



SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
 - a. one file in non-fillable PDF of the application form plus supplemental information, excluding the previous environmental reports and work plans, if applicable;
 - b. one individual file (PDF) of each previous environmental report; and,
 - c. one file (PDF) of each work plan being submitted with the application, if applicable.
2. Compress all files (PDFs) into one zipped/compressed folder.
3. Submit the application to the Site Control Section either via email or ground mail, as described below.

Please select only ONE submittal method – do NOT submit both email and ground mail.

a. VIA EMAIL:

- Upload the compressed folder to the NYSDEC File Transfer Service.
(<http://fts.dec.state.ny.us/fts>) or another file-sharing service.
- Copy the download link into the body of an email with any other pertinent information or cover letter attached to the email.
- Subject line of the email: “*BCP Application NEW - *Proposed Site Name**”
- Email your submission to DESiteControl@dec.ny.gov – do NOT copy Site Control staff.

b. VIA GROUND MAIL:

- Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
- Mail the external storage device to the following address:
Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233-7020

PROPOSED SITE NAME: St. Joseph Apartments

Is this an application to amend an existing BCA with a major modification? Please refer to the application instructions for further guidance related to BCA amendments.

If yes, provide existing site number: _____

☐

Yes

☒

No

Is this a revised submission of an incomplete application?

If yes, provide existing site number: C203182

☒

Yes

☐

No



BCP App Rev 15 – May 2023

SECTION I: Property Information

Included in Attachment A

PROPOSED SITE NAME **St. Joseph Apartments**

ADDRESS/LOCATION **484 East 178th Street**

CITY/TOWN **Bronx**

ZIP CODE **10457**

MUNICIPALITY (LIST ALL IF MORE THAN ONE) **New York**

COUNTY **Bronx**

SITE SIZE (ACRES) **0.92**

LATITUDE

LONGITUDE

40°	50'	52.39"	-73°	53'	49.45"
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Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, 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 acreage column.

ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section	Block	Lot	Acreage
484 East 178th Street		3043	10	0.92

	Y	N
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.	☒	☐
2. Is the required property map included with the application? (Application will not be processed without a 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) If yes, identify census tract: ³⁹⁵ _____ Percentage of property in En-zone (check one): 0% ☐ 1-49% ☐ 50-99% ☐ 100% ☒	☒	☐
4. Is the project located within a disadvantaged community? See application instructions for additional information.	☒	☐
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	☐	☒
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications: _____	☐	☒

SECTION I: Property Information (CONTINUED)		Y	N
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?		☐	☒
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.		☐	☒
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.		☐	☒
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____		☐	☒
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: _____		☐	☒
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. <u>Easement/Right-of-Way Holder</u> <u>Description</u>		☐	☒
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <u>Type</u> <u>Issuing Agency</u> <u>Description</u>		☐	☒
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?		☒	☐
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.			
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.		☒	☐
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?		☐	☒
17. If you have answered YES to Question 16 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?		☐	☒
NOTE: If a tangible property tax credit determination is not being requested at the time of application, 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 I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.			
Initials of each Requestor: _____ _____ _____ _____ _____ _____			

SECTION II: Project Description**Included in Attachment B**

1. The project will be starting at: ☒ Investigation ☐ Remediation

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

2. If a final RIR is included, does it meet the requirements in ECL Article 27-1415(2)?

☐ Yes ☐ No ☒ N/A

3. Have any draft work plans been submitted with the application (select all that apply)?

☒ RIWP ☐ RAWP ☐ IRM ☐ No

4. Please provide a short description of the overall project development, including the date that the remedial program is to begin, and the date by which a Certificate of Completion is expected to be issued.

Is this information attached? ☒ Yes ☐ No

SECTION III: Land Use Factors**Included in Attachment C**

1. What is the property's current municipal zoning designation? R7D

2. What uses are allowed by the property's current zoning (select all that apply)?

Residential ☒ Commercial ☐ Industrial ☐

3. Current use (select all that apply):

Residential ☐ Commercial ☐ Industrial ☐ Recreational ☐ Vacant ☒

4. Please provide 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 by which the site became vacant.
Is this summary included with the application?

Y ☒ N ☐

5. Reasonably anticipated post-remediation use (check all that apply):

Residential ☒ Commercial ☐ Industrial ☐

If residential, does it qualify as single-family housing?

N/A ☐ ☒

6. Please provide a statement detailing the specific proposed post-remediation use.
Is this summary attached?

☒ ☐

7. Is the proposed post-remediation use a renewable energy facility?
See application instructions for additional information.

☐ ☒

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

☒ ☐

9. Is the proposed use consistent with applicable zoning laws/maps?
Please provide a brief explanation. Include additional documentation if necessary.

☒ ☐

10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans?
Please provide a brief explanation. Include additional documentation if necessary.

☒ ☐

SECTION IV: Property's Environmental History**Included in Attachment D**

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

- 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 ANY supporting documents.**
- 2. SAMPLING DATA: INDICATE (BY SELECTING THE OPTIONS BELOW) KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. DATA SUMMARY TABLES SHOULD BE INCLUDED AS AN ATTACHMENT, WITH LABORATORY REPORTS REFERENCED AND INCLUDED.**

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	☐	☐	☐
Chlorinated Solvents	☐	☐	☒
Other VOCs	☐	☐	☐
SVOCs	☒	☐	☐
Metals	☒	☐	☐
Pesticides	☒	☐	☐
PCBs	☐	☐	☐
PFAS	☐	☐	☐
1,4-dioxane	☐	☐	☐
Other – indicated below	☐	☐	☐

*Please describe other known contaminants and the media affected:

- For each impacted medium above, include a site drawing indicating:
 - Sample location
 - Date of sampling event
 - Key contaminants and concentration detected
 - For soil, highlight exceedances of reasonably anticipated use
 - For groundwater, highlight exceedances of 6 NYCRR part 703.5
 - For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

These drawings are to be representative of all data being relied upon to determine if the site requires remediation under the BCP. Drawings should be no larger than 11"x17" and should only be provided electronically. These drawings should be prepared in accordance with any guidance provided.

Are the required drawings included with this application?

☒ YES

☐ NO

- Indicate Past Land Uses (check all that apply):

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

Other: Church, Hospital, Mixed-Use Residential/Commercial structures, aboveground storage tank and underground storage tanks

SECTION V: Requestor Information		Included in Attachment E		
NAME St. Joseph Apartments LLC				
ADDRESS 80 Maiden Lane, Fl 13				
CITY/TOWN New York		STATE NY	ZIP CODE 10038	
PHONE (917) 734-2312	EMAIL Susan.albrecht@catholiccharitiesny.org			
			Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?			☒	☐
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS 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 with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?			☒	☐
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A ☐			☒	☐
4. Individuals that will be certifying BCP documents, as well as their employers, must 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. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.			☒	☐

SECTION VI: Requestor Eligibility		Included in Attachment F		
If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.				
			Y	N
1. Are any enforcement actions pending against the requestor regarding this site?			☐	☒
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?			☐	☒
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.			☐	☒
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 or regulation of the State or Federal government?			☐	☒
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.			☐	☒
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?			☐	☒

SECTION VI: Requestor Eligibility (CONTINUED)

7. Has the requestor been convicted of a criminal offense (i) involving the handling, storing, treating, disposing or transporting or contaminants; or (ii) that involved 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?	☐ Y	☒ N
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 a false statement in connection with any document or application submitted to DEC?	☐	☒
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?	☐	☒
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?	☐	☒
11. Are there any unregistered bulk storage tanks on-site which require registration?	☐	☒
12. 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 selecting this option, 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; and, (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.	
13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?		
Yes ☐ No ☐ N/A ☒		

SECTION VI: Requestor Eligibility (CONTINUED)

14. Requestor relationship to the property (check one; if multiple applicants, check all that apply):

☐ Previous Owner ☐ Current Owner ☒ Potential/Future Purchaser ☐ Other: _____

If the requestor is not the current owner, **proof of site access sufficient to complete remediation must be provided.** 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 environmental easement on the site.

Is this proof attached?



Yes



No



N/A

Note: A purchase contract or lease agreement does not suffice as proof of site access.

SECTION VII: Requestor Contact Information

REQUESTOR'S REPRESENTATIVE Susan Albrecht

ADDRESS 80 Maiden Lane, 13th Floor

CITY New York

STATE NY

ZIP CODE 10038

PHONE (917) 734-2312

EMAIL Susan.Albrecht@catholiccharitiesny.org

REQUESTOR'S CONSULTANT (CONTACT NAME) Michael Burke

COMPANY Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C

ADDRESS 368 Ninth Avenue, 8th Floor

CITY New York

STATE NY

ZIP CODE 10001

PHONE (212) 479-5400

EMAIL mburke@langan.com

REQUESTOR'S ATTORNEY (CONTACT NAME) Steven C. Russo

COMPANY Greenberg Traurig, LLP

ADDRESS One Vanderbilt Avenue

CITY New York

STATE NY

ZIP CODE 10017

PHONE (212) 801-2155

EMAIL Steven.Russo@gtlaw.com

SECTION VIII: Program Fee

Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor is required to pay a non-refundable program fee of \$50,000. Requestors may apply for a fee waiver based on demonstration of financial hardship.

	Y	N
1. Is the requestor applying for a fee waiver based on demonstration of financial hardship?	☐	☒
2. If yes, appropriate documentation to demonstrate financial hardship must be provided with the application. See application instructions for additional information.		
Is the appropriate documentation included with this application? N/A	☒	☐

SECTION IX: Current Property Owner and Operator Information**Included in Attachment G**

CURRENT OWNER Roman Catholic Church of Saint Simon Stock and Saint Joseph

CONTACT NAME Jennifer Dickson

ADDRESS c/o Archdiocese of New York 1011 First Avenue

CITY New York

STATE NY

ZIP CODE 10022

PHONE (646) 794-2951

EMAIL jennifer.dickson@archny.org

OWNERSHIP START DATE 1886

CURRENT OPERATOR VACANT

CONTACT NAME N/A

ADDRESS N/A

CITY N/A

STATE N/A

ZIP CODE

PHONE

EMAIL /N/A

OPERATION START DATE N/A

SECTION X: Property Eligibility Information

	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information as an attachment.	☐	☒
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____	☐	☒

SECTION X: Property Eligibility Information (continued)

	Y	N
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: _____ EPA ID Number: _____ Date Permit Issued: _____ Permit Expiration Date: _____	☐	☒
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? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. N/A ☒	☐	☐
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	☐	☒
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	☐	☒

SECTION XI: Site Contact List**Included in Attachment H**

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 mailing addresses of the following:

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

SECTION XII: Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hereby 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 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 Authorized Signatory (title) of St. Joseph Apartments LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby 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 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: 10/29/2024

Signature:  _____

Print Name: Russell Lang

PLEASE REFER TO THE APPLICATION COVER PAGE AND BCP APPLICATION INSTRUCTIONS FOR DETAILS OF PAPERLESS DIGITAL SUBMISSION REQUIREMENTS.

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.

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Please respond to the questions below and provide additional information and/or documentation as required. <i>Please refer to the application instructions.</i>	Y	N
1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?	☒	☐
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	☒	☐
3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?	☒	☐
4. Is the property upside down or underutilized as defined below?		
Upside down	☐	☒
Underutilized	☐	☒
From ECL 27-1405(31): “Upside down” shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated. From 6 NYCRR 375-3.2(I) as of August 12, 2016 (Please note: Eligibility determination for the underutilized category can only be made at the time of application): 375-3.2: (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 (1) the proposed use is at least 75 percent for industrial uses; or (2) at which: (i) the proposed use is at least 75 percent for commercial or commercial and industrial uses; (ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and (iii) one or more of the following conditions exists, as certified by the applicant: (a) property tax payments have been in arrears for at least five years immediately prior to the application; (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 (c) there are no structures. “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.		

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

5. 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*
- *Selecting this option 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’ household’s 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 homeowners 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.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

6. Is the site a planned renewable energy facility site as defined below?

☐ Yes – planned renewable energy facility site with documentation

☐ Pending – planned renewable energy facility awaiting documentation

*Selecting this option will result in a “pending” status. The appropriate documentation 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.

☒ No – not a planned renewable energy facility site

If yes, please provide any documentation available to demonstrate that the property is planned to be developed as a renewable energy facility site.

From ECL 27-1405(33) as of April 9, 2022:

“Renewable energy facility site” shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system.

From Public Service Law Article 4 Section 66-p as of April 23, 2021:

(b) "renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

7. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and plans to meet the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?

☐ Yes - *Selecting this option will result in a “pending” status, as a BOA conformance determination has not yet been made. Proof of conformance 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.

☒ No

From ECL 75-0111 as of April 9, 2022:

(5) "Disadvantaged communities" means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.

ATTACHMENTS

ATTACHMENT A
Property Information

ATTACHMENT A

SECTION I: PROPERTY INFORMATION

Property and Tax Maps

The following maps are included with this attachment:

Figure A-1: The Site Location Map is the required United States Geological Survey (USGS) 7.5-minute quadrangle map showing the proposed brownfield site.

Figure A-2: The Site Plan provides a property base map that shows map scale, north arrow orientation, and proposed extent of the proposed brownfield site with respect to adjacent streets and roadways.

Figure A-3: The Surrounding Land Use Map provides the proposed brownfield site extent with adjacent property owners clearly identified, and surrounding land uses.

Figure A-4: The Tax Map provides a property base map that shows tax lot boundaries, the proposed brownfield site and surrounding area.

Figure A-5: The Environmental Zone (En-zone) Map provides a property base map that shows the proposed brownfield site in relation to En-zones.

Figure A-6: The Disadvantaged Communities Map provides the brownfield site extent in relation to disadvantaged communities designated by New York State.

Item 1 – Tax Map Description

The proposed brownfield site is approximately 40,102 square feet (0.92 acres) in area and is located at 484 East 178th Street in the Tremont neighborhood of the Bronx, New York, which corresponds to Bronx Tax Block 3043, Lot 10 (formerly Lots 10, 16, 22, and 23). Lots 10, 16, 22, and 23 were combined to form Lot 10, the completed NYC Department of Finance Application for Apportionments or Mergers (RP-602 form) is included with this attachment.

The Reference Point for the given latitude (40° 50' 52.39") and longitude (-73° 53' 49.45") is the approximate center of the site.

Item 3 – Environmental Zone

The site is located within a designated environmental zone (En-zone) pursuant to Tax Law 21(b)(6) under the census tract 395.

Item 4 – Disadvantaged Community

The site is located within a disadvantaged community as shown on Figure A-6.

Item 14 – Property Description Narrative

Location

The site is located at 484 East 178th Street in the Tremont neighborhood of the Bronx, New York, on the city block bound by East 178th Street to the north, Bathgate Avenue to the east, East Tremont Avenue to the south, and Washington Avenue to the west. Adjoining and surrounding properties include single- and multi-story buildings with industrial and commercial occupants. The Metro-North Tremont Station is located about 0.2 miles southwest of the site above Park Avenue.

Site Features

The site is approximately 40,102 square feet (approximately 0.92 acres) in area. The site is vacant and previous structures on the site were demolished in 2019 in preparation for redevelopment. Remaining on-site structures include retaining walls around the northeastern part of the site. The site is surrounded by construction fencing.

According to the USGS 7.5-Minute Quadrangle Map, the proposed brownfield site is at an elevation of approximately 79 feet above mean sea level (amsl) in the northeastern part of site and 50 feet amsl in the southwestern part of site. The surrounding area slopes down to the west toward the Harlem River, which is located about 1.3 miles from the site.

Current Zoning and Land Use

According to the New York City Planning Commission Zoning Map 3d, dated August 15, 2024, the site is located in an R7D residential district. An R7D district is characterized by medium-density apartments that consist of lower buildings on smaller lots and taller buildings with less lot coverage on larger lots.

Past Use of the Site

The site includes one tax parcel, Block 3043, Lot 10. A review of historical data revealed that the site was located in a densely developed urban area, characterized by commercial and industrial uses, as early as 1896. Historical records indicate that the site was improved with an early iteration of “St. Joseph’s Academy” on the southern part of the site, a mixed-use building on the northwestern part of the site, and two dwellings on the northeastern part of the site. By 1901, a church structure with a basement for an auditorium, meeting hall, cafeteria, gym, and school counseling was constructed along with another rendition of the academy/convent. By 1950, a

rectory was constructed in addition to the church. By 1981, the mixed-use commercial and residential buildings were demolished. The dwellings were demolished by 2012, and the church and remaining buildings were demolished in 2019 for redevelopment of the site.

There is one 3,000-gallon fuel oil aboveground storage tank registered to Lot 10. This AST was removed during demolition of the former church in 2019. There are municipal records that refer to several underground storage tanks, including two 275-gallon USTs on former Lot 23 and one 1,000-gallon UST on former Lot 22. Although a job filing to remove the USTs was filed in 2012, it is unknown if these remain on-site or have been removed.

A Phase II Environmental Site Investigation (ESI) was conducted by VHB Consultants, and the results are described in the Phase II ESI Report dated February 2024.

Site Geology and Hydrogeology

The site is located in a developed area of the Bronx, New York that is generally covered with paved roads, public walkways and buildings. The built environment is generally underlain by uncontrolled fill used for construction and development since the early 1900s. According to the USGS Bedrock and Engineering Geologic Maps of Bronx County and Parts of New York and Queens Counties, New York, dated 1992, the site is underlain by Inwood Marble interlayered with units of the Fordham Gneiss Formation, which generally consists of white calcite-dolomite marble.

The stratigraphy of the site, from the surface down, consists of urban fill, sand, and gravel underlain by bedrock. The fill was observed from surface grade to approximately 2 to 14 feet below grade surface (bgs) in previous investigations. Based on drilling refusal and a rock probe investigation, bedrock is expected to range from 2 to 19.1 feet bgs and follows the same general slope of the surface grade from the northeast down to the west and south. A petroleum odor and a maximum photoionization detector (PID) reading of 31.4 parts per million (ppm) was identified in one soil boring near the eastern property boundary (SB-11, Lot 23) from 5 to 9 feet bgs during the Phase II ESI.

Groundwater was encountered in one soil boring during the previous geotechnical investigation at around 11.5 feet bgs. A permanent monitoring well was installed and developed during this investigation and currently remains on site. Groundwater flow direction was not evaluated in the previous geotechnical investigation, however, regional groundwater flow is estimated to the west.

Environmental Assessment

Impacts to soil and soil vapor were identified during the Phase II ESI prepared by VHB Consultants. A summary of impacted media identified during the Phase II ESI is provided below:

Soil

Semivolatile organic compounds (SVOC), metals, and pesticides were detected at concentrations exceeding the New York Department of Environmental Conservation (NYSDEC) 6 NYCRR Part 375 Unrestricted Use (UU) Soil Cleanup Objectives (SCOs). SVOCs and metals were detected at concentrations exceeding the NYSDEC 6 NYCRR Part 375 Restricted Use Restricted Residential (RURR) SCOs. Soil sample analytical results are summarized below:

- Two of the eleven soil borings (SB-4 and SB-5) contained semivolatile organic compounds (SVOC) including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, and indeno(1,2,3-cd)pyrene at concentrations above the New York Department of Environmental Conservation (NYSDEC) 6 New York Code of Rules and Regulations (NYCRR) Part 375 Unrestricted Use (UU) Soil Cleanup Objectives (SCOs).
- Two of the eleven soil borings (SB-4 and SB-5) contained SVOCs including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenzo(a,h)anthracene, and indeno(1,2,3-cd)pyrene at concentrations above NYSDEC 6 NYCRR Part 375 Restricted Use Restricted Residential (RURR) SCOs.
- All eleven soil borings (SB-1 through SB-11) contained metals including mercury, zinc, copper, barium, lead, chromium, and arsenic at concentrations above the NYSDEC 6 NYCRR Part 375 UU SCOs.
- Two of the eleven soil borings (SB-5 and SB-11) contained metals including barium, lead, and arsenic at concentrations above the NYSDEC 6 NYCRR Part 375 RURR SCOs.
- Four of the eleven soil borings (SB-1, SB-4, SB-5, and SB-11) contained pesticides including 4,4'-DDT, 4,4'-DDD, 4,4'-DDE, alpha chlordane, dieldrin, and heptachlor that were detected at concentrations above the NYSDEC 6 NYCRR Part 375 UU SCOs.

Soil Vapor

Twenty volatile organic compounds (VOC) were detected in soil vapor samples across the site. One chlorinated volatile organic compound (CVOC), tetrachloroethene (PCE), was detected in soil vapor at concentrations ranging from 59.7 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) to 658 $\mu\text{g}/\text{m}^3$. Per the New York State Department of Health (NYSDOH) Guidance for Evaluating Soil Vapor Intrusion in the State of New York Decision Matrices, eight soil vapor samples exceed the minimum soil vapor/sub-slab vapor concentration warranting possible action.

Groundwater

Due to shallow bedrock and refusal during the Phase II ESI, groundwater samples were not collected. Further investigation, including soil and groundwater, is necessary to determine the extent of subsurface contamination.

Item 15 – Tangible Property Credit Eligibility/Underutilized Explanation

100% of the site is in an En-Zone. At the time of this application, the site meets the criteria identified Environmental Conservation Law (ECL) 27-1407(1-a) for tangible property credits.

**APPLICATION FOR APPORTIONMENTS OR MERGERS**

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

SECTION A: PROPERTY INFORMATION

Borough: BRONX Block: 3043 Present Lot(s): 10, 16, 22, 23

☒ Merger ☐ Apportionment Number of Lots Requested (1) ONE

☐ Air ☐ Subterranean

Lot(s) Usage: (check one) ☐ Residential Building Gross Sq/Ft: _____ ☐ Commercial Building Gross Sq/Ft: _____ ☐ Mix (Residential & Commercial) Building Gross Sq/Ft: _____

Property
1. Owner's Name (as per Deed): _____
OR
Company Name: ST JOSEPH R C CHURCH

Property
2. Address: 1949 BATHGATE AVENUE BRONX NY 10457
NUMBER AND STREET CITY STATE ZIP CODE

3. Filing Representative (if applicable): SHLOMO BANBAHJI - SBANBAHJI@CORECONSULTANTSNYC.COM

SECTION B: CERTIFICATION

1. Architect/Engineer/Applicant's Name: VILLA FERNANDO
LAST NAME FIRST NAME

2. Address: 42 WEST 39TH STREET NEW YORK NY 10018
NUMBER AND STREET CITY STATE ZIP CODE

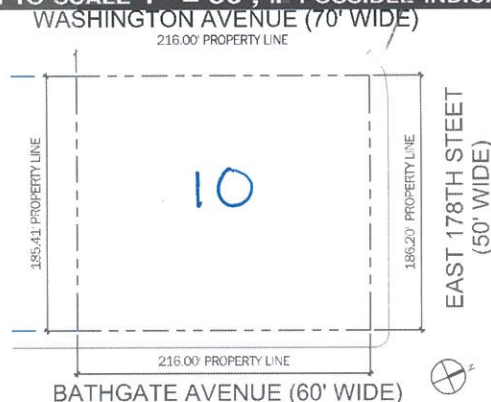
3. Telephone Number: (212) 253-7820 4. Email Address: FVILLA@MAPARCHITECTS.COM

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

Signature of Architect/ Engineer/Applicant: [Signature] Date: 9 / 8 / 2022

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

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



(Architect or Engineer's seal)

Tentative Lot(s) issued: _____ Customer Service Representative: S. Martinez Date: 1 / 4 / 24 New Lot(s): — Lot(s) Affected: 10 Lot(s) Dropped: 16, 22, 23

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

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



TAX MAP UNIT FEE SHEET

Lot: 10

<u>SERVICE</u>	<u>COST</u>	<u>QUANTITY</u>	<u>AMOUNT</u>
Tax Map Certification	\$10.00	_____	_____
New Lot Request For Mergers Apportionments (RP-602), and Lot Request For Condominium Amendment Applications (RP-602CA)	\$73.00 (per lot)	_____1_____	\$ 73

NYC Business Centers
Department of Finance
Manhattan Business Center
65 John Street, 2nd Floor
New York, NY 10038

Reference Number: 2024004007-60
Date/Time: 01/04/2024 2:54:21 PM

Miscellaneous Fee
2024004007-60-1
CPRR Trans Code: 9507
Transaction ID: 9955000000000000HCE02
UserId:NYC3893
Total: \$73.00

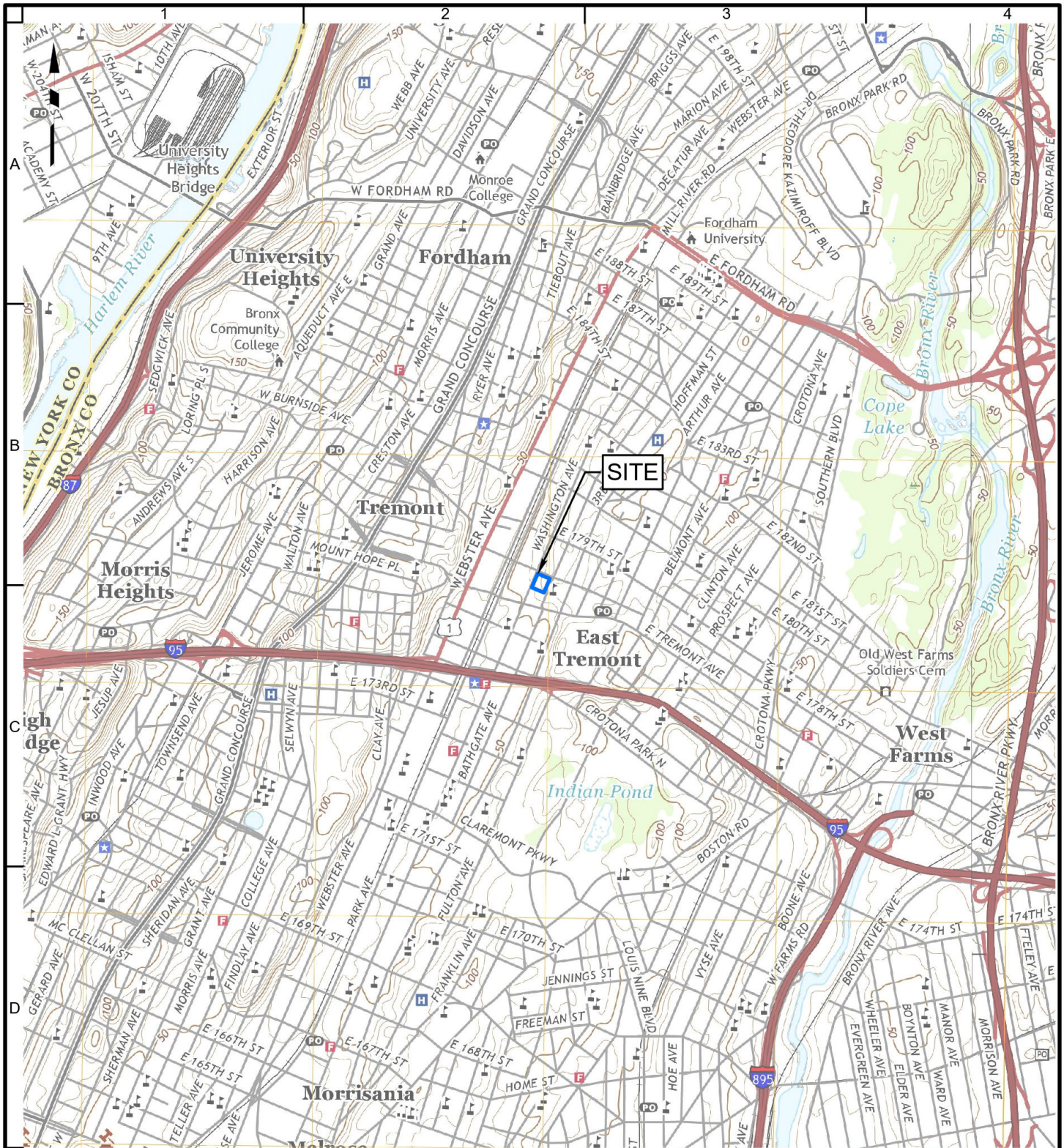
Visa Service Fee 1	
2024004007-60-2	
Total:	\$1.45

2 ITEMS TOTAL:	\$74.46
TOTAL:	\$74.46

Visa	
Card Number: *****8290	\$73.00
Last Name: SANDY	
Payment Type: credit	
Visa Service Fee 1	\$1.45
Card Number: *****8290	
Last Name:	
Payment Type: credit	
Total Received:	\$74.45



Thank you! Have a nice day.



Legend

 Approximate Site Boundary

2,000 0 2,000
SCALE IN FEET

Notes:

1. Basemap adapted from United States Geological Survey (USGS) 7.5-Minute Series Topographical Maps, Central Park, New York, Quadrangle.

LANGAN

368 Ninth Avenue, 8th Floor
New York, NY 10001-2727
T: 212.479.5400 F: 212.479.5444 www.langan.com

Langan Engineering & Environmental Services, Inc.
Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
Langan International LLC
Collectively known as Langan

Project

ST. JOSEPH APARTMENTS

BLOCK No. 3043, LOT No. 10

BRONX

NEW YORK

Figure Title

SITE LOCATION MAP

Project No.

170852601

Date

10/1/2024

Scale

1"=2,000'

Drawn By

MG

Submission Date

Figure No.

A-1



Legend

Approximate Site Boundary

Notes:
1. Aerial imagery provided through Langan's subscription to Near Map, dated 06/18/2024.

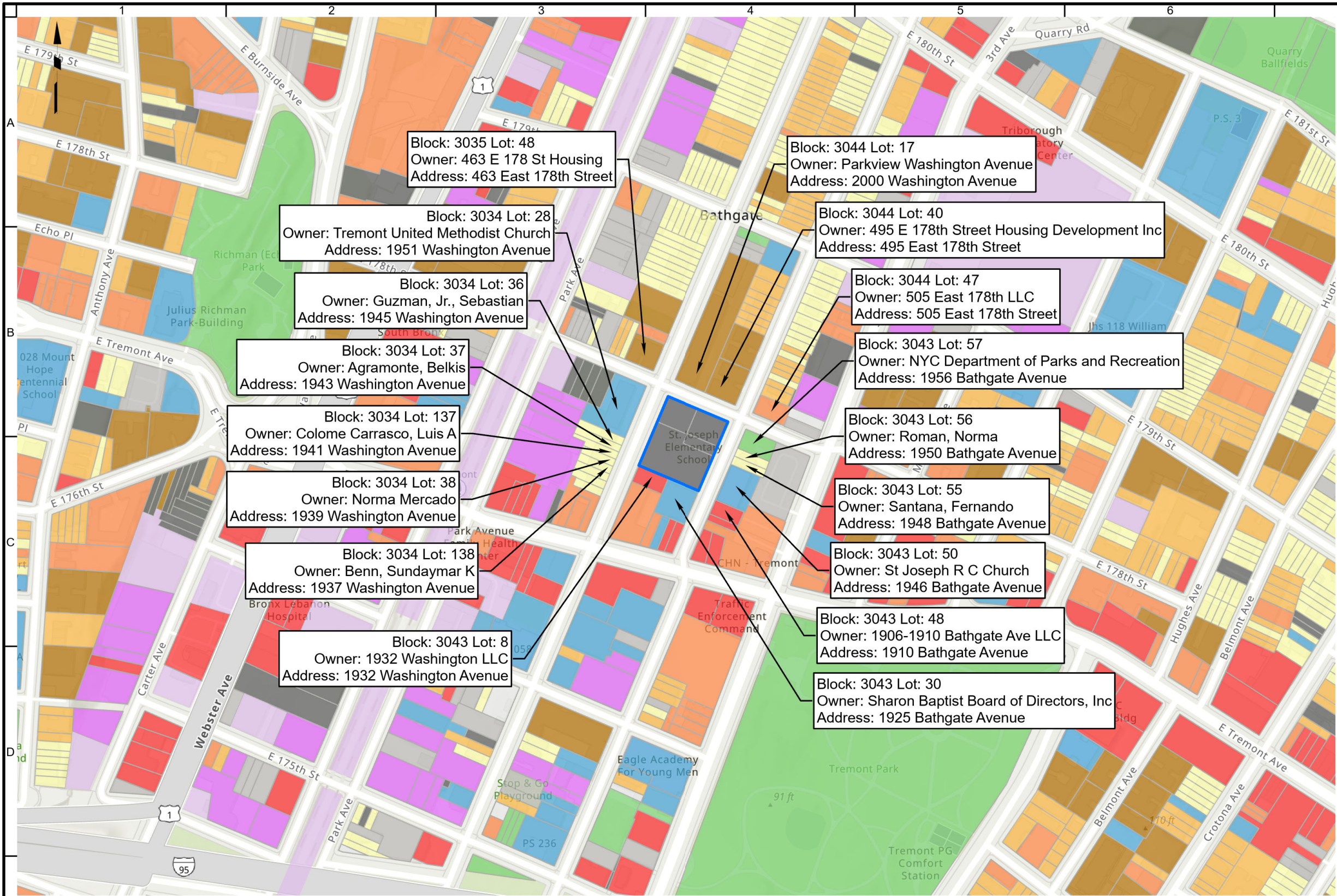


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Project
**ST. JOSEPH
APARTMENTS**
BLOCK No. 3043, LOT No. 10
BRONX NEW YORK

Figure Title
SITE PLAN

Project No. 170852601	Figure No. A-2
Date 10/1/2024	
Scale 1"=40'	
Drawn By MG	



Legend

- Approximate Site Boundary
- Land Use
 - One & Two Family Buildings
 - Multi-Family Walk-Up Buildings
 - Multi-Family Elevator Buildings
 - Mixed Residential & Commercial Buildings
 - Commercial & Office Buildings
 - Industrial & Manufacturing
 - Transportation & Utility
 - Public Facilities & Institutions
 - Open Space & Outdoor Recreation
 - Parking Facilities
 - Vacant Land
 - Other/No Data

Notes:
1. Land use data provided by the New York City Department of City Planning.



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Project

**ST. JOSEPH
APARTMENTS**

BLOCK No. 3043, LOT No. 10

BRONX

NEW YORK

Figure Title

**SURROUNDING
LAND-USE MAP**

Project No.

170852601

Date

10/1/2024

Scale

1"=300'

Drawn By

MG

Figure No.

A-3



Legend

- Approximate Site Boundary
- Tax Parcels
- 10 Lot Number
- 3043** Block Number

Notes:
1. Aerial imagery provided through Langan's subscription to Near Map, dated 06/18/2024.



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Project

**ST. JOSEPH
APARTMENTS**

BLOCK No. 3043, LOT No. 10

BRONX

NEW YORK

Figure Title

TAX MAP

Project No.

170852601

Date

10/1/2024

Scale

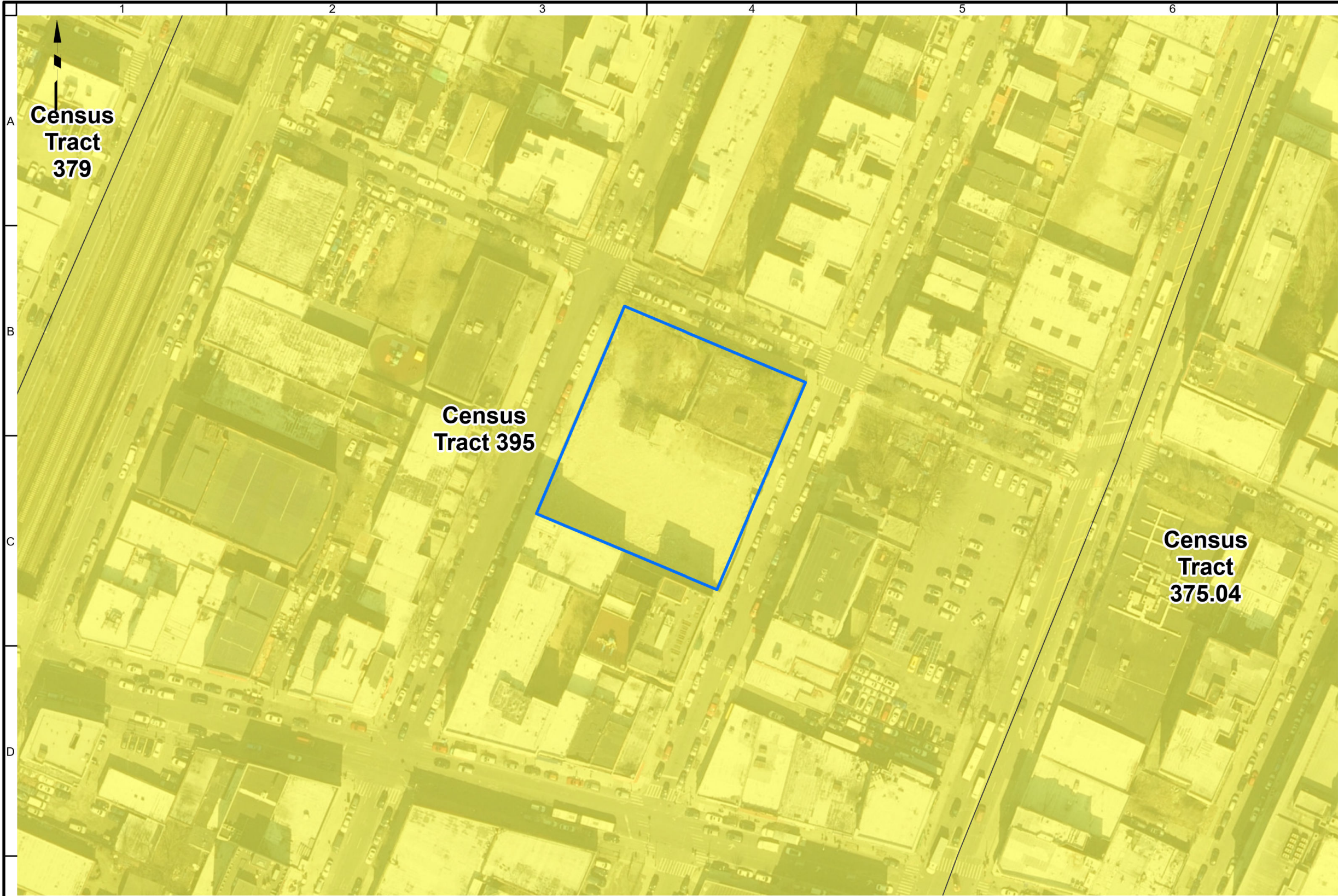
1"=100'

Drawn By

MG

Figure No.

A-4



Legend

Approximate Site Boundary

Poverty Rate of at least 20% and
Unemployment Rate of at least 125%
the Statewide Unemployment Rate

Notes:
1. Aerial imagery provided through Langan's subscription to Near Map, dated 06/18/2024.
2. Environmental zone data provided by the New York State Department of Environmental Conservation.



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Project

**ST. JOSEPH
APARTMENTS**

BLOCK No. 3043, LOT No. 10

BRONX

NEW YORK

Figure Title

**ENVIRONMENTAL
ZONE MAP**

Project No.
170852601

Date
10/1/2024

Scale
1"=100'

Drawn By
MG

Figure No.

A-5



Notes:
1. Aerial imagery provided through Langan's subscription to Near Map, dated 06/18/2024.
2. Disadvantaged communities data provided by the State of New York.



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Project

**ST. JOSEPH
APARTMENTS**

BLOCK No. 3043, LOT No. 10

BRONX

NEW YORK

Figure Title

**DISADVANTAGED
COMMUNITIES MAP**

Project No.
170852601

Date
10/1/2024

Scale
1"=100'

Drawn By
MG

Figure No.

A-6

ATTACHMENT B
Project Description

ATTACHMENT B

SECTION II: PROJECT DESCRIPTION

Item 1 – Project Phase

The remedial investigation scope of work will be detailed in a Remedial Investigation Work Plan (RIWP), which will be implemented to determine the nature and extent of soil, groundwater and soil vapor impacts from historical site use. The investigation findings will be documented in a Remedial Investigation Report (RIR). Future remediation to address impacts identified in the RIR will be described in a Remedial Action Work Plan (RAWP), which will be implemented concurrently with the contemplated development. The RIWP, RIR, and RAWP will be prepared and submitted in accordance with New York State Department of Environmental Conservation (NYSDEC) guidelines.

Item 3 – Draft Work Plans

The RIWP is included with this application.

Item 4 – Redevelopment Project Description

The purpose of the project is to develop an underutilized, contaminated parcel of land into a 100% affordable multi-family residential development, while implementing remedial measures that are protective of human health and the environment. The proposed redevelopment project is still in early planning stages and is subject to change but is expected to include a 100% affordable eight-story residential building.

The remedial program will begin with a remedial investigation in early 2025 following NYSDEC/NYSDOH review and approval of the draft RIWP, which is included with this application. . Remediation is anticipated to begin in the 4th quarter of 2025, and the certificate of completion (COC) is expected in 2026.

ATTACHMENT C
Land Use Factors

ATTACHMENT C

SECTION III: LAND USE FACTORS

Item 1 – Current Zoning

According to the New York City Planning Commission Zoning Map 3d, dated August 15, 2024, the site is located in an R7D residential district. An R7 district is characterized by medium-density apartments that consist of lower buildings on smaller lots and taller buildings with less lot coverage on larger lots.

The proposed use of the site is consistent with applicable zoning laws and maps.

Item 3 – Current Use

The site (Bronx Block 3043, Lot 10 [former lots 10, 16, 22, and 23]) is improved with a vacant lot containing a ramp, staircase, and retaining walls.

Item 4 – Current Operations

The site has been vacant since 2019. There is one 3,000-gallon fuel oil aboveground storage tank registered to Lot 10. This AST was removed during demolition of the former church in 2019. There are municipal records that refer to several underground storage tanks, including two 275-gallon USTs on Lot 23 and one 1,000-gallon UST on Lot 22. Although a job filing to remove the USTs was filed in 2012, it is unknown if these remain on-site or have been removed.

Item 6 – Intended Use Post Remediation

The contemplated project includes an eight-story residential building with 100% affordable units. The building will have a U-shaped design with landscaped inner courtyard and a partial basement used for building superintendent housing, community facility space, storage, and utilities. Preliminary proposed redevelopment plans are included with this attachment.

Item 8 – Historic/Current Development

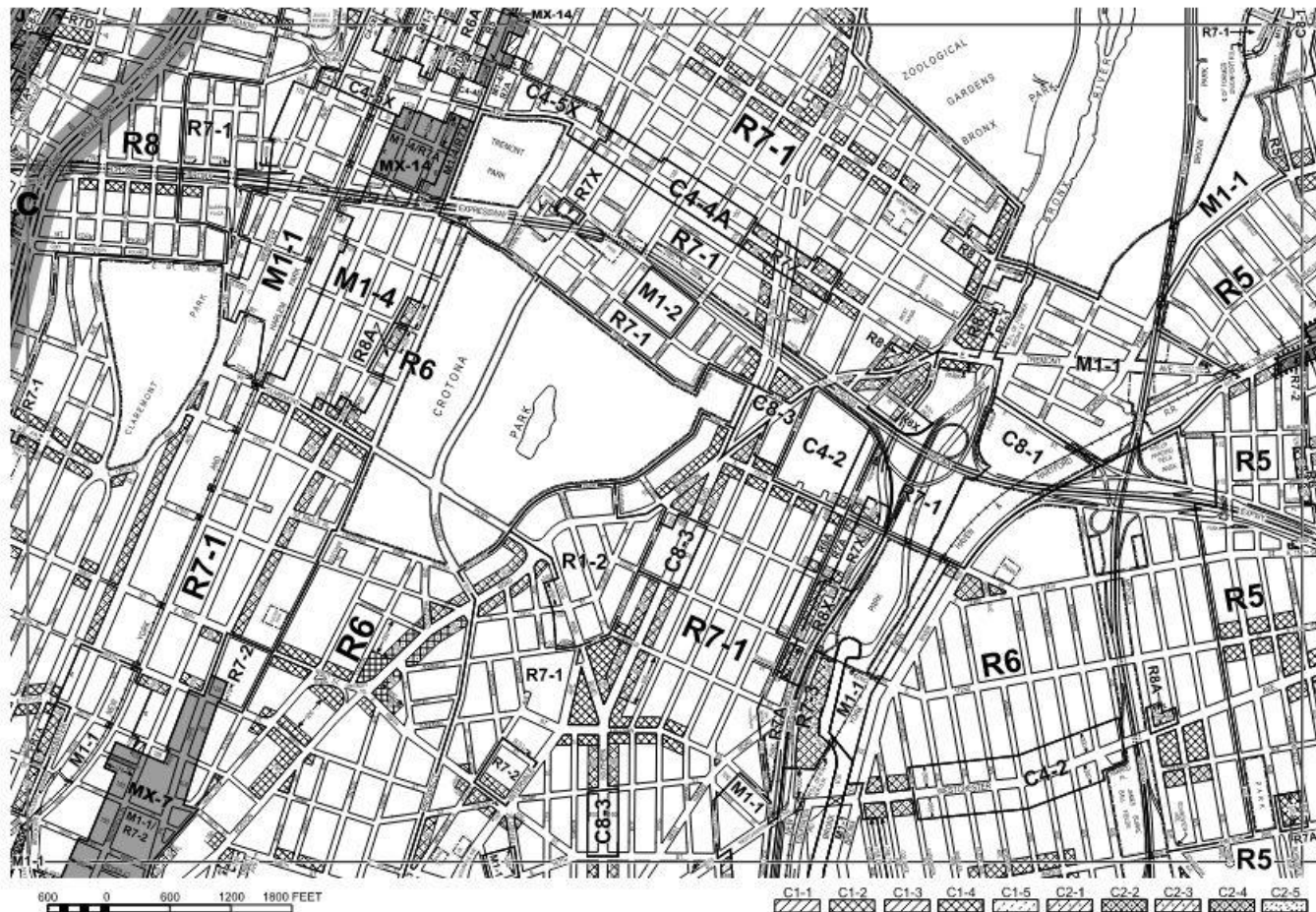
Current development patterns in the area support the proposed use. The existing zoning for the site allows for residential uses, consistent with the planned development for the site.

Item 9 – Current Zoning Laws/Maps

The proposed use is consistent with the site zoning. The zoning map is included with this attachment.

Item 10 – Comprehensive Plans

There is no comprehensive plan that encompasses the area of the proposed Brownfield Cleanup Program (BCP) site. The proposed development is consistent with current development patterns in the area.



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R - RESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

08-15-2024 C 240015 ZMX

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

3a	3c	4a
3b	3d	4b
6a	6c	7a

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C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning map, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING
MAP 3d

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.dcp.nyc.gov/planning or contact the Zoning Information Desk at (212) 312-5001.

ATTACHMENT D
Property's Environmental History

ATTACHMENT D

SECTION IV: PROPERTY’S ENVIRONMENTAL HISTORY

Item 1 – Environmental Reports

Environmental reports and related documents prepared for the site include the following (copies are provided with this attachment):

1. Phase I Environmental Site Assessment (ESA), prepared by VHB Consultants, dated September 19, 2019.
2. Geotechnical Investigation Report, prepared by Pillori Associates, P.A., dated May 3, 2021.
3. Phase II Environmental Site Investigation (ESI), prepared by VHB Consultants, dated February 11, 2024.
4. 484 East 178th Street, St. Joseph’s – 1949 Bathgate Avenue P-Designation Letter, prepared by New York City Office of Environmental Remediation (NYCOER), dated July 2, 2024.

The following is a summary of relevant findings for each report.

Phase I ESA, prepared by VHB Consultants, dated September 19, 2019

The findings of the Phase I ESA include the following:

- At the time of the Phase I ESA, one steel 3,000-gallon fuel oil aboveground storage tank (AST) was registered to the property on former Lot 10. The AST was reportedly installed around 1911, rested directly on soil, and was listed as in-service as of date of submission of the Phase I ESA. The AST was not observed during the site reconnaissance. It is unknown if the AST condition was assessed prior to the commencement of demolition activities, or whether the AST historically leaked and impacted the subsurface environment. Municipal records associated with the site reference three underground storage tanks (UST) (two 275-gallon USTs on former Lot 23 and one 1,000-gallon UST on former Lot 22). No documentation of UST conditions were provided, however, a job listing to remove one 1,000-gallon UST was filed in 2012. It is unknown if these USTs remain on site or if they were removed.
- Given the development history and recent demolition of the mixed-use building with an elevator on former Lot 16 and the two-story dwelling on former Lot 22, there is a potential for remnant historic structures (i.e., remnant foundations) and urban fill materials to be

present on the subject property. Former Lot 22 is elevated with respect to surrounding grade.

Geotechnical Investigation Report, prepared by Pillori Associates, P.A., dated May 3, 2021

The geotechnical investigation was conducted between March 10 and March 24, 2021. The investigation consisted of:

Soil/Rock Borings

- Installation of ten soil/rock borings advanced 5 feet into competent bedrock at elevations ranging EL. 41.46 +/- and EL. 60.68 +/- . One boring, B-6W, was converted into a groundwater observation well consisting of 1-1/4" PVC riser pipe and well screen.

Rock Probes

- Installation of 26 rock probes to locate the depth of bedrock across the site. Urban fill ranged from 2 to 19.1 feet below ground surface (bgs).

Phase II ESI, prepared by VHB Consultants, dated February 11, 2024

The Phase II ESI was conducted in March 2023. The investigation consisted of:

- Installation of 11 soil borings to between 2 and 14 feet bgs and collection of 17 soil samples
- Installation of 10 soil vapor sampling points to between 2 and 11 feet bgs and collection of 10 soil vapor samples

The following is a summary of the findings:

Soil

- *Subsurface Observations:* Urban fill, sand and gravel was observed from surface grade to approximately 2 to 14 feet bgs and was present at the terminus of all soil borings. Bedrock was observed underlying fill at each of the boring locations. A petroleum odor was apparent and a maximum photoionization detector (PID) reading of 31.4 parts per million (ppm) was detected from 5 to 9 feet bgs at soil boring SB-11 (former Lot 23). Municipal records identifying two 275-gallon USTs on Lot 23 were noted in the previous Phase I ESA and Phase II ESI, possibly connecting these impacts to historical tank leaks or releases.
- Two of the eleven soil borings (SB-4 and SB-5) contained semivolatile organic compounds (SVOC), including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, and indeno(1,2,3-cd)pyrene, at

concentrations above the New York Department of Environmental Conservation (NYSDEC) 6 New York Code of Rules and Regulations (NYCRR) Part 375 Unrestricted Use (UU) Soil Cleanup Objectives (SCOs).

- Two of the eleven soil borings (SB-4 and SB-5) contained SVOCs, including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenzo(a,h)anthracene, and indeno(1,2,3-cd)pyrene, at concentrations above NYSDEC 6 NYCRR Part 375 Restricted Use Restricted Residential (RURR) SCOs.
- All eleven soil borings (SB-1 through SB-11) contained metals, including mercury, zinc, copper, barium, lead, chromium, and arsenic, at concentrations above the NYSDEC 6 NYCRR Part 375 UU SCOs.
- Two of the eleven soil borings (SB-5 and SB-11) contained metals, including barium, lead, and arsenic, at concentrations above the NYSDEC 6 NYCRR Part 375 RURR SCOs.
- Four of the eleven soil borings (SB-1, SB-4, SB-5, and SB-11) contained pesticides, including 4,4'-DDT, 4,4'-DDD, 4,4'-DDE, alpha chlordane, dieldrin, and heptachlor, that were detected at concentrations above the NYSDEC 6 NYCRR Part 375 UU SCOs.

Soil Vapor

Twenty volatile organic compounds (VOC) were detected in soil vapor samples across the site. One chlorinated volatile organic compound (CVOC), tetrachloroethene (PCE), was detected in soil vapor at concentrations ranging from 59.7 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) to $658 \mu\text{g}/\text{m}^3$. Per the New York State Department of Health (NYSDOH) Guidance for Evaluating Soil Vapor Intrusion in the State of New York Decision Matrices, eight soil vapor samples exceed the minimum soil vapor/sub-slab vapor concentration warranting possible action.

Following a June 28, 2024, meeting between the New York City office of Environmental Remediation (NYCOER) and NYSDEC, OER submitted a “P” referral package to NYSDEC for the project to be managed under the State cleanup program based on the Phase II ESI soil vapor sample results.

Item 2 – Sampling Data

Laboratory analytical results are provided in the following attached tables:

- Table 1 – Soil Sample Analytical Results
- Table 2 – Soil Vapor Sample Analytical Results

The following tables summarize maximum concentrations of contaminants for each sample set.

Soil

SVOCs, metals and pesticides were detected at concentrations exceeding UU SCOs. SVOCs and metals were detected at concentrations exceeding the RURR SCOs. The following table summarizes maximum concentrations of target compounds detected above regulatory comparison criteria:

Table 1: Maximum Concentrations of Target Compounds Detected in Soil

Compounds	Maximum Soil Concentration (mg/kg)	Sample ID	Depth interval (feet bgs)	Part 375 UU SCO	Part 375 RURR SCO
SVOCs					
Benzo(a)anthracene	3.4	SB-4	4-6	1	1
Benzo(a)pyrene	3.1	SB-4	4-6	1	1
Benzo(b)fluoranthene	3.7	SB-4	4-6	1	1
Benzo(k)fluoranthene	1.4	SB-4	4-6	0.8	3.9
Chrysene	3.0	SB-4	4-6	1	3.9
Dibenzo(a,h)anthracene	0.62	SB-4	4-6	0.33	0.33
Indeno(1,2,3-cd)pyrene	1.8	SB-4	4-6	0.5	0.5
Metals					
Mercury	0.214	SB-4	4-6	0.18	0.81
Zinc	1500	SB-5	12-14	109	10000
Copper	55.3	SB-10	0-2	50	270
Barium	522	SB-5	12-14	350	400
Lead	1370	SB-5	12-14	63	400
Arsenic	93.8	SB-11	6.5-8.5	13	16
Chromium	19.5	SB-5	0-2	1	110
Pesticides					
4,4'-DDT	0.806	SB-4	4-6	0.0033	7.9
4,4'-DDD	0.0268	SB-4	4-6	0.0033	13
4,4'-DDE	0.181	SB-4	4-6	0.0033	8.9
Dieldrin	0.069	SB-5	12-14	0.005	0.2
Heptachlor	0.849	SB-11	6.5-8.5	0.042	2.1
Alpha Chlordane	3.47	SB-11	6.5-8.5	0.094	4.2

Notes:

- Results compared to NYSDEC 6 NYCRR Part 375 Unrestricted Use (UU) and Restricted Use Restricted-Residential (RURR) Soil Cleanup Objectives (SCOs).
- mg/kg – milligram per kilogram

Soil Vapor

No standards currently exist for soil vapor in New York State. For reference, soil vapor sample results were compared to the minimum concentrations in the NYSDOH Decision matrices. PCE

was detected in soil vapor at a maximum concentration of 658 $\mu\text{g}/\text{m}^3$. As there are no co-located indoor air samples, eight soil vapor samples yield recommendations ranging from “No further action” to mitigation. The following table summarizes maximum concentrations for CVOCs detected in soil vapor:

Table 3: Maximum Concentrations Detected in Soil Vapor and Indoor Air

Constituent	Maximum Soil Vapor Concentration ($\mu\text{g}/\text{m}^3$)	Sample Location	Depth Interval (feet bgs)	NYSDOH Decision Matrix Minimum Threshold ($\mu\text{g}/\text{m}^3$)
Tetrachloroethene (PCE)	658	SV5	13.5	100

Notes:

1. Results compared to the minimum soil vapor concentrations at which mitigation is recommended as set forth in the State of New York Decision Matrices for Sub-Slab Vapor and Indoor Air and subsequent updates (2017).
2. $\mu\text{g}/\text{m}^3$ - micrograms per cubic meter

Item 3 – Site Figures

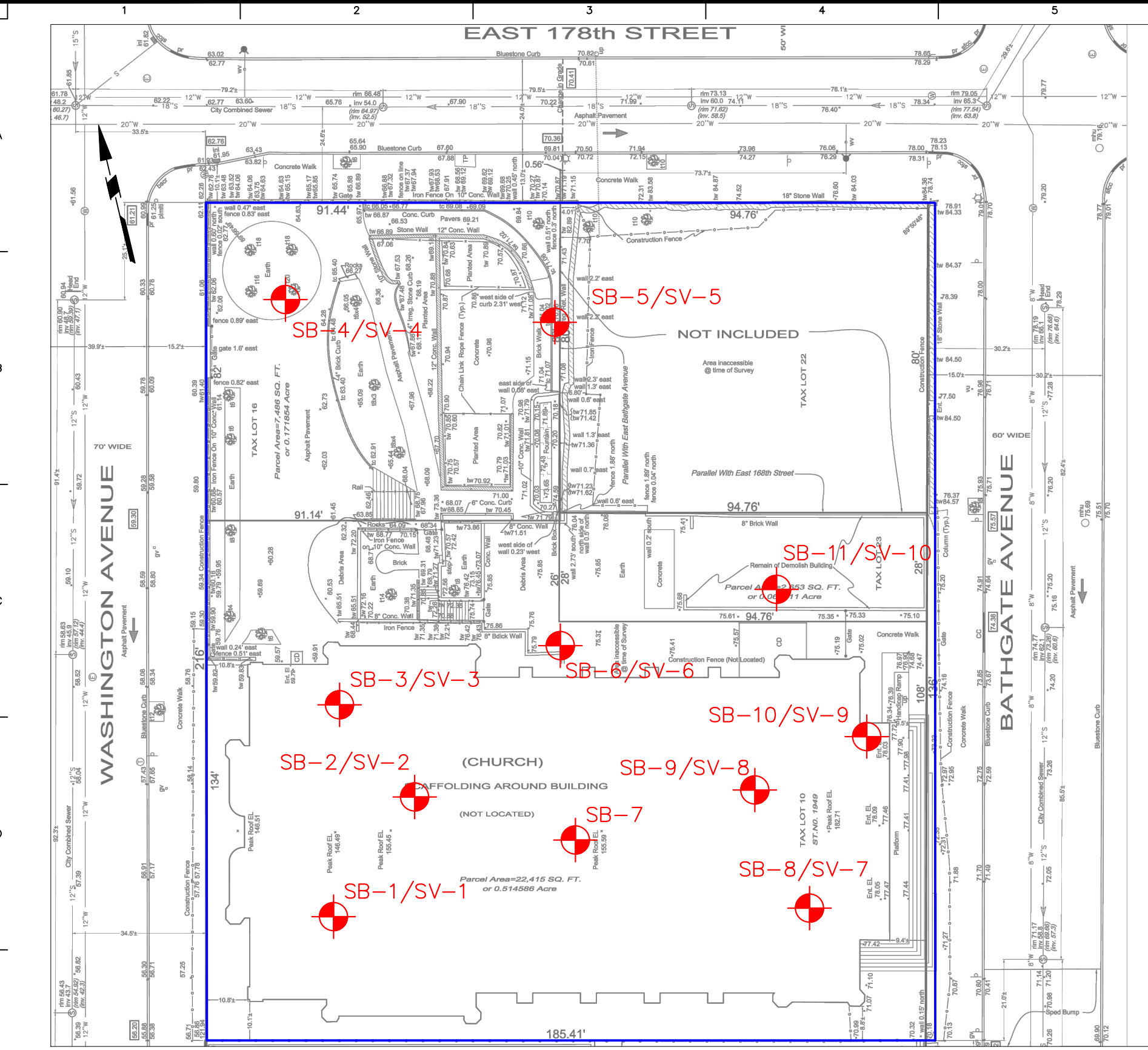
- Figure D-1: Sample Location Map
- Figure D-2: Soil Sample Location and Analytical Results Map
- Figure D-3: Soil Vapor Sample Analytical Results Map

Item 4 – Past Uses of the Site

A review of historical data revealed that the site was located in a densely developed urban area, characterized by commercial and industrial uses, as early as 1896. Historical records indicate that the site was improved with an early iteration of “St. Joseph’s Academy” on the southern part of the site, a mixed-use building on the northwestern part of the site, and two dwellings on the northeastern part of the site. By 1901, a church structure with a basement for an auditorium, meeting hall, cafeteria, gym, and school counseling was constructed along with another rendition of the academy/convent. A six-story horseshoe-shaped building with a centrally-located elevator was constructed on the northwestern part of the site by 1915 and a rectory was constructed by 1950. By 1981, the mixed-use commercial and residential buildings were demolished. The dwellings were demolished by 2012, and the church and remaining buildings were demolished in 2019 for redevelopment of the site.

There is one 3,000-gallon fuel oil aboveground storage tank registered to Lot 10. This AST was removed during demolition of the former church in 2019. There are municipal records that refer to several underground storage tanks, including two 275-gallon USTs on Lot 23 and one 1,000-gallon UST on Lot 22. Although a job filing to remove the USTs was filed in 2012, it is unknown if these remain on-site or have been removed.

VERSION 3.0



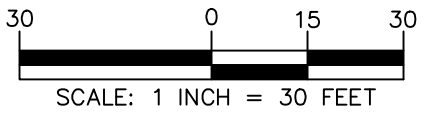
LEGEND:

- APPROXIMATE SITE BOUNDARY
- SB-1/SV-1
- APPROXIMATE SOIL/SOIL VAPOR SAMPLE LOCATIONS

NOTES:

- BASE MAP TAKEN FROM 2018 ARCHITECTURAL SURVEY PREPARED BY MONTROSE SURVEYING CO., LLP.
- ALL LOCATIONS ARE APPROXIMATE

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.



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Project
ST. JOSEPH APARTMENTS
BLOCK No. 3043, LOT No. 10
BROOKLYN NEW YORK

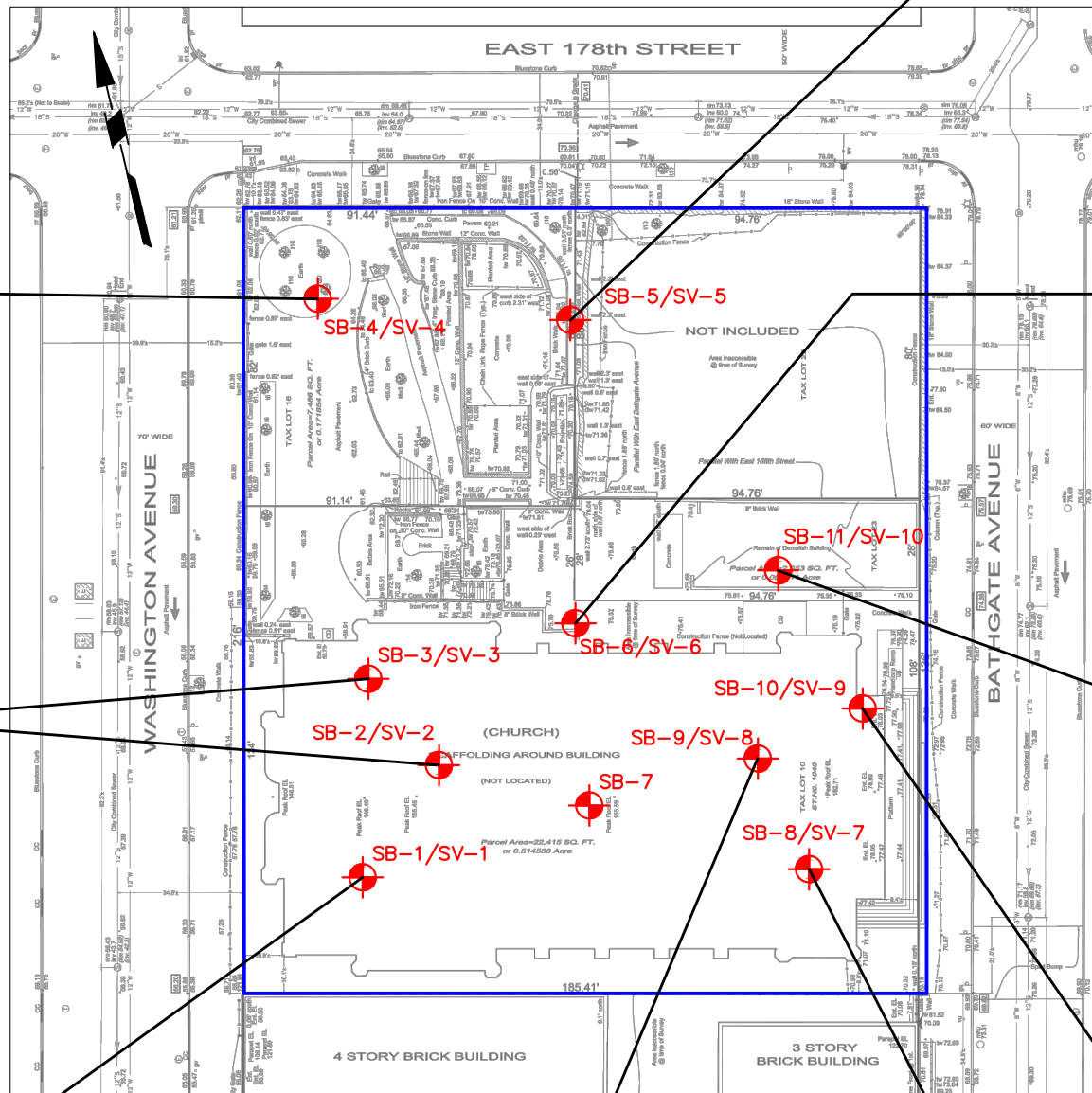
Drawing Title
SAMPLE LOCATION MAP

Project No.
170852601
Date
2024/10/8
Drawn By
VK
Checked By
PM

Figure
D-1
Sheet 1 of 3

	Location	SV01
	Sample Name	SV-1_033023
	Sample Date	03/30/2023
	Sample Type	SV
VOCs		
1,1,1-Trichloroethane		<1.09
1,2,4-Trimethylbenzene		4.13
1,3,5-Trimethylbenzene (Mesitylene)		<0.983 U
2-Hexanone (MIBK)		<0.82 U
4-Ethyltoluene		<0.983 U
Acetone		13.3
Benzene		0.818
Carbon Disulfide		<0.623 U
Chloromethane		0.667
Dichlorodifluoromethane		2.14
Ethylbenzene		0.943
M,P-Xylene		4.3
Methyl Ethyl Ketone (2-Butanone)		1.83
n-Heptane		<0.82 U
n-Hexane		2.1
o-Xylene (1,2-Dimethylbenzene)		1.72
Styrene		<0.852 U
Tert-Butyl Alcohol		2.86
Tetrachloroethane (PCE)		59.7
Tetrahydrofuran		<1.47 U
Toluene		2.66
Trichlorofluoromethane		<1.12 U

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Location	SV08
Sample Name	SV-8_033023
Sample Date	03/30/2023
Sample Type	SV
VOCs	
1,1,1-Trichloroethane	<1.09 U
1,2-Dichloroethylene	10.3
1,3,5-Trimethylbenzene (Mesitylene)	2.35
2-Hexanone (MBK)	<0.82 U
4-Ethyltoluene	2.68
Acetone	58.9
Benzene	0.879
Carbon Disulfide	2.6
Chloromethane	<0.413 U
Dichlorodifluoromethane	2.28
Ethylbenzene	4.34
m,p-Xylene	17.6
Methyl Ethyl Ketone (2-Butanone)	3.19
n-Heptane	2.77
n-Hexane	1.66
o-Xylene (1,2-Dimethylbenzene)	6.56
Styrene	<0.852 U
tert-Butyl Alcohol	7.85
Tetrachloroethene (PCE)	322
Tetrahydrofuran	<1.47 U
Toluene	9.04
Trichlorofluoromethane	1.16

Location	SV07
Sample Name	SV-7 033023
Sample Date	03/30/2023
Sample Type	SV
VOCs	
1,1,1-Trichloroethane	<1.09 U
1,2-Dichloroethane	4.64
1,3,5-Trimethylbenzene (Mesitylene)	1.09
2-Hexanone (MBK)	5
4-Ethyltoluene	1.34
Acetone	35.9
Benzene	0.658
Carbon Disulfide	0.775
Chloromethane	<0.413 U
Dichlorodifluoromethane	2.23
Ethylbenzene	2.59
M,P-Xylene	9.73
Methyl Ethyl Ketone (2-Butanone)	40.4
n-Heptane	1.37
n-Hexane	4.86
o-Xylene (1,2-Dimethylbenzene)	3.98
Styrene	<0.852 U
sec-Butyl Alcohol	2.47
Tetrachloroethene (PCE)	142
Tetrahydrofuran	<1.47 U
Toluene	6.41
Trichlorofluoromethane	1.2

Location	SV05
Sample Name	SV-5_033023
Sample Date	03/30/2023
Sample Type	SV
VOCs	
1,1,1-Trichloroethane	<2.18 U
1,2,4-Trimethylbenzene	5.35
1,3,5-Trimethylbenzene (Mesitylene)	2.3
2-Hexanone (MBO)	<1.64 U
4-Ethyltoluene	2.77
Acetone	30.6
Benzene	<1.28 U
Carbon Disulfide	<1.25 U
Chloromethane	<0.826 U
Dichlorodifluoromethane	2.24
Ethylbenzene	7.17
m,p-Xylene	27.8
Methyl Ethyl Ketone (2-Butanone)	<2.95 U
n-Heptane	10.2
n-Hexane	5.67
o-Xylene (1,2-Dimethylbenzene)	10.1
Styrene	<1.7 U
tert-Butyl Alcohol	6
Tetrachloroethene (PCE)	658
Tetrahydrofuran	<2.95 U
Toluene	20.7
Trichlorofluoromethane	<2.25 U

	Location	SV06
	Sample Name	SV-6_033023
	Sample Date	03/30/2023
	Sample Type	SV
VOCs		
1,1,1-Trichloroethane		<1.09 U
1,2,4-Trimethylbenzene		9.93
1,3,5-Trimethylbenzene (Mesitylene)		2.12
2-Hexanone (MBK)		<0.82 U
4-Ethyltoluene		2.25
Acetone		75.3
Benzene		<0.639 U
Carbon Disulfide		1.44
Chloromethane		<0.413 U
Dichlorodifluoromethane		2.25
Ethylbenzene		2.46
m,p-Xylene		11.9
Methyl Ethyl Ketone (2-Butanone)		2.98
n-Heptane		1.91
n-Hexane		0.867
o-Xylene (1,2-Dimethylbenzene)		4.47
Styrene		<0.952 U
Tert-Butyl Alcohol		10
Tetrachloroethene (PCE)		194
Tetrahydrofuran		<1.47 U
Toluene		5.39
Trichlorofluoromethane		1.14

Location	SV10
Sample Name	SV-10_033023
Sample Date	03/30/2023
Sample Type	SV
VOCs	
1,1,1-Trichloroethane	<2.02 U
1,2,4-Trimethylbenzene	11.8
1,3,5-Trimethylbenzene (Mesitylene)	2.95
2-Hexanone (MBK)	<1.52 U
4-Ethyltoluene	3.28
Acetone	66.5
Benzene	<1.18 U
Carbon Disulfide	<1.15 U
Chloroethane	<0.764 U
Dichlorodifluoromethane	2.75
Ethylbenzene	5.95
m,p-Xylene	25.9
Methyl Ethyl Ketone (2-Butanone)	<2.73 U
n-Heptane	5.61
n-Hexane	<1.3 U
o-Xylene (1,2-Dimethylbenzene)	9.47
Styrene	<1.58 U
tert-Butyl Alcohol	10.7
Tetrachloroethane (PCE)	550
Tetrahydrofuran	<2.73 U
Toluene	16.2
Trichlorofluoromethane	<2.08 U

Location	SV09
Sample Name	SV-9_033023
Sample Date	03/30/2023
Sample Type	SV
VOCs	
1,1,1-Trichloroethane	<1.56 U
1,2,4-Trimethylbenzene	9.95
1,3,5-Trimethylbenzene (Mesitylene)	2.47
2-Hexanone (MBK)	<1.17 U
4-Ethyltoluene	2.69
Acetone	78.9
Benzene	1.36
Carbon Disulfide	5.99
Chlorobenzene	<0.591 U
Chlorodifluoromethane	2.28
Ethylbenzene	5.86
m,p-Xylene	22.2
Methyl Ethyl Ketone (2-Butanone)	3.83
n-Heptane	5.49
n-Hexane	13.5
o-Xylene (1,2-Dimethylbenzene)	8.21
Styrene	<1.22 U
tert-Butyl Alcohol	9.22
Tetrachloroethene (PCE)	412
Tetrahydrofuran	<2.11 U
Toluene	17.4
Trichlorofluoromethane	<1.61 U

LEGEND:



SB-1/SV-1

APPROXIMATE SITE BOUNDARY

APPROXIMATE SOIL/SOIL VAPOR SAMPLE LOCATIONS

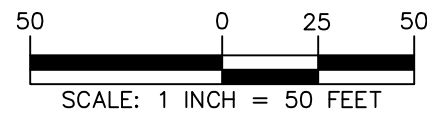
Analyte	NYSDOH Decision Matrices Minimum Concentrations
VOCs	
1,1,1-Trichloroethane	100
1,2,4-Trimethylbenzene	60
1,3,5-Trimethylbenzene (Mesitylene)	60
2-Hexanone (MBK)	NS
4-Ethyltoluene	NS
Acetone	NS
Benzene	60
Carbon Disulfide	NS
Chloromethane	NS
Dichlorodifluoromethane	NS
Ethylbenzene	60
M,P-Xylene	200
Methyl Ethyl Ketone (2-Butanone)	NS
n-Heptane	200
n-Hexane	200
o-Xylene (1,2-Dimethylbenzene)	60
Styrene	NS
Tert-Butyl Alcohol	NS
Tetrachloroethene (PCE)	100
Tetrahydrofuran	NS
Toluene	300
Trichlorofluoromethane	NS

Exceedance Summary:

10 - NYSDOH Decision Matrices Minimum Concentrations

NOTES:

1. BASE MAP TAKEN FROM 2018 ARCHITECTURAL SURVEY PREPARED BY MONTROSE SURVEYING CO., LLP.
2. ALL LOCATIONS ARE APPROXIMATE



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Project

ST. JOSEPH APARTMENTS

BLOCK No. 3043, LOT No. 10

BROOKLYN

BRONX NEW YORK

Drawing Title

**SOIL VAPOR SAMPLE
ANALYTICAL RESULTS
MAP**

Project No.	170852601
Date	2024/10/8
Drawn By	VK
Checked By	PM

Figure

D-3

Sheet **3** of 3

Table 1
Phase II Esnvironmental Site Assessment
Soil Sample Analytical Results

St. Joseph Apartments
Bronx, New York
Langan Project No.: 170852601

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	Location	SB01	SB01	SB02	SB02	SB03	SB03	SB04	SB04	SB05	SB05	SB06	SB07	SB08	SB09	SB10	SB11	SB11
				Sample Name	SB-1_0-2	SB-1_5-6.5	SB-2_0-2	SB-2_10-12	SB-3_0-2	SB-3_6-8	SB-4_0-2	SB-4_4-6	SB-5_0-2	SB-5_12-14	SB-6_0-2	SB-7_0-2	SB-8_0-2	SB-9_0-2	SB-10_0-2	SB-11_6.5-8.5	SB-11_0-2
				Sample Date	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023
				Sample Depth	0-2	5-6.5	0-2	10-12	0-2	6-8	0-2	4-6	0-2	12-14	0-2	0-2	0-2	0-2	0-2	6.5-8.5	10-2
				Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	
Volatile Organic Compounds																					
1,1,1,2-Tetrachloroethane	630-20-6	NS	NS	mg/kg	<0.00056 U	<0.00083 U	<0.00055 U	<0.00066 U	<0.00066 U	<0.00067 U	<0.00051 U	<0.00076 U	<0.00052 U	<0.00066 U	<0.00066 U	<0.00067 U	<0.00064 U	<0.00055 U	<0.00071 U	<0.00082 U	<0.00062 U
1,1,1-Trichloroethane	71-55-6	0.68	100	mg/kg	<0.00056 U	<0.00083 U	<0.00055 U	<0.00066 U	<0.00066 U	<0.00067 U	<0.00051 U	<0.00076 U	<0.00052 U	<0.00066 U	<0.00066 U	<0.00067 U	<0.00064 U	<0.00055 U	<0.00071 U	<0.00082 U	<0.00062 U
1,1,2,2-Tetrachloroethane	79-34-5	NS	NS	mg/kg	<0.00056 U	<0.00083 U	<0.00055 U	<0.00066 U	<0.00066 U	<0.00067 U	<0.00051 U	<0.00076 U	<0.00052 U	<0.00066 U	<0.00066 U	<0.00067 U	<0.00064 U	<0.00055 U	<0.00071 U	<0.00082 U	<0.00062 U
1,1,2-Trichloroethane	79-00-5	NS	NS	mg/kg	<0.0011 U	<0.0016 U	<0.0011 U	<0.0013 U	<0.0013 U	<0.0013 U	<0.001 U	<0.0015 U	<0.001 U	<0.0013 U	<0.0013 U	<0.0013 U	<0.0013 U	<0.0011 U	<0.0014 U	<0.0016 U	<0.0012 U
1,1-Dichloroethane	75-34-3	0.27	26	mg/kg	<0.0011 U	<0.0016 U	<0.0011 U	<0.0013 U	<0.0013 U	<0.0013 U	<0.001 U	<0.0015 U	<0.001 U	<0.0013 U	<0.0013 U	<0.0013 U	<0.0013 U	<0.0011 U	<0.0014 U	<0.0016 U	<0.0012 U
1,1-Dichloroethene	75-35-4	0.33	100	mg/kg	<0.0011 U	<0.0016 U	<0.0011 U	<0.0013 U	<0.0013 U	<0.0013 U	<0.001 U	<0.0015 U	<0.001 U	<0.0013 U	<0.0013 U	<0.0013 U	<0.0013 U	<0.0011 U	<0.0014 U	<0.0016 U	<0.0012 U
1,1-Dichloropropene	563-58-6	NS	NS	mg/kg	<0.00056 U	<0.00083 U	<0.00055 U	<0.00066 U	<0.00066 U	<0.00067 U	<0.00051 U	<0.00076 U	<0.00052 U	<0.00066 U	<0.00066 U	<0.00067 U	<0.00064 U	<0.00055 U	<0.00071 U	<0.00082 U	<0.00062 U
1,2,3-Trichlorobenzene	87-61-6	NS	NS	mg/kg	<0.0022 U	<0.0033 U	<0.0022 U	<0.0026 U	<0.0026 U	<0.0027 U	<0.002 U	<0.003 U	<0.0021 U	<0.0026 U	<0.0026 U	<0.0027 U	<0.0025 U	<0.0022 U	<0.0028 U	<0.0033 U	<0.0025 U
1,2,3-Trichloropropane	96-18-4	NS	NS	mg/kg	<0.0022 U	<0.0033 U	<0.0022 U	<0.0026 U	<0.0026 U	<0.0027 U	<0.002 U	<0.003 U	<0.0021 U	<0.0026 U	<0.0026 U	<0.0027 U	<0.0025 U	<0.0022 U	<0.0028 U	<0.0033 U	<0.0025 U
1,2,4,5-Tetramethylbenzene	95-93-2	NS	NS	mg/kg	<0.0022 U	<0.0033 U	<0.0022 U	<0.0026 U	<0.0026 U	<0.0027 U	<0.002 U	<0.003 U	<0.0021 U	<0.0026 U	<0.0026 U	<0.0027 U	<0.0025 U	<0.0022 U	<0.0028 U	0.00093 J	<0.0025 U
1,2,4-Trichlorobenzene	120-82-1	NS	NS	mg/kg	<0.0022 U	<0.0033 U	<0.0022 U	<0.0026 U	<0.0026 U	<0.0027 U	<0.002 U	<0.003 U	<0.0021 U	<0.0026 U	<0.0026 U	<0.0027 U	<0.0025 U	<0.0022 U	<0.0028 U	<0.0033 U	<0.0025 U
1,2,4-Trimethylbenzene	95-63-6	3.6	52	mg/kg	<0.0022 U	<0.0033 U	<0.0022 U	<0.0026 U	<0.0026 U	<0.0027 U	<0.002 U	<0.003 U	<0.0021 U	<0.0026 U	<0.0026 U	<0.0027 U	<0.0025 U	<0.0022 U	<0.0028 U	<0.0033 U	<0.0025 U
1,2-Dibromo-3-Chloropropane	96-12-8	NS	NS	mg/kg	<0.0034 U	<0.005 U	<0.0033 U	<0.004 U	<0.004 U	<0.004 U	<0.0031 U	<0.0046 U	<0.0031 U	<0.0039 U	<0.0039 U	<0.004 U	<0.0038 U	<0.0033 U	<0.0043 U	<0.005 U	<0.0037 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	NS	NS	mg/kg	<0.0011 U	<0.0016 U	<0.0011 U	<0.0013 U	<0.0013 U	<0.0013 U	<0.001 U	<0.0015 U	<0.001 U	<0.0013 U	<0.0013 U	<0.0013 U	<0.0013 U	<0.0011 U	<0.0014 U	<0.0016 U	<0.0012 U
1,2-Dichlorobenzene	95-50-1	1.1	100	mg/kg	<0.0022 U	<0.0033 U	<0.0022 U	<0.0026 U	<0.0026 U	<0.0027 U	<0.002 U	<0.003 U	<0.0021 U	<0.0026 U	<0.0026 U	<0.0027 U	<0.0025 U	<0.0022 U	<0.0028 U	<0.0033 U	<0.0025 U
1,2-Dichloroethane	107-06-2	0.02	3.1	mg/kg	<0.0011 U	<0.0016 U	<0.0011 U	<0.0013 U	<0.0013 U	<0.0013 U	<0.001 U	<0.0015 U	<0.001 U	<0.0013 U	<0.0013 U	<0.0013 U	<0.0013 U	<0.0011 U	<0.0014 U	<0.0016 U	<0.0012 U
1,2-Dichloropropane	78-87-5	NS	NS	mg/kg	<0.0011 U	<0.0016 U	<0.0011 U	<0.0013 U	<0.0013 U	<0.0013 U	<0.001 U	<0.0015 U	<0.001 U	<0.0013 U	<0.0013 U	<0.0013 U	<0.0013 U	<0.0011 U	<0.0014 U	<0.0016 U	<0.0012 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	8.4	52	mg/kg	<0.0022 U	<0.0033 U	<0.0022 U	<0.0026 U	<0.0026 U	<0.0027 U	<0.002 U	<0.003 U	<0.0021 U	<0.0026 U	<0.0026 U	<0.0027 U	<0.0025 U	<0.0022 U	<0.0028 U	<0.0033 U	<0.0025 U
1,3-Dichlorobenzene	541-73-1	2.4	49	mg/kg	<0.0022 U	<0.0033 U	<0.0022 U	<0.0026 U	<0.0026 U	<0.0027 U	<0.002 U	<0.003 U	<0.0021 U	<0.0026 U	<0.0026 U	<0.0027 U	<0.0025 U	<0.0022 U	<0.0028 U	<0.0033 U	<0.0025 U
1,3-Dichloropropane	142-28-9	NS	NS	mg/kg	<0.0022 U	<0.0033 U	<0.0022 U	<0.0026 U	<0.0026 U	<0.0027 U	<0.002 U	<0.003 U	<0.0021 U	<0.0026 U	<0.0026 U	<0.0027 U	<0.0025 U	<0.0022 U	<0.0028 U	<0.0033 U	<0.0025 U
1,4-Dichlorobenzene	106-46-7	1.8	13	mg/kg	<0.0022 U	<0.0033 U	<0.0022 U	<0.0026 U	<0.0026 U	<0.0027 U	<0.002 U	<0.003 U	<0.0021 U	<0.0026 U	<0.0026 U	<0.0027 U	<0.0025 U	<0.0022 U	<0.0028 U	<0.0033 U	<0.0025 U
1,4-Diethyl Benzene	105-05-5	NS	NS	mg/kg	<0.0022 U	<0.0033 U	<0.0022 U	<0.0026 U	<0.0026 U	<0.0027 U	<0.002 U	<0.003 U	<0.0021 U	<0.0026 U	<0.0026 U	<0.0027 U	<0.0025 U	<0.0022 U	<0.0028 U	<0.0033 U	<0.0025 U
1,4-Dioxane (P-Dioxane)	123-91-1	0.1	13	mg/kg	<0.09 U	<0.13 U	<0.088 U	<0.1 U	<0.1 U	<0.11 U	<0.082 U	<0.12 U	<0.083 U	<0.1 U	<0.1 U	<0.11 U	<0.089 U	<0.11 U	<0.089 U	<0.13 U	<0.099 U
2,2-Dichloropropane	594-20-7	NS	NS	mg/kg	<0.0022 U	<0.0033 U	<0.0022 U	<0.0026 U	<0.0026 U	<0.0027 U	<0.002 U	<0.003 U	<0.0021 U	<0.0026 U	<0.0026 U	<0.0027 U	<0.0025 U	<0.0022 U	<0.0028 U	<0.0033 U	<0.0025 U
2-Chlorotoluene	95-49-8	NS	NS	mg/kg	<0.0022 U	<0.0033 U	<0.0022 U	<0.0026 U	<0.0026 U	<0.0027 U	<0.002 U	<0.003 U	<0.0021 U	<0.0026 U	<0.0026 U	<0.0027 U	<0.0025 U	<0.0022 U	<0.0028 U	<0.0033 U	<0.0025 U
2-Hexanone (MBK)	591-78-6	NS	NS	mg/kg	<0.011 U	<0.016 U	<0.011 U	<0.013 U	<0.013 U	<0.013 U	<0.01 U	<0.015 U	<0.01 U	<0.013 U	<0.013 U	<0.013 U	<0.013 U	<0.011 U	<0.014 U	<0.016 U	<0.012 U
4-Chlorotoluene	106-43-4	NS	NS	mg/kg	<0.0022 U	<0.0033 U	<0.0022 U	<0.0026 U	<0.0026 U	<0.0027 U	<0.002 U										

Table 1
Phase II Esnvironmental Site Assessment
Soil Sample Analytical Results

St. Joseph Apartments
Bronx, New York
Langan Project No.: 170852601

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Restricted-Use SCOs	Location	SB01	SB01	SB02	SB02	SB03	SB03	SB04	SB04	SB05	SB05	SB06	SB07	SB08	SB09	SB10	SB11	SB11
				Sample Name	SB-1_0-2	SB-1_5-6.5	SB-2_0-2	SB-2_10-12	SB-3_0-2	SB-3_6-8	SB-4_0-2	SB-4_4-6	SB-5_0-2	SB-5_12-14	SB-6_0-2	SB-7_0-2	SB-8_0-2	SB-9_0-2	SB-10_0-2	SB-11_6.5-8.5	SB-11_0-2
				Sample Date	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023
				Sample Depth	0-2	5-6.5	0-2	10-12	0-2	6-8	0-2	4-6	0-2	12-14	0-2	0-2	0-2	0-2	0-2	6.5-8.5	10-2
				Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	
Semi-Volatile Organic Compounds																					
1,2,4,5-Tetrachlorobenzene	95-94-3	NS	NS	mg/kg	<0.18 U	<0.19 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.9 U	<0.24 U	<0.94 U	<0.18 U	<0.17 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.18 U	
1,2,4-Trichlorobenzene	120-82-1	NS	NS	mg/kg	<0.18 U	<0.19 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.9 U	<0.24 U	<0.94 U	<0.18 U	<0.17 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.18 U	
1,2-Dichlorobenzene	95-50-1	1.1	100	mg/kg	<0.18 U	<0.19 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.9 U	<0.24 U	<0.94 U	<0.18 U	<0.17 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.18 U	
1,3-Dichlorobenzene	541-73-1	2.4	49	mg/kg	<0.18 U	<0.19 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.9 U	<0.24 U	<0.94 U	<0.18 U	<0.17 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.18 U	
1,4-Dichlorobenzene	106-46-7	1.8	13	mg/kg	<0.18 U	<0.19 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.9 U	<0.24 U	<0.94 U	<0.18 U	<0.17 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.18 U	
1,4-Dioxane (P-Dioxane)	123-91-1	0.1	13	mg/kg	<0.028 U	<0.028 U	<0.027 U	<0.028 U	<0.028 U	<0.028 U	<0.14 U	<0.036 U	<0.14 U	<0.027 U	<0.026 U	<0.028 U	<0.028 U	<0.028 U	<0.028 U	<0.027 U	
2,4,5-Trichlorophenol	95-95-4	NS	NS	mg/kg	<0.18 U	<0.19 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.9 U	<0.24 U	<0.94 U	<0.18 U	<0.17 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.18 U	
2,4,6-Trichlorophenol	88-06-2	NS	NS	mg/kg	<0.11 U	<0.11 U	<0.11 U	<0.11 U	<0.11 U	<0.11 U	<0.54 U	<0.14 U	<0.56 U	<0.11 U	<0.1 U	<0.11 U	<0.11 U	<0.11 U	<0.11 U	<0.11 U	
2,4-Dichlorophenol	120-83-2	NS	NS	mg/kg	<0.17 U	<0.17 U	<0.16 U	<0.17 U	<0.17 U	<0.17 U	<0.81 U	<0.21 U	<0.84 U	<0.16 U	<0.15 U	<0.16 U	<0.17 U	<0.17 U	<0.16 U	<0.16 U	
2,4-Dimethylphenol	105-67-9	NS	NS	mg/kg	<0.18 U	<0.19 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.9 U	<0.24 U	<0.94 U	<0.18 U	<0.17 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.18 U	
2,4-Dinitrophenol	51-28-5	NS	NS	mg/kg	<0.89 U	<0.9 U	<0.87 U	<0.9 U	<0.91 U	<0.89 U	<4.3 U	<1.1 U	<4.5 U	<0.86 U	<0.82 U	<0.88 U	<0.91 U	<0.89 U	<0.88 U	<0.86 U	
2,4-Dinitrotoluene	121-14-2	NS	NS	mg/kg	<0.18 U	<0.19 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.9 U	<0.24 U	<0.94 U	<0.18 U	<0.17 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.18 U	
2,6-Dinitrotoluene	606-20-2	NS	NS	mg/kg	<0.18 U	<0.19 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.9 U	<0.24 U	<0.94 U	<0.18 U	<0.17 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.18 U	
2-Chloronaphthalene	91-58-7	NS	NS	mg/kg	<0.18 U	<0.19 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.9 U	<0.24 U	<0.94 U	<0.18 U	<0.17 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.18 U	
2-Chlorophenol	95-57-8	NS	NS	mg/kg	<0.18 U	<0.19 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.9 U	<0.24 U	<0.94 U	<0.18 U	<0.17 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.18 U	
2-Methylnaphthalene	91-57-6	NS	NS	mg/kg	<0.22 U	<0.22 U	<0.22 U	<0.22 U	<0.23 U	<0.22 U	<1.1 U	0.09 J	<1.1 U	<0.21 U	<0.2 U	<0.22 U	<0.23 U	<0.22 U	0.75	0.022 J	
2-Methylphenol (o-Cresol)	95-48-7	0.33	100	mg/kg	<0.18 U	<0.19 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.9 U	<0.24 U	<0.94 U	<0.18 U	<0.17 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.18 U	
2-Nitroaniline	88-74-4	NS	NS	mg/kg	<0.18 U	<0.19 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.9 U	<0.24 U	<0.94 U	<0.18 U	<0.17 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.18 U	
2-Nitrophenol	88-75-5	NS	NS	mg/kg	<0.4 U	<0.4 U	<0.39 U	<0.4 U	<0.41 U	<0.4 U	<1.9 U	<0.51 U	<2 U	<0.38 U	<0.37 U	<0.4 U	<0.41 U	<0.4 U	<0.4 U	<0.39 U	
3 & 4 Methylphenol (m&p Cresol)	65794-96-9	0.33	100	mg/kg	<0.27 U	<0.27 U	<0.26 U	<0.27 U	<0.27 U	<0.27 U	<1.3 U	0.05 J	<1.4 U	0.036 J	<0.25 U	<0.26 U	<0.27 U	<0.27 U	<0.26 U	<0.26 U	
3,3'-Dichlorobenzidine	91-94-1	NS	NS	mg/kg	<0.18 U	<0.19 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.9 U	<0.24 U	<0.94 U	<0.18 U	<0.17 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.18 U	
3-Nitroaniline	99-09-2	NS	NS	mg/kg	<0.18 U	<0.19 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.9 U	<0.24 U	<0.94 U	<0.18 U	<0.17 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.18 U	
4,6-Dinitro-2-Methylphenol	534-52-1	NS	NS	mg/kg	<0.48 U	<0.49 U	<0.47 U	<0.49 U	<0.49 U	<0.48 U	<2.3 U	<0.62 U	<2.4 U	<0.46 U	<0.44 U	<0.48 U	<0.49 U	<0.48 U	<0.48 U	<0.46 U	
4-Bromophenyl Phenyl Ether	101-55-3	NS	NS	mg/kg	<0.18 U	<0.19 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.9 U	<0.24 U	<0.94 U	<0.18 U	<0.17 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.18 U	
4-Chloro-3-Methylphenol	59-50-7	NS	NS	mg/kg	<0.18 U	<0.19 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.9 U	<0.24 U	<0.94 U	<0.18 U	<0.17 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.18 U	
4-Chloroaniline	106-47-8	NS	NS	mg/kg	<0.18 U	<0.19 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.9 U	<0.24 U	<0.94 U	<0.18 U	<0.17 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.18 U	
4-Chlorophenyl Phenyl Ether	7005-72-3	NS	NS	mg/kg	<0.18 U	<0.19 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.9 U	<0.24 U	<0.94 U	<0.18 U	<0.17 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.18 U	
4-Nitroaniline	100-01-6	NS	NS	mg/kg	<0.18 U	<0.19 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.9 U	<0.24 U	<0.94 U	<0.18 U	<0.17 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.18 U	
4-Nitrophenol	100-02-7	NS	NS	mg/kg	<0.26 U	<0.26 U	<0.25 U	<0.26 U	<0.27 U	<0.26 U	<1.3 U	<0.33 U	<1.3 U	<0.25 U	<0.24 U	<0.26 U	<0.26 U	<0.26 U	<0.26 U	<0.25 U	
Acenaphthene	83-32-9	20	100	mg/kg	<0.15 U	<0.15 U	<0.14 U	<0.15 U	<0.15 U	<0.15 U	<0.72 U	0.027 J	0.13 J	0.024 J	<0.14 U	<0.15 U	<0.15 U	<0.15 U	<0.15 U	0.13 J	
Acenaphthylene	208-96-8	100	100	mg/kg	<0.15 U	<0.15 U	<0.14 U	<0.15 U	<0.15 U	<0.15 U	0.77	0.71	1.1	0.45	<0.14 U	0.028 J	<0.15 U	<0.15 U	<0.15 U	0.095 J	
Acetophenone	98-86-2	NS	NS	mg/kg	<0.18 U	<0.19 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.9 U	0.058 J	<0.94 U	<0.18 U	<0.17 U	<0.18 U	<0.19 U	<0.19 U	<0.18 U	<0.18 U	
Anthracene	120-12-7	100	100	mg/kg	<0.11 U	<0.11 U	<0.11 U	<0.11 U	<0.11 U	<0.11 U	0.51 J	0.69	0.58	0.31	<0.1 U	<0.11 U	<0.11 U	<0.11 U	<0.11 U	0.11	
Benzo(a)anthracene	56-55-3	1	1	mg/kg	0.04 J	0.034 J	0.027 J														

Table 1
Phase II Esnvironmental Site Assessment
Soil Sample Analytical Results

St. Joseph Apartments
Bronx, New York
Langan Project No.: 170852601

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Restricted-Use Restricted-Residential SCOs	Location	SB01	SB01	SB02	SB02	SB03	SB03	SB04	SB04	SB05	SB05	SB06	SB07	SB08	SB09	SB10	SB11	SB11
				Sample Name	SB-1_0-2	SB-1_5-6.5	SB-2_0-2	SB-2_10-12	SB-3_0-2	SB-3_6-8	SB-4_0-2	SB-4_4-6	SB-5_0-2	SB-5_12-14	SB-6_0-2	SB-7_0-2	SB-8_0-2	SB-9_0-2	SB-10_0-2	SB-11_6.5-8.5	SB-11_0-2
				Sample Date	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023
				Sample Depth	0-2	5-6.5	0-2	10-12	0-2	6-8	0-2	4-6	0-2	12-14	0-2	0-2	0-2	0-2	0-2	0-2	6.5-8.5
				Unit	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result	
Pesticides																					
4,4'-DDD	72-54-8	0.0033	13	mg/kg	<0.00173 U	<0.00175 U	<0.00169 U	<0.0017 U	<0.00174 U	<0.00174 U	0.00657	0.0268	0.00103 J	0.00439	<0.00156 U	<0.00172 U	<0.00172 U	<0.00176 U	<0.00178 U	<0.00172 U	<0.0017 U
4,4'-DDE	72-55-9	0.0033	8.9	mg/kg	<0.00173 U	0.00123 J	<0.00169 U	<0.0017 U	<0.00174 U	<0.00174 U	<0.00176 U	0.181	0.00716	0.034	<0.00156 U	<0.00172 U	<0.00172 U	<0.00176 U	<0.00178 U	<0.00172 U	<0.0017 U
4,4'-DDT	50-29-3	0.0033	7.9	mg/kg	0.00593	0.0118	0.00269	<0.0017 U	<0.00174 U	0.00257	0.0768	0.806	0.0217	0.126	<0.00156 U	0.00237	0.00184	0.00164 JIP	<0.00178 U	0.164	<0.0017 U
Aldrin	309-00-2	0.005	0.097	mg/kg	<0.00173 U	<0.00175 U	<0.00169 U	<0.0017 U	<0.00174 U	<0.00174 U	<0.00176 U	<0.00228 U	<0.00176 U	<0.0017 U	<0.00156 U	<0.00172 U	<0.00172 U	<0.00176 U	<0.00178 U	<0.00172 U	<0.0017 U
Alpha BHC (Alpha Hexachlorocyclohexane)	319-84-6	0.02	0.48	mg/kg	<0.00072 U	<0.000729 U	<0.000704 U	<0.00071 U	<0.000723 U	<0.000725 U	<0.000732 U	<0.000949 U	<0.000732 U	<0.000709 U	<0.000652 U	<0.000718 U	<0.000717 U	<0.000733 U	<0.00074 U	<0.000716 U	<0.000708 U
Alpha Chlordane	5103-71-9	0.094	4.2	mg/kg	0.000775 J	0.0176	<0.00211 U	0.000656 J	<0.00217 U	<0.00218 U	0.0176 IP	0.024 IP	0.00263 IP	0.0135 IP	0.00198 IP	<0.00216 U	<0.00215 U	<0.0022 U	0.00156 J	3.47 PE	0.151 IP
Alpha Endosulfan	959-98-8	2.4	24	mg/kg	<0.00173 U	<0.00175 U	<0.00169 U	<0.0017 U	<0.00174 U	<0.00174 U	<0.00176 U	<0.00228 U	<0.00176 U	<0.0017 U	<0.00156 U	<0.00172 U	<0.00172 U	<0.00176 U	<0.00178 U	<0.00172 U	<0.0017 U
Beta Bhc (Beta Hexachlorocyclohexane)	319-85-7	0.036	0.36	mg/kg	<0.00173 U	<0.00175 U	<0.00169 U	<0.0017 U	<0.00174 U	<0.00174 U	<0.00176 U	<0.00228 U	<0.00176 U	<0.0017 U	<0.00156 U	<0.00172 U	<0.00172 U	<0.00176 U	<0.00178 U	<0.00172 U	<0.0017 U
Beta Endosulfan	33213-65-9	2.4	24	mg/kg	<0.00173 U	<0.00175 U	<0.00169 U	<0.0017 U	<0.00174 U	<0.00174 U	<0.00176 U	<0.00228 U	<0.00176 U	<0.0017 U	<0.00156 U	<0.00172 U	<0.00172 U	<0.00176 U	<0.00178 U	<0.00172 U	<0.0017 U
Chlordane (alpha and gamma)	57-74-9	NS	NS	mg/kg	0.0192	0.117	<0.0141 U	<0.0142 U	<0.0145 U	<0.0145 U	<0.0146 U	0.157	0.0166	0.0746	<0.013 U	<0.0144 U	<0.0143 U	<0.0147 U	0.0129 J	21.2	1.04
Delta Bhc (Delta Hexachlorocyclohexane)	319-86-8	0.04	100	mg/kg	<0.00173 U	<0.00175 U	<0.00169 U	<0.0017 U	<0.00174 U	<0.00174 U	<0.00176 U	<0.00228 U	<0.00176 U	<0.0017 U	<0.00156 U	<0.00172 U	<0.00172 U	<0.00176 U	<0.00178 U	<0.00172 U	<0.0017 U
Dieldrin	60-57-1	0.005	0.2	mg/kg	<0.00108 U	<0.00109 U	<0.00106 U	<0.00106 U	<0.00108 U	<0.00109 U	<0.0011 U	0.0582	0.00412	0.069	<0.000978 U	<0.00108 U	<0.00108 U	<0.0011 U	<0.00111 U	<0.00107 U	<0.00106 U
Endosulfan Sulfate	1031-07-8	2.4	24	mg/kg	<0.00072 U	<0.000729 U	<0.000704 U	<0.00071 U	<0.000723 U	<0.000725 U	<0.000732 U	<0.000949 U	<0.000732 U	<0.000709 U	<0.000652 U	<0.000718 U	<0.000717 U	<0.000733 U	<0.00074 U	<0.000716 U	<0.000708 U
Endrin	72-20-8	0.014	11	mg/kg	<0.00072 U	<0.000729 U	<0.000704 U	<0.00071 U	<0.000723 U	<0.000725 U	<0.000732 U	<0.000949 U	<0.000732 U	<0.000709 U	<0.000652 U	<0.000718 U	<0.000717 U	<0.000733 U	<0.00074 U	<0.000716 U	<0.000708 U
Endrin Aldehyde	7421-93-4	NS	NS	mg/kg	<0.00216 U	<0.00219 U	<0.00211 U	<0.00213 U	<0.00217 U	<0.00218 U	<0.0022 U	<0.00285 U	<0.0022 U	<0.00213 U	<0.00196 U	<0.00216 U	<0.00215 U	<0.0022 U	<0.00222 U	<0.00215 U	<0.00212 U
Endrin Ketone	53494-70-5	NS	NS	mg/kg	<0.00173 U	<0.00175 U	<0.00169 U	<0.0017 U	<0.00174 U	<0.00174 U	<0.00176 U	<0.00228 U	<0.00176 U	<0.0017 U	<0.00156 U	<0.00172 U	<0.00172 U	<0.00176 U	<0.00178 U	<0.00172 U	<0.0017 U
Gamma Bhc (Lindane)	58-89-9	0.1	1.3	mg/kg	<0.00072 U	<0.000729 U	<0.000704 U	<0.00071 U	<0.000723 U	<0.000725 U	<0.000732 U	<0.000949 U	<0.000732 U	<0.000709 U	<0.000652 U	<0.000718 U	<0.000717 U	<0.000733 U	<0.00074 U	<0.000716 U	<0.000708 U
Gamma Chlordane (Trans)	5103-74-2	NS	NS	mg/kg	0.00273	0.0187	0.000632 JIP	<0.00213 U	<0.00217 U	0.00105 J	0.0184 IP	0.0341	0.00218 JIP	0.0202	0.00182 JIP	0.000948 J	<0.00215 U	<0.0022 U	0.00138 JIP	3.11	0.216
Heptachlor	76-44-8	0.042	2.1	mg/kg	<0.000863 U	0.00202	<0.000845 U	<0.000852 U	<0.000868 U	<0.00087 U	<0.000879 U	0.00175	<0.000878 U	0.000456 J	<0.000862 U	<0.000862 U	<0.000861 U	<0.00088 U	<0.000888 U	0.699	0.00803
Heptachlor Epoxide	1024-57-3	NS	NS	mg/kg	<0.00324 U	<0.00328 U	<0.00317 U	<0.0032 U	<0.00325 U	<0.00326 U	<0.00329 U	0.00468	<0.00329 U	0.00119 J	<0.00293 U	<0.00323 U	<0.00323 U	<0.0033 U	<0.00333 U	0.0946	0.00361 IP
Methoxychlor	72-43-5	NS	NS	mg/kg	<0.00324 U	<0.00328 U	<0.00317 U	<0.0032 U	<0.00325 U	<0.00326 U	<0.00329 U	<0.00427 U	<0.00329 U	<0.00319 U	<0.00293 U	<0.00323 U	<0.00323 U	<0.0033 U	<0.00333 U	<0.00322 U	<0.00318 U
Toxaphene	8001-35-2	NS	NS	mg/kg	<0.0324 U	<0.0328 U	<0.0317 U	<0.032 U	<0.0325 U	<0.0326 U	<0.0329 U	<0.0427 U	<0.0329 U	<0.0319 U	<0.0293 U	<0.0323 U	<0.0323 U	<0.033 U	<0.033 U	<0.0322 U	<0.0318 U
Polychlorinated Biphenyl																					
PCB-1016 (Aroclor 1016)	12674-11-2	NS	NS	mg/kg	<0.0359 U	<0.0366 U	<0.0371 U	<0.0376 U	<0.0371 U	<0.0366 U	<0.0366 U	<0.0465 U	<0.0375 U	<0.0354 U	<0.034 U	<0.036 U	<0.0375 U	<0.0375 U	<0.0364 U	<0.0366 U	<0.0366 U
PCB-1221 (Aroclor 1221)	11104-28-2	NS	NS	mg/kg	<0.0359 U	<0.0366 U	<0.0371 U	<0.0376 U	<0.0371 U	<0.0366 U	<0.0366 U	<0.0465 U	<0.0375 U	<0.0354 U	<0.034 U	<0.036 U	<0.0375 U	<0.0375 U	<0.0364 U	<0.0366 U	<0.0366 U
PCB-1232 (Aroclor 1232)	11141-16-5	NS	NS	mg/kg	<0.0359 U	<0.0366 U	<0.0371 U	<0.0376 U	<0.0371 U	<0.0366 U	<0.0366 U	<0.0465 U	<0.0375 U	<0.0354 U	<0.034 U	<0.036 U	<0.0375 U	<0.0375 U	<0.0364 U	<0.0366 U	<0.0366 U
PCB-1242 (Aroclor 1242)	53469-21-9	NS	NS	mg/kg	<0.0359 U	<0.0366 U	<0.0371 U	<0.0376 U	<0.0371 U	<0.0366 U	<0.0366 U	<0.0465 U	<0.0375 U	<0.0354 U	<0.034 U	<0.036 U	<0.0375 U	<0.0375 U	<0.0364 U	<0.0366 U	<0.0366 U
PCB-1248 (Aroclor 1248)	12672-29-6	NS	NS	mg/kg	0.0236 J	<0.0366 U	0.0186 J	0.0119 J	<0.0371 U	0.0179 J	<0.0366 U	<0.0465 U	<0.0375 U	<0.0354 U	<0.034 U	<0.036 U	0.00773 J	0.014 J	0.00609 J	<0.0366 U	<0.0366 U
PCB-1254 (Aroclor 1254)	11097-69-1	NS	NS	mg/kg	0.0252 J	0.0138 J	0.017 J	0.00807 J	<0.0371 U	0.0177 J	<0.0366 U	<0.0465 U	0.0262 J	<0.0354 U	<0.034 U	0.00756 J	0.00764 J	0.0192 J	0.00507 J	<0.0366 U	<0.0366 U
PCB-1260 (Aroclor 1260)	11096-82-5	NS	NS	mg/kg	<0.0359 U	<0.0366 U	<0.0371 U	<0.0376 U	<0.0371 U	<0.0366 U	0.0145 J	0.0609	0.0171 J	0.0303 J	<0.034 U	<0.036 U	<0.0375 U	<0.0375 U	<0.0364 U	0.0115 J	<0.0366 U
PCB-1262 (Aroclor 1262)	37324-23-5	NS	NS	mg/kg	<0.0359 U	<0.0366 U	<0.0371 U	<0.0376 U	<0.0371 U	<0.0366 U	<0.0366 U	<0.0465 U	<0.0375 U	<0.0354 U	<0.034 U	<0.036 U	<0.0375 U	<0.0375 U	<0.0364 U	<0.0366 U	<0.0366 U
PCB-1268 (Aroclor 1268)	11100-14-4	NS	NS	mg/kg	<0.0359 U																

Table 1
Phase II Esnvironmental Site Assessment
Soil Sample Analytical Results

St. Joseph Apartments
Bronx, New York
Langan Project No.: 170852601

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Restricted Use Residential SCOs	Location	SB01	SB01	SB02	SB02	SB03	SB03	SB04	SB04	SB05	SB05	SB06	SB07	SB08	SB09	SB10	SB11	SB11
				Sample Name	SB-1_0-2	SB-1_5-6.5	SB-2_0-2	SB-2_10-12	SB-3_0-2	SB-3_6-8	SB-4_0-2	SB-4_4-6	SB-5_0-2	SB-5_12-14	SB-6_0-2	SB-7_0-2	SB-8_0-2	SB-9_0-2	SB-10_0-2	SB-11_6.5-8.5	SB-11_0-2
				Sample Date	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023	03/29/2023
				Sample Depth	0-2	5-6.5	0-2	10-12	0-2	6-8	0-2	4-6	0-2	12-14	0-2	0-2	0-2	0-2	0-2	6.5-8.5	10-2
Unit																					
Result																					
Per- and Polyfluoroalkyl Substances																					
1H,1H,2H,2H-Perfluorodecane Sulfonic Acid (8:2FTS)	39108-34-4	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000786 U	NA	NA	NA	NA	NA	
1H,1H,2H,2H-Perfluorooctane Sulfonic Acid (6:2FTS)	27619-97-2	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000786 U	NA	NA	NA	NA	NA	
N-ethyl Perfluorooctanesulfonamidoacetic Acid (NEtFOSAA)	2991-50-6	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000196 U	NA	NA	NA	NA	NA	
N-methyl Perfluorooctanesulfonamidoacetic Acid (NMeFOSAA)	2355-31-9	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000196 U	NA	NA	NA	NA	NA	
Perfluorobutanesulfonic Acid (PFBS)	375-73-5	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000196 U	NA	NA	NA	NA	NA	
Perfluorobutanoic acid (PFBA)	375-22-4	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000786 U	NA	NA	NA	NA	NA	
Perfluorodecanesulfonic Acid (PFDS)	335-77-3	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.000055 J	NA	NA	NA	NA	NA	
Perfluorodecanoic Acid (PFDA)	335-76-2	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000196 U	NA	NA	NA	NA	NA	
Perfluorododecanoic Acid (PFDoA)	307-55-1	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000196 U	NA	NA	NA	NA	NA	
Perfluoroheptanesulfonic Acid (PFHpS)	375-92-8	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000196 U	NA	NA	NA	NA	NA	
Perfluoroheptanoic acid (PFHpA)	375-85-9	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000196 U	NA	NA	NA	NA	NA	
Perfluorohexanesulfonic Acid (PFHxS)	355-46-4	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000196 U	NA	NA	NA	NA	NA	
Perfluorohexanoic Acid (PFHxA)	307-24-4	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000196 U	NA	NA	NA	NA	NA	
Perfluorononanoic Acid (PFNA)	375-95-1	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000196 U	NA	NA	NA	NA	NA	
Perfluorooctanesulfonamide (PFOSA)	754-91-6	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000196 U	NA	NA	NA	NA	NA	
Perfluorooctanesulfonic Acid (PFOS)	1763-23-1	0.00088	0.044	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.000212	NA	NA	NA	NA	NA	
Perfluorooctanoic Acid (PFOA)	335-67-1	0.00066	0.033	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000196 U	NA	NA	NA	NA	NA	
Perfluoropentanoic Acid (PFPeA)	2706-90-3	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000393 U	NA	NA	NA	NA	NA	
Perfluorotetradecanoic Acid (PFTeDA)	376-06-7	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000196 U	NA	NA	NA	NA	NA	
Perfluorotridecanoic Acid (PFTrDA)	72629-94-8	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000196 U	NA	NA	NA	NA	NA	
Perfluoroundecanoic Acid (PFUnA)	2058-94-8	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.000196 U	NA	NA	NA	NA	NA	
Total PFOA and PFOS	TOTPFOAPFOS	NS	NS	mg/kg	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.000212	NA	NA	NA	NA	NA	

Table 1
Phase II Environmental Site Assessment
Soil Sample Analytical Results

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St. Joseph Apartments
Bronx, New York
Langan Project No.: 170852601

Notes:

CAS - Chemical Abstract Service

NS - No standard

mg/kg - milligram per kilogram

NA - Not analyzed

RL - Reporting limit

<RL - Not detected

Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use and Restricted Use Restricted-Residential (SCO).

Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Part 375 Remedial Programs Guidelines for Sampling and Analysis of Per- and Polyfluoroalkyl Substances (PFAS) Unrestricted Use and Restricted Use Restricted-Residential.

The criteria comparison for total chromium is provided for reference. The promulgated SCO shown is for hexavalent chromium.

Qualifiers:

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

I - The lower value for the two columns has been reported due to obvious interference.

J - The analyte was detected above the method detection limit (MDL), but below the RL; therefore, the result is an estimated concentration.

P - The relative percent difference (RPD) between the results for the two columns exceeds the method-specified criteria.

U - The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

Exceedance Summary:

10 - Result exceeds Unrestricted Use SCOs

10 - Result exceeds Restricted Use Restricted-Residential SCOs

Table 2
Phase II Esnvironmental Site Assessment
Soil Vapor Sample Analytical Results

St Joseph Apartments
Bronx, New York
Langan Project No.: 170852601

Analyte	CAS Number	NYSDOH Decision Matrices Minimum Concentrations	Location	SV01	SV02	SV03	SV04	SV05	SV06	SV07	SV08	SV09	SV10
			Sample Name	SV-1_033023	SV-2_033023	SV-3_033023	SV-4_033023	SV-5_033023	SV-6_033023	SV-7_033023	SV-8_033023	SV-9_033023	SV-10_033023
			Sample Date	03/30/2023	03/30/2023	03/30/2023	03/30/2023	03/30/2023	03/30/2023	03/30/2023	03/30/2023	03/30/2023	03/30/2023
			Sample Type	SV	SV	SV	SV	SV	SV	SV	SV	SV	SV
Volatile Organic Compounds													
1,1,1-Trichloroethane	71-55-6	100	ug/m3	<1.09 U	<1.09 U	<1.09 U	2.74	<2.18 U	<1.09 U	<1.09 U	<1.09 U	<1.56 U	<2.02 U
1,1,2,2-Tetrachloroethane	79-34-5	NS	ug/m3	<1.37 U	<1.37 U	<1.37 U	<1.37 U	<2.75 U	<1.37 U	<1.37 U	<1.37 U	<1.96 U	<2.54 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	76-13-1	NS	ug/m3	<1.53 U	<1.53 U	<1.53 U	<1.53 U	<3.07 U	<1.53 U	<1.53 U	<1.53 U	<2.19 U	<2.84 U
1,1,2-Trichloroethane	79-00-5	NS	ug/m3	<1.09 U	<1.09 U	<1.09 U	<1.09 U	<2.18 U	<1.09 U	<1.09 U	<1.09 U	<1.56 U	<2.02 U
1,1-Dichloroethane	75-34-3	NS	ug/m3	<0.809 U	<0.809 U	<0.809 U	<0.809 U	<1.62 U	<0.809 U	<0.809 U	<0.809 U	<1.16 U	<1.5 U
1,1-Dichloroethene	75-35-4	6	ug/m3	<0.793 U	<0.793 U	<0.793 U	<0.793 U	<1.59 U	<0.793 U	<0.793 U	<0.793 U	<1.13 U	<1.47 U
1,2,4-Trichlorobenzene	120-82-1	NS	ug/m3	<1.48 U	<1.48 U	<1.48 U	<1.48 U	<2.97 U	<1.48 U	<1.48 U	<1.48 U	<2.12 U	<2.75 U
1,2,4-Trimethylbenzene	95-63-6	NS	ug/m3	4.13	6.69	6.78	3.67	8.36	9.93	4.64	10.8	9.98	11.8
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	NS	ug/m3	<1.54 U	<1.54 U	<1.54 U	<1.54 U	<3.07 U	<1.54 U	<1.54 U	<1.54 U	<2.2 U	<2.84 U
1,2-Dichlorobenzene	95-50-1	NS	ug/m3	<1.2 U	<1.2 U	<1.2 U	<1.2 U	<2.4 U	<1.2 U	<1.2 U	<1.2 U	<1.72 U	<2.22 U
1,2-Dichloroethane	107-06-2	NS	ug/m3	<0.809 U	<0.809 U	<0.809 U	<0.809 U	<1.62 U	<0.809 U	<0.809 U	<0.809 U	<1.16 U	<1.5 U
1,2-Dichloropropane	78-87-5	NS	ug/m3	<0.924 U	<0.924 U	<0.924 U	<0.924 U	<1.85 U	<0.924 U	<0.924 U	<0.924 U	<1.32 U	<1.71 U
1,2-Dichlorotetrafluoroethane	76-14-2	NS	ug/m3	<1.4 U	<1.4 U	<1.4 U	<1.4 U	<2.8 U	<1.4 U	<1.4 U	<1.4 U	<2 U	<2.59 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	NS	ug/m3	<0.983 U	1.85	1.68	1.04	2.3	2.12	1.09	2.35	2.47	2.95
1,3-Butadiene	106-99-0	NS	ug/m3	<0.442 U	<0.442 U	<0.442 U	<0.442 U	<0.885 U	<0.442 U	<0.442 U	<0.442 U	<0.633 U	<0.819 U
1,3-Dichlorobenzene	541-73-1	NS	ug/m3	<1.2 U	<1.2 U	<1.2 U	<1.2 U	<2.4 U	<1.2 U	<1.2 U	<1.2 U	<1.72 U	<2.22 U
1,4-Dichlorobenzene	106-46-7	NS	ug/m3	<1.2 U	<1.2 U	<1.2 U	<1.2 U	<2.4 U	<1.2 U	<1.2 U	<1.2 U	<1.72 U	<2.22 U
1,4-Dioxane (P-Dioxane)	123-91-1	NS	ug/m3	<0.721 U	<0.721 U	<0.721 U	<0.721 U	<1.44 U	<0.721 U	<0.721 U	<0.721 U	<1.03 U	<1.33 U
2,2,4-Trimethylpentane	540-84-1	NS	ug/m3	<0.934 U	<0.934 U	<0.934 U	<0.934 U	<1.87 U	<0.934 U	<0.934 U	<0.934 U	<1.34 U	<1.73 U
2-Hexanone (MBK)	591-78-6	NS	ug/m3	<0.82 U	1.32	2.02	2.03	<1.64 U	<0.82 U	5	<0.82 U	<1.17 U	<1.52 U
4-Ethyltoluene	622-96-8	NS	ug/m3	<0.983 U	1.65	<0.983 U	1.13	2.77	2.25	1.34	2.68	2.69	3.28
Acetone	67-64-1	NS	ug/m3	13.3	20.7	27.1	23.8	30.6	75.3	35.9	58.9	78.9	66.5
Allyl Chloride (3-Chloropropene)	107-05-1	NS	ug/m3	<0.626 U	<0.626 U	<0.626 U	<0.626 U	<1.25 U	<0.626 U	<0.626 U	<0.626 U	<0.895 U	<1.16 U
Benzene	71-43-2	NS	ug/m3	0.818	<0.639 U	<0.639 U	0.872	<1.28 U	<0.639 U	0.658	0.879	1.36	<1.18 U
Benzyl Chloride	100-44-7	NS	ug/m3	<1.04 U	<1.04 U	<1.04 U	<1.04 U	<2.07 U	<1.04 U	<1.04 U	<1.04 U	<1.48 U	<1.92 U
Bromodichloromethane	75-27-4	NS	ug/m3	<1.34 U	<1.34 U	<1.34 U	<1.34 U	<2.68 U	<1.34 U	<1.34 U	<1.34 U	<1.92 U	<2.48 U
Bromoethene	593-60-2	NS	ug/m3	<0.874 U	<0.874 U	<0.874 U	<0.874 U	<1.75 U	<0.874 U	<0.874 U	<0.874 U	<1.25 U	<1.62 U
Bromoform	75-25-2	NS	ug/m3	<2.07 U	<2.07 U	<2.07 U	<2.07 U	<4.14 U	<2.07 U	<2.07 U	<2.07 U	<2.96 U	<3.83 U
Bromomethane	74-83-9	NS	ug/m3	<0.777 U	<0.777 U	<0.777 U	<0.777 U	<1.55 U	<0.777 U	<0.777 U	<0.777 U	<1.11 U	<1.44 U
Carbon Disulfide	75-15-0	NS	ug/m3	<0.623 U	<0.623 U	0.975	<0.623 U	<1.25 U	1.44	0.775	2.6	5.98	<1.15 U
Carbon Tetrachloride	56-23-5	6	ug/m3	<1.26 U	<1.26 U	<1.26 U	<1.26 U	<2.52 U	<1.26 U	<1.26 U	<1.26 U	<1.8 U	<2.33 U
Chlorobenzene	108-90-7	NS	ug/m3	<0.921 U	<0.921 U	<0.921 U	<0.921 U	<1.84 U	<0.921 U	<0.921 U	<0.921 U	<1.32 U	<1.7 U
Chloroethane	75-00-3	NS	ug/m3	<0.528 U	<0.528 U	<0.528 U	<0.528 U	<1.06 U	<0.528 U	<0.528 U	<0.528 U	<0.755 U	<0.976 U
Chloroform	67-66-3	NS	ug/m3	<0.977 U	<0.977 U	<0.977 U	<0.977 U	<1.95 U	<0.977 U	<0.977 U	<0.977 U	<1.4 U	<1.81 U
Chloromethane	74-87-3	NS	ug/m3	0.667	<0.413 U	<0.413 U	<0.413 U	<0.826 U	<0.413 U	<0.413 U	<0.413 U	<0.591 U	<0.764 U
Cis-1,2-Dichloroethene	156-59-2	6	ug/m3	<0.793 U	<0.793 U	<0.793 U	<0.793 U	<1.59 U	<0.793 U	<0.793 U	<0.793 U	<1.13 U	<1.47 U
Cis-1,3-Dichloropropene	10061-01-5	NS	ug/m3	<0.908 U	<0.908 U	<0.908 U	<0.908 U	<1.82 U	<0.908 U	<0.908 U	<0.908 U	<1.3 U	<1.68 U
Cyclohexane	110-82-7	NS	ug/m3	<0.688 U	<0.688 U	<0.688 U	<0.688 U	<1.38 U	<0.688 U	<0.688 U	<0.688 U	<0.984 U	<1.27 U
Dibromochloromethane	124-48-1	NS	ug/m3	<1.7 U	<1.7 U	<1.7 U	<1.7 U	<3.41 U	<1.7 U	<1.7 U	<1.7 U	<2.44 U	<3.15 U
Dichlorodifluoromethane	75-71-8	NS	ug/m3	2.14	2.12	2.17	2.15	2.24	2.25	2.23	2.28	2.28	2.25
Ethanol	64-17-5	NS	ug/m3	<9.42 U	<9.42 U	<9.42 U	<9.42 U	<18.8 U	<9.42 U	<9.42 U	<9.42 U	<13.5 U	<17.4 U
Ethyl Acetate	141-78-6	NS	ug/m3	<1.8 U	<1.8 U	<1.8 U	<1.8 U	<3.6 U	<1.8 U	<1.8 U	<1.8 U	<2.57 U	<3.34 U
Ethylbenzene	100-41-4	NS	ug/m3	0.943	3.37	2.19	4.01	7.17	2.46	2.59	4.34	5.86	5.99
Hexachlorobutadiene	87-68-3	NS	ug/m3	<2.13 U	<2.13 U	<2.13 U	<2.13 U	<4.27 U	<2.13 U	<2.13 U	<2.13 U	<3.05 U	<3.95 U
Isopropanol	67-63-0	NS	ug/m3	<1.23 U	<1.23 U	<1.23 U	<1.23 U	<2.46 U	<1.23 U	<1.23 U	<1.23 U	<1.76 U	<2.28 U
M,P-Xylene	179601-23-1	NS	ug/m3	4.3	15.6	10.3	6.95	27.8	11.9	9.73	17.6	22.2	25.9
Methyl Ethyl Ketone (2-Butanone)	78-93-3	NS	ug/m3	1.83	10	18.2	22.3	<2.95 U	2.98	40.4	3.19	3.83	<2.73 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	ug/m3	<2.05 U	<2.05 U	<2.05 U	<2.05 U	<4.1 U	<2.05 U	<2.05 U	<2.05 U	<2.93 U	<3.79 U
Methylene Chloride	75-09-2	100	ug/m3	<1.74 U	<1.74 U	<1.74 U	<1.74 U	<3.47 U	<1.74 U	<1.74 U	<1.74 U	<2.48 U	<3.22 U
n-Heptane	142-82-5	NS	ug/m3	<0.82 U	2.14	1.61	3.6	10.2	1.91	1.37	2.77	5.49	5.61
n-Hexane	110-54-3	NS	ug/m3	2.1	0.73	1.8	3.88	5.67	0.867	4.86	1.66	13.5	<1.3 U
o-Xylene (1,2-Dimethylbenzene)	95-47-6	NS	ug/m3	1.72	5.95	4.91	2.31	10.1	4.47	3.98	6.56	8.21	9.47
Styrene	100-42-5	NS	ug/m3	<0.852 U	<0.852 U	1.11	<0.852 U	<1.7 U	<0.852 U	<0.852 U	<0.852 U	<1.22 U	<1.58 U
Tert-Butyl Alcohol	75-65-0	NS	ug/m3	2.86	2.95	1.72	4.88	6	10	2.47	7.85	9.22	10.2
Tert-Butyl Methyl Ether	1634-04-4	NS	ug/m3	<0.721 U	<0.721 U	<0.721 U	<0.721 U	<1.44 U	<0.721 U	<0.721 U	<0.721 U	<1.03 U	<1.33 U
Tetrachloroethene (PCE)	127-18-4	100	ug/m3	59.7	264	159	93.6	658	194	142	322	412	550
Tetrahydrofuran	109-99-9	NS	ug/m3	<1.47 U	1.58	<1.47 U	5.25	<2.95 U	<1.47 U	<1.47 U	<1.47 U	<2.11 U	<2.73 U
Toluene	108-88-3	NS	ug/m3	2.66	7.24	18.6	2.9	20.7	5.39	6.41	9.04	17.4	16.2
Trans-1,2-Dichloroethene	156-60-5	NS	ug/m3	<0.793 U	<0.793 U	<0.793 U	<0.793 U	<1.59 U	<0.793 U	<0.793 U	<0.793 U	<1.13 U	<1.47 U
Trans-1,3-Dichloropropene	10061-02-6	NS	ug/m3	<0.908 U	<0.908 U	<0.908 U	<0.908 U	<1.82 U	<0.908 U	<0.908 U	<0.908 U	<1.3 U	<1.68 U
Trichloroethene (TCE)	79-01-6	6	ug/m3	<1.07 U	<1.07 U	<1.07 U	<1.07 U	<2.15 U	<1.07 U	<1.07 U	<1.07 U	<1.54 U	<1.99 U
Trichlorofluoromethane	75-69-4	NS	ug/m3	<1.12 U	<1.12 U	<1.12 U	1.13	<2.25 U	1.14	1.2	1.16	<1.61 U	<2.08 U
Vinyl Chloride	75-01-4	6	ug/m3	<0.511 U	<0.511 U	<0.511 U	<0.511 U	<1.02 U	<0.511 U	<0.511 U	<0.511 U	<0.731 U	<0.946 U

Table 2
Phase II Environmental Site Assessment
Soil Vapor Sample Analytical Results

Page 2 of 2

St. Joseph Apartments
Bronx, New York
Langan Project No.: 170852601

Notes:

SV - Soil Vapor
CAS - Chemical Abstract Service
NS - No standard
ug/m3 - microgram per cubic meter
NA - Not analyzed
RL - Reporting limit
<RL - Not detected

Soil vapor (and/or sub-slab vapor) sample analytical results are compared to the minimum soil vapor concentrations at which mitigation is recommended as set forth in the New York State Department of Health (NYSDOH) October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York Decision Matrices for Sub-Slab Vapor and Indoor Air and subsequent updates (2017).

Qualifiers:

U - The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

Exceedance Summary:

10 - NYSDOH Decision Matrices Minimum Concentrations

ATTACHMENT E
Requestor Information

ATTACHMENT E

SECTION V: REQUESTOR INFORMATION

The Requestor, St. Joseph Apartments LLC, a New York limited liability company authorized to conduct business in New York, is the developer of the proposed Brownfield Cleanup Program (BCP) site, identified as Bronx Block 3043, Lot 10 (formerly Lots 10, 16, 22, and 23). The owner of the site is Roman Catholic Church of Saint Simon Stock and Saint Joseph. A copy of the New York State (NYS) Department of State Division of Corporations entity information St Joseph Apartments LLC is included with this attachment.

St. Joseph Apartments LLC is organized with and wholly owned by one member, ANYCH.STJ Corp. An organization chart and an LLC agreement for St. Joseph Apartments LLC is included with this attachment.

FILING RECEIPT

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ENTITY NAME: ST. JOSEPH APARTMENTS LLC

DOCUMENT TYPE: ARTICLES OF ORGANIZATION (DOM LLC)

COUNTY: BRON

=====

FILED:07/10/2020 DURATION:***** CASH#:200710000487 FILM #:200710000455
DOS ID:5785331

FILER:

EXIST DATE

NIXON PEABODY LLP
55 WEST 46TH STREET

07/10/2020

NEW YORK, NY 10036

ADDRESS FOR PROCESS:

C/O COMERFORD & DOUGHERTY, LLP
1122 FRANKLIN AVENUE,
GARDEN CITY, NY 11530

SUITE 406

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: UNITED CORPORATE SERVICES

SERVICE CODE: 37 *

FEES 235.00

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CERT 0.00
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DRAWDOWN 235.00
OPAL 0.00
REFUND 0.00

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STJO584175

DOS-1025 (04/2007)

STATE OF NEW YORK

DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.



WITNESS my hand and official seal of the
Department of State, at the City of Albany,
on July 13, 2020.

Brendan C. Hughes

Brendan C. Hughes
Executive Deputy Secretary of State

200710000455

ARTICLES OF ORGANIZATION

of

ST. JOSEPH APARTMENTS LLC

Under Section 203 of the Limited Liability Company Law

THE UNDERSIGNED, being authorized to execute and file these Articles, hereby certifies that:

FIRST: The name of the limited liability company is St. Joseph Apartments LLC (the "Company").

SECOND: The county within this State in which the office of the Company is to be located is Bronx County.

THIRD: The company does not have a specific date of dissolution in addition to the events of dissolution established by law.

FOURTH: The Secretary of State is designated as agent of the Company upon whom process against it may be served. The post office address within or without this state to which the Secretary of State shall mail a copy of any process against the Company served upon him or her is: c/o Comerford & Dougherty, LLP, 1122 Franklin Avenue, Suite 406, Garden City, NY 11530.

FIFTH: No member shall be liable, in its capacity as a member, for any debts, obligations or liabilities of the Company.

SIXTH: The purpose of the business of the Company is any purpose for which a limited liability company may be organized under applicable law.

IN WITNESS WHEREOF, this certificate has been subscribed this 9th day of July, 2020 by the undersigned who affirms that the statements made herein are true under the penalties of perjury.

/s/ Susanna C. Mitchell

Name: Susanna C. Mitchell

Title: Organizer

455-

ARTICLES OF ORGANIZATION

of

ST. JOSEPH APARTMENTS LLC

2020 JUL 10 PM 3:27

(Under Section 203 of the Limited Liability Company Law)

Filer:

Nixon Peabody LLP
55 West 46th Street
New York, New York 10036

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STATE OF NEW YORK
DEPARTMENT OF STATE

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BY:

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JUL 10 2020

487

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Department of State

Division of Corporations

Entity Information

Return to Results

Return to Search

Entity Details



ENTITY NAME: ST. JOSEPH APARTMENTS LLC
DOS ID: 5785331
FOREIGN LEGAL NAME:
FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY
DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTIONOF LAW: 203 LLC - LIMITED LIABILITY COMPANY LAW
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 07/10/2020
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 07/10/2020
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: PAST DUE
COUNTY: BRONX
NEXT STATEMENT DUE DATE: 07/31/2022
JURISDICTION: NEW YORK, UNITED STATES
NFP CATEGORY:

- ENTITY DISPLAY
- NAME HISTORY
- FILING HISTORY
- MERGER HISTORY
- ASSUMED NAME HISTORY

Service of Process on the Secretary of State as Agent

The Post Office address to which the Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery:

Name: C/O COMERFORD & DOUGHERTY, LLP
Address: 1122 FRANKLIN AVENUE,, SUITE 406, GARDEN CITY, NY, UNITED STATES, 11530

Electronic Service of Process on the Secretary of State as agent: Not Permitted

Chief Executive Officer's Name and Address

Name:
Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

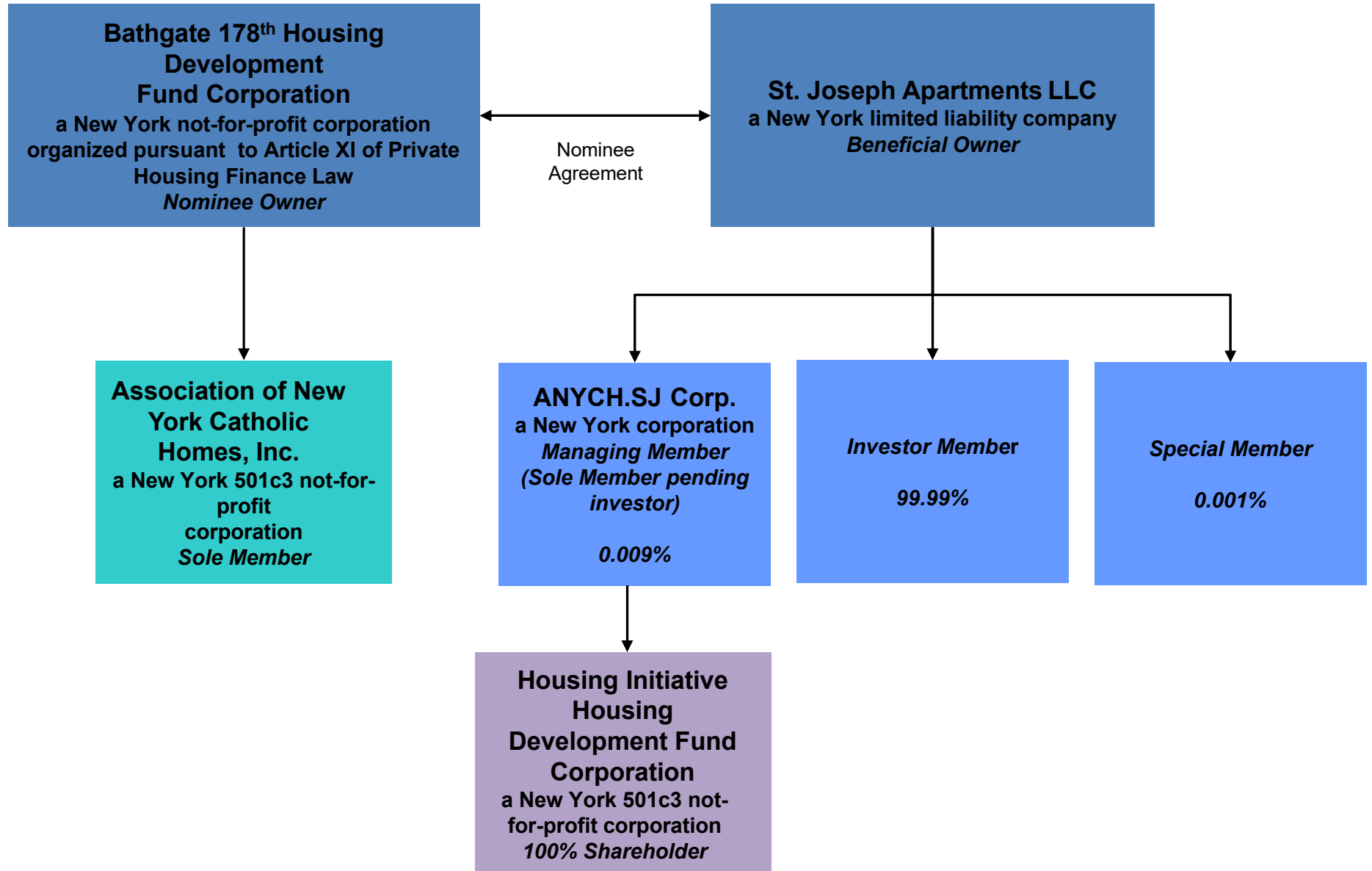
Share Value	Number Of Shares	Value Per Share

REGISTER TO VOTE

Register to vote or update your voter information online.

PROPOSED OWNERSHIP STRUCTURE

St. Joseph Apartments



ATTACHMENT F
Requestor Eligibility

ATTACHMENT F

SECTION VI: REQUESTOR ELIGIBILITY

Item 13 – Participant Status

Pursuant to Environmental Conservation Law (ECL) § 27-1405(1), St. Joseph Apartments LLC (the Requestor) is properly designated as a Participant due to affiliation with current(?) ownership of the site.

As a proposed future owner of the property, the Requestor recognizes the need to address current conditions to prevent future releases, and to prevent or limit human, environmental or natural resource exposures to any previously released contamination. The Requestor conducted additional investigation to determine the presence and extent of contamination and is prepared to undertake all necessary remedial measures to address contamination at the site, as part of the Brownfield Cleanup Program.

Item 14 – Requestor Relationship to the Property

The access agreement demonstrating that the Requestor is authorized by the current site owner to investigate, remediate, and place an environmental easement on the property is included in this attachment.

EXECUTION COPY

LICENSE AGREEMENT

This License Agreement (this "Agreement"), made this 2nd day of December, 2024 (the "Effective Date"), by and between **ROMAN CATHOLIC CHURCH OF SAINT SIMON STOCK AND SAINT JOSEPH**, successor by merger with The Church of St. Joseph of Tremont, a New York religious corporation, having an office at 2191 Valentine Avenue, Bronx, New York 10457 ("Licensor") and **ST JOSEPH APARTMENTS LLC**, a New York limited liability company, having offices at c/o Association of New York Catholic Homes, Inc., 80 Maiden Lane, 13th Floor, New York, New York 10038 ("Licensee", who, together with Licensor, are collectively referred to herein as the "Parties").

WITNESSETH

WHEREAS, Licensor is the owner of certain real property, located at 1949 Bathgate Avenue, Bronx, New York (Block 3043, Lot 10 (formerly Lots 10, 16, 22 and 23) (collectively, the "Premises"); and

WHEREAS, Licensor, as seller, and Licensee, as purchaser, are negotiating the sale and purchase of the Premises; and

WHEREAS, Licensee, as purchaser, wishes to apply to have the Premises accepted into the New York State Brownfield Cleanup Program ("BCP"); and

WHEREAS, as of the Effective Date, the BCP, Licensee require access to the Premises to carry out investigatory, remedial and other related tasks of environmental remediation as required by the BCP (collectively, the "Work"); and

WHEREAS, to facilitate Licensee's Work, Licensor, subject to the provisions contained herein, has agreed to allow Licensee, its employees, agents, contractors, representatives, and business invitees (collectively, the "Related Parties"), to enter upon and access the Premises.

NOW, THEREFORE, in consideration of the covenants and agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

ARTICLE I
APPROVED ENTRANCE AND ACCESS

A. The Parties acknowledge that Licensee is applying to the BCP and that such application requires Licensee to provide New York State Department of Conservation (the "NYSDEC") with proof of access to the Premises as of the Effective Date and continuing after the execution of a Brownfield Cleanup Agreement ("BCA"). Licensee further acknowledges and agrees that this Agreement does not provide any rights to Licensee with respect to the Premises other than those that are expressly provided herein. Licensor hereby grants to Licensee and the Related Parties, subject to the terms and conditions hereof, as of the Effective Date, the non-exclusive license, right, and privilege to enter upon and gain access to the Premises, at Licensee's

cost and expense, for the sole purpose of the entry thereon by Licensee and its Related Parties, vehicles, equipment and materials required by Licensee to complete the Work as is required by any BCA entered into between Licensee and the New York State Department of Environmental Conservation (collectively, the "Approved Activities"). Licensee shall provide Licensors at least twenty-four (24) hours' written notice (which may be sent by email to: kissane@carmelites.com) in order to allow Licensors the option to have a representative of Licensors be present in connection with the Approved Activities undertaken by Licensee.

B. Licensee and/or the Related Parties shall, at their sole cost and expense, arrange for the transportation and disposal of any waste generated during the Work. Licensee and/or the Related Parties shall remove any waste from the Premises within ten (10) calendar days and shall be identified as the "Generator" on any waste manifests. In no event shall Licensors be identified as the "Generator" on any waste manifests.

C. Licensees' access to the Premises shall be coordinated with the Licensors' Pastor, Rev. Michael Kissane, O. Carm.

D. Licensee agrees that the Approved Activities performed by Licensee and/or the Related Parties shall be subject to Licensors' oversight, supervision, and approval as well as approval for any and all necessary governmental and/or other regulatory entities having jurisdiction over the Approved Activities.

E. Licensee shall be responsible for conditions at the Premises pertaining to the Approved Activities during the performance of the Approved Activities. In performing the Approved Activities, Licensee shall take all necessary precautions for (i) the protection of Licensors' property and (ii) the safety of Licensee's employees, invitees and the general public and shall comply with all applicable laws, including without limitation all applicable provisions of federal, state, and local safety laws in connection therewith.

F. This Agreement shall not be deemed to grant Licensee or any Related Parties any right to use the Premises for any purpose other than the Approved Activities. Licensee shall not permit any persons or entities to use the Premises for any purpose other than as contemplated by this Agreement. Nothing in this Agreement is intended to create any third party rights or confer such rights upon any person or entity, other than the Parties hereto and the Related Parties.

G. Notwithstanding the foregoing, the Licensors and Licensee agree to take all steps necessary when and as required by NYSDEC to grant an environmental easement to the NYSDEC (the "Environmental Easement") to achieve the requirements for remediation established for the Premises pursuant to the BCA. The Environmental Easement shall be in the form annexed hereto as Exhibit A as such form may be modified by the NYSDEC. The Environmental Easement shall run with the land in favor of the NYSDEC and shall be designed to allow the redevelopment of the Premises for affordable housing while ensuring the performance of operation, maintenance and/or monitoring requirements.

H. Licensors retain the right to access the Premises at all times to review the Approved Activities. Further, Licensee shall keep Licensors and/or its agents reasonably informed of the

progress and scheduling of the Approved Activities and shall be available, upon reasonable notice, to meet with Licensors and/or its consultants to discuss the status of the Approved Activities.

I. Licensee will notify Licensors of any and all regulatory and/or civic complaints as soon as reasonably practicable, but in no event later than forty-eight (48) hours after receiving such complaint.

ARTICLE II

TERM, FEES, MAINTENANCE, RESTORATION, AND REPAIR

A. The term of the Agreement shall commence on the Effective Date and terminate on the date of the closing of the sale of the Premises to Licensee pursuant to a contract of sale to be executed between Licensors and Licensee for the conveyance of the Premises to Licensee, as purchaser thereunder (the "Term").

B. Any and all work, construction, installation, maintenance, renewal, replacement, repair, and improvement related to the Approved Activities as well as the preparation of the Premises, and including the removal of obstacles, if appropriate, shall be the sole responsibility of Licensee. All costs and expenses related to the foregoing work shall be the sole responsibility of Licensee.

C. Licensee shall promptly, and in any event at least five (5) business days prior to the transmission to the applicable governmental agency, provide Licensors and/or its agents with copies of the results of all tests and studies performed as a part of the Work and/or the Approved Activities, including without limitation, sampling analysis, raw data sheets, laboratory reports, chain of custody sheets, boring logs, disposal records, and of all other information and reports, applications and work plans prepared for and/or submitted to any governmental agency with jurisdiction over the Work and/or the Approved Activities for Licensors' review, comment and written approval (collectively, the "Licensee Reports"). Upon receipt of Licensors' written consent to the submission of the Licensee Reports, Licensee promptly submit the Licensee Reports to the applicable governmental agency.

D. During the Term, Licensee shall repair any damage Licensee may have caused to the Premises and restore the Premises to, in all material aspects, the condition which existed immediately prior to the date hereof. Licensee agrees to pay to Licensors on demand, the cost of repairing and restoring the Premises due to any damage which Licensee and/or the Related Parties shall have caused to the Premises or any portion thereof. In the event that any environmental condition on the Premises is exacerbated by the Licensee and/or the Related Parties, the Licensee shall be liable for any additional costs to perform any investigation and/or remediation necessary to address the exacerbated condition. All of the costs and expenses related to the foregoing work shall be the sole responsibility of Licensee.

E. Licensee shall not cause, permit, or suffer any hazardous substance or hazardous materials to be used, stored, generated, or disposed of on or in the Premises by its agents, employees, contractors, invitees, or the Related Parties, except in compliance with applicable laws, without first obtaining Licensors' written consent, which may be withheld at Licensors' sole and absolute discretion.

F. Should any mechanic's lien be filed against the Premises on account of labor or material furnished or alleged to have been furnished for or in connection with the Work and/or the Approved Activities, such lien shall be satisfied or bonded and discharged by Licensee within fifteen (15) days after Licensee's receipt of written notice thereof.

G. Licensee will comply with any and all applicable laws, ordinances, permit or zoning requirements of any federal, state or municipal body or agency in the performance of the Work and/or the Approved Activities, as applicable.

H. Simultaneously with the execution and delivery of this Agreement, Licensee shall pay Licensor's reasonable professional fees (including, but not limited to, environmental consultant, engineering and legal fees) in connection with the preparation and negotiation of this Agreement and the implementation thereof, including the reasonable review of the reports generated in connection with the Work and/or the Approved Activities. Licensor shall provide the Licensee with invoices for its reasonable professional fees ("Invoices") required to be paid by the Licensee pursuant to this subparagraph. Licensee will pay such Invoices within ten (10) days of its receipt of such Invoices from Licensor or Licensor's consultants, as the case may be. In the event the Licensor is required to engage additional services of its consultants and/or attorneys relating to the completion of the Work and/or Approved Activities, the Licensee shall reimburse Licensor for any such reasonable and actual costs and fees

I. This Article shall survive the termination or expiration of this Agreement.

ARTICLE III

INDEMNIFICATION / HOLD HARMLESS

A. To the fullest extent permitted by law, Licensee shall indemnify and hold harmless Licensor, the Archdiocese of New York and the Archbishop of New York (collectively, the "Indemnitees") from and against all liabilities, penalties, losses, costs, damages, claims, proceedings, suits, judgments, liens, encumbrances, or expenses of whatever form or nature, including reasonable attorneys' fees and other costs of legal defense and of investigating any proceeding commenced or threatened, whether direct or indirect, as a result of, arising out of, or in any way connected with Licensee's activities under this Agreement, whenever made or incurred. Licensor shall have the right to demand that Licensee reimburse Licensor for the reasonable cost: (i) to defend any and all suits and (ii) to investigate and defend any and all claims against the Indemnitees and their respective subsidiaries, directors, officers, employees, affiliates, agents, assigns, successors, representatives, contractors, and subcontractors in each instance related to Licensee's activities under this Agreement.

B. This Article shall survive the termination or expiration of this Agreement.

ARTICLE IV

INSURANCE REQUIREMENTS

A. Licensee shall procure and maintain, and require and cause its contractors subcontractors and other Related Parties to procure and maintain, throughout the Term of this Agreement, New York State Worker's Compensation Insurance and Employer's Liability Insurance as required by law.

B. Licensee shall procure and maintain, and require and cause its contractors, subcontractors and other Related Parties to procure and maintain, throughout the Term of this Agreement the following minimum insurance coverages with insurance companies reasonably acceptable to the Indemnitees and each Indemnitee must be added as an additional insured under such policies:

(i) Commercial General Liability Insurance including Personal Injury, Death, Operations/Services provided under this agreement, Contractual, Contingent, Products/Completed Operations, Independent Contractors, Advertising and Personal Injury, Broad Form Property Damage, and coverage for damage caused by explosion, collapse, or structural injury or damage to underground utilities, and such policy must not contain any "x, c, and u" exclusions;

(ii) Commercial Automobile Liability Insurance covering all automobiles, trucks, and other vehicles utilized at the Premises, including, without limitation, all hired and non-owned vehicles with a \$ 1,000,000 combined single limit; and

(iii) Contractor Pollution & Professional Liability insurance.

The Commercial General Liability Insurance listed above shall afford protection in an amount of not less than Five Million (\$5,000,000.00) Dollars per occurrence. The insurance coverage amounts required herein may be satisfied by a combination of primary and umbrella/excess insurance policies. The Contractor Pollution and Professional Liability Insurance listed above shall afford protection in an amount of not less than \$1,000,000/\$2,000,000 per claim.

Upon execution of this Agreement, but in any event prior to entering the Premises, Licensee shall provide Licensors with evidence that Licensee and the Related Parties have in fact procured New York State Worker's Compensation Insurance and Employer's Liability Insurance as required by law, and Certificates of Insurance indicating the coverages noted above. Licensee and the Related Parties will not be permitted to access the Premises until Licensors receive ACORD insurance certificates, evidencing the requisite insurance coverage, naming the Landlord, the Archdiocese of New York and Archbishop of New York, each as additional insureds and shall contain the following language in the description of operations box on the certificate: **"Roman Catholic Church of Saint Simon Stock and Saint Joseph, Archdiocese of New York and His Eminence, Timothy Cardinal Dolan are named additional insureds under the policy. Any umbrella liability coverage is primary and non-contributory to all other insurance afforded to the additional insureds."**

Such insurance shall not relieve or release Licensee or the Related Parties from, or limit their respective liability as to, any and all obligations arising under this Agreement. Licensee shall immediately notify Licensors, initially by telephone, and thereafter in writing, of any and all accidents arising out of or in connection with the Approved Activities or other activities performed by Licensee or the Related Parties on the Premises. Such notice shall not relieve nor release Licensee or the Related Parties from any of their obligations arising under this Agreement.

ARTICLE V
GOVERNING LAW, RISK OF LOSS

This Agreement shall be governed by and construed in accordance with the laws of the State of New York. This Agreement constitutes the entire agreement and understanding between the Parties for access to the Premises and the performance of the Work and/or the Approved Activities, and no amendments, additions or modifications hereto shall be valid unless in writing and signed by the Parties hereto. This Agreement shall inure to the benefit of and shall be binding upon the Parties and their respective successors and assigns. Licensee shall bear the entire risk of loss or damage to its personal property arising out of its respective use and occupation of the Premises.

ARTICLE VI
ASSIGNABILITY, SEVERABILITY, COUNTERPARTS

This Agreement and the rights and obligations associated herewith may not be assigned or transferred by Licensee. If any provision of this Agreement shall be declared to be unenforceable, the remaining provisions hereof shall remain in full force and effect. This Agreement may be executed by PDF (e-mail) signature and in any number of counterparts, each of which shall be deemed an original and all of which shall constitute one and the same instrument.

ARTICLE VII
WAIVER, ARTICLE HEADINGS

No delay or omission by either Party in the exercise of any right under this Agreement shall impair any such right or shall be taken, construed, or considered as a waiver or relinquishment thereof, but any such right may be exercised from time to time and as often as may be deemed expedient.

If any agreement or covenant herein shall be breached by either Party and thereafter waived, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other breach hereunder.

The article headings and other titles used in this Agreement are for convenience only and shall not affect the construction of any terms of this Agreement.

ARTICLE VIII
NOTICES

Any notice or demand which, under the terms of this Agreement, or under any statute, must or may be given or made by the Parties hereto, shall be in writing, and may be given or made by hand delivery, provided same is acknowledged by written receipt, or by mailing the same by registered/certified mail, return receipt requested, or by nationally recognized overnight delivery service, addressed to the other party at the following addresses:

(a) for Licensor:

Roman Catholic Church of Saint Simon Stock
and Saint Joseph
2191 Valentine Avenue
Bronx, New York 10457
Attention: Rev. Michael Kissane, O. Carm.
Pastor and Secretary

With a contemporaneous copy to:

Archdiocese of New York
1011 First Avenue, 10th Floor
New York, New York 10022
Attention: Jennifer Dickson
Associate Director, Real Estate Division

(b) for Licensee:

St Joseph Apartments LLC
c/o Association of New York Catholic Homes, Inc.
80 Maiden Lane, 13th Floor
New York, New York 10038
Attention: Executive Director

With a contemporaneous copy to:

Comerford & Dougherty LLP
1122 Franklin Avenue, Suite 406
Garden City, New York 11530
Attention: Michael Comerford, Esq.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by their duly authorized representatives on the date first written above.

LICENSOR:

**ROMAN CATHOLIC CHURCH OF SAINT
SIMON STOCK AND SAINT JOSEPH,**
successor by merger with The Church of St.
Joseph of Tremont

By: 
Rev. Michael Kissane, O. Carm.,
Pastor and Secretary

LICENSEE:

ST JOSEPH APARTMENTS LLC

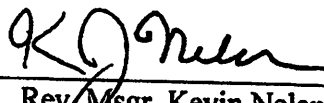
By: 
Rev. Msgr. Kevin Nelan
Secretary, Managing Member

EXHIBIT A
ENVIRONMENTAL EASEMENT

**ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36
OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW**

THIS INDENTURE made this _____ day of _____, 20__, between Owner(s) Enter property owner(s) name, having an office at Enter property owner's address, County of Dutchess, State of New York (the "Grantor"), and The People of the State of New York (the "Grantee."), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

WHEREAS, Grantor, is the owner of real property located at the address of Enter street address of property in the Choose municipality type of Enter property municipality, County of Enter property county and State of New York, known and designated on the tax map of the County Clerk of Enter clerk county as tax map parcel numbers: Section Enter Tax ID Section #. Block Enter Tax ID Block # Lot Enter Tax ID Lot #, being the same as that property conveyed to Grantor by deed dated Enter Deed Date and recorded in the Enter county name or leave blank for NY City deeds County Clerk's Office in Liber and Page Enter Instrument # or Liber and Page #s. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately Enter Acreage +/- acres, and is hereinafter more fully described in the Land Title Survey dated Enter original survey date and, if applicable, "and revised on" and revised survey date prepared by Enter revised surveyor's name or original surveyor's name if not revised, which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

WHEREAS, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as this Environmental Easement is extinguished pursuant to ECL Article 71, Title 36; and

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of Choose an Oversight Document TypeNumber: Enter SAC# or BCA/Consent Order Index # and "as amended by Amendment(s) #(s)" as applicable, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement")

1. **Purposes.** Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. **Institutional and Engineering Controls.** The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

A. (1) The Controlled Property may be used for:

Choose the allowable land use if current land use is selected, enter current use.

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;

(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Automatic County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;

(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;

(10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

B. The Controlled Property shall not be used for Choose the correct list of inapplicable uses., and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, New York 12233
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

**This property is subject to an Environmental Easement held
by the New York State Department of Environmental Conservation**

pursuant to Title 36 of Article 71 of the Environmental Conservation Law.

F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

G. Grantor covenants and agrees that it shall, at such time as NYSDEC may require, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the institutional controls and/or engineering controls employed at such site:
(i) are in-place;
(ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved by the NYSDEC and that all controls are in the Department-approved format; and

(iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;

(3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5) the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) to the best of his/her knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and

(7) the information presented is accurate and complete.

3. **Right to Enter and Inspect.** Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. **Reserved Grantor's Rights.** Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. **Enforcement**

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person violates this Environmental Easement, the Grantee may revoke the Certificate of Completion with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach, and Grantee may take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement, including the commencement of any proceedings in accordance with applicable law.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar any enforcement rights.

6. Notice. Whenever notice to the Grantee (other than the annual certification) or approval from the Grantee is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:

County, NYSDEC Site Number, NYSDEC Brownfield Cleanup Agreement, State Assistance Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to: Site Number: Enter DEC Site #
Office of General Counsel
NYSDEC
625 Broadway
Albany New York 12233-5500

With a copy to: Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and

communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name.

Enter Grantor's Name:

By: _____

Print Name: _____

Title: _____ Date: _____

Grantor's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF)

On the _____ day of _____, in the year 20 __, 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 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 - State of New York

THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK, Acting By and Through the Department of Environmental Conservation as Designee of the Commissioner,

By:

Robert W. Schick, Director
Division of Environmental Remediation

Grantee's Acknowledgment

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

On the _____ day of _____, in the year 20__, before me, the undersigned, personally appeared Robert W. Schick, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public - State of New York

SCHEDULE "A" PROPERTY DESCRIPTION

Enter Property Description

ATTACHMENT G
Owner Operatory Information

ATTACHMENT G

SECTION IX: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Roman Catholic Church of Saint Simon Stock and Saint Joseph is the current owner of the proposed Brownfield Cleanup Program (BCP) site. A copy of the confirmatory deed is included with this attachment.

Property Owner Contact Information

Roman Catholic Church of Saint Simon Stock and Saint Joseph
2191 Valentine Avenue
Bronx, NY 10457

Previous Site Owners

The current owner is the successor by merger to the previous owner, the Church of St. Joseph of Tremont. Deeds prior to 1970 were not available on the New York City Automated City Register Information System (ACRIS) website, but earlier deed are provided in this attachment. As former Lots 10, 16, 22, and 23 merged to form the current Block 3043 Lot 10, deeds associated with the site were listed under their former Lot number. Property transactions after 1976 are summarized in the following table.

Date	Document Type	First Party	Second Party	Relationship of First Party to Applicant
Block 3043, Former Lot 10				
2/16/2024	Zoning Lot Description	Roman Catholic Church of St. Simon Stock	N/A	None
Block 3043, Former Lot 16				
2/16/2024	Zoning Lot Description	Roman Catholic Church of St. Simon Stock	N/A	None
12/23/1998	Deed	St. Barnabas Hospital	Church of St. Joseph Tremont	None
11/24/1987	Deed	City of New York	St. Barnabas Hospital	None
11/30/1977	Deed	Commissioner of Finance of the City of New York	The City of New York	None
12/3/1976	Assignment, Mortgage	Empire Savings Bank	Harry B Scheilder	None
Block 3043, Former Lot 22				
2/16/2024	Zoning Lot Description	Roman Catholic Church of St. Simon Stock	N/A	None

Date	Document Type	First Party	Second Party	Relationship of First Party to Applicant
Block 15006, Former Lot 23				
2/16/2024	Zoning Lot Description	Roman Catholic Church of St. Simon Stock	N/A	None

Reference: New York City Department of Finance ACRIS website:
<https://a836-acris.nyc.gov/DS/DocumentSearch/Index>.

Previous Property Owner Contact Information

St. Barnabas Hospital
Third Avenue and 183rd Street
Bronx, NY 10457
Phone number not available

The Church of St. Joseph of Tremont
1949 Bathgate Road
Bronx, NY 10457
Phone number not available

Harry B. Schneider
369 East 149th Street
Bronx, NY 10455
Phone number not available

Previous Site Operators

There are no Certificate of Occupancies (C/O)s for former lots 10, 16, and 22. There are four C/Os registered to former Lot 23. The C/Os dated October 5, 1922, August 11, 1928, and August 8, 1945, are associated with addresses different than the subject property. The C/O dated January 11, 1991, is associated with former Lot 23, and is described in the table below and included with this attachment.

Operator Name	Relationship to Property	Address	Relationship to Applicant
St. Joseph's Church	Occupant (1901-2019)	1949 Bathgate Avenue Bronx, NY 10457	Current owner

The New York State Department of Buildings (NYCDOB computerized Property Profile Overview (PPO) was reviewed in the Phase I ESA and includes the following information.

Block 3043 Lot 10

The PPO notes records of alterations dated 1895 and 1912, building notices dated 1921, 1924, and 1929, plumbing repairs in 1947, and demolition permits for 1960 and 2018. A job filing to replace two boilers and associated oil burners with new boilers and dual-fired oil and gas burners was dated 1995. Given the presence of oil burners and dual-fired heating systems, there is a potential for fuel oil to have been used on site. Per the Phase I ESA, Lot 10 is associated with St. Joseph's Academy and Church.

Block 3043 Lot 16

The PPO associates Lot 16 with miscellaneous actions in 1963 and a job filing to upgrade various amenities such as asphalt, play areas, walkways, steps, fences, and gates. No other information is indicative of previous site operators.

Block 3043 Lot 22

The PPO notes records of alterations dated 1891, plumbing repairs in 1942, a building notice in 1948, and a demolition of a three-story building in 2012. No other information is indicative of previous site operators.

Block 3043 Lot 23

The PPO recognizes two C/Os, one including the January 11, 1991 C/O listed above. According to the January 11, 1991 C/O, a church with a basement for auditorium, meeting hall, cafeteria, dances, gym, and school counseling was present on the site. The other C/O listed is unlikely to be associated with the site, as the address does not match the site or surrounding area. The PPO notes construction of a new building in 1919, building notices ranging from 1921 to 1971, plumbing repairs in 1974, records of alterations in 1988, replacement of sidewalk vault around 2011, and demolition of the former convent around 2017.



Chicago Title Insurance Company

*****PLEASE READ AND CONSIDER THIS INFORMATION CAREFULLY*****

THIS REPORT IS NOT A TITLE INSURANCE POLICY!

THIS REPORT MAY SET FORTH EXCLUSIONS UNDER THE TITLE INSURANCE POLICY AND MAY NOT LIST ALL LIENS, DEFECTS, AND ENCUMBRANCES AFFECTING TITLE TO THE PROPERTY.

SCHEDULE A

TITLE NO. CT17-00500-BX

EFFECTIVE DATE: April 17, 2018

ALTA Owner's Policy - 6/17/06 with New York Endorsement

\$1,000,000.00

PROPOSED INSURED: TO BE DETERMINED

ALTA Loan Policy - 6/17/06 with New York Endorsement

\$800,000.00

PROPOSED INSURED: TO BE DETERMINED

The estate or interest in the land described or referred to in this certificate and covered herein is:

Fee Simple

Title to said estate or interest in said land at the effective date hereof vested in:

Parcel I (Block 3043 Lot 23):

The Church of Saint Joseph

Title acquired under deed dated 8/3/1886, recorded on 8/10/1996 in Liber 1986 Page 192, made by Hugh O'Donnell. (as to subject premises and more)
Exhibit A

Parcel II (Block 3043 Lot 22):

The Church of St. Joseph of Tremont

Title acquired under deed dated 7/23/1948, recorded on 7/26/1948 in Liber 1627 Page 368, made by Florence Adele Jackson.



Chicago Title Insurance Company

Title Number: CT17-00500-BX

SCHEDULE A **(Continued)**

(Exhibit B)

Parcel III (Block 3043 Lot 16):

The Church of St. Joseph of Tremont

Title acquired under deed dated 12/23/1998, recorded on 1/5/1999 in Reel 1608 Page 1950, made by St. Barnabas Hospital.
(Exhibit C)

Parcel IV (Block 3043 Lot 10):

The Church of Saint Joseph of Tremont

Title acquired under deed dated 8/3/1886, recorded on 8/10/1886 in Liber 1986 Page 192.

and

Church of St. Joseph of Tremont

Title acquired under deed dated 6/3/1960, recorded on 6/7/1960 in Liber 2389 Page 348, made by Edward Winfield Pflomm.
(Exhibit D)

The land referred to in this certificate is described as follows: **-SEE ATTACHED DESCRIPTION-**

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THIS INDENTURE, made the 24th day of November, nineteen hundred and eighty-seven between THE CITY OF NEW YORK, a municipal corporation, having its principal office at City Hall, Borough of Manhattan, City and State of New York the first party and ST. BARNABAS HOSPITAL, a domestic corporation having a place of business at 3rd Avenue & 183rd Street, Bronx, New York 10457; *Ch*

hereinafter designated as the second party.

★ SO IN ORIGINAL

WHEREAS, the Board of Estimate of the City of New York by resolution adopted on the 16th day of JUNE, 1987 (Calendar No. 446), and after the appraisal under the direction of said Board, duly ordered and directed the sale at public auction of the premises therein and hereinafter described for the minimum or upset price of FIFTEEN THOUSAND (\$15,000.00) DOLLARS

and

WHEREAS, after advertisement in the manner provided by law, said premises were duly sold by and under the direction of the Deputy Commissioner of General Services, Division of Real Property at public auction at the time and place set forth in such advertisement for the sum of FORTY-ONE THOUSAND (\$41,000.00) DOLLARS

that being the highest bid therefor at the said sale.

NOW, THEREFORE, WITNESSETH: That the first party, in consideration of the sum of FORTY-ONE THOUSAND (\$41,000.00) DOLLARS

lawful money of the United States, paid by the second party, does hereby grant and release unto the second party, the heirs or successors and assigns of the second party forever.

All that/those certain piece/s or parcel/s of land, together with any improvements thereon, situate, lying and being in the Borough of BRONX City and State of New York, designated on the Tax Map of the City of New York, for the Borough of BRONX, as said Tax Map was on AUGUST 3, 1976

Block 3043 Lot/s 16

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

Subject to: (1) Any state of facts an accurate survey would show; (2) The rights, if any, of tenants and persons in possession, if any; (3) All violations of any local, State or Federal Government having jurisdiction thereof existing at the time of closing; (4) Building restrictions and to zoning regulations in force at the time of the delivery of the deed and to covenants, restrictions of record, and easements affecting the subject property; (5) The trust fund provisions of section thirteen of the Lien Law; and (6) All pending assessments, if any, which the second party will assume; and (7) All provisions of the Standard Terms and Conditions of Sale in force and effect at the time of the Sale that are applicable.

In the event of the acquisition by the City of New York by condemnation or otherwise of any part or portion of the above premises lying within the bed or any street, avenue, parkway, expressway, park, public place or catch-basin as said street, avenue, parkway, expressway, park, public place or catch-basin is shown on the present City map, the party of the second part the heirs or successors and assigns of the party of the second part, shall only be entitled as compensation for such acquisition by the The City to the amount of one dollar, and shall not be entitled to compensation for any buildings or structures erected thereon within the lines of the street, avenue, parkway, expressway, park, public place or catch-basin so laid out and acquired. This covenant shall be binding upon and run with the land and shall endure until the City Map is changed so as to eliminate from within the lines of said street, avenue, parkway, expressway, park, public place or catch-basin any part or portion of the premises and no longer.

REEL 0842 PG 2026

IN WITNESS WHEREOF, the party of the first part has caused these presents to be subscribed to by the Acting Deputy Commissioner of General Services, Division of Real Property and by the City Clerk and its corporate seal to be hereunto affixed the day and year first above written.

Approved as to Form

[Signature]
Asst. Corporation Counsel

THE CITY OF NEW YORK
By: *[Signature]*
Acting Deputy Commissioner of
Department of General Services,
Division of Real Property

By: *[Signature]*
City Clerk

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

On this 19th day of November, 1987, before me personally came MICHAEL DIRZULAITIS, to me known and known to me to be the Acting Deputy Commissioner of the Department of General Services, Division of Real Property of the City of New York and the same person who executed the foregoing Deed, and he acknowledged that he executed the foregoing Deed on behalf of the City of New York as said Acting Deputy Commissioner of the Department of General Services, Division of Real Property pursuant to the authority vested in him by resolution of the Board of Estimate, date and Calendar number, set forth in the within instrument.

[Signature]
Notary Public, State of New York
No. 30-01704850178
Qualified in Nassau County
Commission Expires May 8, 1988

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

On this 19th day of Nov. 1987, before me personally came CARLOS CUEVAS, with whom I am acquainted and known to me to be the City Clerk of The City of New York, who being by me duly sworn, did depose and say that he resides at 750 Kappock Street, Bronx, N.Y. 10463; that he is the City Clerk of the City of New York, the municipal corporation described in and which executed the foregoing Deed; that he knows the seal of said corporation; that the seal affixed to said Deed is such seal; that it was so affixed as provided by law, and that he signed his name thereto as City Clerk by like authority.

[Signature]
NORMA LOPEZ
Commissioner of Deeds
City of New York - No. 32101
Certificate filed in New York County
Commission Expires February 1, 1989

70-87-00856

DEED

THE CITY OF NEW YORK

TO

ST. BARNABAS HOSPITAL

[Signature]

BLOCK: 3043
LOT: 16

COUNTY: BRONX

Record and return to:
EMMET, MARVIN + MARTIN
48 WALL ST
N.Y. 10005
ATT: JOSEPH M. SAMULSKI

TICOR TO
39 BROADWAY
NEW YORK, N.Y. 10008



RECORDED IN BRONX COUNTY

OFFICE OF THE CITY REGISTRAR

1988 MAY 10 A.D. 49

WITNESS MY HAND
AND OFFICIAL SEAL
Jas. D. Adams
-CITY REGISTER

15

RECEIVED
REAL ESTATE

MAY 10 1988

**TRANSFER TAX
BROOK
COUNTY**

010155

2013-13	Field	GA-01	GA-07	2500E	9.00
		GA-07	GA-07	2500E	9.00

REC. REC.

455

8PT 3

STATE OF NEW YORK,
COUNTY OF NEW YORK

On this 19th day of Nov. 1987, before me personally came CARLOS CUEVAS, with whom I am acquainted and known to me to be the City Clerk of the City of New York, who being by me duly sworn, did depose and say that he resides at 750 Kappock Street, Bronx, N.Y. 10463; that he is the City Clerk of the City of New York, the municipal corporation described in and which executed the foregoing Deed; that he knows the seal of said corporation; that the seal affixed to said Deed is such seal; that it was so affixed as provided by law, and that he signed his name thereto as City Clerk by like authority.

70-87-00856

D E E D

THE CITY OF NEW YORK

TO

ST. BARNABAS HOSPITAL

Linda J. Notiken
LINDA J. NOTIKEN
Notary Public, State of New York
No. 30-01704850178
Qualified in Nassau County
Commission Expires May 5, 1998

NORMA LOPEZ
Commissioner of Deeds
City of New York - No. 3 2101
Certificate filed in New York County
Commission Expires February 1, 19..89

BLOCK: 3043
LOT: 16

COUNTY: BRONX

Record and return to:
EMMET, MARVIN + MARTIN
48 WALL ST
N.Y. 10005
ATT. - JOSEPH M. SAMULSKI

TIGOR TRADING COMPANY
39 BROADWAY
NEW YORK, N.Y. 10006

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

THIS INDENTURE, made the 23rd day of December, nineteen hundred and ninety-eight
 BETWEEN St. Barnabas Hospital, a New York not-for-profit corporation
 Third Avenue and 183rd Street
 Bronx, New York 10457

party of the first part, and
 The Church of St. Joseph of Tremont
 1949 Bathgate Road
 Bronx, New York 10457

party of the second part,

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

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of The Bronx, County of The Bronx, City and State of New York, known and designated as Lot 16 in Block 3043, Section 11 on the tax map of the City of New York for the Borough of The Bronx.

Said premises being known as and by street address 1930 Washington Avenue, Bronx, New York and intended to be the same premises conveyed to the Grantor herein by deed dated November 24, 1987 and recorded May 10, 1998 in Real 842 page 2023 in the City Registrar's Office, Bronx County.

Subject to: (1) Any state of facts an accurate survey would show; (2) The rights, if any, of tenants and persons in possession, if any; (3) All violations of any local, State or Federal Government having jurisdiction thereof existing at the time of closing; (4) Building restrictions and to zoning regulations in force at the time of the delivery of the deed and to covenants, restrictions of record, and easements affecting the subject property; (5) The trust provisions of section thirteen of the Lien Law; and (6) All pending assessments, if any, which the second party will assume.

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

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

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

IN PRESENCE OF:

Jose Morales Jr.
 JOSE MORALES JR.
 Notary Public, State of New York
 No. 08-480128
 Qualified in Bronx County
 Commission Expires April 30, 1997

St. Barnabas Hospital

John F. Haber
 John F. Haber
 Senior Vice President

REL 1608M1950

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

RECEIVED 1950

THIS INDENTURE, made the 23rd day of December, nineteen hundred and ninety-eight
 BETWEEN St. Barnabas Hospital, a New York not-for-profit corporation
 Third Avenue and 183rd Street
 Bronx, New York 10457

party of the first part, and
 The Church of St. Joseph of Tremont
 1949 Bathgate Road
 Bronx, New York 10457

party of the second part,

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

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of The Bronx, County of The Bronx, City and State of New York, known and designated as Lot 16 in Block 3043, Section 11 on the tax map of the City of New York for the Borough of The Bronx.

Said premises being known as and by street address 1950 Washington Avenue, Bronx, New York and intended to be the same premises conveyed to the Grantor herein by deed dated November 24, 1987 and recorded May 10, 1998 in Ruel 842 page 2025 in the City Registrar's Office, Bronx County.

Subject to: (1) Any state of facts an accurate survey would show; (2) The rights, if any, of tenants and persons in possession, if any; (3) All violations of any local, State or Federal Government having jurisdiction thereof existing at the time of closing; (4) Building restrictions and to zoning regulations in force at the time of the delivery of the deed and to covenants, restrictions of record, and easements affecting the subject property; (5) The trust provisions of section thirteen of the Lien Law; and (6) All pending assessments, if any, which the second party will assume.

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

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

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

IN PRESENCE OF:

St. Barnabas Hospital

Jose Morales Jr.
 JOSE MORALES JR.
 Notary Public, State of New York
 No. 03-480138
 Qualified in Bronx County
 Commission Expires April 30, 1997

John P. Haber
 John P. Haber
 Senior Vice President

RECEIVED 1951

2001/06/19/07200

REL 004242025

THIS DEED, made the 19th day of June, 1951, between the City of New York, a Municipal Corporation, having its principal office at City Hall, Borough of Manhattan, City and State of New York the first party and St. Barnabas Hospital, a domestic corporation having a place of business at 3rd Avenue & 183rd Street, Bronx, New York 10467;

hereinafter designated as the second party

in 30 (30) ORIGINAL

WHEREAS, the Board of Estimate of the City of New York by resolution adopted on the 16th day of June, 1951 (Calendar No. 446), and after the appraisal under the direction of said Board, has ordered and directed the sale at public auction of the premises, therein and hereinafter described for the minimum or upset price of FIFTY THOUSAND (\$50,000.00) DOLLARS

and

WHEREAS, after advertisement in the manner provided by law, said premises were duly sold by and under the direction of the Deputy Commissioner of General Services, Division of Real Property, at public auction at the time and place set forth in such advertisement for the sum of FORTY-ONE THOUSAND (\$41,000.00) DOLLARS

that being the highest bid therefor at the said sale;

NOW, THEREFORE, WITNESSETH that the first party, in consideration of the sum of FORTY-ONE THOUSAND (\$41,000.00) DOLLARS

lawful money of the United States, paid by the second party, does hereby grant and release unto the second party, the heirs or successors and assigns of the second party forever,

All that/those certain place/s or parcel/s of land, together with any improvements thereon, situate, lying and being in the Borough of BRONX, City and State of New York, designated on the Tax Map of the City of New York, for the Borough of BRONX, as said Tax Map was on AUGUST 3, 1978

Block 3043 Lot/s 1A

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

Subject to: (1) Any state of facts an accurate survey would show; (2) The rights, if any, of tenants and persons in possession, if any; (3) All violations of any local, State or Federal government having jurisdiction thereof existing at the time of closing and including restrictions and zoning regulations in force at the time of the delivery of the deed and to covenants, restrictions, easements, and other matters affecting the subject property; (4) The trust fund provisions of the Uniform Gifts to Minors Act, and (5) All pending assessments of any taxes which said party will assume, and (6) All provisions of the Standard Building Code in force and effect at the time of the sale that may apply to the premises.

In the event of the acquisition by the City of New York by condemnation or otherwise of any part or portion of the premises lying within the bed or any street, avenue, parkway, expressway, park, public place or catch-basin as said street, avenue, parkway, expressway, park, public place or catch-basin is shown on the present City Map, the portion of the second party, the heirs or successors and assigns of the party or the parties shall only be entitled as compensation for such acquisition to the amount of one dollar, and shall not be entitled to any other compensation for any buildings or structures erected thereon or any improvements thereon. This agreement shall be binding upon and run with the premises and shall remain in full force and effect until the City Map is changed so as to include the premises as a part of a street, avenue, parkway, expressway, park, public place or catch-basin or any part or portion of the premises and no longer.

1611 1951

NO IN
ORIGINAL

1042
104
JUL 10/19/57

1042
104
JUL 10/19/57

THIS DEED, made the 10th day of July, 1957, between the City of New York, a municipal corporation, having its principal office at City Hall, Borough of Manhattan, City and State of New York the first party and St. Barnabas Hospital, a domestic corporation having a place of business at 3rd Avenue & 153rd Street, Bronx, New York 10467,

hereinafter designated as the second party.

40 IN ORIGINAL

WHEREAS, the Board of Estimate of the City of New York by resolution adopted on the 16th day of June, 1957 (Calendar No. 446), and after the appraisal under the direction of said Board, duly ordered and directed the sale at public auction of the premises therein and hereinafter described for the minimum or upset price of FIFTY THOUSAND (\$50,000.00) DOLLARS

and

WHEREAS, after advertisement in the manner provided by law, said premises were duly sold by and under the direction of the Deputy Commissioner of General Services, Division of Real Property, at public auction at the time and place set forth in such advertisement for the sum of FORTY-ONE THOUSAND (\$41,000.00) DOLLARS

that being the highest bid therefor at the said sale,

NOW, THEREFORE, WITNESSETH: That the first party, in consideration of the sum of FORTY-ONE THOUSAND (\$41,000.00) DOLLARS

lawful money of the United States, paid by the second party, does hereby grant and release unto the second party, the heirs or successors and assigns of the second party forever,

All that/certain parcels or parcels of land, together with any improvements thereon, situate, lying and being in the Borough of BRONX, City and State of New York, designated on the Tax Map of the City of New York, for the Borough of BRONX, as said Tax Map was on AUGUST 3, 1956

Block 3043 Lots 1A

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

Subject to: (1) Any state of facts an accurate survey would show; (2) The rights, if any, of tenants and persons in possession, if any; (3) All violations of any local, State or Federal Government having jurisdiction thereof existing at the time of closing; (4) Building restrictions and to zoning regulations in force at the time of the delivery of the deed and to covenants, restrictions of record and law affecting the subject property; (5) The trust fund provisions of the Uniform Gifts to the Minor Act, and (6) All pending assessments, if any, which the second party will assume, and (7) All provisions of the Standard Building and Land Use Code in force and effect at the time of the sale that are applicable.

In the event of the acquisition by the City of New York by condemnation or otherwise of any part or portion of the premises lying within the bed of any street, avenue, parkway, expressway, park, public place or catch-basin as said street, avenue, parkway, expressway, park, public place or catch-basin is shown on the present City Map, the heirs or assigns of the second party shall only be entitled as compensation for such acquisition to the amount of one dollar, and shall not be entitled to any other compensation for any buildings or structures erected thereon within the bed of any street, avenue, parkway, expressway, park, public place or catch-basin. This covenant shall be binding upon and run with the premises and shall survive the City Map is changed so as to eliminate the bed of any street, avenue, parkway, expressway, park, public place or catch-basin any part or portion of the premises and no longer.

RE 160831952

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF *BRONX*

On the *31* day of *December* 19 *98*, before me personally came *John P. Maher* to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the Senior Vice President of *St. Barnabas Hospital*

~~the corporation described in and which executed the foregoing instrument; that he knows the contents of said instrument; that the contents of said instrument are true and correct; that he was called by order of the board of directors of said corporation, and that he signed his name thereto by the order of the board of directors of said corporation.~~

Jose Morales Jr.
Notary Public

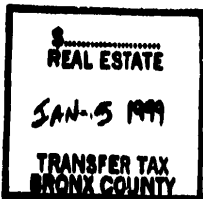
Notarized With
WITH COVENANT AGAINST GRANTOR'S ACTS

Title No.

St. Barnabas Hospital

TO

The Church of St. Joseph of Tremont



003291

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

JOSE MORALES JR.
Notary Public, State of New York
No. 00-440013
Qualified in Bronx County
Commission Expires April 30, 1999

SECTION

BLOCK 3043

LOT 16

COUNTY OR TOWN *Brooklyn*

DEED 0017

33.00

DEED 0017
2-1 5 20305 Jan 5-99 10109

RETURN BY MAIL TO:

George A. Phillips, Esq.
Cusack & Stiles, LLP
61 Broadway, Suite 2100
New York, New York 10006-2894

Zip No.

RECORDED IN

BRONX COUNTY

OFFICE OF THE CLERK

JAN-5 1999



433 10
000033
ST
RPT

1608M1952

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF Bronx

On the 31 day of December 1998 , before me personally came John P. Maher to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the Senior Vice President of St. Barnabas Hospital

the corporation described in and which executed the foregoing instrument; that he knows the said corporation, that the seal affixed to said instrument is such corporate seal, that it was executed by order of the board of directors of said corporation, and that he signed his name thereto by the order of the board of directors of said corporation.

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Jose Morales Jr.
Notary Public

JOSE MORALES JR.
Notary Public, State of New York
No. 03-4480183
Qualified in Bronx County
Commission Expires April 30, 1999

Quitclaim Deed
With Covenant Against Grantor's Acts

Title No.

St. Barnabas Hospital

TO

The Church of St. Joseph of Tremont

REAL ESTATE
JAN-5 1999
TRANSFER TAX
BRONX COUNTY

003291

SECTION

BLOCK 3043

LOT 16

COUNTY OR TOWN Bronx

DEED 0017

33.00

DEED 0017 33.00
JAN 5 1999

RETURN BY MAIL TO:

George A. Phillips, Esq.
Cusack & Stiles, LLP
61 Broadway, Suite 2100
New York, New York 10006-2894

Zip No.

RECORDED IN BRONX COUNTY

OFFICE OF THE CLERK OF THE COUNTY OF BRONX

JAN-5 1999

REC. # 000033

ST. # 000033

CLERK OF THE COUNTY OF BRONX

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

REEL 320 MAY 1908

KNOW THAT EMPIRE SAVINGS BANK, formerly known as Excelsior Empire Savings Bank and prior thereto as Excelsior Savings Bank, a New York corporation, having its principal office at No. 221 West 57th Street, Borough of Manhattan, City, County and State of New York,

in consideration of TEN DOLLARS (\$10.00) and Other Good and Valuable Consideration -----, assignor,
paid by HARRY P. SCHNEIDER, residing at No. 369 East 149th Street, Borough and County of Bronx, City and State of New York;

hereby assigns unto the assignee,
(1) Mortgage dated the 14th day of December, 1936 made by Continental Management Corp. to The Green-Wood Cemetery

in the principal sum of \$ 101,250.00 and recorded on the 18th day of December, 1936 in (Liber) ~~(Liber 2789)~~ 1771 of Mortgages, page 102 in the office of the Register of the County of Bronx;

which said mortgage was thereafter duly assigned by The Green-Wood Cemetery to The Dime Savings Bank of Brooklyn, by instrument of assignment dated June 4th, 1952 and recorded in said Register's Office on June 13th, 1952 in Liber 2789 of Mortgages, Page 48;
which said mortgage was thereafter duly further assigned by The Dime Savings Bank of Brooklyn to Excelsior Savings Bank, by instrument of assignment dated August 14th, 1963 and recorded in said Register's Office on September 4th, 1963 in Liber 3805 of Mortgages, Page 255;

(2) Mortgage dated August 28th, 1963 made by York Holding Corp. to Excelsior Savings Bank in the principal sum of \$33,442.21 and duly recorded in said Register's Office on September 4th, 1963 in Liber 3805 of Mortgages, Page 293;

which said two mortgages, by the terms of a clause in said last mentioned mortgage, were combined and consolidated so as to form one single first mortgage lien in the principal sum of \$85,000. and interest, covering premises in the Borough and County of Bronx, City and State of New York, known as and by the street number 1960 Washington Avenue.

TOGETHER with the bond or note or obligation described in said mortgage, and the moneys due and to grow due thereon with the interest; TO HAVE AND TO HOLD the same unto the assignee and to the successors, legal representatives and assigns of the assignee forever.

This assignment is made without recourse to the assignor or to the successors of the assignor in any case or event or for any purpose whatsoever.
The word "assignor" or "assignee" shall be construed as if it read "assignors" or "assignees" whenever the sense of this instrument so requires.

IN WITNESS WHEREOF, the assignor has duly executed this assignment the 25th day of October, 1976

ATTEST:

EMPIRE SAVINGS BANK

Asst. Vice President

Vice President

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me
personally came

to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
executed the same.

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me
personally came

REEL 320 PAGE 1909

to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
executed the same.

STATE OF NEW YORK, COUNTY OF *BRONX*

On the 22nd day of October 1976, before me
personally came H. L. VAN VARICK

to me known, who, being by me duly sworn, did depose and
say that he resides at No. 3 Peter Cooper Road,
New York, New York 10010
that he is a Vice President
of EMPIRE SAVINGS BANK

the corporation described
in and which executed the foregoing instrument; that he
knows the seal of said corporation; that the seal affixed
to said instrument is such corporate seal; that it was so
affixed by order of the Board of Directors of said corpora-
tion, and that he signed his name thereto by like order
authority.

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me
personally came

the subscribing witness to the foregoing instrument, with
whom I am personally acquainted, who, being by me duly
sworn, did depose and say that he resides at No.

that he knows

to be the individual
described in and who executed the foregoing instrument;
that he, said subscribing witness, was present and saw
execute the same; and that he, said witness,
at the same time subscribed his name as witness thereto.

Dorothea Jumis
DOROTHEA JUMIS

Nutery Public, State of New York
No. 31-4508254
Qualified in New York County
Commission Expires March 30, 1977

Assignment of Mortgage
WITHOUT COVENANT

Title No. _____

EMPIRE SAVINGS BANK
TO
HARRY D. SCHNEIDER

SECTION 11
BLOCK 3043
LOT 16
COUNTY ~~CHAMBERS~~ Bronx

Recorded At Request of The Title Guarantee Company

RETURN BY MAIL TO:

HARRY D. SCHNEIDER
364 E 149 St.
Bx. N.Y. Zip No. 10445

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by



**TITLE GUARANTEE-
NEW YORK**

A TICO COMPANY

13997 DEC 376
E-14

NOTE

LEGOS 94-2-11

RECORDED IN BRONX COUNTY
BLOCK 3043 LOT 16 RB

19650

77 DE-3 A10:15

Marshall D. Dwyer
CITY REGISTER

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

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

State of New York }
County of } SS.:

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at
1940 WASHINGTON AVENUE

_____, _____,
Street Address Unit/Apt.

BRONX New York, **3043** **10** (the "Premises");
Borough Block Lot

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

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

_____ Name of Grantor (Type or Print) _____ Signature of Grantor Sworn to before me this _____ day of _____ 20____		_____ Name of Grantee (Type or Print) _____ Signature of Grantee Sworn to before me this _____ day of _____ 20____
---	--	---

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

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



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: 3043 LOT: 10
- (2) Property Address: 1940 WASHINGTON AVENUE, BRONX, NY 10457
- (3) Owner's Name: ROMAN CATHOLIC CHURCH OF SAINT SIMON STOCK AND
Additional Name:

Affirmation:



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

Customer Billing Information:

Please Note:

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

Owner's Approval:

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

Print Name of Owner: _____

Signature: _____ Date (mm/dd/yyyy) _____

Name and Title of Person Signing for Owner, if applicable: _____



THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

AFFIDAVIT IN LIEU OF REGISTRATION STATEMENT

County of _____) SS.:

State of New York)

ROMAN CATHOLIC CHURCH OF SAINT SIMON STOCK AND, being duly sworn, deposes and says:

- 1) I am personally familiar with the real property known by the street address of (insert street address):
1940 WASHINGTON AVENUE Block 3043, Lot 10,
and make this Affidavit as (describe capacity in which affidavit is made) PASTOR AND SECRETARY
in connection with a deed/~~lease/memorandum of lease~~ (delete inapplicable description) which transfers an
interest in the above real property, that is dated 1/16/2024, and is
between ROMAN CATHOLIC CHURCH OF SAINT SIMON STOCK AND and ROMAN CATHOLIC CHURCH OF SAINT SIMON STOCK AND.
- 2) The statements made in the Affidavit are true of my own knowledge, and I submit this Affidavit in order that this Instrument be accepted for recording without being accompanied by a registration statement, as such is defined by Article 2 of Subchapter 4 of Chapter 2 of Title 27 of the Administrative Code of the City of New York.
- 3) Exemption from registration is claimed because the Instrument affects neither (a) an entire multiple dwelling as such is defined by §27-2004(a)(7) of Article 1 of Subchapter 1, of Chapter 2 of Title 27 of the Administrative Code of the City of New York and New York State Multiple Dwelling Law §4(7) nor (b) a private dwelling as such is defined by §27-2004 (a) (4) of Article 1 of Subchapter 1 of Chapter 2 of Title 27 of the Administrative Code of the City of New York and of the New York State Multiple Dwelling Law §4(6) that is required to register pursuant to, Article 2 of Subchapter 4 of Chapter 2 of Title 27 of the Administrative Code of the City of New York. The Instrument does not affect a multiple dwelling because it affects the following (check applicable item):
- ☐ a commercial building
 - ☐ a one-or two family dwelling whose owner or a family member resides in the dwelling
 - ☐ a condominium unit in a multiple dwelling
 - ☐ cooperative corporation shares relating to a single residential unit in a multiple dwelling
 - ☐ mineral, gas, water, air or other similar rights not affecting a multiple dwelling
 - ☐ lease of commercial space in a multiple dwelling
 - ☒ vacant land
- 4) I am aware that this Affidavit is required by law to be submitted in order that the Instrument be recorded or accepted for recording without being accompanied by a registration statement. I am aware that any false statements made in this Affidavit may be punishable as a felony or misdemeanor under Penal Law Article 210 or as an offense under Administrative Code of the City of New York §10-154.

Sworn To Before Me This

_____ Day of _____

Notary Public

Signature

SAINT JOSEPH, SUCCESSOR BY MERGER WITH SAINT
2191 VALENTINE AVE

Address BRONX, NY 10457-2201

Telephone # 718-367-1251



REAL PROPERTY TRANSFER TAX RETURN

(Pursuant to Title 11, Chapter 21, NYC Administrative Code)

▲ DO NOT WRITE IN THIS SPACE ▲
FOR OFFICE USE ONLY

GRANTOR

● Name **ROMAN CATHOLIC CHURCH OF SAINT SIMON STOCK AND**

● Grantor is a(n): ☐ individual ☐ partnership ☒ corporation Telephone Number
☐ single member LLC ☐ multiple member LLC (see instructions) ☐ other _____

● Permanent mailing address after transfer (number and street) **SAINT JOSEPH, SUCCESSOR BY MERGER WITH SAINT**
2191 VALENTINE AVE

● City and State **BRONX, NY** Zip Code **10457-2201**

● Single member's name if grantor is a single member LLC

SOCIAL SECURITY NUMBER

--	--	--	--	--	--	--	--	--	--

OR

EMPLOYER IDENTIFICATION NUMBER

8	1					2	9	8	4	2	2	3
---	---	--	--	--	--	---	---	---	---	---	---	---

SINGLE MEMBER EIN OR SSN

--	--	--	--	--	--	--	--	--	--	--	--	--

GRANTEE

● Name **ROMAN CATHOLIC CHURCH OF SAINT SIMON STOCK AND**

● Grantee is a(n): ☐ individual ☐ partnership ☒ corporation Telephone Number
☐ single member LLC ☐ multiple member LLC (see instructions) ☐ other _____

● Permanent mailing address after transfer (number and street) **SAINT JOSEPH, SUCCESSOR BY MERGER WITH**
SAINT 2191 VALENTINE AVE

● City and State **BRONX, NY** Zip Code **10457-2201**

● Single member's name if grantee is a single member LLC

SOCIAL SECURITY NUMBER

--	--	--	--	--	--	--	--	--	--

OR

EMPLOYER IDENTIFICATION NUMBER

8	1					2	9	8	4	2	2	3
---	---	--	--	--	--	---	---	---	---	---	---	---

SINGLE MEMBER EIN OR SSN

--	--	--	--	--	--	--	--	--	--	--	--	--

PROPERTY LOCATION

LIST EACH LOT SEPARATELY. ATTACH A RIDER IF ADDITIONAL SPACE IS REQUIRED

● Address (number and street)	Apt. No.	Borough	Block	Lot	# of Floors	Square Feet	● Assessed Value of Property
1940 WASHINGTON AVENUE		BRONX	3043	10	4	40,134	75,438.00

● DATE OF TRANSFER TO GRANTEE: **1/16/2024**

● PERCENTAGE OF INTEREST TRANSFERRED: **100** %

CONDITION OF TRANSFER. See Instructions

● Check (✓) all of the conditions that apply and fill out the appropriate schedules of this return. Additionally, Schedules 1 and 2 **must** be completed for all transfers.

- | | |
|--|--|
| <p>a. ☐ Arms length transfer</p> <p>b. ☐ Transfer in exercise of option to purchase</p> <p>c. ☐ Transfer from cooperative sponsor to cooperative corporation</p> <p>d. ☐ Transfer by referee or receiver (complete Schedule A)</p> <p>e. ☐ Transfer pursuant to marital settlement agreement or divorce decree (complete Schedule I)</p> <p>f. ☐ Deed in lieu of foreclosure (complete Schedule C)</p> <p>g. ☐ Transfer pursuant to liquidation of an entity (complete Schedule D)</p> <p>h. ☐ Transfer from principal to agent, dummy, strawman or conduit or vice-versa (complete Schedule E)</p> <p>i. ☐ Transfer pursuant to trust agreement or will (attach a copy of trust agreement or will)</p> <p>j. ☐ Gift transfer not subject to indebtedness</p> <p>k. ☐ Gift transfer subject to indebtedness</p> <p>l. ☐ Transfer to a business entity in exchange for an interest in the business entity (complete Schedule F)</p> <p>m. ☐ Transfer to a governmental body</p> <p>n. ☐ Correction deed</p> | <p>o. ☒ Transfer by or to a tax exempt organization (complete Schedule G)</p> <p>p. ☐ Transfer of property partly within and partly without NYC</p> <p>q. ☐ Transfer of successful bid pursuant to foreclosure</p> <p>r. ☐ Transfer by borrower solely as security for a debt or a transfer by lender solely to return such security</p> <p>s. ☐ Transfer wholly or partly exempt as a mere change of identity or form of ownership. Complete Schedule M)</p> <p>t. ☐ Transfer to a REIT or to a corporation or partnership controlled by a REIT. (Complete Schedule R)</p> <p>u. ☐ Other transfer in connection with financing (describe): _____</p> <p>v. ☐ A grant or assignment of a leasehold interest in a tax-free NY area</p> <p>w. ☐ Transfer to an HDFO or an entity controlled by an HDFO. (Complete Schedule L)</p> <p>x. Reserved</p> <p>y. Reserved</p> <p>z. ☒ Other (describe) CONFIRMATORY DEED</p> |
|--|--|

● TYPE OF PROPERTY (✓)	● TYPE OF INTEREST (✓)																																								
a. ☐ 1-3 family house b. ☐ Individual residential condominium unit c. ☐ Individual cooperative apartment d. ☐ Commercial condominium unit e. ☐ Commercial cooperative f. ☐ 4 family dwelling g. ☐ Apartment building h. ☐ Office building i. ☐ Industrial building j. ☐ Utility k. ☒ OTHER (describe): <u>NON-RESIDENTIAL VACANT LAND</u>	Check box at LEFT if you intend to record a document related to this transfer. Check box at RIGHT if you do not intend to record a document related to this transfer. <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:10%;"></th> <th style="width:10%; text-align: center;">REC.</th> <th style="width:80%;"></th> <th style="width:10%; text-align: center;">NON REC.</th> </tr> </thead> <tbody> <tr> <td>a.</td> <td style="text-align: center;">☒</td> <td>Fee.....</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>b.</td> <td style="text-align: center;">☐</td> <td>Leasehold Grant</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>c.</td> <td style="text-align: center;">☐</td> <td>Leasehold Assignment or Surrender</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>d.</td> <td style="text-align: center;">☐</td> <td>Easement</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>e.</td> <td style="text-align: center;">☐</td> <td>Subterranean Rights</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>f.</td> <td style="text-align: center;">☐</td> <td>Development Rights</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>g.</td> <td style="text-align: center;">☐</td> <td>Stock</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>h.</td> <td style="text-align: center;">☐</td> <td>Partnership Interest</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>i.</td> <td style="text-align: center;">☐</td> <td>OTHER. (describe):</td> <td style="text-align: center;">☐</td> </tr> </tbody> </table>		REC.		NON REC.	a.	☒	Fee.....	☐	b.	☐	Leasehold Grant	☐	c.	☐	Leasehold Assignment or Surrender	☐	d.	☐	Easement	☐	e.	☐	Subterranean Rights	☐	f.	☐	Development Rights	☐	g.	☐	Stock	☐	h.	☐	Partnership Interest	☐	i.	☐	OTHER. (describe):	☐
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h.	☐	Partnership Interest	☐																																						
i.	☐	OTHER. (describe):	☐																																						

SCHEDULE 1 - DETAILS OF CONSIDERATION

COMPLETE THIS SCHEDULE FOR ALL TRANSFERS AFTER COMPLETING THE APPROPRIATE SCHEDULES ON PAGES 5 THROUGH 12.
 ENTER "ZERO" ON LINE 11 IF THE TRANSFER REPORTED WAS WITHOUT CONSIDERATION.

1. Cash.....	● 1.	0 00
2. Purchase money mortgage.....	● 2.	0 00
3. Unpaid principal of pre-existing mortgage(s).....	● 3.	0 00
4. Accrued interest on pre-existing mortgage(s).....	● 4.	0 00
5. Accrued real estate taxes.....	● 5.	0 00
6. Amounts of other liens on property.....	● 6.	0 00
7. Value of shares of stock or of partnership interest received.....	● 7.	0 00
8. Value of real or personal property received in exchange.....	● 8.	0 00
9. Amount of Real Property Transfer Tax and/or other taxes or expenses of the grantor which are paid by the grantee.....	● 9.	0 00
10. Other (describe):	● 10.	0 00
11. TOTAL CONSIDERATION (add lines 1 through 10 - must equal amount entered on line 1 of Schedule 2) (see instructions).....	● 11.	\$ 0 00

See instructions for special rules relating to transfers of cooperative units, liquidations, marital settlements and transfers of property to a business entity in return for an interest in the entity.

SCHEDULE 2 - COMPUTATION OF TAX

A. Payment	Pay amount shown on line 15 - See Instructions	Payment Enclosed	
1. Total Consideration (from line 11, above).....	● 1.	0 00	
2. Excludable liens (see instructions).....	● 2.	0 00	
3. Consideration (line 1 less line 2).....	● 3.	0 00	
4. Tax Rate (see instructions).....	● 4.	0 %	
5. HDFC Exemption (see Schedule L, line 15)	● 5.	0 00	
6. Consideration less HDFC Exemption (line 3 less line 5)	● 6.	0 00	
7. Percentage change in beneficial ownership (see instructions)	● 7.	100 %	
8. Taxable consideration (multiply line 6 by line 7).....	● 8.	0 00	
9. Tax (multiply line 8 by line 4).....	● 9.	0 00	
10. Credit (see instructions).....	● 10.	0 00	
11. Transfer tax previously paid (see Schedule L, line 18).....	● 11.	0 00	
12. Tax due (line 9 less line 10 and 11) (if the result is negative, enter zero).....	● 12.	0 00	
13. Interest (see instructions).....	● 13.	0 00	
14. Penalty (see instructions).....	● 14.	0 00	
15. Total Tax Due (add lines 12, 13 and 14).....	● 15.	\$ 0 00	

GRANTOR'S ATTORNEY ▼

Name of Attorney PAUL A. MICHELS, ESQ.		Telephone Number (212) 510-2258	
Address (number and street) CULLEN AND DYKMAN LLP ONE BATTERY PARK PLAZA, 34TH FLOOR		City and State NEW YORK, NY	Zip Code 10004
EMPLOYER IDENTIFICATION NUMBER	-	OR	SOCIAL SECURITY NUMBER
			- -

GRANTEE'S ATTORNEY ▼

Name of Attorney PAUL A. MICHELS, ESQ.		Telephone Number (212) 510-2258	
Address (number and street) CULLEN AND DYKMAN LLP ONE BATTERY PARK PLAZA, 34TH FLOOR		City and State NEW YORK, NY	Zip Code 10457
EMPLOYER IDENTIFICATION NUMBER	-	OR	SOCIAL SECURITY NUMBER
			- -

CERTIFICATION ▼

I swear or affirm that this return, including any accompanying schedules, affidavits and attachments, has been examined by me and is, to the best of my knowledge, a true and complete return made in good faith, pursuant to Title 11, Chapter 21 of the Administrative Code and the regulations issued thereunder.

GRANTOR

Sworn to and subscribed to

before me on this _____ day

of _____, _____.

81-2984223

EMPLOYER IDENTIFICATION NUMBER OR
SOCIAL SECURITY NUMBER

**ROMAN CATHOLIC
CHURCH OF SAINT SIMON
~~STOCK AND~~**
Name of Grantor

Signature of Notary

Signature of Grantor

Notary's
stamp
or seal

GRANTEE

Sworn to and subscribed to

before me on this _____ day

of _____, _____.

81-2984223

EMPLOYER IDENTIFICATION NUMBER OR
SOCIAL SECURITY NUMBER

**ROMAN CATHOLIC
CHURCH OF SAINT
~~SIMON STOCK AND~~**
Name of Grantee

Signature of Notary

Signature of Grantee

Notary's
stamp
or seal

SCHEDULE G - TRANSFER BY OR TO A TAX EXEMPT ORGANIZATION ▼**NONPROFIT ORGANIZATIONS PLEASE REFER TO THE INSTRUCTIONS "EXEMPTIONS FROM THE TRANSFER TAX"****NOTE**

A transfer by or to an eligible tax exempt organization is exempt from the Real Property Transfer Tax. To be eligible, an organization must be operated exclusively for religious, charitable or educational purposes and must provide proof of the organization's tax exempt status. If claiming tax exempt status, please answer questions 1 and 2. Additionally, the organization must provide copies of any letters granting an IRS or New York State sales tax exemption or New York City exemption and ATTACH AN AFFIDAVIT stating whether such an exemption remains in effect.

1. Is the grantor or grantee an organization exempt from taxation pursuant to IRS Code Section 501(c)(3)? (✓) ☒ YES ☐ NO
If "YES", attach a copy of the letter from the U. S. Treasury Department granting the exemption.
2. Has the grantor or grantee received an exemption from sales tax from the NYS Department of Taxation and Finance? (✓)... ☐ YES ☒ NO
If "YES", attach a copy of the letter from the NYS Department of Taxation and Finance granting the exemption.

SCHEDULE H - TRANSFER OF CONTROLLING ECONOMIC INTEREST ▼

- A. Name, address and Employer Identification Number (EIN) of entity with respect to which a controlling economic interest has been transferred:

Name :

Address:

Zip Code:

EIN

	-	
--	---	--

NOTE

If the real property that is the subject of this transfer is owned by an entity other than the entity listed above, check (✓) the box and attach a schedule listing the name, address and Employer Identification Number of the entity.

☐

- | | | |
|---|----|---|
| B. Total percentage of economic interest transferred in this transaction | B. | % |
| C. Total percentage of economic interest transferred by this grantor(s) or others in related transfers or pursuant to plan (including this transaction) | C. | % |
| D. Total percentage of economic interest transferred by this grantor(s) or others within the preceding three years (including this transaction) | D. | % |
| E. Total percentage of economic interest acquired by this grantee(s) or others in related transfers or pursuant to plan (including this transaction) | E. | % |
| F. Total percentage of economic interest acquired by this grantee(s) or others within the preceding three years (including this transaction) | F. | % |

NOTE

If any of the above percentages is 50% or more, complete lines 1 and 2 below and Schedules 1 and 2. Attach a rider explaining apportionment of consideration.

COMPUTATION OF CONSIDERATION

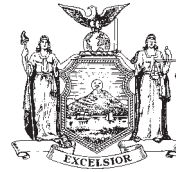
1. Total consideration for this transfer1.
2. Amount apportioned to item of NYC real property or interest therein (see instructions)2.

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 1940 WASHINGTON AVENUE BRONX 10457
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name ROMAN CATHOLIC CHURCH OF SAINT SIMON STOCK AND
LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

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

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

5. Deed Property Size X OR
FRONT FEET DEPTH ACRES

Check the boxes below as they apply:

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

8. Seller Name ROMAN CATHOLIC CHURCH OF SAINT SIMON STOCK AND
LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

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

SALE INFORMATION

10. Sale Contract Date 1 / 16 / 2024
Month Day Year

11. Date of Sale / Transfer 1 / 16 / 2024
Month Day Year

12. Full Sale Price \$ 0
(Full Sale Price is the total amount paid for the property including personal property.
This payment may be in the form of cash, other property or goods, or the assumption of
mortgages or other obligations.) Please round to the nearest whole dollar amount.

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

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

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

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

15. Building Class V, 0 16. Total Assessed Value (of all parcels in transfer) 7 5 4 3 8

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

 BRONX 3043 10

202401090008220101

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	
SAINT JOSEPH, SUCCESSOR BY MERGER WITH SAINT			2191					
VALENTINE AVE					AREA CODE		TELEPHONE NUMBER	
STREET NUMBER			STREET NAME (AFTER SALE)					
BRONX			NY		10457-2201		SELLER	
CITY OR TOWN			STATE		ZIP CODE		SELLER SIGNATURE	
							DATE	

**Combined Real Estate Transfer Tax Return,
Credit Line Mortgage Certificate, and
Certification of Exemption from the
Payment of Estimated Personal Income
Tax for the Conveyance of Real Property
Located in New York City**

See Form TP-584-NYC-I, Instructions for Form TP-584-NYC, before completing this form. Print or type.

Schedule A – Information relating to conveyance

Grantor/Transferor ☐ Individual ☒ Corporation ☐ Partnership ☐ Estate/Trust ☐ Single member LLC ☐ Multi-member LLC ☐ Other	Name (if individual, last, first, middle initial) (☐ mark an X if more than one grantor) ROMAN CATHOLIC CHURCH OF SAINT SIMON STOCK AND		Social Security number (SSN)	
	Mailing address SAINT JOSEPH, SUCCESSOR BY MERGER WITH SAINT 2191 VALENTINE		SSN	
	AVE			
	City	State	ZIP code	Employer identification number (EIN)
	BRONX	NY	10457-2201	81 2984223
	Single member's name if grantor is a single member LLC (see instructions)		Single member EIN or SSN	
Grantee/Transferee ☐ Individual ☒ Corporation ☐ Partnership ☐ Estate/Trust ☐ Single member LLC ☐ Multi-member LLC ☐ Other	Name (if individual, last, first, middle initial) (☐ mark an X if more than one grantee) ROMAN CATHOLIC CHURCH OF SAINT SIMON STOCK AND		SSN	
	Mailing address SAINT JOSEPH, SUCCESSOR BY MERGER WITH SAINT 2191 VALENTINE		SSN	
	AVE			
	City	State	ZIP code	EIN
	BRONX	NY	10457-2201	81 2984223
	Single member's name if grantee is a single member LLC (see instructions)		Single member EIN or SSN	

Location and description of property conveyed

Tax map designation – Section, block & lot (include dots and dashes)	SWIS code (six digits)	Street address	City, town, or village	County
2 - 3043 - 10	650000	1940 WASHINGTON AVENUE	NEW YORK	BRONX

Type of property conveyed (mark an X in applicable box)

- 1 ☐ One- to three-family house
2 ☐ Residential cooperative
3 ☐ Residential condominium
4 ☒ Vacant land
5 ☐ Commercial/Industrial

- 6 ☐ Apartment building
7 ☐ Office building
8 ☐ Four-family dwelling
9 ☐ Other _____

Date of conveyance

1	16	2024
month	day	year

☐ Contract executed on or before
April 1, 2019 (see instructions)

Percentage of real property
conveyed which is residential
real property _____ %
(see instructions)

Condition of conveyance (mark all that apply)

- a. ☒ Conveyance of fee interest
- b. ☐ Acquisition of a controlling interest (state
percentage acquired _____ %)
- c. ☐ Transfer of a controlling interest (state
percentage transferred _____ %)
- d. ☐ Conveyance to cooperative housing
corporation
- e. ☐ Conveyance pursuant to or in lieu of
foreclosure or enforcement of security
interest (attach Form TP-584.1, Schedule E)
- f. ☐ Conveyance which consists of a
mere change of identity or form of
ownership or organization (attach
Form TP-584.1, Schedule F)
- g. ☐ Conveyance for which credit for tax
previously paid will be claimed (attach
Form TP-584.1, Schedule G)
- h. ☐ Conveyance of cooperative apartment(s)
- i. ☐ Syndication
- j. ☐ Conveyance of air rights or
development rights
- k. ☐ Contract assignment
- l. ☐ Option assignment or surrender
- m. ☐ Leasehold assignment or surrender
- n. ☐ Leasehold grant
- o. ☐ Conveyance of an easement
- p. ☐ Conveyance for which exemption
from transfer tax claimed (complete
Schedule B, Part 4)
- q. ☐ Conveyance of property partly within
and partly outside the state
- r. ☐ Conveyance pursuant to divorce or separation
- s. ☒ Other (describe) CONFIRMATORY DEED

For recording officer's use	Amount received	Date received	Transaction number
	Schedule B, Part 1 \$ _____		
	Schedule B, Part 2 \$ _____		
	Schedule B, Part 3 \$ _____		

Schedule B – Real estate transfer tax return (Tax Law, Article 31)**Part 1 – Computation of tax due** *(in addition to the tax on line 4, you must compute the tax on lines 5a and 5b, if applicable)*

1	Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, mark the exemption claimed box, enter consideration and proceed to Part 4) ☐ Exemption claimed	1.		0	00
2	Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)	2.		0	00
3	Taxable consideration (subtract line 2 from line 1)	3.		0	00
4	Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3	4.		0	00
5a	Tax: \$1.25 for each \$500, or fractional part thereof, of consideration for the conveyance of residential real property located in New York City if the amount on line 3 is \$3 million or more (see instructions)	5a.		0	00
5b	Tax: \$1.25 for each \$500, or fractional part thereof, of consideration for the conveyance of property located in New York City other than residential real property, if the amount on line 1 is \$2 million or more (see instructions)	5b.		0	00
6	Total before credit(s) claimed (add lines 4, 5a, and 5b)	6.		0	00
7	Amount of credit claimed for tax previously paid (see instructions and attach Form TP-584.1, Schedule G)	7.		0	00
8	Total tax due* (subtract line 7 from line 6)	8.		0	00

Part 2 – Computation of additional tax due on the conveyance of residential real property for \$1 million or more *(see instructions)*

1	Enter amount of consideration for conveyance (from Part 1, line 1)	1.		0	00
2	Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)	2.		0	00
3	Total additional transfer tax due* (multiply line 2 by 1% (.01))	3.		0	00

Part 3 – Computation of supplemental tax due on the conveyance of residential real property, or interest therein, located in New York City, for \$2 million or more *(see instructions)*

1	Enter amount of consideration for conveyance (from Part 1, line 1)	1.		0	00
2	Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)	2.		0	00
3	Total supplemental transfer tax due* (multiply line 2 by tax rate, see instruction for rates)	3.		0	00

*** The total tax (from Part 1, line 8; Part 2, line 3; and Part 3, line 3 above) is due within 15 days from the date of conveyance.**

Part 4 – Explanation of exemption claimed on Part 1, line 1 *(mark any boxes that apply)*

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

- a. Conveyance is to the United Nations, the United States of America, New York State, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada)..... a ☐
- b. Conveyance is to secure a debt or other obligation..... b ☐
- c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance..... c ☐
- d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts..... d ☐
- e. Conveyance is given in connection with a tax sale..... e ☐
- f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F..... f ☐
- g. Conveyance consists of deed of partition..... g ☐
- h. Conveyance is given pursuant to the federal Bankruptcy Act..... h ☐
- i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property..... i ☐
- j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment..... j ☐
- k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, § 1401(e) (attach documents supporting such claim) k ☐

Schedule C – Credit Line Mortgage Certificate (Tax Law, Article 11)**Complete the following only if the interest being transferred is a fee simple interest.**I (we) certify that: *(mark an X in the appropriate box)*

1. ☒ The real property being sold or transferred is not subject to an outstanding credit line mortgage.
2. ☐ The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
- a ☐ The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.
- b ☐ The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).
- c ☐ The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.
- d ☐ The maximum principal amount secured by the credit line mortgage is \$3,000,000 or more, and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

Note: for purposes of determining whether the maximum principal amount secured is \$3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

- e ☐ Other *(attach detailed explanation)*.
3. ☐ The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
- a ☐ A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.
- b ☐ A check has been drawn payable for transmission to the credit line mortgagee or his agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.
4. ☐ The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. *(Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City but not in Richmond County, make check payable to the NYC Department of Finance.)*

Signature (both the grantor(s) and grantee(s) must sign)

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

Grantor signature_____
Title_____
Grantee signature_____
Title_____
Grantor signature_____
Title_____
Grantee signature_____
Title

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you marked e, f, or g in Schedule A, did you complete Form TP-584.1? If the contract was executed prior to April 1, 2019, did you attach the necessary verification? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, to the **NYC Department of Finance**? If no recording is required, send this return and your check(s), made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services*.

2024010900082301

Signature (both the grantor(s) and grantee(s) must sign)

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

_____ Grantor signature	_____ Title	_____ Grantee signature	_____ Title
_____ Grantor signature	_____ Title	_____ Grantee signature	_____ Title

Schedule D – Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, § 663)

Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.

If the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part 2, mark the second box under Exemptions for nonresident transferor(s)/seller(s), and sign at bottom.

Part 1 – New York State residents

If you are a New York State resident transferor(s)/seller(s) listed in Form TP-584-NYC, Schedule A (or an attachment to Form TP-584-NYC), you must sign the certification below. If one or more transferors/sellers of the real property or cooperative unit is a resident of New York State, each resident transferor/seller must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law, § 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under Tax Law, § 685(c), but not as a condition of recording a deed.

Part 2 – Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Form TP-584-NYC, Schedule A (or an attachment to Form TP-584-NYC) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law, § 663(c), mark the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor(s)/seller(s), that transferor(s)/seller(s) is not required to pay estimated personal income tax to New York State under Tax Law, § 663. Each nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, Nonresident Real Property Estimated Income Tax Payment Form, or Form IT-2664, Nonresident Cooperative Unit Estimated Income Tax Payment Form. For more information, see Payment of estimated personal income tax, on Form TP-584-NYC-I, page 1.

Exemption for nonresident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law, § 663 due to one of the following exemptions:

- ☐
The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ to _____ (see instructions).

DateDate
- ☐
The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.
- ☐
The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Certification of resident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law, section 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Exemption for nonresident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law, section 663 due to one of the following exemptions:

- ☐ The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ to _____ (see instructions).

DateDate
- ☐ The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.
- ☐ The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH THE BRONX

DATE: JAN 11 1991 NO. 60010

ZONING DISTRICT R7-1

This certificate supersedes CO No.

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building premises located at
1949 BATHGATE AVENUE, W/S 196.8' N. OF E. TREMONT AV. Block 3043 Lot 10

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
BASEMENT	O.G.	500	-	-	3&4	P.BLD	ACCESSORY AND INDIGENT TO CHURCH AND SCHOOL FOR AUDITORIUM, MEETING HALL, CAFETERIA, DANCES, GYM, AND SCHOOL COUNSELING.
FIRST	100	1000	-	-	4	P.BLD	CHURCH

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED
WITHIN THE BUILDING WITH THE RULES
OF THE DEPARTMENT AND EXPIRES MARCH 31ST, 1987.

OPEN SPACE USES

(SPECIFY - PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
SPECIFICATIONS NOTED ON THE REVERSE SIDE.

Ernest H. Locatelli
BOROUGH SUPERINTENDENT

Ernest A. Shalcan

Rudolph J. Rinaldi
COMMISSIONER

☐ ORIGINAL

☒ OFFICE COPY - DEPARTMENT OF BUILDINGS

☐ COPY

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS.

BEGINNING at a point on the WEST side of BATHGATE AVENUE
 distant 196.8' NORTH from the corner formed by the intersection of
 EAST TREMONT AVENUE and BATHGATE AVENUE
 running thence WEST 185.11 feet; thence NORTH 134'-0" feet;
 thence EAST 90.65' feet; thence SOUTH 28'-0" feet;
 thence EAST 90.76' feet; thence SOUTH 108'-0" feet;
 thence feet; thence feet;
 to the point or place of beginning.

BOOK ALT. No. 364/88 DATE OF COMPLETION 12-21-90 CONSTRUCTION CLASSIFICATION 1-FP
 BUILDING OCCUPANCY GROUP CLASSIFICATION PUBLIC HEIGHT 2 STORIES, 60 FEET
 BLDG.

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM		
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR					
FIRE ALARM AND SIGNAL SYSTEM					

STORM DRAINAGE DISCHARGES INTO:
 A) STORM SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐
 SANITARY DRAINAGE DISCHARGES INTO:
 A) SANITARY SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL. NO. _____
 CITY PLANNING COMMISSION CAL. NO. _____
 OTHERS.

ATTACHMENT H
Contact List Information

ATTACHMENT H

SECTION XI: CONTACT LIST INFORMATION

Item 1 – Chief Executive Officer and Planning Board

Chief Executive Officer

Mayor Eric Adams
City Hall
260 Broadway Avenue
New York, NY 10007

New York City Planning Commission

Dan Garodnick, Chair
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Borough of Queens, Borough President

Donovan Richards
120-55 Queens Boulevard
Queens, NY 11424

Borough of Queens, Department of City Planning

Alexis Wheeler
120-55 Queens Boulevard, Room 201
Queens, NY 11424

Mayor's Office of Environmental Coordination

NYC Office of Environmental Coordination, Director: Hilary Semel
100 Gold Street, 2nd Floor
New York, NY 10038

Item 2 - Residents, Owners, and Occupants, of the Property and Adjacent Properties

Subject Property Address/ Block and Lot	Owner/Mailing Address
484 East 178 th Street Block 3043, Lot 10 (Formerly lots 10, 16, 22, 23)	Roman Catholic Church of St. Simon Stock and St. Joseph 2191 Valentine Avenue Bronx, NY 10457

Adjacent properties include:

1932 Washington LLC
Block 3043, Lot 8
1932 Washington Avenue
Bronx, NY 10457

Sharon Baptist Board Directors, Inc.
Block 3043, Lot 30
1925 Bathgate Avenue
Bronx, NY 10457

Colome Carrasco, Luis A
Block 3034, Lot 137
1941 Washington Avenue
Bronx, NY 10457

Agramonte, Belkis
Block 3034, Lot 37
1943 Washington Avenue
Bronx, NY 10457

Guzman, Jr., Sebastian
Block 3034, Lot 36
1945 Washington Avenue
Bronx, NY 10457

Tremont United Methodist Church
Block 3034, Lot 28
1941 Washington Avenue
Bronx, NY 10457

Parkview House 178th Street
Block 3044, Lot 17
2000 Washington Avenue
Bronx, NY 10457

495 E 178 St Housing Devlp Inc.
Block 3044, Lot 40
495 East 178th Street
Bronx, NY 10457

NYC Department of Parks and Recreation
Block 3043, Lot 57
1956 Bathgate Avenue
Bronx, NY 10457

Roman, Norma
Block 3043, Lot 56
1950 Bathgate Avenue
Bronx, NY 10457

Santana, Fernando
Block 3043, Lot 55
1948 Bathgate Avenue
Bronx, NY 10457

St. Joseph R C Church
Block 4043, Lot 50
1946 Bathgate Avenue
Bronx, NY 10457

Item 3 - Local News Media

The Bronx Times
3602 E. Tremont Avenue
Bronx, NY 10465
Phone: 718-260-4593

Item 4 - Public Water Supply

The responsibility for supplying water in New York City is shared between the NYC Department of Environmental Protection (NYCDEP), the Municipal Water Finance Authority, and the New York City Water Board:

New York City Department of Environmental Protection

Rohit T. Aggarwala, Commissioner
59-17 Junction Boulevard
Flushing, NY 11373

New York City Municipal Water Finance Authority

255 Greenwich Street, 6th Floor
New York, NY 10007

New York City Water Board

Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
Queens, NY 11373

Item 5 - Request for Contact

We are unaware of any requests for inclusion on the contact list.

Item 6 - Schools and Day Care Facilities

There are no schools or day care facilities located on the site. The following are schools or day care facilities located within ½ mile of the site.

Bronx Charter School For Excellence 5
(approx. 350 feet southwest of the site)
1946 Bathgate Avenue
Bronx, NY 10457
718-882-1058
Principal – Taylor Pescetti

P.S. 059 The Community School of
Technology
(approx. 0.4 miles north of the site)
21845 Bathgate Avenue
Bronx, NY 10457
718-584-4730
Principal – Sita Basu

The Eagle Academy for Young Men
(approx. 0.3 miles south of the site)
4143 Third Avenue
Bronx, NY 10457
718-466-8000
Principal – Hector Velazquez

JHS 118 William W. Niles School
(approx. 0.4 miles northeast of the site)
577 East 179th Street
Bronx, NY 10457
718-584-2330
Principal – Carmen Felix

Sharon Baptist Head Start Campus 4
(approx. 500 feet southeast of the site)
1925 Bathgate Avenue
Bronx NY 10457
718-466-1604

Loyalty Daycare LLC
(approx. 0.1 mile east of them the site)
4226 3rd Avenue
Bronx, NY 10457
718-294-0134
Assistant Director – Sandy Herrera

Josies Daycare
(approx. 0.2 miles east of the site)
2080 Grand Concourse Apt A22
Bronx, NY 10457
917-905-3820
Director- Chabel A. Sanchez

Bronx Daycare Center Inc
(approx. 0.2 miles southeast of site)
559 East Tremont Avenue
Bronx, NY 10457
718-299-2275

Six to Six Group Family Daycare
(approx. 0.1 miles northwest of the site)
4275 Park Ave #222
Bronx, NY 10457
212-470-0331
Director – Sandylove Agyemang

Chiquitines Daycare II Corp
(approx. 0.1 mile north of site)
454 E 179th Street
Bronx, NY 10457
646-400-9782
Director – Jacob Lahuatte

Treasured Learning Child Care Services
(approx. 0.1 mile west of the site)
4275 Park Avenue
Bronx, NY 10457
917-873-5779
Primary Provider – Sharnae L. Moore

Fun Place Daycare LLC
(approx. 0.2 miles north of site)
2039 Washington Avenue
Bronx, NY 10457
646-789-6262

Trabajamos Community Head Start
(approx. 0.1 mile north of the site)
997 Bathgate Avenue
Bronx, NY 10457
917-259-7081/82
Executive Director – Melissa Johnson

Bright Dreamers Daycare
(approx. 0.2 miles north of the site)
2047 Bathgate Avenue
Bronx, NY 10457
914-427-3710

Tiny Hearts Bathgate LLC
(approx. 0.2 miles north of site)
2071 Bathgate Avenue
Bronx, NY 10457
929-246-5563
Director - Jaine Verma

Sunflower Daycare
(approx. 0.3 miles north of site)
455 E 181st St 1 floor
Bronx, NY 10457
917-280-0788

Mallelyn Group Family Day Care
(approx. 0.4 west of the from site)
1960 Anthony Avenue 1 floor
Bronx, NY 10457
646-266-9531
Contact - Mallelyn Solano

Rainbow Clouds Group Family Daycare
(approx. 0.4 miles east of the site)
1997 Huges Avenue, Apartment 2B
Bronx, NY 10457
718-650-7306

Maritza Day Care
(approx. 0.4 miles west of the site)
1835 Anthony Ave #5906
Bronx, NY 10457
347-591-1496
Contact - Maritza A. Diaz

First Steps Urban Outreach, Inc.
(approx. 0.2 miles southwest of the site)
4197 Park Avenue
Bronx 10457
212-491-6500
President- Gregory Pereira

Around the Clock Academy Daycare
(approx. 0.3 miles northeast of site)
2052 Arthur Ave
Bronx, NY 10457
347-791-4524

Providing Urban Learners Success In
Education High School
(approx. 0.2 miles northeast of site)
560 East 179th Street
Bronx, NY 10457
718-294-0230

P.S. 352
(approx. 0.4 miles east of site)
700 E 179th St Suite 417
Bronx, NY 10457
718-583-3823

P.S. 3 Raul Julia Micro Society
(approx. 0.5 miles northeast of the site)
2100 Lafontaine Avenue
Bronx, NY 10457
718-854-1899

P.S. 058 – X058
(approx. 0.3 miles southwest of the site)
156-15 146th Avenue
Queens, NY 11434
Chairperson – Yvette Watts

Zeta Bronx Tremont Park Elementary School
(approx. 0.4 miles southeast of the site)
1910 Arthur Avenue
Bronx, NY 10457
Principal – Nicole Baldner
929-506-6591

718-728-8476

P.S. 163 Arthur A. Schomburg
(approx. 0.4 miles northwest of the site)
2075 Webster Avenue
Bronx, NY 10457
718-584-3045

Noah's Ark Daycare
(approx. 0.5 miles southwest of the site)
1775 Clay Avenue
Bronx, NY 10457
347-862-2253

My Happy Place Family Daycare
(approx. 0.5 miles west of the site)
1900 Grand Concourse Apt A
Bronx, NY 10457
347-574-8912

Nadia Daycare Center
(approx. 0.5 miles northwest of the site)
20254 Anthony Avenue
Bronx, NY 10457
718-716-9048

Item 7 - Document Repository

A letter was sent to the following sources, requesting that they agree to act as a document repository for documents generated under the BCP Program:

Bronx Community Board 6

Evonne Capers, Chairperson
1932 Arthur Avenue, Room 403-A
Bronx, NY 10457
718-579-6990
District Manager: Rafael Moure-Punnett
Bronxcb6@broncb6.corg

New York Public Library – Tremont Branch

Derek Milan – Branch Manager
1866 Washington Avenue
Bronx, NY 10457
718-299-5177
tremont@nypl.org

A letter agreeing to serve as a document repository for documents generated under the BCP Program has been received from Bronx Community Board 6, however the letter has not yet been received from New York Public Library – Tremont Branch. On Monday, September 30, 2024, Langan spoke with Derek Milan, the Branch Manager and confirmed that the New York Public Library – Tremont Branch would act as a repository for documents generated under the BCP Program.

October 4, 2024

Evonne Capers, Chairperson
Rafael Moure-Punnett, District Manager
Bronx Community Board 6
1932 Arthur Avenue, Room 403-A
Bronx, New York 10457
Bronxcb6@broncb6.corg

**Re: Brownfield Cleanup Program Application
St. Joseph Apartments
484 East 178th Street (Block 3043, Lot 10 [former Lots 10, 16, 22,
and 23]
Bronx, New York 10457**

To Mr. Moure-Punnett and Ms. Capers:

We represent St. Joseph Apartments LLC for their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced development project in Bronx, New York. It is an NYSDEC requirement that we supply them a letter certifying that the local community board is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below and return if you are able to certify that your community board will be willing and able to act as the temporary public repository for this BCP project.

Sincerely,
**Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.**



Paul McMahon, P.E.
Senior Project Manager

Yes, the Bronx Community Board 6 is willing and able to act as a public repository on behalf of St. Joseph Apartments LLC in the cleanup of the St. Joseph Apartments project under the NYSDEC BCP.

Rafael Moure-Punnett
(Name)

10/4/24
(Date)

District Manager
(Title)