one or more of the groundwater samples analyzed. Six SVOCs (benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, indeno(1,2,3-cd)pyrene, and naphthalene) were detected at concentrations above their respective AWQSGVs in one sample.
- Twenty metals were detected in the total (unfiltered) groundwater samples, and four metals were detected above the AWQSGVs in all three samples and the blind duplicate sample: iron, magnesium, manganese, and sodium.
- Sixteen metals were detected in the dissolved (filtered) groundwater samples, and four metals (iron, magnesium, manganese, and sodium) were detected above the AWQSGVs in at least one sample. The metals detected at concentrations above the AWQSGVs in the dissolved and total analyses are naturally occurring in regional soil and groundwater.
- No PCBs or pesticides were detected above laboratory reporting limits in any of the groundwater samples. No PCBs or pesticides were detected in the aqueous field blank.
- Twelve PFAS compounds were detected in one or more of the groundwater samples analyzed. PFOA and PFOS were detected in all three samples and the blind duplicate sample at concentrations above the NYSDEC Screening Level of 10 nanograms per liter (ng/L). No PFAS compounds were detected in the aqueous field blank above NYSDEC Screening Levels.

Sub-slab 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). The results are summarized below:

- Twenty-four VOCs were detected in one or more of the sub-slab soil vapor samples. Chlorinated VOCs (CVOCs) were detected at variable concentrations ranging from 0.461 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) to 56.6 $\mu\text{g}/\text{m}^3$ in one or more of the sub-slab soil vapor samples analyzed. Tetrachloroethene (PCE) was detected above the NYSDOH Matrix Table B Sub-slab Vapor Concentrations Criteria of 100 $\mu\text{g}/\text{m}^3$ in three samples: RI-SV-01_20210510 (397 $\mu\text{g}/\text{m}^3$), RI-SV-02_20210510 (369 $\mu\text{g}/\text{m}^3$), and RI-SV-04_20210510 (107 $\mu\text{g}/\text{m}^3$). According to Matrix Table B, concentrations above 100 $\mu\text{g}/\text{m}^3$ result in “monitor” or “identify sources and resample or mitigate,” depending upon the indoor air concentrations. The remaining compounds within the matrix compounds list were not detected. No matrix compounds were detected above the “mitigate” threshold.
- VOCs associated with petroleum were detected at variable concentrations in all of the sub-slab soil vapor samples. BTEX was detected at concentrations between 54.1 $\mu\text{g}/\text{m}^3$ in sample RI-SV-02_20210510 and 9,175 $\mu\text{g}/\text{m}^3$ in sample RI-SV-01_20210510. The sub-slab soil vapor detections were attributed to historical automotive and/or industrial Site uses, and/or surrounding properties uses.

Remedial Investigation Report – 1956 Jerome Avenue, Morris Heights, Bronx, New York, AKRF, September 2021

AKRF conducted an RI of the Site between August 17 and September 14, 2021. The investigation included the advancement of 9 soil borings (RI-SB-07 through RI-SB-15) with the collection and laboratory analysis of 17 soil samples, the installation of 6 permanent monitoring wells (RI-MW-04 through RI-MW-09) with the collection and laboratory analysis of 6 groundwater samples, and the installation of 8 sub-slab soil vapor points with the collection of 8 sub-slab soil vapor samples.

The stratigraphy of the Site consisted of approximately nine feet of historic fill from sidewalk grade across the Site, characterized by brown and gray sand and silt with gravel, brick, concrete, and wood. The historic fill was generally underlain by brown and gray silt, sand, and trace gravel to approximately 20 feet bgs, the terminus of the deepest borings. Bedrock was not encountered during the investigation. Elevated VOC concentrations up to 1,608 parts per million (ppm) were detected in five soil borings using the PID, and petroleum-like odors were detected in three soil borings (RI-SB-07, RI-SB-09, and RI-SB-10). Staining and non-aqueous phase liquid (NAPL) were not observed in the soil borings. Based on site-specific measurements, groundwater elevation across the Site ranges between 40.68 and 39.11 feet (NAVD88) and flows in a west-northwest direction. Based on the petroleum-like odors and elevated PID readings detected in soil, elevated petroleum-related VOC and SVOC concentrations in soil, and VOC and SVOC detections in groundwater, NYSDEC Spill No. 2103719 was assigned to the Site on July 19, 2021

Soil sample analytical results for VOCs, SVOCs, pesticides, PCBs, hexavalent chromium, 1,4-dioxane, mercury, total cyanide, and metals were compared to the 6 NYCRR Part 375 UUSCOs, RRSCO, and PGWSCO—specifically for the VOC and SVOC compounds for which groundwater exceeded AWQSGVs. PFAS results were compared to the UUGVs and RRGVs. Results of the soil analytical results are summarized below:

- Eighteen VOCs were detected in 12 of the 17 soil samples analyzed (and the blind duplicate). Eleven VOCs (1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, acetone, benzene, ethylbenzene, methylene chloride, n-butylbenzene, n-propylbenzene, sec-butylbenzene, toluene, and total xylenes) were detected above the PGWSCO and/or UUSCO at concentrations ranging from an estimated concentration of 0.094 ppm to 130 ppm. Benzene [maximum concentration of (max.) 100 ppm], ethylbenzene (max. 45 ppm), and n-propylbenzene (max. 130 ppm) were also detected above their respective RRSCO in sample RI-SB-10_(6-8)_20210818 and the blind duplicate.
- Twenty-three SVOCs were detected in 15 of the 17 soil samples analyzed, and the blind duplicate, at total concentrations ranging from an estimated concentration of 0.53 ppm to 16.7 ppm. Indeno[1,2,3-cd]pyrene was detected at 0.58 ppm in sample RI-SB-07(0-2)_20210817, above the UUSCO and the RRSCO of 0.5 ppm.
- All 25 metals were detected in one or more of the soil samples analyzed. The following six metals were detected above their respective UUSCOs: copper (max. an estimated 69 ppm in the blind duplicate sample), lead (max. an estimated 153 ppm in the blind duplicate sample), hexavalent chromium (2.5 ppm in RI-SB-14(0-2)_20210824), mercury (max. 0.39 ppm in RI-SB-12(0-2)_20210824), nickel (max. an estimated 44 ppm in RI-SB-15(0-2)_20210824), and zinc (max. 227 ppm in RI-SB-12(0-2)_20210824).
- PCBs and pesticides were not detected in the soil samples analyzed.
- Pesticides were not detected above UUSCOs or RRSCO in the soil samples analyzed.
- PFAS were not detected above the guidance values in the soil samples analyzed.

Groundwater sample analytical results, from nine samples collected from the Site, were compared to the NYSDEC Class GA AWQSGVs, and PFAS results were compared to the NYSDEC Screening Levels. The results are summarized below:

- Eleven VOCs were detected above the AWQSGVs in sample RI-MW-06_20210830 and the blind duplicate sample, including: 1,2,4-trimethylbenzene [max. 57 micrograms per cubic meter ($\mu\text{g/L}$)], 1,3,5-trimethylbenzene (max. 55 $\mu\text{g/L}$), benzene (max. 1,600 $\mu\text{g/L}$), ethylbenzene (max. 220 $\mu\text{g/L}$), isopropylbenzene (max. 64 $\mu\text{g/L}$), m/p-xylenes (max 290 $\mu\text{g/L}$), MTBE (max. 27 $\mu\text{g/L}$), n-butylbenzene (max. 6.1 $\mu\text{g/L}$), n-propylbenzene (max. 120 $\mu\text{g/L}$), o-xylene (max. 23 $\mu\text{g/L}$), and toluene (max. 96 $\mu\text{g/L}$). MTBE was also detected above its respective AWQSGV in samples MW-4_20210831 and MW-05_20210830 at concentrations of 18 $\mu\text{g/L}$ and 20 $\mu\text{g/L}$, respectively. Benzene was also detected above its respective AWQSGV in sample MW-9_20210831 at a concentration of 1.7 $\mu\text{g/L}$. VOCs were not detected in the aqueous field blank or trip blanks.
- Six SVOCs were detected in one or more of the groundwater samples analyzed. Two SVOCs were detected at concentrations above their respective AWQSGVs in sample RI-MW-06_20210830 and the blind duplicate sample: naphthalene (max. 80 $\mu\text{g/L}$) and phenol (max. an estimated 7.7 $\mu\text{g/L}$). No SVOCs were detected in the aqueous field blank.
- Seventeen metals were detected in the total (unfiltered) groundwater samples, and four metals (iron, magnesium, manganese, and sodium) were detected above the AWQSGVs in at least one sample. Total iron was detected in four samples and the blind duplicate sample at concentrations ranging from 2,510 $\mu\text{g/L}$ to 18,000 $\mu\text{g/L}$; total magnesium was detected in five samples and the blind duplicate sample at concentrations ranging from 38,400 $\mu\text{g/L}$ to 67,900 $\mu\text{g/L}$; total manganese was detected in six samples and the blind duplicate sample at concentrations ranging from 451 $\mu\text{g/L}$ to 1,120 $\mu\text{g/L}$; and total sodium was detected in six samples and the blind duplicate sample at concentrations ranging from 60,800 $\mu\text{g/L}$ to 439,000 $\mu\text{g/L}$. Total (unfiltered) metals were not detected in the aqueous field blank above AWQSGVs.
- Fourteen metals were detected in the dissolved (filtered) groundwater samples, and four metals (iron, magnesium, manganese, and sodium) were detected above the AWQSGVs in at least one sample. Dissolved iron was detected in four samples and the blind duplicate sample at concentrations ranging from 1,790 $\mu\text{g/L}$ to 15,600 $\mu\text{g/L}$; dissolved magnesium was detected in five samples and the blind duplicate sample at concentrations ranging from 39,100 $\mu\text{g/L}$ to 70,300 $\mu\text{g/L}$; dissolved manganese was detected in six samples and the blind duplicate sample at concentrations ranging from 471 $\mu\text{g/L}$ to 1,190 $\mu\text{g/L}$; and dissolved sodium was detected in six samples and the blind duplicate sample at concentrations ranging from 71,300 $\mu\text{g/L}$ to 450,000 $\mu\text{g/L}$. Dissolved metals were not detected in the aqueous field blank.
- PCBs and pesticides were not detected above laboratory reporting limits in any of the groundwater samples or in the aqueous field blank.
- Thirteen PFAS compounds were detected in one or more of the groundwater samples analyzed. PFOA and PFOS were detected in all six samples (and the blind duplicate sample) at concentrations ranging from 13.1 nanograms per liter (ng/L) to 54.8 ng/L, above the NYSDEC Screening Level of 10 ng/L.

Sub-slab soil vapor samples collected during the RI were compared to the NYSDOH Final Guidance for Evaluating Soil Vapor Intrusion matrices dated October 2006 (updated May 2017). Eight sub-slab soil vapor samples were collected during the RI, and 50 VOCs were detected in one or more of the sub-slab soil vapor samples analyzed. Although there are currently no regulatory or published guidance values for VOCs in soil vapor, sub-slab soil vapor data was used to assess the potential for exposure to receptors and to help define the nature and extent of contamination at the Site.

In the absence of soil vapor standards, criteria or guidelines, results were (conservatively) compared to the New York State Department of Health (NYSDOH) 2006 Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York. The established matrices address mitigation or monitoring of 1,1,1-trichloroethane (1,1,1-TCA), carbon tetrachloride, methylene chloride, PCE, trichloroethylene (TCE), 1,1-dichloroethene, cis-1,2-dichloroethene, and vinyl chloride. None of the VOCs detected in the sub-slab soil vapor samples exceeded their respective NYSDOH matrix values. Chlorinated VOCs (CVOCs) were

detected at variable concentrations ranging from 0.035 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) to 21 $\mu\text{g}/\text{m}^3$ in one or more of the sub-slab soil vapor samples analyzed. PCE was detected in all eight samples at variable concentrations ranging from an estimated 0.38 $\mu\text{g}/\text{m}^3$ to 21 $\mu\text{g}/\text{m}^3$. VOCs associated with petroleum were detected at variable concentrations in all eight of the sub-slab soil vapor samples analyzed. BTEX was detected at concentrations ranging from 54.9 $\mu\text{g}/\text{m}^3$ to 1,280 $\mu\text{g}/\text{m}^3$.

Supplement to Section IV- Property Information

Site Tax Map Information

Parcel Address	Block No.	Lot No.	Acreage
1956 Jerome Avenue, Bronx, NY	2853	22	0.24

2. Tax Map

A tax map of the Site and adjacent properties is provided as *Figure 4* in *Attachment B*. The Site is identified by the City of New York as Bronx Block 2853, Lot 22. A survey showing the extents of the BCP Site is included in *Attachment D*.

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 the United States Environmental Protection Agency (USEPA) to date.

10. Property Description and Environmental Assessment

Location – The Site is located at 1956 Jerome Avenue in the Morris Heights section of the Bronx, New York, and is identified on the New York City Tax Map as Block 2853, Lot 22. The Site is bounded by East Tremont Avenue to the north, the C.S. Brown Company retail hardware store to the east, several automobile repair facilities to the south, and Jerome Avenue and the elevated Metropolitan Transit Authority (MTA) subway tracks to the west. A Surrounding Land Use Map is presented as *Figure 5* in *Attachment B*.

Site Features – The 10,369-sf Site proposed for entrance into the BCP consists of Block 2853, Lot 22.

Currently, the Site comprises a 20,600-gross-square-foot (gsf), two-story commercial building, which is operated by C.S. Brown (a hardware and plumbing supplies store) in the central and southern portions of the building along Jerome Avenue but is in the process of vacating the Site. There are also four vacant commercial spaces in the northern portion of the Site along Tremont Avenue, which were most recently operated by Kennedy Fried Chicken and Pizza, Wendy’s Silhouette Nails Salon, Santana Tax Multiservice, and Renacer Barber Shop.

Current Zoning and Land Use – The Site is currently zoned as C4-4D commercial district. The proposed use, a charter school, which 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 B*.

The Site is bounded to the north by East Tremont Avenue, followed by a five-story multi-use residential-commercial building; to the east by the C.S. Brown retail hardware store, followed by Walton Avenue; to the south by several automobile repair facilities, followed by East 177th Street; and to the west by Jerome Avenue and the elevated Metropolitan Transit Authority (MTA) subway tracks, followed by automotive repair shops and a vacant commercial building. The surrounding area primarily consists of automotive, commercial, and transit uses, with some residential and institutional uses.

Past Use of the Site – Historical records identified an automobile repair facility with two 550-gallon gasoline USTs at the Site as early as 1950. The Site was also listed with the following uses between 1927 and 2017: steam equipment manufacturing, appliance manufacturing, and janitorial supplies sales. During reconnaissance for AKRF’s Phase I ESA, a hydraulic lift was observed in the southern portion of the Site and the former property owner indicated that two 275-gallon heating oil ASTs were formerly located within the southeastern portion of the partial cellar at the Site. The removal date was unknown, no evidence of petroleum bulk storage was observed at the Site, and no staining was observed within the area of the former ASTs.

Site Geology and Hydrology – 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 4.65 and 11.48 feet bgs across the Site during the RIR, and appears to flow in a west-northwest direction. Regional groundwater is expected to flow west-southwest 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 the study.

Soil borings, which were advanced to between 3 and 20 feet bgs across the Site during AKRF’s Phase II Investigation and RI, encountered up to 9 feet of historic fill material (brown and gray silt and sand with gravel, brick, wood, and concrete) underlain by brown and gray silt, sand, and trace gravel. Bedrock was not encountered during the investigation.

Environmental Assessment – Based on the investigations conducted to date, the primary contaminants of concern for the Site are petroleum-related VOCs, PAHs, PFAS, and metals. Soil, groundwater, and sub-slab soil vapor sample results are summarized in *Figures 7, 8, and 9* and in *Data Summary Tables for Soil and Groundwater in Attachment B*.

Soil – A total of 27 soil samples were collected for laboratory analysis from soil borings RI-SB-01 through RI-SB-15 over the course of the Phase II Investigation and the RI. 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 RRSCO. The analytical results for VOCs and SVOCs were also compared to the 6 NYCRR Part 375 PGWSCO. 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.

- Twenty-three VOCs were detected in 17 of the 27 soil samples analyzed (and the blind duplicate). Twelve VOCs (1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, acetone, benzene, ethylbenzene, methyl ethyl ketone, methylene chloride, n-butylbenzene, n-propylbenzene, sec-butylbenzene, toluene, and total xylenes) were detected above the UUSCOs and PGWSCO in one or more of nine samples. Benzene [maximum concentration of (max.) 100 ppm], 1,2,4-Trimethylbenzene (59 ppm), ethylbenzene (max. 46 ppm), and n-propylbenzene (max. 130 ppm) were also detected above their respective RRSCO in one or both of two samples [RI-SB-01_(8-10)_20210510 and RI-SB-10_(6-8)_20210818] and the blind duplicate.
- Twenty-three SVOCs were detected in 17 of the 27 soil samples analyzed (and a blind duplicate sample), at total concentrations ranging from an estimated concentration of 0.065 ppm to 17.66 ppm. Indeno[1,2,3-cd]pyrene was detected at 0.58 ppm in sample RI-SB-07(0-2)_20210817, above the UUSCO and the RRSCO of 0.5 ppm, but below the PGWSCO of 8.2 ppm.
- Twenty-five metals were detected in one or more of the soil samples analyzed. Barium was detected at a concentration above the UUSCOs and RRSCO in one sample [RI-SB-01_(8-10)_20210510]. The following six metals were detected above their respective UUSCOs, but below the RRSCO: copper (max. an estimated concentration of 69 ppm in the blind duplicate sample), lead (max. an estimated 153 ppm in the blind duplicate sample), hexavalent chromium (2.5 ppm), mercury (max. 0.39 ppm), nickel (max. an estimated 44 ppm), and zinc (max. 227 ppm).

- PCBs and pesticides were not detected above UUSCOs or RRSCO in the soil samples analyzed.
- PFAS were not detected above the guidance values in the soil samples analyzed.

Groundwater – Nine groundwater samples were collected for laboratory analysis from three temporary monitoring wells (RI-TW-01 through RI-TW-03) and six permanent monitoring wells (RI-MW-04 through RI-MW-09) during the RI and Phase II Investigation. 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 nine groundwater samples were also analyzed for PFAS and were compared to the NYSDEC Screening Levels.

- Twelve petroleum-related VOCs were detected above the AWQSGVs in one more of the samples and the blind duplicate samples collected, including: 1,2,4-trimethylbenzene [max. 57 micrograms per cubic meter ($\mu\text{g/L}$)], 1,2,4,5-Tetramethylbenzene (max. 10 $\mu\text{g/L}$), 1,3,5-trimethylbenzene (max. 55 $\mu\text{g/L}$), benzene (max. 1,600 $\mu\text{g/L}$), ethylbenzene (max. 220 $\mu\text{g/L}$), isopropylbenzene (max. 64 $\mu\text{g/L}$), m/p-xylenes (max 290 $\mu\text{g/L}$), MTBE (max. 27 $\mu\text{g/L}$), n-butylbenzene (max. 6.1 $\mu\text{g/L}$), n-propylbenzene (max. 120 $\mu\text{g/L}$), o-xylene (max. 140 $\mu\text{g/L}$), and toluene (max. 390 $\mu\text{g/L}$).
- Seven SVOCs were detected at concentrations above the AWQSGVs in one or more of the groundwater samples analyzed (and the blind duplicate samples), including: benzo(a)pyrene (max. an estimated 0.02 $\mu\text{g/L}$), benzo(b)fluoranthene (max. an estimated 0.02 $\mu\text{g/L}$), benzo(k)fluoranthene (max. 0.02 $\mu\text{g/L}$), chrysene (max. an estimated 0.02 $\mu\text{g/L}$), indeno(1,2,3-c,d)pyrene (max. an estimated 0.02 0.02 $\mu\text{g/L}$), naphthalene (max. 80 $\mu\text{g/L}$), and phenol (max. an estimated 7.7 $\mu\text{g/L}$).
- Twenty metals were detected in the total (unfiltered) groundwater samples. Four metals (iron, magnesium, manganese, and sodium) were detected above the AWQSGVs in one or more of the samples and blind duplicates, including: total iron (max. 18,000 $\mu\text{g/L}$), total magnesium (max. 84,200 $\mu\text{g/L}$), total manganese (max. 2,528 $\mu\text{g/L}$), and total sodium (max. 439,000 $\mu\text{g/L}$).
- Twenty metals were detected in the dissolved (filtered) groundwater samples. Four metals (iron, magnesium, manganese, and sodium) were detected above the AWQSGVs in one or more of the samples and blind duplicates, including: dissolved iron (max. 15,600 $\mu\text{g/L}$), dissolved magnesium (max. 70,300 $\mu\text{g/L}$), dissolved manganese (max. 1,398 $\mu\text{g/L}$), and dissolved sodium (max. 450,000 $\mu\text{g/L}$). The metals detected at concentrations above the AWQSGVs in the dissolved and total analyses are naturally occurring in regional groundwater.
- PCBs and pesticides were not detected above laboratory reporting limits in any of the groundwater samples.
- Thirteen PFAS compounds were detected in one or more of the groundwater samples analyzed. PFOA and PFOS were detected in all nine samples (and the blind duplicate samples) at concentrations ranging up to 85.1 nanograms per liter (ng/L), above the NYSDEC Screening Level of 10 ng/L.

Soil Vapor – Fifty-one VOCs were detected in one or more of 12 sub-slab soil vapor samples collected during the Phase II Investigation and RI. There are currently no standards or guidance values for sub-slab 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, PCE, 1,1,1-trichlorethane, methylene chloride, and vinyl chloride.

- None of the compounds with matrices were detected at concentrations above the “mitigate” threshold regardless of indoor air concentrations. Chlorinated VOCs (CVOCs) were detected at variable concentrations ranging from 0.035 micrograms per cubic meter ($\mu\text{g/m}^3$) to 397 $\mu\text{g/m}^3$ in one or more of the sub-slab soil vapor samples analyzed. PCE was detected in all 12 samples at variable

concentrations up to 397 $\mu\text{g}/\text{m}^3$, and TCE was detected in six samples at variable concentrations ranging up to 4.2 $\mu\text{g}/\text{m}^3$.

- VOCs associated with petroleum were detected at variable concentrations in all 12 of the sub-slab soil vapor samples analyzed. BTEX was detected at concentrations ranging from 54.1 $\mu\text{g}/\text{m}^3$ to 9,175 $\mu\text{g}/\text{m}^3$.

PART B

Supplement to Section VI – Previous Property Owners/Operators

Current owner(s):

The current owner (as defined herein) of the proposed BCP Site, located at 1956 Jerome Avenue in the Morris Heights neighborhood of the Bronx, NY, is 2-6 East Tremont Avenue LLC (the Requestor).

Prior owner(s), known corporate members, and their relationships to the Requestor:

The Requestor has investigated and anticipates voluntarily remediating the Site, as required under the BCP, as part of its redevelopment of the Site into a charter school. Previous property owners are not associated with the Requestor. Current operators and previous owners are listed below:

**Table 1A
Current and Previous Property Owners**

Property Owners	Years of Ownership	Status of Entity (Alive, Deceased, Active, Dissolved)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
2-6 East Tremont Avenue LLC	April 2021 to present	Active	675 3 rd Avenue, 31 st Floor New York, NY 10017	Requestor
Michael Harbater	Circa 1980 to April 2021	Alive	1138 Sage Street Far Rockaway, New York 11691	None
Arnold Blank	January 2020 to February 2020	Unknown	52 Rose Avenue Eastchester, New York 10709	None
1956 Jerome Ave LLC	January 1998 to January 2020	Active	12 East Tremont Avenue Bronx, New York 10453	None
Hilson Realty Co Inc	October 1981 to January 1998	Active	770 Brady Avenue Bronx, New York 10462	None
Carl Rubman	October 1981	Deceased	684 Britton Street Bronx, New York	None
Milton Silverman	Unknown to October 1981	Unknown	57 Worth Street New York, New York 10013	None
Gus International Parts Sales Corporation LTD	January 1978 to Unknown	Dissolved	1956 Jerome Avenue Bronx, New York	None
Carl Rubman	October 1972 to January 1978	Deceased	1409 Allerton Avenue Bronx, New York	None
Rubman Construction Co Inc	February 1971 to October 1972	Active	631 East Tremont Avenue Bronx, New York	None
Carl Rubman	February 1971	Deceased	1409 Allerton Avenue Bronx, New York	None

Property Owners	Years of Ownership	Status of Entity (Alive, Deceased, Active, Dissolved)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
1962 Associates Inc	February 1971	Unknown	230 Park Avenue New York, New York	None
Jacob Steinberg	Unknown to February 1971	Unknown	21-71 34 th Avenue, Long Islalnd City, Queens, New York	None

**Table 1B
Current and Previous Property Operators**

Property Operators	Operation	Status of Entity (Alive, Deceased, Active, Dissolved)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
C.S. Brown Company, Inc.	Circa 1980 to present	Active	12 East Tremont Avenue Bronx, New York 10453	None
Limpio Industries Inc	February 1993 to April 2021	Active	1956 Jerome Avenue, Bronx New York, 10453	None
Kennedy Fried Chicken & Pizza	Unknown to August 2021	Unknown	12 East Tremont Avenue Bronx, New York 10453	None
Wendy’s Silhouette Nail Salon/	Unknown to August 2021	Dissolved	12 East Tremont Avenue Bronx, New York 10453	None
Smart Boys Phone Repair	Unknown to August 2021	Dissolved	12 East Tremont Avenue Bronx, New York 10453	None
Renacer Barber Shop	Unknown to August 2021	Dissolved	12 East Tremont Avenue Bronx, New York 10453	None
Santana Tax Multiservice	Unknown to August 2021	Dissolved	12 East Tremont Avenue Bronx, New York 10453	None

Supplement to Section VII – Requestor Eligibility Information

Volunteer Status

The Requestor qualifies as a Volunteer with respect to the Site because it did not own or operate the Site at the time of the generation and/or use of hazardous substances, waste, and/or petroleum. The Requestor performed all appropriate inquiries prior to acquiring the Site (i.e., they retained a qualified environmental consultant to conduct a Phase I ESA, Phase II investigation, and RIR at the Site) and are voluntarily applying to be accepted into the BCP to undertake all required remediation of the Site prior to and/or concurrent with its redevelopment. The Requestor took possession of the Site on April 27, 2021.

Proof of Access

An access agreement to implement the RI and remediation under the BCP will not be required, as the Requestor owns the Site.

Supplement to Section IX – Contact List Information

1. Local, State, and Federal Officials

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

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

The Site (Tax Block 2853, Lot 22) is currently owned by 2-6 East Tremont Avenue LLC, with a corporate address of 675 3rd Avenue, 31st Floor New York, NY 10017 and 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:

<p style="text-align: center;"><u>Adjacent to the north:</u></p> <p>East Tremont Avenue, followed by:</p> <p><u>Block 2854, Lot 1</u> A&R Tremont LLC 19 Hillside Avenue, Roslyn, NY, United States, 11577</p> <p>Lemle Realty Corp (owner) 5925 Broadway, Bronx, NY 10463</p> <p>Jerome Medical Center (occupant) 1966 Jerome Avenue Bronx, NY 10453</p> <p style="text-align: center;"><u>Adjacent to the south:</u></p> <p><u>Block 2853, Lot 17</u> Uptown Storage Co., Inc. (owner) 1946 Jerome Avenue Bronx, NY 10453</p> <p>Flatcode Communications (occupant) 1946 Jerome Avenue Bronx, NY 10453</p> <p><u>Block 2853, Lot 32</u> Melrose Management, Inc. 52 Rose Avenue, Eastchester, NY 10709</p>	<p style="text-align: center;"><u>Adjacent to the west:</u></p> <p>Jerome Avenue, followed by:</p> <p><u>Block 2862, Lot 90</u> 1941-1959 Jerome Avenue LLC (owner) 450 West 14th Street, 8th Floor New York, New York 1001</p> <p>Quality Auto Painting and Body (occupant) 1941 Jerome Avenue, Bronx, New York 10453</p> <p>1941 Jerome Avenue Realty Corp. (occupant) % Mr. Richard Cisternas 1941 Jerome Avenue, Bronx, New York 10453</p> <p>Excellent Auto Center (occupant) 1941A Jerome Avenue, Bronx, New York 10453</p> <p><u>Block 2862, Lot 90</u> NYC Transit 130 Livingston St, Brooklyn, NY 11201</p> <p style="text-align: center;"><u>Adjacent to the east:</u></p> <p><u>Block 2853, Lot 27</u> 12 East Tremont, LLC (owner) 52 Rose Avenue, Eastchester, NY 10709</p> <p>C.S. Brown Company Inc. (occupant) 10 East Tremont Avenue Bronx, NY 10453</p>
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3. Local News Media

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

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*

None.

6. *Nearby School and Day Care Centers*

Daycares:

<p>Aminata Family WeeCare Director: Aminata K. Chabi Leke 1800 Davidson Ave #2e Bronx, NY 10453 (908) 869-8610 Distance: 950 feet south of the Site</p>	<p>Annalise Day Care Contact: Wendy De Los Santos 2065 Davidson Ave Bronx, NY 10453 (347) 260-1303 Distance: 0.22 miles north of the Site</p>
<p>Fun House Group Family ABC Daycare Director: Ana I. Cruz 1872 Andrews Ave S Bronx, NY 10453, Bronx, NY (917) 962-9998 Distance: 0.24 miles west of the Site</p>	<p>Kids Group Family WeeCare Director: Caridad Herrera 2055 Harrison Ave Bronx, NY 10453 (551) 230-7696 Distance: 0.35 miles north of the Site</p>
<p>Mama Ceci's Wee Care Director: Cecilia Jimenez 1860 Andrews Ave S Bronx, NY 10453, Bronx, NY (917) 451-3862 Distance: 0.24 miles west of the Site</p>	<p>Tracey Day Care Contact: Tracey Pierce 55 W 180th St Bronx, NY 10453 Distance: 0.25 miles north of the Site</p>
<p>Sweet Kids Group Family Day Care Director: Rosangela Guzman 1770 Townsend Ave Bronx, NY 10453 (347) 998-8500 Distance: 0.29 miles south of the Site</p>	<p>Caring with Joy, LLC (WeeCare LLC) Contact: Edna Sosa 1775 Walton Ave # 7F Bronx, NY 10453 (718) 550-3254 Distance: 0.3 miles north of the Site</p>

Schools:

<p>The Bronx School of Young Leaders Principal: John Barnes 40 West Tremont Avenue Bronx, NY 10453 (718) 583-4146 Ms. Serapha Cruz, Principal Distance: 350 feet west of the Site</p>	<p>Public School 338 School Leader: Hrysoula Niarhos, I.A. 1780 Dr M.L.K Jr Boulevard Bronx, NY 10453 (718) 299-1390 Distance: 0.5 miles southwest of the Site</p>
<p>St. Margaret Elementary School Principal: Mrs. Moore 121 E 177th St Bronx, NY 10453 (718) 731-5905 Distance: 650 feet southeast of the Site</p>	<p>Young Women's Leadership School of the Bronx Director: Ms. Eisenberg 1865 Morris Ave Bronx, NY 10453 (718) 731-2590 Distance: 650 feet southeast of the Site</p>

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 E*.

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). 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 B*.

2. Current Site Use

Currently, the Site comprises a 20,600-gross-square-foot (gsf), two-story commercial building, which is operated by C.S. Brown (a hardware and plumbing supplies store) in the central and southern portions of the building along Jerome Avenue. There are also four vacant commercial spaces in the northern portion of the Site along Tremont Avenue, which were vacated on or about August 2021 and were recently operated by Kennedy Fried Chicken and Pizza, Wendy's Silhouette Nails Salon, Santana Tax Multiservice, and Renacer Barber Shop. Existing land uses are presented in the Surrounding Land Use Map (*Figure 5* in *Attachment B*).

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 building and construction of a new 7-story charter school. A survey that includes a metes and bounds description is included as *Attachment D*.

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 (a

charter school) aligns with the Jerome Avenue Neighborhood Plan, which seeks to create opportunities for new affordable housing and community facilities.

ATTACHMENT A
Requestor Articles of Organization and Filing Receipt

2-6 EAST TREMONT AVENUE LLC

1. Business Overview
2. Office Location
3. Business Officer
4. Competitor
5. Dataset Information

2-6 EAST TREMONT AVENUE LLC

Address: Gilbride Tusa, 675 3rd Avenue, 31st Floor, New York, NEW YORK 10017

2-6 EAST TREMONT AVENUE LLC (DOS ID 5935701) is a corporation registered with New York State Department of State (NYSDOS) (<https://opengovus.com/new-york-state-corporation>). The initial filing date is *February 5, 2021*.

Business Overview

2-6 EAST TREMONT AVENUE LLC is a business entity registered with New York State Department of State (NYSDOS). The DOS entity number is #5935701. The office address is located at Gilbride Tusa, 675 3rd Avenue, 31st Floor, New York, NEW YORK 10017. The business is initially filed on February 5, 2021.

Entity Name	2-6 EAST TREMONT AVENUE LLC
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Department of State (DOS) ID	5935701
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Jurisdiction	NEW YORK
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Initial DOS Filing Date	2021-02-05 (https://opengovus.com/new-york-state-corporation?date=2021-02-05)
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Entity Type DOMESTIC LIMITED LIABILITY COMPANY

County NEW YORK (<https://opengovus.com/new-york-state-corporation?county=NEW+YORK>)

DOS Process Name ERIC SELTZER

DOS Process Address Gilbride Tusa
675 3rd Avenue, 31st Floor
New York (<https://opengovus.com/new-york-state-corporation?city=New+York>)
NEW YORK 10017 (<https://opengovus.com/new-york-state-corporation?zip=10017>)

Ad · <https://www.checkpeople.com/tremont> ▼

We Found [Tremont](#) - View Cell # and Full Address - [Tremont](#) Found

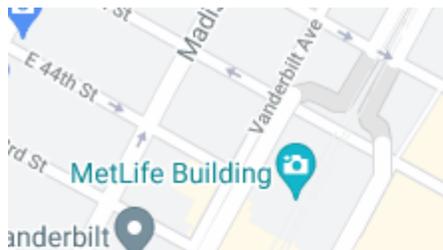
【1】 Tremonts Background Check 【2】 Contact Info 【3】 Social Media
【4】 Phone #s. 【1】 Tremonts Address 【2】 Phone Number 【3】

Instant Public Records! Searches Are Confidential. 24/7 Customer Support. 250,000+ Subscribers. Comprehensive Reports. Unlimited Access. A+ Data Quality. Instant Access. Billions Of Records. Social Media Search. Updated Daily.

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Office Location



Street Address GILBRIDE TUSA
675 3RD AVENUE, 31ST FLOOR

City NEW YORK

County NEW YORK

State NEW YORK

Zip Code 10017

Corporations in the same location

Entity Name	Office Address	CEO/Agent	InitialFiling
5 Y's LLC (https://opengovus.com/new-york-state-corporation/5353859)	Gilbride Tusa, 675 3rd Avenue, New York, NEW YORK 10017		2018-06-05
Bcr Holdings LLC (https://opengovus.com/new-york-state-corporation/4724076)	Gilbride Tusa Last & Spellane, 675 Third Avenue, 31st Floor, New York, NEW YORK 10017		2015-03-11
Flippything LLC (https://opengovus.com/new-york-state-corporation/5353847)	Gilbride Tusa, 675 3rd Avenue, 31st Floor, New York, NEW YORK 10017		2018-06-05
Osorost, LLC (https://opengovus.com/new-york-state-corporation/3745060)	Gilbride Tusa Last & Spellane, 675 Third Avenue, 31st Fl., New York, NEW YORK 10017		2008-11-20
Bruckner Boulevard A, L.p. (https://opengovus.com/new-york-state-corporation/3602113)	Gilbride Tusa Last & Spellane, 675 Third Avenue, 31 St Floor, New York, NEW YORK 10017		2007-12-06

Corporations in the same zip code prefix

Entity Name	Office Address	CEO/Agent	InitialFiling
Berry Bagel Ventures LLC (https://opengovus.com/new-york-state-corporation/6002588)	711 Thid Ave, 17th Floor, Attn: Lawrence H. Raut, Esq., New York, NEW YORK 10017		2021-04-30
Ma Diamonds Inc (https://opengovus.com/new-york-state-corporation/6006945)	236 East 47th St #26a, New York, NEW YORK 10017		2021-05-06

Wrich Velvyt LLC (https://opengovus.com/new-york-state-corporation/6003445)	315 Madison Ave., Suite 3087, New York, NEW YORK 10017	William Herbert Kingston	2021-05-03
C&s Fine Foods LLC (https://opengovus.com/new-york-state-corporation/6009092)	Matthew T. Weill, Esq., 711 Third Avenue, 17th Floor, New York, NEW YORK 10017		2021-05-10
Saya Partners Long Alpha Fund Lp (https://opengovus.com/new-york-state-corporation/6013602)	400 Madison Avenue, Suite 16b, New York, NEW YORK 10017		2021-05-14
Ladasha Re Corporation (https://opengovus.com/new-york-state-corporation/6005086)	132 E 43rd Street, Suite 518, New York, NEW YORK 10017		2021-05-04
H & L Ny Trading Inc (https://opengovus.com/new-york-state-corporation/6014837)	22 E 49th St., New York, NEW YORK 10017		2021-05-17
Ceed Capital Partners, LLC (https://opengovus.com/new-york-state-corporation/6022391)	14 E 44th St., Fl 4, New York, NEW YORK 10017	United States Corporation Agents, Inc.	2021-05-26
Aegis Venture Partners, LLC (https://opengovus.com/new-york-state-corporation/6013564)	Attn.: Daniel I. Dewolf, Esq., 666 Third Avenue, New York, NEW YORK 10017		2021-05-14
Cannarise LLC (https://opengovus.com/new-york-state-corporation/6014395)	222 E 44th St. #24d, New York, NEW YORK 10017	United States Corporation Agents, Inc.	2021-05-17

Find all in zip 10017 (<https://opengovus.com/new-york-state-corporation?zip=10017>)

Business Officer

Business Role	Name	Address
Officer	ERIC SELTZER	

Corporations Corporation entities with the same officer

Entity Name	Office Address	CEO/Agent	InitialFiling
Flippything LLC (https://opengovus.com/new-york-state-corporation/5353847)	Gilbride Tusa, 675 3rd Avenue, 31st Floor, New York, NEW YORK 10017		2018-06-05

5 Y's LLC (https://opengovus.com/new-york-state-corporation/5353859)	Gilbride Tusa, 675 3rd Avenue, New York, NEW YORK 10017	2018-06-05
Sterling Partners Fund LLC (https://opengovus.com/new-york-state-corporation/4890160)	675 Third Avenue, 31st Floor, New York, NEW YORK 10017	2016-02-03

Competitor

Search similar business entities

City NEW YORK (<https://opengovus.com/new-york-state-corporation?city=NEW+YORK>)

Zip Code 10017 (<https://opengovus.com/new-york-state-corporation?zip=10017>)

Corporations Similar businesses

Entity Name	Office Address	CEO/Agent	Initial Filing
East Tremont Avenue Enterprises Inc (https://opengovus.com/new-york-state-corporation/5802480)	3599 E Tremont Avenue, Bronx, NEW YORK 10465		2020-08-03
Flippything LLC (https://opengovus.com/new-york-state-corporation/5353847)	Gilbride Tusa, 675 3rd Avenue, 31st Floor, New York, NEW YORK 10017		2018-06-05
Seltzer Capital Holdings, LLC (https://opengovus.com/new-york-state-corporation/5787352)	79 Alexander Street #1332, Yonkers, NEW YORK 10701	Robert Alan Seltzer	2020-07-14
East Tremont Partners 2 LLC (https://opengovus.com/new-york-state-corporation/5268089)	C/O Katonah Property, 931 Morris Park Ave., Bronx, NEW YORK 10462		2018-01-17
3176 East Tremont LLC (https://opengovus.com/new-york-state-corporation/5325255)	2901 Schurz Avenue, Bronx, NEW YORK 10465	Registered Agent Revoked	2018-04-18
East Tremont Group Inc (https://opengovus.com/new-york-state-corporation/5846844)	731 E 182 St, Apt #2, Bronx, NEW YORK 10457		2020-09-29

1946 East Tremont LLC (https://opengovus.com/new-york-state-corporation/5485539)	1946 East Tremont Avenue, Unit 4b, Bronx, NEW YORK 10462	2019-01-30
3571 East Tremont Inc (https://opengovus.com/new-york-state-corporation/5420534)	1932 Flower Ave, Bronx, NEW YORK 10461	2018-10-04
3156 East Tremont LLC (https://opengovus.com/new-york-state-corporation/5236817)	3156 East Tremont LLC, Bronx, NEW YORK 10461	2017-11-17
One East Tremont Wireless Inc (https://opengovus.com/new-york-state-corporation/5273729)	1 East Treatment Ave, Bronx, NEW YORK 10453	2018-01-25

Dataset Information

Data Provider New York State Department of State (NYS DOS)

Jurisdiction New York State

This dataset includes 2.43 million business entities and corporations registered with New York State Department of State (NYS DOS). Each entity is registered with DOS ID, business name, location, registered agent, CEO, etc.

<input type="text" value="name, address, officer"/>	<input type="button" value="Search"/>
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Trending Searches

magnificent yankees drumline (<https://opengovus.com/new-york-state-corporation/262353>)
viva la vida 227 llc (<https://opengovus.com/colorado-business/20151361959>)
160 broadway 15th floor new york ny 10038 (<https://opengovus.com/colorado-business/20081304989>)
sharon perlin (<https://opengovus.com/washington-lawyer/39203>)
kidscare bronx new york (<https://opengovus.com/new-york-state-corporation/2083403>)
empire productions inc (<https://opengovus.com/colorado-business/20121434973>)
nicorobin hamburg ny (<https://opengovus.com/new-york-state-corporation/5459316>)
m torczyner co inc (<https://opengovus.com/new-york-state-corporation/59385>)
lavelle storage eldora iowa (<https://opengovus.com/iowa-business/535056>)
11120 tomahawk creek pkwy ozark kenworth (<https://opengovus.com/colorado-business/19871179974>)

brebis berger llc ny (<https://opengovus.com/new-york-state-corporation/4428748>)
"chase mobile" and www.appster.org (<https://opengovus.com/washington-corporation/604649266>)
eyefive inc. (<https://opengovus.com/colorado-business/20101515857>)
hollywood fitness hewlett new york (<https://opengovus.com/new-york-state-corporation/6002308>)
"newrez penn financial" and "mortgage agent" (<https://opengovus.com/virginia-business/T0383226>)
jeremiah sosa. colorado (<https://opengovus.com/colorado-business/20161653047>)
c&r soecuslty services (<https://opengovus.com/new-york-state-corporation/1468979>)
apogee inc in clive is (<https://opengovus.com/iowa-business/603205>)
fast elite transportation freeport ny (<https://opengovus.com/new-york-state-corporation/5867840>)
38 tompkins rd ravenna ny (<https://opengovus.com/new-york-state-corporation/5952179>)

OpenGovUS (<https://opengovus.com/>) · Colorado Businesses (<https://opengovus.com/colorado-business>) ·
NYS Corporations (<https://opengovus.com/new-york-state-corporation>) ·
Contact Us (<https://opengovus.com/contact?url=https%3A%2F%2Fopengovus.com%2Fnew-york-state-corporation%2F5935701>)

**ARTICLES OF ORGANIZATION
OF**

2-6 East Tremont Avenue LLC

Under Section 203 of the Limited Liability Company Law

THE UNDERSIGNED, being a natural person of at least eighteen (18) years of age, and acting as the organizer of the limited liability company hereby being formed under Section 203 of the Limited Liability Company Law of the State of New York certifies that:

FIRST: The name of the limited liability company is:

2-6 East Tremont Avenue LLC

SECOND: The county, within this state, in which the office of the limited liability company is to be located is NEW YORK.

THIRD: The Secretary of State is designated as agent of the limited liability company upon whom process against it may be served. The address within or without this state to which the Secretary of State shall mail a copy of any process against the limited liability company served upon him or her is:

Eric Seltzer
Gilbride Tusa
675 3rd Avenue, 31st Floor
New York, NY 10017

FOURTH: The limited liability company is to be managed by: ONE OR MORE MANAGERS.

FIFTH: The limited liability company shall defend, indemnify and hold harmless all members, managers, and former members and managers of the limited liability company against expenses (including attorney's fees, judgments, fines, and amounts paid in settlement) incurred in connection with any claims, causes of action, demands, damages, liabilities of the limited liability company, and any pending or threatened action, suit, or proceeding. Such indemnification shall be made to the fullest extent permitted by the laws of the State of New York, provided that such acts or omissions which gives rise to the cause of action or proceedings occurred while the Member or Manager was in performance of his or her duties for the limited liability company and was not as a result of his or her fraud, gross negligence, willful misconduct or a wrongful taking. The indemnification provided herein shall inure to the benefit of successors, assigns, heirs, executors, and the administrators of any such person.

I certify that I have read the above statements, I am authorized to sign these Articles of Organization, that the above statements are true and correct to the best of my knowledge and belief and that my signature typed below constitutes my signature.

Eric Seltzer (signature)

Eric Seltzer , ORGANIZER
Gilbride Tusa
675 3rd Avenue, 31st Floor
New York, NY 10017

Filed by:

Eric Seltzer
Gilbride Tusa
675 3rd Avenue, 31st Floor
New York, NY 10017

**FILED WITH THE NYS DEPARTMENT OF STATE ON: 02/05/2021
FILE NUMBER: 210205010650; DOS ID: 5935701**

ONLINE FILING RECEIPT

ENTITY NAME: 2-6 EAST TREMONT AVENUE LLC

DOCUMENT TYPE: ARTICLES OF ORGANIZATION (DOM. LLC)

COUNTY: NEW

FILED:02/05/2021 DURATION:***** CASH#:210205010650 FILE#:210205010650
DOS ID:5935701

FILER:

EXIST DATE

ERIC SELTZER
GILBRIDE TUSA
675 3RD AVENUE, 31ST FLOOR
NEW YORK, NY 10017

02/05/2021

ADDRESS FOR PROCESS:

ERIC SELTZER
GILBRIDE TUSA
675 3RD AVENUE, 31ST FLOOR
NEW YORK, NY 10017

REGISTERED AGENT:



The limited liability company is required to file a Biennial Statement with the Department of State every two years pursuant to Limited Liability Company Law Section 301. Notification that the Biennial Statement is due will only be made via email. Please go to www.email.ebiennial.dos.ny.gov to provide an email address to receive an email notification when the Biennial Statement is due.

=====

SERVICE COMPANY: ** NO SERVICE COMPANY **
SERVICE CODE: 00

FEE:	205.00	PAYMENTS	205.00
	-----		-----
FILING:	200.00	CHARGE	205.00
TAX:	0.00	DRAWDOWN	0.00
PLAIN COPY:	5.00		
CERT COPY:	0.00		
CERT OF EXIST:	0.00		

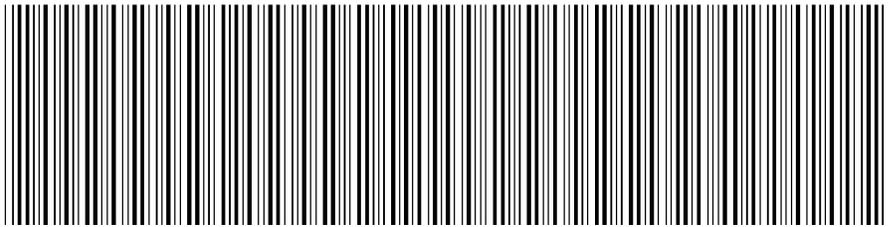
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DOS-1025 (10/2020)

Authentication Number: 2102050873 To verify the authenticity of this document you may access the Division of Corporation's Document Authentication Website at <http://ecorp.dos.ny.gov>

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

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2021042100498002001E68DD

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 7

Document ID: 2021042100498002 Document Date: 04-15-2021 Preparation Date: 04-21-2021
Document Type: DEED
Document Page Count: 5

PRESENTER:
KENSINGTON VANGUARD NATIONAL LAND SERVICES
39 W37TH STREET
TITLE NO. 564994-F-NY-CP-KV
NEW YORK, NY 10018
212-532-8686

RETURN TO:
GILBRIDE, TUSA, LAST & SPELLANE LLC
675 THIRD AVENUE, 31ST FLOOR
ATTENTION: ERIC SELTZER, ESQ.
NEW YORK, NY 10017

PROPERTY DATA				
Borough	Block	Lot	Unit	Address
BRONX	2853	22	Entire Lot	1956 JEROME AVENUE
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:
MICHAEL HARBATER
1138 SAGE STREET
FAR ROCKAWAY, NY 11691

GRANTEE/BUYER:
2-6 EAST TREMONT AVENUE LLC
450 WEST 14TH STREET, 8TH FLOOR
NEW YORK, NY 10014

Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage :		Filing Fee:	
Mortgage Amount:	\$ 0.00		\$ 250.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	\$ 144,375.00
Exemption:		NYS Real Estate Transfer Tax:	\$ 35,750.00
TAXES: County (Basic):	\$ 0.00		
City (Additional):	\$ 0.00		
Spec (Additional):	\$ 0.00		
TASF:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
Additional MRT:	\$ 0.00		
TOTAL:	\$ 0.00		
Recording Fee:	\$ 62.00		
Affidavit Fee:	\$ 0.00		

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

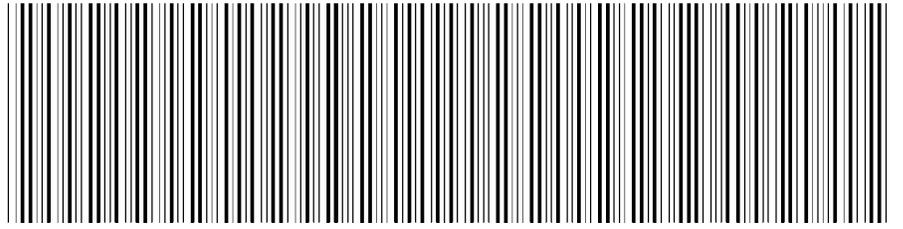
CITY OF NEW YORK
Recorded/Filed 04-27-2021 16:54
City Register File No.(CRFN):
2021000153237



Annette McMill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2021042100498002001C6A5D

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 7

Document ID: 2021042100498002
Document Type: DEED

Document Date: 04-15-2021

Preparation Date: 04-21-2021

PARTIES

GRANTOR/SELLER:

KERRI BLANK, AS CO-TRUSTEE
333 EAST 91ST, APT. 21D
NEW YORK, NY 10128

GRANTOR/SELLER:

JENNIFER J. BODEN, AS CO-TRUSTEE
2 FRED'S LANE
SHELTER ISLAND, NY 11964

GRANTOR/SELLER:

ARNOLD BLANK, AS CO-TRUSTEE
52 ROSE AVENUE
EASTCHESTER, NY 10709

GRANTOR/SELLER:

THE ARNOLD BLANK REVOCABLE TRUST U/A
DATED
FEBRUARY 12, 2020,, 52 ROSE AVENUE
EASTCHESTER, NY 10709

THIS INDENTURE, made the 15th day of April, 2021,

BETWEEN

Michael Harbater having an address at 1138 Sage Street, Far Rockaway NY 11691 and Kerri Blank, Jennifer J. Boden and Arnold Blank, as Co-Trustees of the Arnold Blank Revocable Trust u/a dated February 12, 2020, having addresses at 2 Fred's Lane, Shelter Island, NY 11964, 333 East 91st, Apt. 21D, New York, NY 10128 and 52 Rose Ave, Eastchester, NY 10709, respectively, as tenants in common,

party of the first part, and

2-6 East Tremont Avenue LLC, a New York limited liability 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 consideration of

Five Million Five Hundred Thousand 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 known as

1956 Jerome Avenue, Bronx, New York, in the City of New York, County of Bronx and State of New York, being known as Block 2853, Lot 22 on the Tax Map of the City of New York;

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.

Michael Harbater by Paul M. Sod, as agent
Michael Harbater
by: Paul M. Sod, as agent

Arnold Blank Revocable Trust
u/a dated February 12, 2020

By: _____
Kerri Blank, Co-Trustee

By: _____
Jennifer J. Boden, Co-Trustee

By: _____
Arnold Blank, Co-Trustee

THIS INDENTURE, made the 15th day of April, 2021,

BETWEEN

Michael Harbater having an address at 1138 Sage Street, Far Rockaway NY 11691 and Kerri Blank, Jennifer J. Boden and Arnold Blank, as Co-Trustees of the Arnold Blank Revocable Trust u/a dated February 12, 2020, having addresses at 2 Fred's Lane, Sheiter Island, NY 11964, 333 East 91st, Apt. 21D, New York, NY 10128 and 52 Rose Ave, Eastchester, NY 10709, respectively, as tenants in common,

party of the first part, and

2-6 East Tremont Avenue LLC, a New York limited liability 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 consideration of

Five Million Five Hundred Thousand 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 known as

1956 Jerome Avenue, Bronx, New York, in the City of New York, County of Bronx and State of New York, being known as Block 2853, Lot 22 on the Tax Map of the City of New York;

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.

Michael Harbater

Arnold Blank Revocable Trust
u/a dated February 12, 2020

By: Kerri Blank
Kerri Blank, Co-Trustee

By: Jennifer J. Boden
Jennifer J. Boden, Co-Trustee

By: Arnold Blank
Arnold Blank, Co-Trustee

ACKNOWLEDGEMENTS

State of New York)
County of NASSAU) ss.

On the 13 day of April, 2021, before me, the undersigned personally appeared PAUL M. SOD, 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 upon behalf of which the individual(s) acted, executed the instrument.

Notary Public
Printed Name:
My Commission Expires:

JACOB REKANT
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01RE6122126
QUALIFIED IN KINGS COUNTY 25
COMMISSION EXPIRES FEB. 7, 20

State of New York)
County of) ss.

On the ___ day of April, 2021, before me, the undersigned personally appeared ____, 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 upon behalf of which the individual(s) acted, executed the instrument.

Notary Public
Printed Name:
My Commission Expires:

State of New York)
County of) ss.

On the ___ day of April, 2021, before me, the undersigned personally appeared ____, 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 upon behalf of which the individual(s) acted, executed the instrument.

Notary Public
Printed Name:
My Commission Expires:

Bargain and Sale Deed
With Covenants

County: Bronx
Town/City: Bronx
Property Address: 1956 Jerome Avenue, Bronx, New York
Section:
Block: 2853
Lot: 22
Return By Mail: Gilbride, Tusa, Last & Spellane LLC
To: 675 Third Avenue, 31st Floor
New York, New York 10017
Attention: Eric Seltzer, Esq.

Michael Harbater and
Arnold Blank Revocable Trust
u/a dated February 12, 2020

To
2-6 East Tremont Avenue LLC

Title No. 564994-F-NY-CP-KV

ACKNOWLEDGEMENTS

State of New York)
County of Westchester) ss.

On the 14 day of April, 2021, before me, the undersigned personally appeared Arnold Blank, 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 upon behalf of which the individual(s) acted, executed the instrument.

Jennifer J Boden
Notary Public
Printed Name: Jennifer Boden
My Commission Expires: 8/10/24

JENNIFER J BODEN
NOTARY PUBLIC-STATE OF NEW YORK
NO. 02BO6182281
QUALIFIED IN WESTCHESTER COUNTY
MY COMMISSION EXPIRES ~~02-25~~ 8/10/24

State of New York)
County of Westchester) ss.

On the 14 day of April, 2021, before me, the undersigned personally appeared Kerrin Blank, 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 upon behalf of which the individual(s) acted, executed the instrument.

Jennifer J Boden
Notary Public
Printed Name: Jennifer Boden
My Commission Expires: 8/19/24

JENNIFER J BODEN
NOTARY PUBLIC-STATE OF NEW YORK
NO. 02BO6182281
QUALIFIED IN WESTCHESTER COUNTY
MY COMMISSION EXPIRES ~~02-25~~ 8/19/24

State of New York)
County of Westchester) ss.

On the 14 day of April, 2021, before me, the undersigned personally appeared Jennifer Blank, 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 upon behalf of which the individual(s) acted, executed the instrument.

Merkinery Bonner
Notary Public
Printed Name: Merkinery Bonner
My Commission Expires: 01-06-2024

MERKINERY BONNER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01BO6402619
Qualified in Westchester County
My Commission Expires 01-06-2024

**Bargain and Sale Deed
With Covenants**

Michael Harbater and
Arnold Blank Revocable Trust
u/a dated February 12, 2020

To
2-6 East Tremont Avenue LLC

Title No. 564994-F-NY-CP-KV

County: Bronx
Town/City: Bronx
Property Address: 1956 Jerome Avenue, Bronx, New York
Section:
Block: 2853
Lot: 22
Return By Mail: Gilbride, Tusa, Last & Spellane LLC
To: 675 Third Avenue, 31st Floor
New York, New York 10017
Attention: Eric Seltzer, Esq.

FIRST AMERICAN TITLE INSURANCE COMPANY

Title No.: 564994-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 the corner formed by the intersection of the easterly side of Jerome Avenue and the southerly side of Tremont Avenue;

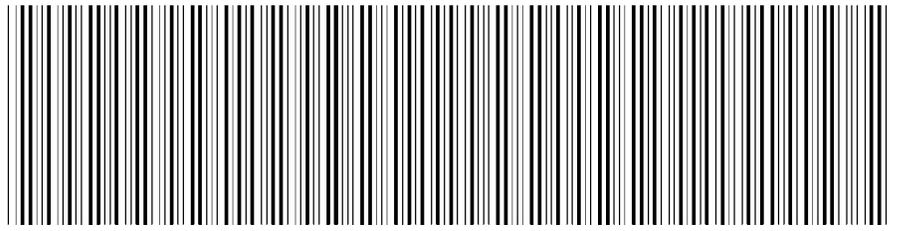
RUNNING THENCE southerly along the said easterly side of Jerome Avenue, 107.38 feet;

RUNNING THENCE easterly and on a line which on its northerly side forms an angle of 90 degrees with the preceding course, 100 feet;

RUNNING THENCE northerly parallel with the said easterly side of Jerome Avenue and part of the way through a party wall 100 feet to the southerly side of Tremont Avenue; and

THENCE westerly along the southerly side of Tremont Avenue 100.27 feet to the point or place of BEGINNING.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2021042100498002001SA65C

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2021042100498002
Document Type: DEED

Document Date: 04-15-2021

Preparation Date: 04-21-2021

ASSOCIATED TAX FORM ID: 2021040700450

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

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

1
3



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

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BRONX BLOCK: 2853 LOT: 22
- (2) Property Address: 1956 JEROME AVENUE, BRONX, NY 10453
- (3) Owner's Name: 2-6 EAST TREMONT 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: 2-6 East Tremont Avenue LLC

Signature: [Signature] Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable: Peter Fine, Mgr

FOR CITY USE ONLY

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

C3. Book OR C4. Page

C5. CRFN



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

PROPERTY INFORMATION

1. Property Location 1956 JEROME AVENUE BRONX 10453
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 2-6 EAST TREMONT AVENUE LLC
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

LAST NAME / COMPANY FIRST NAME

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR Part of a Parcel

4A. Planning Board Approval - N/A for NYC
 4B. Agricultural District Notice - N/A for NYC

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

Check the boxes below as they apply:
 6. Ownership Type is Condominium
 7. New Construction on Vacant Land

8. Seller Name HARBATER MICHAEL
 LAST NAME / COMPANY FIRST 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 Commercial G Entertainment / Amusement I Industrial
 B 2 or 3 Family Residential D Non-Residential Vacant Land F Apartment H Community Service J Public Service

SALE INFORMATION

10. Sale Contract Date 3 / 16 / 2021
 Month Day Year

11. Date of Sale / Transfer 4 / 15 / 2021
 Month Day Year

12. Full Sale Price \$ 5 5 0 0 0 0 0 0

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

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

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

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

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

15. Building Class K 4 16. Total Assessed Value (of all parcels in transfer) 1 1 9 2 9 5 0

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

BRONX 2853 22

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.

<i>2-6 East Tremont Avenue</i> <i>Buyer</i>		<i>4/13/2021</i>		<i>Seltzer</i> BUYER'S ATTORNEY	
BUYER SIGNATURE <i>Peter Fine, Mar</i>		DATE		LAST NAME FIRST NAME	
450 WEST 14TH STREET, 8TH FLOOR					
STREET NUMBER STREET NAME (AFTER SALE)		AREA CODE		TELEPHONE NUMBER	
NEW YORK		212		692-9666	
CITY OR TOWN		STATE		SELLER	
NY		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.

BUYER			BUYER'S ATTORNEY	
BUYER SIGNATURE		DATE	LAST NAME	FIRST NAME
450 WEST 14TH STREET, 8TH FLOOR				
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER
NEW YORK				
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE	DATE
	NY	10014	<i>Michael Horvath</i> SELLER <i>By [Signature]</i>	4/13/21

ATTACHMENT B
Figures and Summary Tables

**Phase II and Remedial Investigations
Soil Data Summary Table - PGWSCOs**

1956 Jerome Avenue
Bronx, New York

Analytes > PGWSCOs	Detections > PGWSCOs	Maximum Detection (ppm)	PGWSCO (ppm)	Depth (ft bgs)
1,2,4-Trimethylbenzene	2	59 D	3.6	8-10
1,3,5-Trimethylbenzene (Mesitylene)	3	38	8.4	8-10
Acetone	5	1.8	0.05	7-9
Benzene	4	100	0.06	6-8
Ethylbenzene	4	46	1	8-10
Methyl Ethyl Ketone (2-Butanone)	1	0.14	0.12	0-2
Methylene Chloride	3	0.16 J	0.05	6-8
N-Butylbenzene	2	34	12	6-8
N-Propylbenzene	4	130	3.9	6-8
Sec-Butylbenzene	2	13	11	6-8
Toluene	3	8.7	0.7	6-8
Xylenes, Total	4	63	1.6	8-10

D = Indicates an identified compound in an analysis that has been diluted.

J = The reported value is estimated.

ft bgs = feet below ground surface

ppm = parts per million

PGWSCOs = Protection of Groundwater Soil Cleanup Objectives

Phase II and Remedial Investigations

Soil Data Summary Table - RRSCOs

1956 Jerome Avenue

Bronx, New York

Analytes > RRSCOs	Detections > RRSCOs	Maximum Detection (ppm)	RRSCO (ppm)	Depth (ft bgs)
1,2,4-Trimethylbenzene	1	59 D	52	8-10
Benzene	3	100	4.8	6-8
Ethylbenzene	3	46	41	8-10
N-Propylbenzene	2	130	100	6-8
Indeno(1,2,3-c,d)Pyrene	1	0.58	0.5	0-2
Barium	1	635	400	8-10

D = Indicates an identified compound in an analysis that has been diluted.

ft bgs = feet below ground surface

ppm = parts per million

RRSCOs = Restricted Residential Soil Cleanup Objectives

Phase II and Remedial Investigations
Groundwater Data Summary Table - AWQSGVs
 1956 Jerome Avenue
 Bronx, New York

Analytes > AWQSGVs	Detections > AWQSGVs	Maximum Detection (ppb)	AWQSGVs (ppb)
1,2,4,5-Tetramethylbenzene	2	10	5
1,2,4-Trimethylbenzene	4	120	5
1,3,5-Trimethylbenzene (Mesitylene)	4	55	5
Benzene	5	1,600	1
Ethylbenzene	4	220	5
Isopropylbenzene (Cumene)	4	64	5
M,P-Xylenes	4	410 D	5
N-Butylbenzene	2	6.1	5
N-Propylbenzene	4	120	5
O-Xylene (1,2-Dimethylbenzene)	4	140	5
Tert-Butyl Methyl Ether	7	27	10
Toluene	4	390	5
Benzo(a)Pyrene	1	0.02 J	ND
Benzo(b)Fluoranthene	1	0.02 J	0.002
Benzo(k)Fluoranthene	1	0.02 J	0.002
Chrysene	1	0.02 J	0.002
Indeno(1,2,3-c,d)Pyrene	1	0.02 J	0.002
Naphthalene	4	80	10
Phenol	2	7.7 J	1
Iron (Total)	9	18,000	300
Magnesium (Total)	10	84,200	35,000
Manganese (Total)	11	2,528	300
Sodium (Total)	11	439,000	20,000
Iron (Dissolved)	8	15,600	300
Magnesium (Dissolved)	9	70,300	35,000
Manganese (Dissolved)	11	1,398	300
Sodium (Dissolved)	11	450,000	20,000

D = Indicates an identified compound in an analysis that has been diluted.

J = The reported value is estimated.

ND = The standard is a non-detectable concentration by the approved analytical method.

ppb = parts per billion

AWQSGVs = Ambient Water Quality Standards and Guidance Values

Phase II and Remedial Investigations
Groundwater Data Summary Table - PFAS Screening Levels
 1956 Jerome Avenue
 Bronx, New York

Analytes > Screening Levels	Detections > Screening Levels	Maximum Detection (ppt)	Screening Levels (ppt)
Perfluorobutanoic acid	2	619 D	100
Perfluorooctanesulfonic acid	11	85.1	10
Perfluorooctanoic acid	11	54.8	10
Perfluoropentanoic acid	2	136	100

D = Indicates an identified compound in an analysis that has been diluted.
 ppt = parts per trillion

Phase II and Remedial Investigations
Soil Vapor Data Summary Table
1956 Jerome Avenue
Bronx, New York

Analytes	Total Detections	Max. Detection ($\mu\text{g}/\text{m}^3$)	Type
1,1,2-Trichloro-1,2,2-Trifluoroethane (Freon TF)	2	0.42 J	soil vapor
1,1-Dichloroethane	1	0.55 J	soil vapor
1,2,4-Trimethylbenzene	11	68	soil vapor
1,2-Dichlorobenzene	1	0.54 J	soil vapor
1,2-Dichloroethane	2	20	soil vapor
1,2-Dichloropropane	3	1.6	soil vapor
1,3,5-Trimethylbenzene (Mesitylene)	11	100	soil vapor
1,3-Butadiene	4	0.79 J	soil vapor
1,4-Dichlorobenzene	7	6.6	soil vapor
2,2,4-Trimethylpentane	9	280	soil vapor
2-Hexanone	1	12	soil vapor
4-Ethyltoluene	10	45	soil vapor
Acetone	10	120 D	soil vapor
Benzene	12	1,190	soil vapor
Butane	8	70	soil vapor
Carbon Disulfide	11	15	soil vapor
Carbon Tetrachloride	6	0.95	soil vapor
Chlorodifluoromethane	7	1.6 J	soil vapor
Chloroform	10	65	soil vapor
Chloromethane	6	1.8	soil vapor
Cis-1,2-Dichloroethylene	1	3.1	soil vapor
Cyclohexane	12	20,700	soil vapor
Cymene	8	15	soil vapor
Dichlorodifluoromethane	11	4.99	soil vapor
Ethanol	1	26	soil vapor
Ethylbenzene	12	804	soil vapor
Isopropanol	9	67 D	soil vapor
Isopropylbenzene (Cumene)	7	31	soil vapor
M,P-Xylenes	12	2,240	soil vapor
Methyl Ethyl Ketone (2-Butanone)	10	120	soil vapor
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	5	3.7	soil vapor
Methyl Methacrylate	2	4.2	soil vapor
Methylene Chloride	5	24	soil vapor
Naphthalene	5	7.1	soil vapor
N-Butylbenzene	6	2.3	soil vapor
N-Heptane	12	22,200	soil vapor
N-Hexane	12	31,300	soil vapor
N-Propylbenzene	8	21	soil vapor
O-Xylene (1,2-Dimethylbenzene)	12	491	soil vapor
Sec-Butylbenzene	7	6	soil vapor
Styrene	8	2.9	soil vapor
T-Butylbenzene	1	1.1 J	soil vapor
Tert-Butyl Alcohol	5	46	soil vapor
Tert-Butyl Methyl Ether	2	0.72	soil vapor
Tetrachloroethylene (PCE)	12	397	soil vapor
Tetrahydrofuran	2	11 J	soil vapor
Toluene	12	4,450	soil vapor
Trans-1,2-Dichloroethene	1	0.97	soil vapor
Trichloroethylene (TCE)	6	4.2	soil vapor
Trichlorofluoromethane	9	2.6	soil vapor
Vinyl Chloride	1	0.22	soil vapor

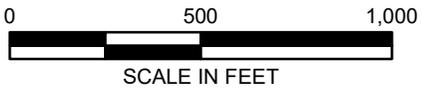
D = Indicates an identified compound in an analysis that has been diluted.

J = The reported value is estimated.

$\mu\text{g}/\text{m}^3$ = micrograms per cubic meter



Service Layer Credits: USGS The National Map: 3d Elevation Program, Data Refreshed July, 2020



© 2021 AKRF W:\AP\projects\210024 - 1956 JEROME AVENUE\Technical\GIS and Graphics\SAR\210024 Fig 1 Site loc.mxd/20/2021 9:55:09 AM iszallus



440 Park Avenue South, New York, NY 10016

1956 Jerome Avenue
Bronx, New York

SITE LOCATION

DATE
9/20/2021

PROJECT NO.
210024

FIGURE
1

© 2021 AKRF. W:\Projects\210024 - 1956 JEROME AVENUE\Technical\GIS and Graphics\SAR\ph II SR\1210024 Figure 2 BCP Site Plan and Remedial Investigation Sample Locations Plan.mxd/9/30/2021 4:00:36 PM jszalus



LEGEND

-  PROJECT SITE BOUNDARY
-  LOT BOUNDARY AND TAX LOT NUMBER
- 2853** BLOCK NUMBER
-  APPROXIMATE LOCATION OF HYRAULIC LIFT
-  APPROXIMATE LOCATION OF SHELVING, EQUIPMENT STORAGE, AND OTHER OBSTRUCTIONS

-  SOIL BORING
-  SOIL BORING/MONITORING WELL
-  SOIL BORING/SOIL VAPOR POINT
-  SOIL VAPOR POINT
-  APPARENT FILL PORT



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



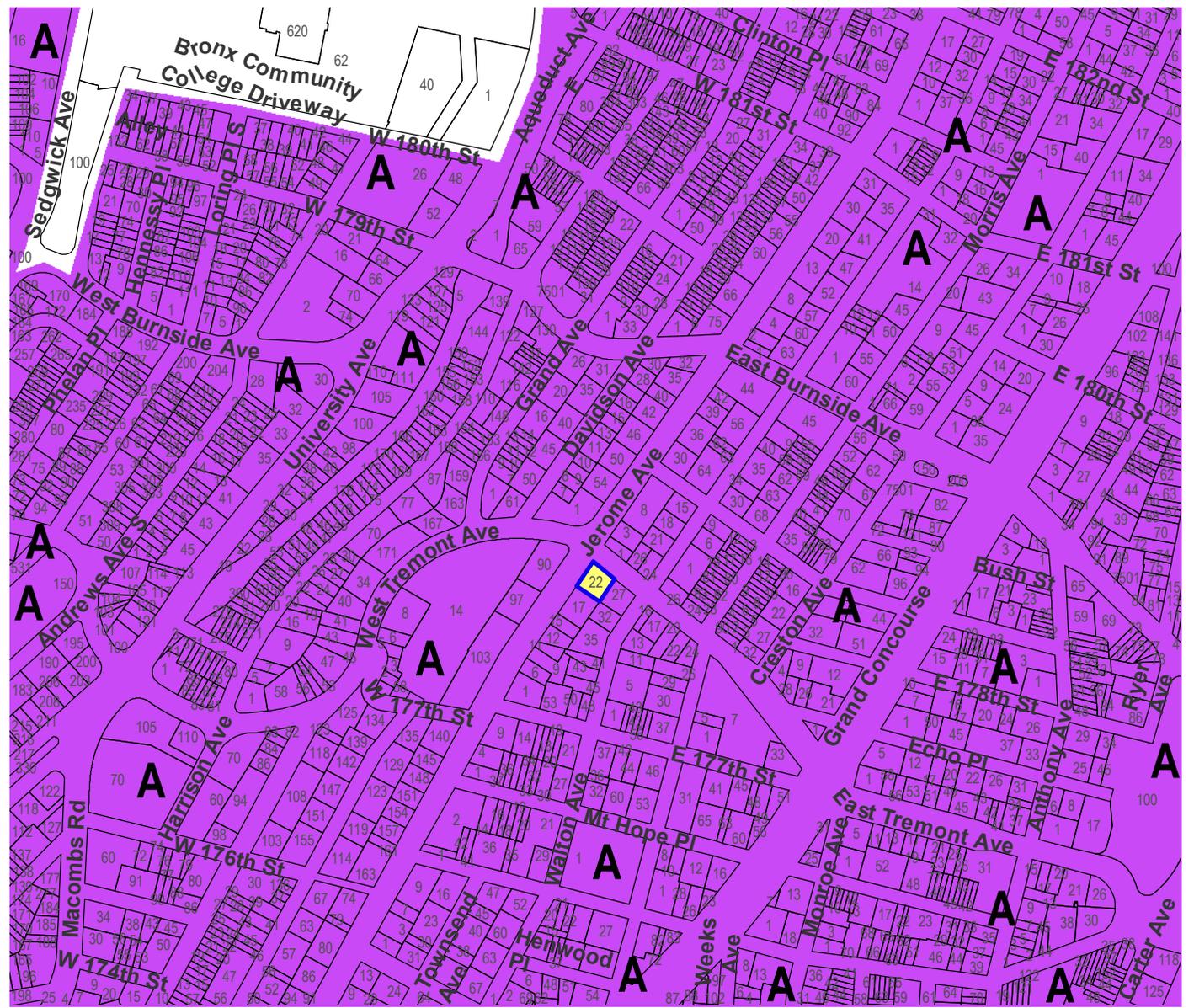
440 Park Avenue South, New York, NY 10016

1956 Jerome Avenue
Bronx, New York

**BCP Site Plan and Remedial Investigation
Sample Locations Plan**

DATE	9/30/2021
PROJECT NO.	210024
FIGURE	2

© 2021 AKRF. W:\Projects\210024 - 1956 JEROME AVENUE\Technical\GIS and Graphics\SAR\BCP\210024 - Figure 3 - En-Zone Boundary Map.mxd 9/20/2021 10:57:21 AM iszalus



LEGEND

-  PROJECT SITE BOUNDARY
-  LOT BOUNDARY AND TAX LOT NUMBER



-  CRITERIA A, Y - INDICATOR FOR CENSUS TRACT HAVING A "POVERTY RATE OF AT LEAST 20% AND UNEMPLOYMENT RATE OF AT LEAST 125% THE STATEWIDE UNEMPLOYMENT RATE." 'Y' INDICATES THAT THE CENSUS TRACT MEETS THIS CRITERIA
-  CRITERIA B, Y - INDICATOR FOR CENSUS TRACT HAVING A "POVERTY RATE OF AT LEAST 2 TIMES THE POVERTY RATE FOR THE COUNTY." 'Y' INDICATES THAT THE CENSUS TRACT MEETS THIS CRITERIA.
-  CRITERIA AB, Y - INDICATOR THAT THE CENSUS TRACT MEETS BOTH CRITERIA A AND B. 'Y' INDICATES THAT THE CENSUS TRACT MEETS THIS CRITERIA



440 Park Avenue South, New York, NY 10016

1956 Jerome Avenue
Bronx, New York

EN-ZONE BOUNDARY MAP

DATE	9/20/2021
PROJECT NO.	210024
FIGURE	3



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Adjacent Property Owners		
Block	Lot	OwnerName
2854	26	A & R Tremont LLC
2863	1	NYC Transit
2853	32	Melrose Management, Inc.
2853	17	Uptown Storage Co., Inc.
2854	1	Lemle Realty Corp
2862	90	Tremont Garage Realty Cp
2853	22	2-6 East Tremont Avenue LLC
2853	27	12 East Tremont, LLC

LEGEND

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

2953 BLOCK NUMBER



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

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

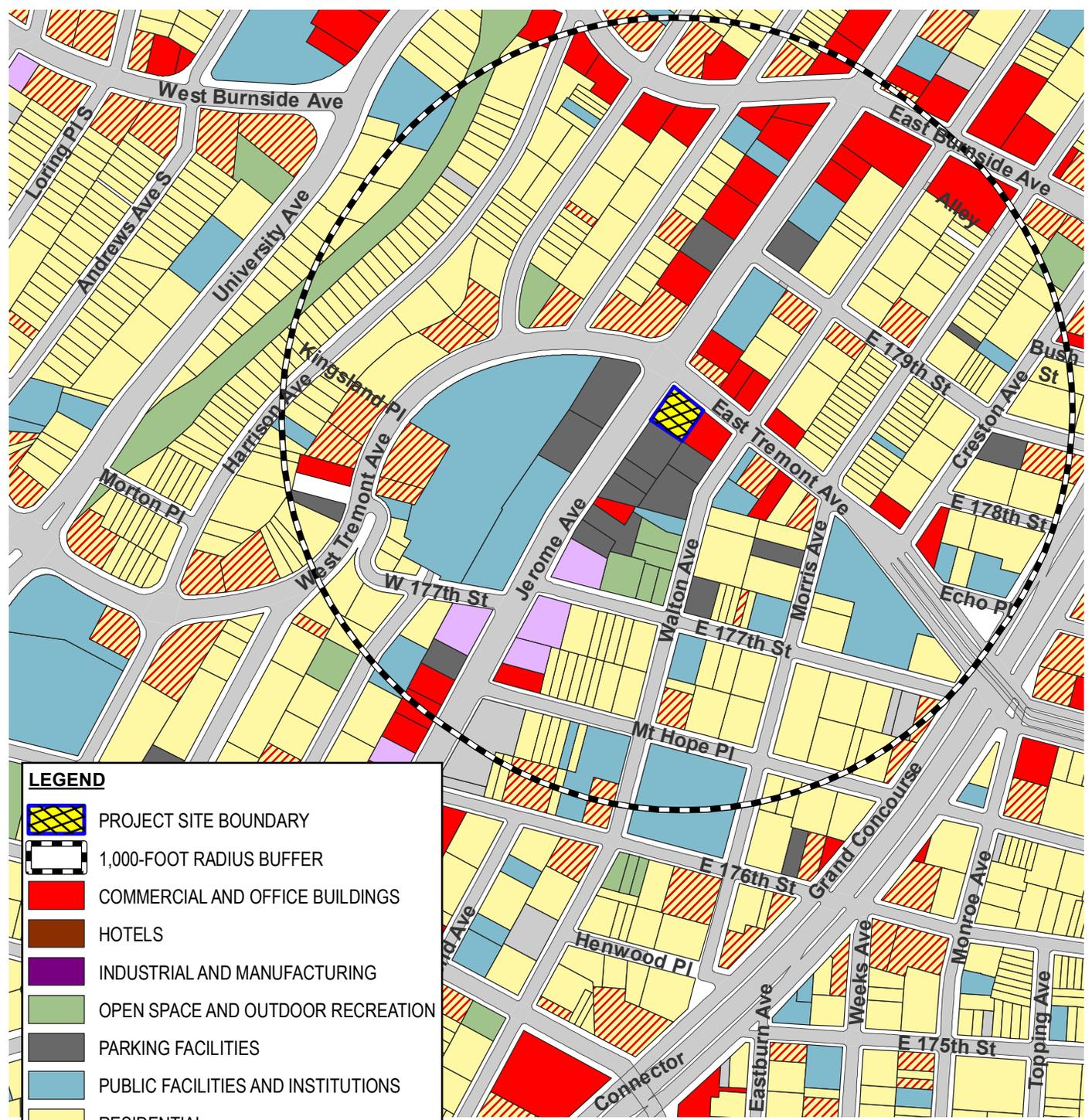


440 Park Avenue South, New York, NY 10016

1956 Jerome Avenue
Bronx, New York

TAX MAP

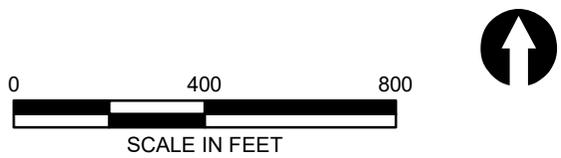
DATE	9/20/2021
PROJECT NO.	210024
FIGURE	4



LEGEND

-  PROJECT SITE BOUNDARY
-  1,000-FOOT RADIUS BUFFER
-  COMMERCIAL AND OFFICE BUILDINGS
-  HOTELS
-  INDUSTRIAL AND MANUFACTURING
-  OPEN SPACE AND OUTDOOR RECREATION
-  PARKING FACILITIES
-  PUBLIC FACILITIES AND INSTITUTIONS
-  RESIDENTIAL
-  RESIDENTIAL WITH COMMERCIAL BELOW
-  TRANSPORTATION AND UTILITY
-  VACANT LAND
-  VACANT BUILDING
-  UNDER CONSTRUCTION

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



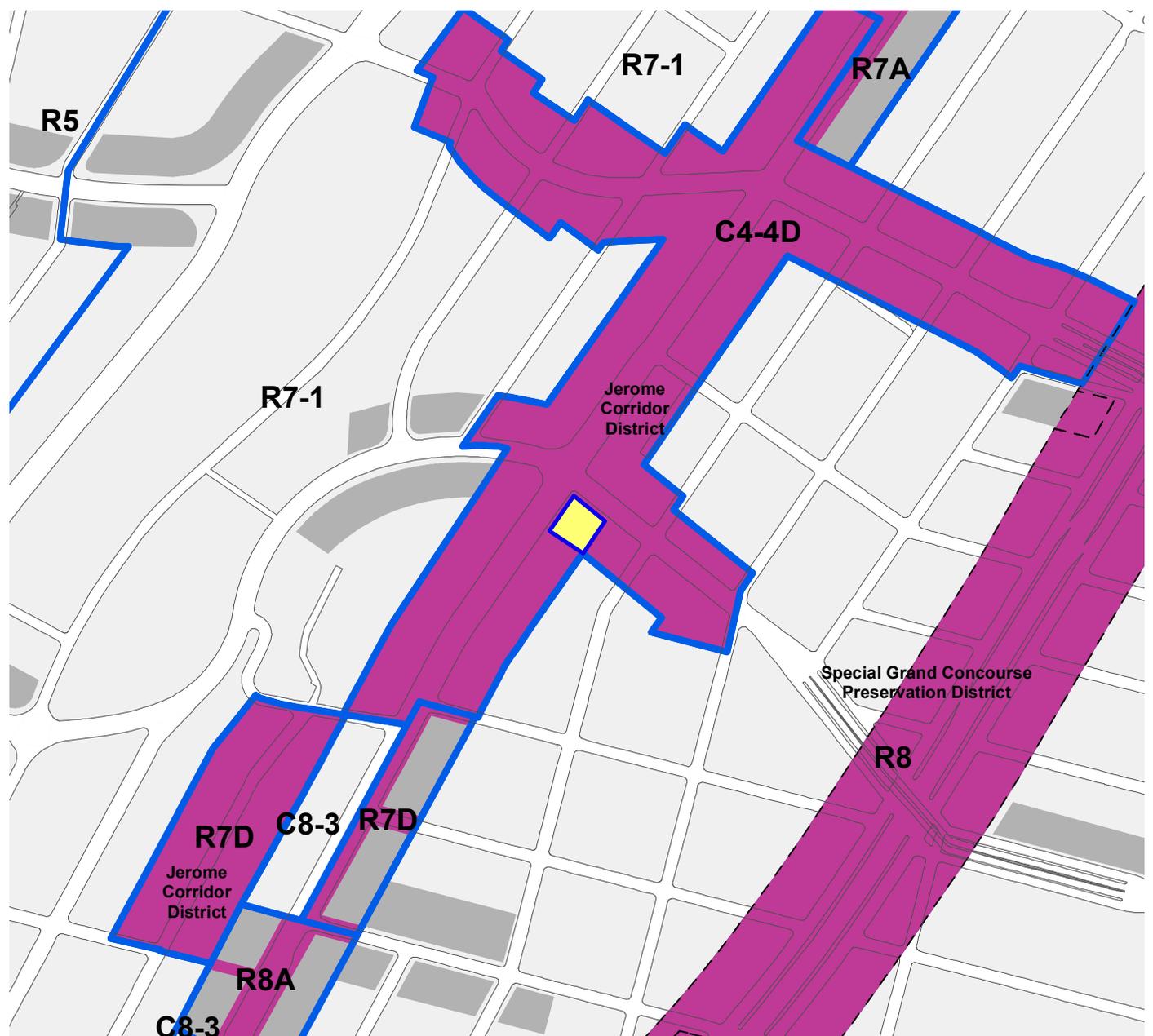
440 Park Avenue South, New York, NY 10016

1956 Jerome Avenue
Bronx, New York

SURROUNDING LAND USE

DATE	9/20/2021
PROJECT NO.	2100024
FIGURE	5

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Source:
NYC Department of City Planning, Technical Review Division

LEGEND

-  PROJECT SITE BOUNDARY
-  ZONING - SPECIAL PURPOSE SUB-DISTRICTS
-  ZONING DISTRICTS
-  COMMERCIAL OVERLAY DISTRICTS
-  SPECIAL PURPOSE DISTRICT



440 Park Avenue South, New York, NY 10016

1956 Jerome Avenue
Bronx, New York

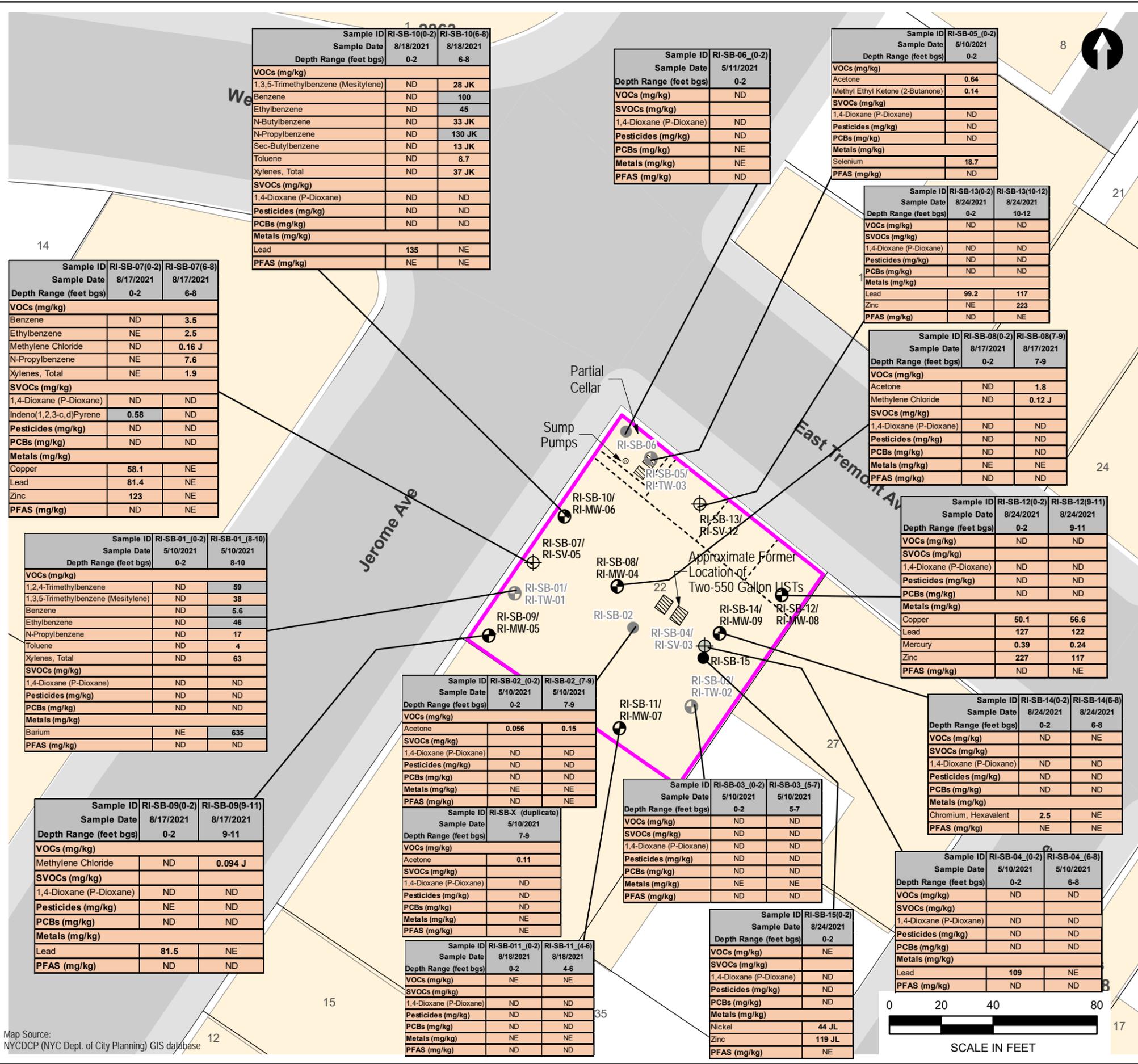
ZONING MAP

DATE
9/20/2021

PROJECT NO.
210024

FIGURE
6

W:\Projects\210024 - 1956 JEROME AVENUE\Technical\GIS and Graphics\SAR\BPC\210024 Figure 7 Soil Sample Concentrations Above NYSDEC UUSCOs.mxd 12/15/2021 12:02:19 PM jszalus



LEGEND

- PROJECT SITE BOUNDARY
- LOT BOUNDARY AND TAX LOT
- 2853** BLOCK NUMBER
- BUILDING
- INTERIOR BUILDING LINES
- PHASE II SOIL BORING (MAY 2021)
- ⊕ PHASE II SOIL BORING/SUB-SLAB SOIL VAPOR SAMPLE (MAY 2021)
- ⊕ PHASE II SOIL BORING/TEMPORARY WELL (MAY 2021)
- RI SOIL BORING (JULY 2021)
- ⊕ RI SOIL BORING/MONITORING WELL (JULY 2021)
- ⊕ RI SOIL BORING/SUB-SLAB SOIL VAPOR SAMPLE (JULY 2021)

Part 375 Soil Cleanup Objectives (SCOs): SCOs listed in the New York State Department of Environmental Conservation (NYSDEC) "Part 375" Regulations (6 NYCRR Part 375). Exceedances of Part 375 Unrestricted Use SCOs (UUSCOs) are highlighted in bold font. Exceedances of Part 375 Restricted Residential (RRSCOs) are shaded in gray. Exceedances of NYSDEC Protected Groundwater Soil Cleanup Objectives (PGWSCOs) are presented in underlined font.

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

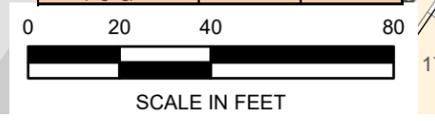
- J: The concentration given is an estimated value.
- D: Analyte concentration obtained from dilution.
- K: Reported concentration value is proportional to dilution factor and may be exaggerated
- L: Sample result is estimated and biased low.
- ND: Not Detected
- NE: Concentration did not exceed standards.

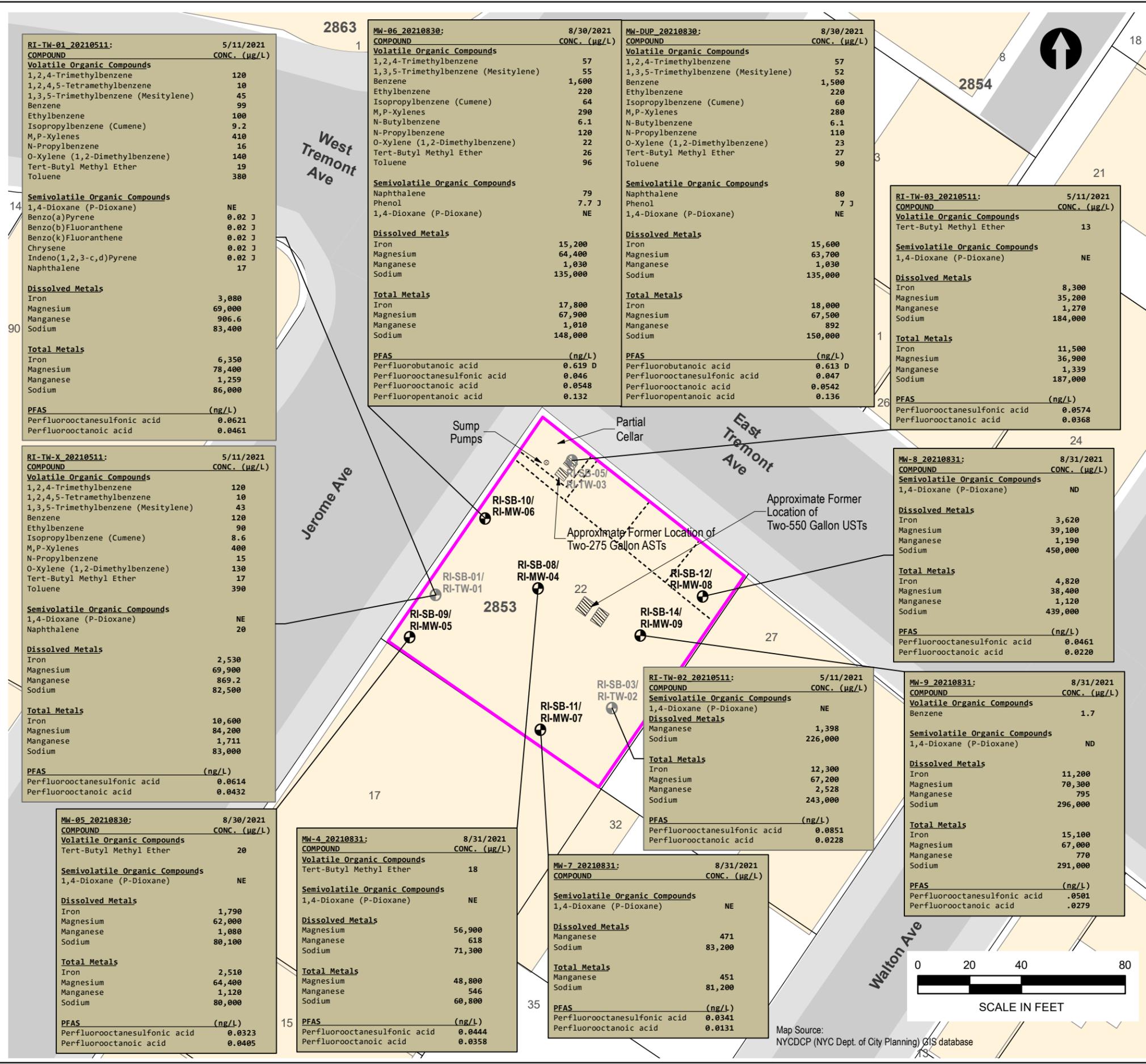
RI-SB-X_20210510 is a blind duplicate of sample RI-SB-02_(7-9)_20210510
 RI-SB-X_20210818 is a blind duplicate of sample RI-SB-10(6-8)_20210818

Analyte/Compound	PART 375 PROTECTION OF GROUNDWATER		PART 375 RESTRICTED RESIDENTIAL		PART 375 UNRESTRICTED	
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Volatile Organic Compounds						
1,2,4-Trimethylbenzene	3.6	52	3.6	52	3.6	52
1,3,5-Trimethylbenzene (Mesitylene)	8.4	52	8.4	52	8.4	52
Acetone	0.05	100	0.05	100	0.05	100
Benzene	0.06	4.8	0.06	4.8	0.06	4.8
Ethylbenzene	1	41	1	41	1	41
Methyl Ethyl Ketone (2-Butanone)	0.12	100	0.12	100	0.12	100
Methylene Chloride	0.05	100	0.05	100	0.05	100
1,4-Dioxane (P-Dioxane)	ND	ND	ND	ND	ND	ND
N-Butylbenzene	12	100	12	100	12	100
N-Propylbenzene	3.9	100	3.9	100	3.9	100
Sec-Butylbenzene	11	100	11	100	11	100
Toluene	0.7	100	0.7	100	0.7	100
Xylenes, Total	1.6	100	1.6	100	1.6	100
Semivolatile Organic Compounds						
Indeno(1,2,3-c,d)Pyrene	8.2	0.5	8.2	0.5	8.2	0.5
Metals						
Barium	820	400	820	400	820	400
Chromium, Hexavalent	19	110	19	110	19	110
Copper	1720	270	1720	270	1720	270
Lead	450	400	450	400	450	400
Mercury	0.73	0.81	0.73	0.81	0.73	0.81
Nickel	130	310	130	310	130	310
Selenium	4	180	4	180	4	180
Zinc	2,480	10,000	2,480	10,000	2,480	10,000

Sample ID	RI-SB-011_(0-2)	RI-SB-11_(4-6)
Sample Date	8/18/2021	8/18/2021
Depth Range (feet bgs)	0-2	4-6
VOCs (mg/kg)	NE	NE
SVOCs (mg/kg)	NE	NE
1,4-Dioxane (P-Dioxane)	ND	ND
Pesticides (mg/kg)	ND	ND
PCBs (mg/kg)	ND	ND
Metals (mg/kg)	NE	NE
PFAS (mg/kg)	ND	ND

Analyte/Compound → Concentration





LEGEND

- PROJECT SITE BOUNDARY
- LOT BOUNDARY AND TAX LOT NUMBER
- 2853** BLOCK NUMBER
- BUILDING
- PREVIOUS SOIL BORING/TEMPORARY WELL
- SOIL BORING/MONITORING WELL

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)
 ng/L: nanograms per Liter = parts per trillion (ppt)

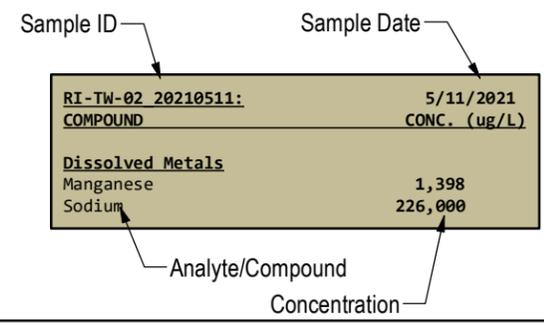
- PF₈OA: Perfluorooctanoic acid
- PF₈OS: Perfluorooctanesulfonic acid
- PF₅HeA: Perfluoropentanoic acid
- PF₄BA: Perfluorobutanoic acid
- PFAS: Per- and polyfluoroalkyl substances

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

J: The concentration given is an estimated value.
 D: Indicates an identified compound in an analysis that has been diluted. This flag alerts the data user to any differences between the concentrations reported in the two analyses.
 ND: Not Detected
 NE: No Exceedance
 NS: Not Standard

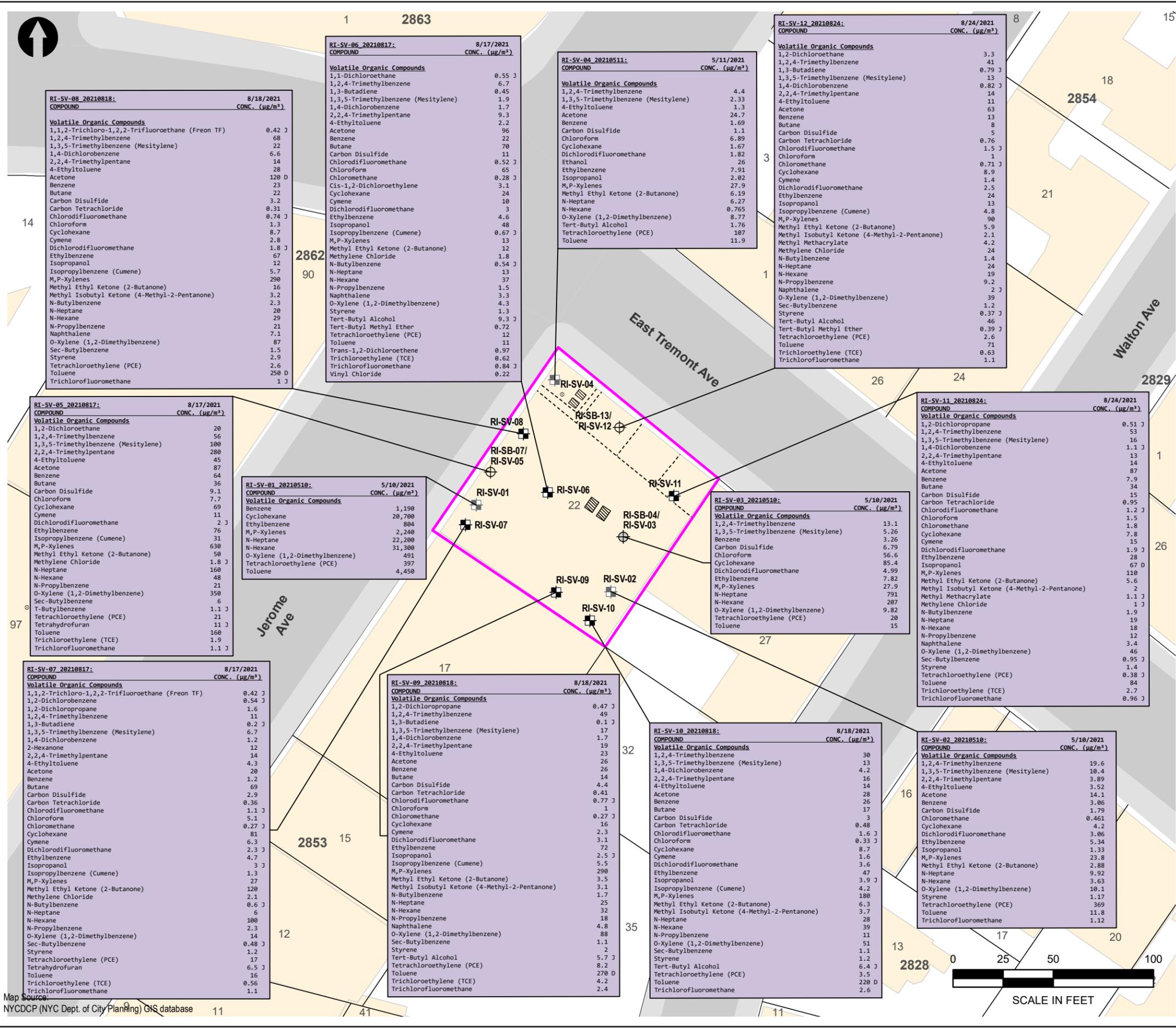
RI-TW-X_20210511 is a blind duplicate of sample RI-TW-01_20210511
 MW-DUP_20210830 is a blind duplicate of sample MW-06_20210830

Volatile Organic Compounds	NYSDEC	NYSDEC
	AWQSGVs	PFAS Screening Levels
	µg/l	Groundwater ppt
1,2,4-Trimethylbenzene	5	
1,3,5-Trimethylbenzene (Mesitylene)	5	
Benzene	1	
Ethylbenzene	5	
Isopropylbenzene (Cumene)	5	
Naphthalene	10	
N-Butylbenzene	5	
N-Propylbenzene	5	
O-Xylene (1,2-Dimethylbenzene)	5	
Tert-Butyl Methyl Ether (MTBE)	10	
Toluene	5	
Xylenes, M,P	5	
Semivolatiles Organic Compounds		
Phenol	1	
1,4-Dioxane (P-Dioxane)	NS	
Metals		
Iron	300	
Magnesium	35,000	
Manganese	300	
Sodium	20,000	
PFAS		
Perfluorobutanoic acid		100,000
Perfluorooctanesulfonic acid (PFOS)		10,000
Perfluorooctanoic acid (PFOA)		10,000
Perfluoropentanoic acid		100,000



1956 Jerome Avenue
 Bronx, New York
Groundwater Concentrations Above NYSDEC AWQSGVs and/or Screening Levels

2021 AKRF W:\Projects\210024 - 1956 JEROME AVENUE Technical\GIS and Graphics\SAR\Fig 7 Soil Vapor Sample Concentrations SRI.mxd 09/29/2021 12:03:32 PM iszalus

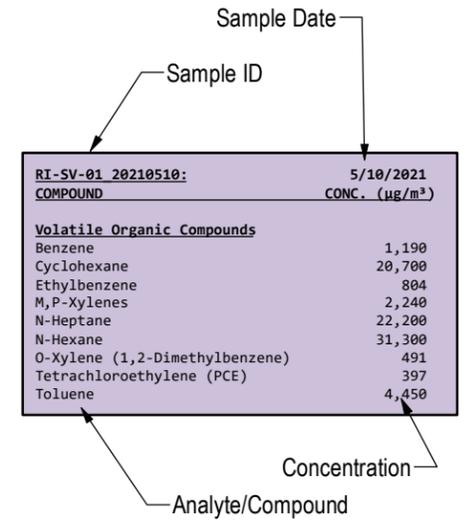


LEGEND

- PROJECT SITE BOUNDARY
- LOT BOUNDARY AND TAX LOT NUMBER
- 2853** BLOCK NUMBER
- BUILDING
- PHASE II SOIL BORING/SUB-SLAB SOIL VAPOR POINT (MAY 2021)
- PHASE II SUB-SLAB SOIL VAPOR POINT (MAY 2021)
- RI SOIL BORING/SUB-SLAB SOIL VAPOR POINT
- RI SUB-SLAB SOIL VAPOR POINT

SUB-SLAB SOIL VAPOR

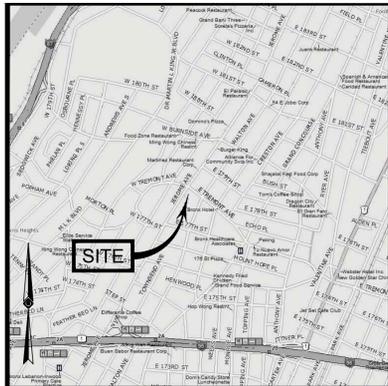
µg/m³- micrograms per cubic meter
J: The reported value is estimated



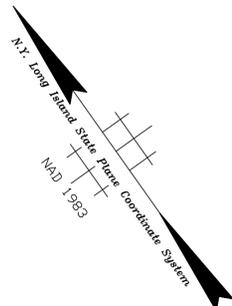
ATTACHMENT C

Previous Environmental Reports (under separate cover)

ATTACHMENT D
Metes and Bounds Survey Map



VICINITY MAP
© 2008 DeLorme, Street Atlas USA
(NOT TO SCALE)



NOTES:

- PROPERTY KNOWN AS LOT 22, BLOCK 2853.
- AREA = 10,369 S.F. OR 0.238 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 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 NO SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II.
- 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), TO CONVERT TO BRONX HIGHWAY DATUM SUBTRACT 1.51" FROM THE ELEVATIONS SHOWN. TO CONVERT TO NGVD 1929 ADD 1.10" TO ELEVATIONS SHOWN.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

REFERENCES:

- NEW YORK CITY DIGITAL TAX MAP OF THE BRONX BLOCK 2853, CITY AND STATE OF NEW YORK.
- SEWER MAPPING. PROVIDED BY NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF WATER AND SEWER OPERATIONS, 59-17 JUNCTION BOULEVARD, 3RD FLOOR, CORONA, NY 11373-5108. MAP PRINT DATE: 01/08/2021
- WATER MAPPING. PROVIDED BY NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF WATER AND SEWER OPERATIONS, 59-17 JUNCTION BOULEVARD, 3RD FLOOR, CORONA, NY 11373-5108. MAP PRINT DATE: 01/08/2021
- ANNOTATED SEWER MAPPING. PROVIDED BY CLIENT, PREPARED BY NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF WATER AND SEWER OPERATIONS, 59-17 JUNCTION BOULEVARD, 3RD FLOOR, CORONA, NY 11373-5108.

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:

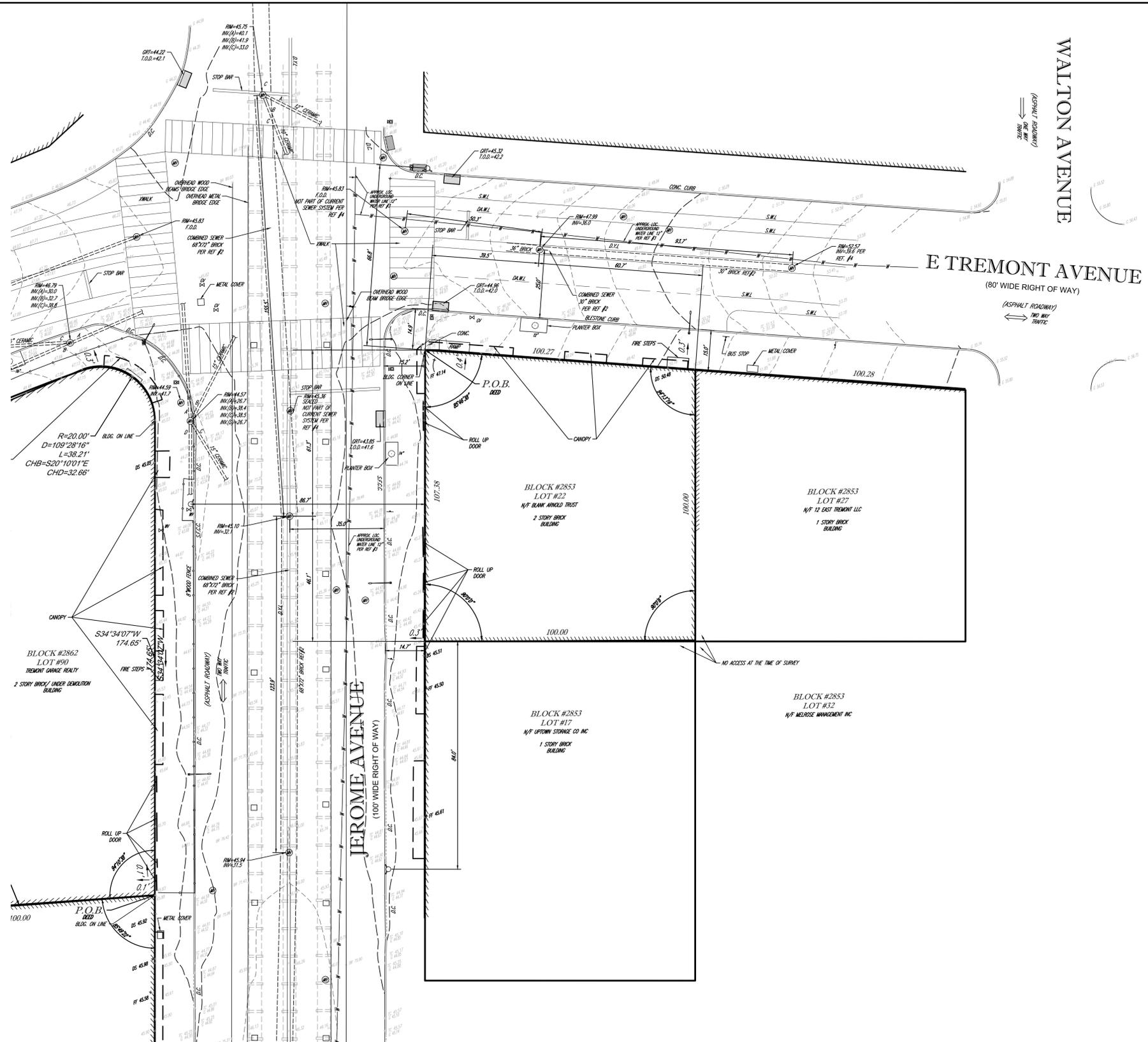
BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF JEROME AVENUE AND THE SOUTHERLY SIDE OF TREMONT AVENUE;

RUNNING THENCE SOUTHERLY ALONG THE SAID EASTERLY SIDE OF JEROME AVENUE, 107.38 FEET;

RUNNING THENCE EASTERLY AND ON A LINE WHICH ON ITS NORTHERLY SIDE FORMS AN ANGLE OF 90 DEGREES WITH THE PRECEDING COURSE, 100 FEET;

RUNNING THENCE NORTHERLY PARALLEL WITH THE SAID EASTERLY SIDE OF JEROME AVENUE AND PART OF THE WAY THROUGH A PARTY WALL 100 FEET TO THE SOUTHERLY SIDE OF TREMONT AVENUE; AND

THENCE WESTERLY ALONG THE SOUTHERLY SIDE OF TREMONT AVENUE 100.27 FEET TO THE POINT OR PLACE OF BEGINNING



LEGEND

---	EXISTING CONTOUR
• BR 72.50	BRIDGE SPOT ELEVATION
• 123.45	EXISTING SPOT ELEVATION
• TC 123.45	EXIST. TOP OF CURB ELEVATION
• G 123.45	EXIST. GUTTER ELEVATION
• TW 123.45	EXIST. TOP OF WALL ELEVATION
• BW 123.45	EXIST. BOTTOM OF WALL ELEVATION
---	DEPRESSED CURB
⊙	HYDRANT
⊕	SIAMESE CONNECTION
⊖	WATER VALVE
⊗	POINT INDICATOR VALVE
⊙	WATER METER
⊕	UNKNOWN VALVE
⊖	GAS VALVE
⊗	ROOF DRAIN
⊙	DETECTABLE WARNING PAD
⊕	UTILITY POLE
⊖	UTILITY POLE/LIGHT POLE/SOLAR PANEL
---	GUY WIRE
---	STREET LIGHT
---	TRAFFIC SIGNAL POLE
---	TRAFFIC SIGNAL
---	SIGN
⊙	UNKNOWN MANHOLE
⊕	CATCH BASIN OR INLET
⊖	DECIDUOUS TREE & TRUNK SIZE
S.F.C.C.	STEEL FACED CONC. CURB
C.L.F.	CHAIN LINK FENCE
D.C.	DEPRESSED CURB
S.W.L.	SOLID WHITE LINE
S.Y.L.	SOLID YELLOW LINE
S.B.L.	SOLID BLUE LINE
D.W.L.	DASHED WHITE LINE
S.B.	STOP BAR
---	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
T.O.D.	TOP OF DEBRIS

PREPARED BY:

CONTROL POINT ASSOCIATES, INC. PC
 9 TIMES SQUARE,
 200 WEST 41ST STREET, SUITE 1203
 NEW YORK, NY 10136
 646.780.0411 • 908.668.9595 FAX
 WWW.CPASURVEY.COM

WARREN, NJ 908.668.0099
 CHALFONTE, PA 717.712.9800
 MT. LAUREL, NJ 609.572.2099
 LONG BEACH, CA 562.430.2645
 SOUTHBROOK, IL 630.948.3000
 ALBANY, NY 518.217.5010

NO.	DATE	BY	DESCRIPTION	APPROVED
2	10-12-2021	J.J.W.	REVISE PER REFERENCE #4	J.C.W.
1	04-30-21	Z.B.	REVISE PER CLIENT COMMENTS	J.W.B.

REVISIONS

PROJECT NAME

BOLIVAR DEVELOPMENT
 1956 JEROME AVENUE
 LOT 22, BLOCK 2853
 BOROUGH & COUNTY OF BRONX,
 CITY & STATE OF NEW YORK

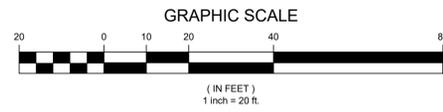
DRAWING TITLE

BOUNDARY & TOPOGRAPHIC SURVEY

SEAL & SIGNATURE

JAMES C. WEED
 LICENSED LAND SURVEYOR
 050765

FIELD DATE: 01-05-2021
 FIELD BK: E.M.
 D.C.
 F. B. PAGE: 20-34
 45
 DATE: 01-06-2021
 SCALE: 1"=20'
 PROJECT No: 01-200415-01
 DRAWING BY: Z.B.
 CHK BY: J.W.B.
 APPROVED BY: J.C.W.
 DWG No: V-001.0.0
 CAD FILE No: 01-200415-00
 PAGE No: 1 OF 1



- THIS SURVEY IS CERTIFIED TO:
- KENSINGTON VANGUARD NATIONAL LAND SERVICES
 - FIRST AMERICAN TITLE INSURANCE COMPANY
 - 1941-1959 JEROME AVENUE LLC
 - SIGNATURE BANK, ITS SUCCESSORS AND/OR ASSIGNS



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

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ATTACHMENT E
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

October 6, 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 1956 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, Remedial Investigation Report (RIR), and Remedial Action Work Plan (RAWP) on behalf of 2-6 East Tremont Avenue LLC, the owner of the project site located at 1956 Jerome Avenue in the 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.

J. Patrick Diggins
Technical Director

ACKNOWLEDGED AND ACCEPTED:

Ms. Sydney Renwick

Name

Associate Director
Title

Signature



Environmental, Planning, and Engineering Consultants

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

October 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 1956 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, Remedial Investigation Report (RIR), and Remedial Action Work Plan (RAWP) on behalf of 2-6 East Tremont Avenue LLC, the owner of the project site located at 1956 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 jdiggins@akrf.com. Please call me at (646) 388-9784 with any questions. Thank you.

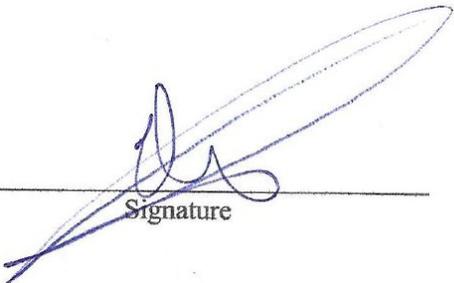
Sincerely,
AKRF, Inc.

J. Patrick Diggins
Technical Director

ACKNOWLEDGED AND ACCEPTED:

Mr. Ken Brown
Name

District Manager
Title


Signature