

NYSDEC BROWNFIELD CLEANUP PROGRAM APPLICATION – MAJOR AMENDMENT

122 BRUCKNER BOULEVARD REDEVELOPMENT SITE
NYSDEC BCP SITE NO. C203193
517 EAST 132 STREET AND 521 EAST 132 STREET
BLOCK 2260, LOTS 34 AND 38
BRONX, NEW YORK

PREPARED FOR:
122 BLVD 134 ST LLC
C/O MANHATTAN MANAGEMENT REALTY
162 MANHATTAN AVENUE
BROOKLYN, NEW YORK 11206

H & A OF NEW YORK ENGINEERING AND GEOLOGY, LLP
213 WEST 35TH STREET, 7TH FLOOR, NEW YORK, NEW YORK 10001



SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
 - a. one file in non-fillable PDF which includes a Table of Contents, the application form, and 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. *OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.

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

a. VIA SITE CONTROL DROPBOX:

- [Request an invitation](#) to upload files to the Site Control submittal dropbox.
- In the “Title” field, please include the following: “New BCP Application - *Proposed Site Name*”.
- After uploading files, an automated email will be sent to the submitter’s email address with a link to verify the status of the submission. Please do not send a separate email to confirm receipt.
- Application packages submitted through third-party file transfer services will not be accepted.

a. 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, 12th Floor
Albany, NY 12233-7015

SITE NAME: 122 Bruckner Boulevard Redevelopment

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: C203193



Yes



No

Is this a revised submission of an incomplete application?

If yes, provide existing site number: C203193



Yes



No



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

SECTION I: Property Information

PROPOSED SITE NAME 122 Bruckner Boulevard Redevelopment

ADDRESS/LOCATION 122 Bruckner Boulevard

CITY/TOWN Bronx

ZIP CODE 10454

MUNICIPALITY (LIST ALL IF MORE THAN ONE) New York

COUNTY Bronx

SITE SIZE (ACRES) 0.654

LATITUDE

LONGITUDE

40 ° 48 ' 13.4676 " 73 ° 55 ' 18.2922 "

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
517 East 132nd Street (Adding to BCA)	9	2260	38	0.114
521 East 132nd Street (Adding to BCA)	9	2260	34	0.20
122 Bruckner Boulevard (Existing BCA)	9	2260	1	0.340

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.	☒ Y	☐ N
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map)	☒ Y	☐ N
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: <u>19.02</u> Percentage of property in En-zone (check one): ☐ 0% ☐ 1-49% ☐ 50-99% ☒ 100%	☒ Y	☐ N
4. Is the project located within a disadvantaged community? See application instructions for additional information.	☒ Y	☐ N
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	☐ Y	☒ N
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: _____	☐ Y	☒ N

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: C203193		☒	☐
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.		Y ☒	N ☐
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? Not Applicable		☐	☐
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

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

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

4a. Please provide a short description of the overall project development, including a complete project schedule with all key BCP program milestones through issuance of the Certificate of Completion. Include DEC/DOH review times in the schedule (best efforts to review documents within 45 days pursuant to 6 NYCRR Part 375-3.6(b)).

Is this information attached?

☒ Yes ☐ No

4b. Please include in the project schedule the dates of any outside public or private funding source deadlines with the associated BCP milestones, e.g., NYC HPD or NYS HCR funding deadlines, or private funding interim milestones from loan documents, that depend on a particular BCP milestone such as a work plan or report approval, decision document issuance, etc.

Is this information clearly identified in the BCP project schedule?

☐ Yes ☐ No ☒ N/A

Beginning January 1, 2024, all work plans and reports submitted for the BCP shall address Green and Sustainable Remediation (GSR) and DER-31 (see [DER-31, Green Remediation](#)). Work plans, reports and design documents will need to be certified in accordance with DER-31.

5. Please provide a description of how Green and Sustainable Remediation will be evaluated and incorporated throughout the remedial phases of the project including Remedial Investigation, Remedial Design/Remedial Action, and Site Management and reporting efforts.

Is this information attached?

☒ Yes ☐ No

6. If the project is proposed to start at the remediation stage (Section 2, Item 1, above), a climate change screening or vulnerability assessment must have been completed. Is this attached?

☐ Yes ☐ No Not Applicable

SECTION III: Ecological Concerns

1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site?

Y	N
☐	☒

2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?

☐	☒
-----------------------	----------------------------------

3. Is/are there a/any Contaminant(s) of Ecological Concern?

☐	☒
-----------------------	----------------------------------

If any of the conditions above exist, a Fish and Wildlife Resources Impact Analysis (FWRIA) Part I, as outlined in DER-10 Section 3.10.1, is required. The applicant may submit the FWRIA with the application or as part of the Remedial Investigation Report.

4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application?

N/A ☒ ☐ ☐

SECTION IV: Land Use Factors		
1. What is the property's current municipal zoning designation? <u>M1-5/R8, MX-1</u>		
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 V: Current and Historical Property Owner and Operator Information		
CURRENT OWNER 122 Blvd 134 St LLC		
CONTACT NAME Yoel Barminka		
ADDRESS 162 Manhattan Avenue		
CITY Brooklyn	STATE NY	ZIP CODE 11206
PHONE (917) 770-8702	EMAIL Yoel@manhattanmgmt.net	
OWNERSHIP START DATE 6/9/26		
CURRENT OPERATOR N/A - Vacant		
CONTACT NAME		
ADDRESS		
CITY	STATE	ZIP CODE
PHONE	EMAIL	
OPERATION START DATE		

SECTION VI: Property's Environmental History

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 (***please submit information requested in this section in electronic format ONLY***):

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

SECTION VII: Requestor Information					
NAME 122 Blvd 134 St LLC					
ADDRESS 162 Manhattan Avenue					
CITY/TOWN Brooklyn		STATE NY	ZIP CODE 11206		
PHONE (917) 770-8702		EMAIL Yoel@manhattanmgmt.net			
				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 VIII: Requestor Contact Information		
REQUESTOR'S REPRESENTATIVE Yoel Barminka		
ADDRESS 162 Manhattan Avenue		
CITY Brooklyn	STATE NY	ZIP CODE 11206
PHONE (917) 770-8702	EMAIL Yoel@manhattanmgmt.net	
REQUESTOR'S CONSULTANT (CONTACT NAME) Mari Conlon		
COMPANY H & A of New York Engineering and Geology, LLP		
ADDRESS 213 West 35th Street, 7th Floor		
CITY New York	STATE NY	ZIP CODE 10001
PHONE (646) 277-5688	EMAIL MConlon@haleyaldrich.com	
REQUESTOR'S ATTORNEY (CONTACT NAME) George C.D. Duke		
COMPANY Fox Rothschild LLP		
ADDRESS 101 Park Avenue		
CITY New York	STATE NY	ZIP CODE 10178
PHONE (212) 450-9847	EMAIL gduke@foxrothschild.com	

SECTION IX: 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 with supporting documentation.

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

SECTION X: Requestor Eligibility

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?	☐	☒
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting of 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?	☐	☒
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?	☐	☒

SECTION X: Requestor Eligibility (continued)

12. The requestor must certify that he/she/they is/are 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

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 Information					
NAME Manhattan Management Realty LLC					
ADDRESS 162 Manhattan Avenue					
CITY/TOWN Brooklyn		STATE NY	ZIP CODE 11206		
PHONE (917) 770-8702		EMAIL Yoel@manhattanmgmt.net			
				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 VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Yoel Barminka			
ADDRESS 162 Manhattan Avenue			
CITY Brooklyn		STATE NY	ZIP CODE 11206
PHONE (917) 770-8702		EMAIL Yoel@manhattanmgmt.net & esty@manhattanmgmt.net	
REQUESTOR'S CONSULTANT (CONTACT NAME) Mari Conlon			
COMPANY H & A of New York Engineering and Geology, LLP			
ADDRESS 213 West 35th Street, 7th Floor			
CITY New York		STATE NY	ZIP CODE 10001
PHONE (646) 277-5688		EMAIL MConlon@haleyaldrich.com	
REQUESTOR'S ATTORNEY (CONTACT NAME) George C.D. Duke			
COMPANY Fox Rothschild LLP			
ADDRESS 101 Park Avenue			
CITY New York		STATE NY	ZIP CODE 10178
PHONE (212) 450-9847		EMAIL gduke@foxrothschild.com	

SECTION IX: 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 with supporting documentation.

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

SECTION X: Requestor Eligibility

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?	☐	☒
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting of 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?	☐	☒
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?	☐	☒

SECTION X: Requestor Eligibility (continued)

12. The requestor must certify that he/she/they is/are 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

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 XI: 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.	☐	☒
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: _____	☐	☒
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 XII: Site Contact List
To be considered complete, the application must include the Brownfield Site Contact List in accordance with <i>DER-23: Citizen Participation Handbook for Remedial Programs</i>. 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. • For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.

SECTION XIII: 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 a Member (title) of 122 Blvd 134 St 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: 8/3/26

Signature:  _____

Print Name: Anshel Friedman

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

SECTION XIII: 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 a Member (title) of Manhattan Management Realty 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: 8/3/26

Signature: 

Print Name: Yoel Barminka

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.

BCP App Rev 17

Please respond to the questions below and provide additional information and/or documentation as required. Please refer to the application instructions.

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
- ☐ 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 The site is located in a disadvantaged community area and BOA Study Area

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.

Table of Contents

ATTACHMENT A	4
Section I: Property Description Narrative	5
Section I.8: Previously Remediated	9
Section I.14: Environmental Assessment	9
ATTACHMENT B	12
Section II: Project Description	13
ATTACHMENT C	16
SECTION III: Ecological Concerns	17
ATTACHMENT D	18
SECTION IV: LAND USE FACTORS	19
ATTACHMENT E	20
Section V: Current Property Owner/Operator Information	21
ATTACHMENT F	24
Section VI.1: Reports	25
Section VI.2: Sampling Data	30
Section VI.3: Sampling Data	32
ATTACHMENT G	33
Section VII: Requestor's Information	34
ATTACHMENT H	35
Section X: Requestor's Eligibility Information	36
ATTACHMENT I	37
Section XII – Contact List Information	38
Acknowledgement from Bronx Public Library – Mott Haven Branch to Act as Document Repository	42
Acknowledgement from Bronx Community Board 1 to Act as Document Repository	43

ATTACHMENT A

Section I: Property Information

SECTION I: PROPERTY DESCRIPTION NARRATIVE

Site Location

The proposed Site comprises 122 Bruckner Boulevard (also known as 513–515 East 132nd Street), an existing Brownfield Cleanup Program (BCP) Site No. C203193, and 517 and 521 East 132nd Street, which will be added to the BCP site through a Major Amendment. The Site is in the Port Morris neighborhood of the Bronx, New York 10454, and is identified on the New York City Tax Map as Bronx Block 2260, Lots 1, 34, and 38. The proposed Site is bounded to the north by the existing BCP Site (No. C203193) and a retail gas station operated by “Speedway”, followed by Bruckner Boulevard; to the east by a multi-story residential apartment complex, to the south by East 132 Street, followed by a one-story warehouse building occupied by “FoodFest Depot”; and to the west by the existing BCP Site, followed by the intersection of East 132 Street and Brook Avenue, followed by a parking lot associated with “FoodFest Depot”.

A project locus is included on Figure 1. An aerial photograph of the Site showing Site and parcel boundaries is included on Figure 2. A tax map is included on Figure 3. A map showing surrounding land use is included as Figure 4. A map showing disadvantaged communities is included on Figure 5.

Site Features

The two parcels being added are split into two Lots: 517 East 132 Street, Bronx, New York 10454 (Block 2260, Lot 38) and 521 East 132 Street, Bronx, New York (Block 2260, Lot 34). The added parcels are approximately 0.314 acres (13,770 square [sq] feet [ft]) in size.

Pending approval of this amendment, the amended BCP Site (including Block 2260 Lots 1, 34 and 38) would be approximately 0.654 acres (28,490 sq ft) in size¹.

Lot 1 of the Site is improved with a one-story metal warehouse and four steel shipping containers, formerly operating as an Amazon Fresh grocery pickup location. Lot 34 of the Site is improved with two vacant one-story industrial buildings. Lot 38 of the Site is improved with a vacant three-story industrial building.

The existing BCP Site is subject to a New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Investigation Work Plan (RIWP) submitted April 1, 2026, and approved May 13, 2026. The proposed Site is under consideration to become part of the 122 Bruckner Boulevard Redevelopment BCP Site No. C203193 through this application for major amendment

Current Zoning and Land Use

According to the New York City Planning Commission Zoning Map 6b, the proposed Site is in a manufacturing and residential (M1-5/R8A) zoning area within the Port Morris Special Mixed-Use District (MX-1). The Site has been assigned an environmental E-Designation (E-143) for hazardous materials and noise as part of the resulting from a City Environmental Quality Review (CEQR) effective October 2004 (CEQR No. 05DCP005X) The proposed development of this property will be consistent with current zoning.

Past Site Use

¹Pending approval, 0.314 acres would be added to 0.34 acres (15,000 sq ft; Block 2260, Lot 1) of the existing BCP Site as defined in the Brownfield Cleanup Agreement (BCA) executed on February 24, 2026.

Based on the November 2021 Phase I Environmental Site Assessments (ESAs) prepared by Team Environmental Consultants, Inc. (TEAM), Lots 1, 34, and 38 have separate but partially overlapping development and operational histories. Lot 1 was developed with two railroad spurs serving a New York, New Haven, and Hartford Railroad machine and repair shop from the 1890s through the 1920s. A blacksmith shop occupied the northern portion of Lot 1 in 1908. By the 1920s, a garage occupied the lot. Historical records identify two 550-gallon underground storage tanks (USTs) from 1935 to 1946 and one gasoline tank from 1947 to 1984.

Sanborn Fire Insurance Maps indicate that Lot 38 was developed by 1908 with a three-story piano plate storage building. Lot 34 was partially developed by 1935, with structures limited to its westernmost and easternmost portions; the central portion has remained undeveloped since at least 1891. By 1935, Crystal Spring Water Co. occupied Lot 38 and the developed western portion of Lot 34. The company operated across both lots through approximately 1986 and used a portion of Lot 1 that year.

Gassman Coal & Oil Co. began operating on Lot 34 in 1986 and expanded onto Lot 38 and the southern portion of Lot 1 by 1989. The company operated across these areas until approximately 2003, when its activities were reduced to Lots 34 and 38. Lot 1 subsequently supported commercial parking from 2003 to 2007 and, before 2018, was occupied by Upright Hoisting for the storage of hoisting materials, equipment, and construction vehicles. An Amazon Fresh grocery pickup facility operated on Lot 1 from October 2018 through at least 2021. Based on interviews conducted for the Phase I ESAs, Sparkz Iron Works had operated on Lot 34 since approximately 2001, and Uptown Motors had operated on Lot 38 since approximately 2017; both businesses have since ceased operations, and Lots 34 and 38 are currently vacant and were vacated prior to the Requestor taking ownership on June 9, 2026.

Based on previous Site use, potential sources of contamination include former Site operations, historical underground storage tanks (USTs), petroleum storage and handling, railroad and machine-repair activities, garage operations, blacksmithing, iron works, and coal and oil operations. These historical uses may have affected soil with metals and semi-volatile organic compounds (SVOCs), groundwater with petroleum-related compounds and metals, and soil gas with petroleum related volatile organic compounds (VOCs), chlorinated VOCs, and other VOCs.

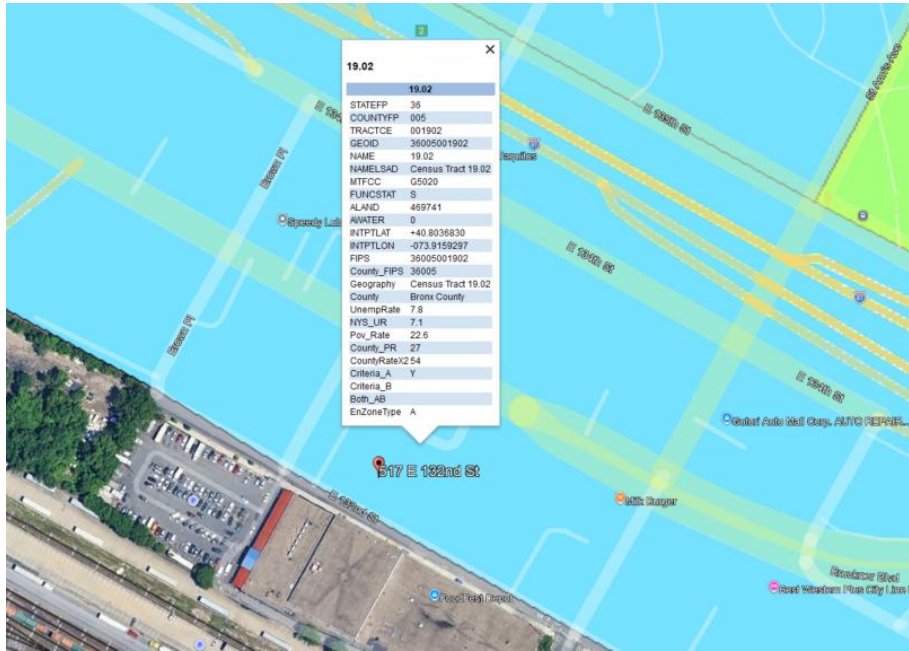
Site Geology and Hydrogeology

Based on findings from the October 2022 Remedial Investigation (RI) performed by AKRF, Inc. (AKRF), fill material at the proposed Site generally consists of dark brown to black sand with varying amounts of gravel, glass, and brick, was observed from surface grade to a depth of 2 to 5 feet (ft) below ground surface (bgs). The fill layer was underlain by a potential native layer consisting of light brown fine to coarse sand with varying amounts of clay, silt, and gravel. Groundwater was encountered at approximately 5 ft bgs.

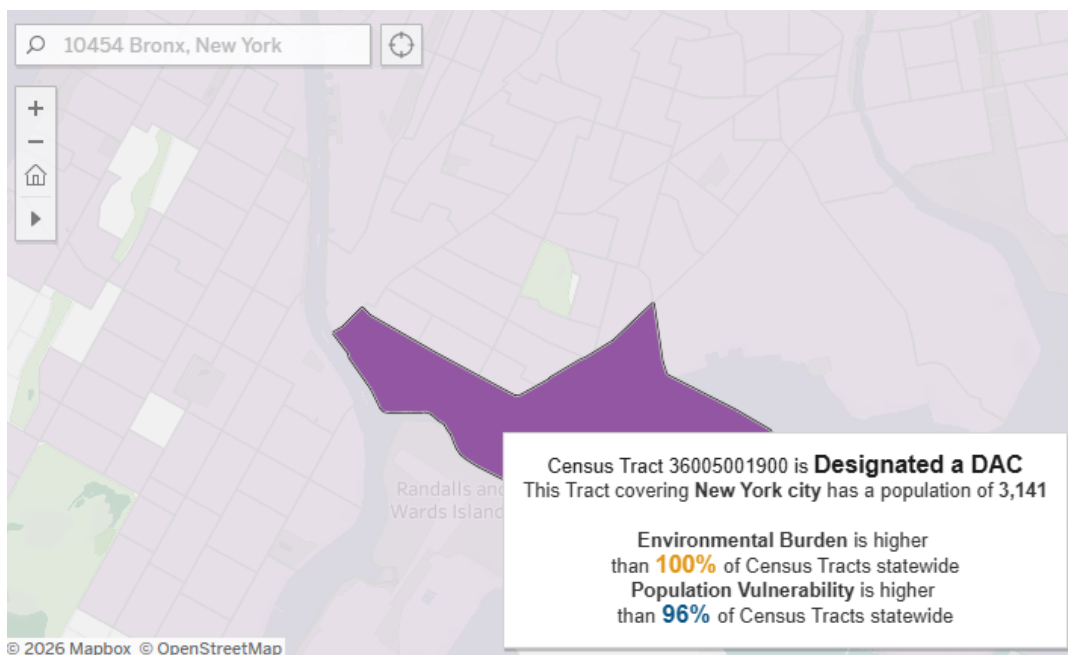
The topography of the proposed Site is generally level with a slight slope toward the south-southwest. The ground elevation of the Site is approximately 12 to 18 ft above mean sea level (amsl). Bedrock was not encountered during the RI. Groundwater flow is inferred to be in a north-northeasterly direction based on available groundwater monitoring data from the NYSDEC spill investigations for Lot 4 (northern adjoining property); however, it is expected that regional groundwater travels in a southerly direction toward the nearest water body (Bronx Kill) located approximately 550 ft south of the Site.

Environmental Zone Designation

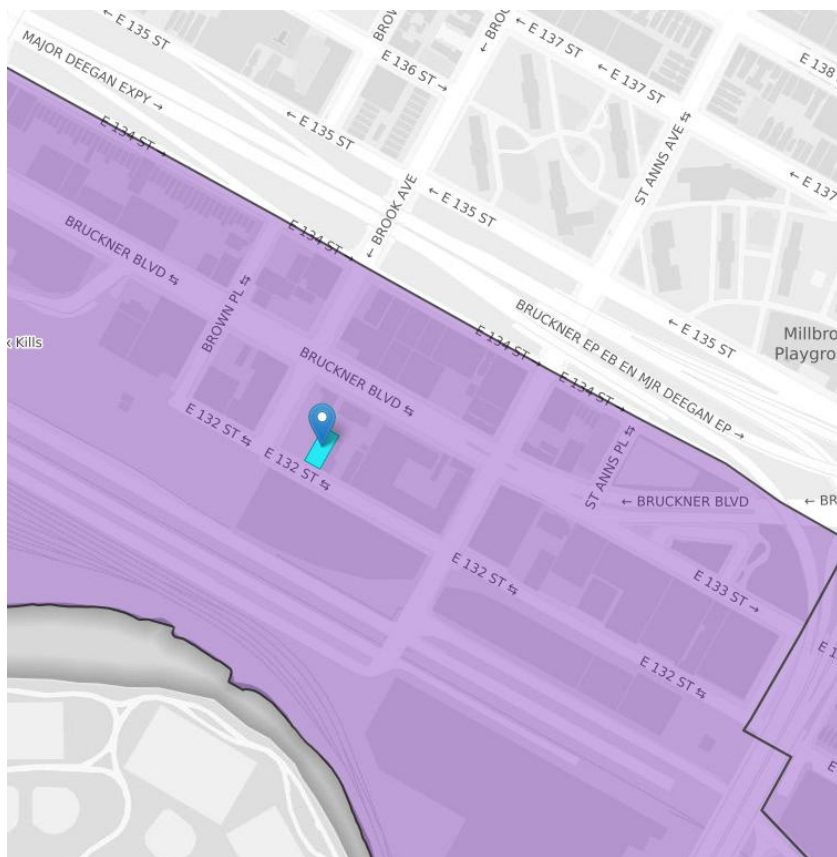
The entire Site footprint (100 percent), including the existing BCP Site and proposed Site, is located in EnZone Type A in Census Tract 19.02. An EnZone is defined as a census tract with a poverty rate of 20 percent and an unemployment rate at least 1.25 times the state unemployment rate, or a poverty rate of at least double the rate of the county.



The entire Site footprint (100 percent), including the existing BCP Site and propose Site, is located within a designated Disadvantaged Community (DAC). DACs are defined as areas that are often overlooked in climate policy initiatives, and DACs were created to ensure that these areas directly benefit from New York State's transition to cleaner, greener sources of energy, reduction pollution, cleaner air, and economic opportunities.



The Site is in a Brownfield Opportunity Area (BOA) Studies region where community-based organizations have been awarded NYS BOA grants to conduct planning studies.



SECTION I.8: PREVIOUSLY REMEDIATED

NYSDEC Spill NO. 0101831 was reported on May 17, 2001 following the discovery of petroleum-contaminated soil during the removal of USTs associated with the Former Gassman Fuel Co. Although the spill is assigned to 511 East 132nd Street, historical records reviewed through Freedom of Information Law (FOIL) requests, the EDR regulatory database report attached to the November 2021 Phase I ESA completed by Team, and the Remedial Investigation Report (RIR) prepared by AKRF for the adjoining property at 126 Bruckner Boulevard indicate that the investigation activities associated with Spill No. 0101831 were conducted within the northern portion of the proposed BCP Site, currently identified as Block 2260, Lot 34. Specifically, contamination was identified within the northern half of the paved yard area, where subsequent soil borings, monitoring wells, and delineation activities were performed.

Subsequent investigations identified petroleum-related impacts in both soil and groundwater. Analytical results documented a benzene exceedance in an endpoint soil sample collected during tank removal, benzene and methyl tertiary butyl ether (MTBE) in groundwater, volatile organic compound (VOC) exceedances in multiple soil borings, and PID readings as high as 737 ppm. Additional investigations completed by P.W. Grosser Consulting in 2007 documented VOCs and semi-volatile organic compounds (SVOCs) in soil above applicable standards, as well as petroleum-related constituents including MTBE and naphthalene in groundwater. Due to the documented impacts, NYSDEC approved a Remedial Action Work Plan (RAWP) in 2010 that included excavation and off-site disposal of approximately 50 cubic yards of petroleum-impacted soil, post-excavation groundwater monitoring, and groundwater bioremediation.

Records indicate the approved remedial activities were never implemented prior to closure of the spill case on October 7, 2015. While NYSDEC ultimately determined that remaining contamination did not pose a significant threat to public health or the environment, historical investigations confirmed the presence of petroleum-related contamination in soil and groundwater within the proposed BCP Site, and residual impacts remained following closure. Furthermore, current site investigations continue to identify VOCs in groundwater and soil vapor beneath the proposed BCP Site. Based on this history, the Site has not been subject to any remedial activities.

SECTION I.14: ENVIRONMENTAL ASSESSMENT

The Requestor seeks entry into the NYSDEC BCP at the investigation stage. Two Phase I ESAs were completed by Team in November 2021, and a Remedial Investigation Report was completed by AKRF, Inc. in October 2022.

These reports are summarized below in Section IV.1 and are appended to this application package.

Based on previous investigations, the primary contaminants of concern for the Site are SVOCs, heavy metals, including lead, arsenic, and mercury, in soil; metals and petroleum-related VOCs in groundwater; and petroleum-related VOCs and chlorinated volatile organic compounds (CVOCs) in soil vapor. These contaminants of concern are the result of previous USTs at the Site and the former operations at the proposed Site including the Gassman Coal and Oil Co., Sparkz Iron Works, and Uptown Motors.

Soil

Soil analytical results were compared to NYSDEC Title 6 of the New York Codes, Rules, and Regulations (NYCRR) Part 375 Restricted-Residential Soil Cleanup Objectives (RRSCOs) and applicable Protection of Groundwater Soil Cleanup Objectives (PGWSCOs). The soil findings from the October 2022 RIR are summarized as follows:

Elevated SVOCs, specifically polycyclic aromatic hydrocarbons (PAHs), were detected in shallow soils located in the northern, south-central, and southeastern portions of the Site. The highest concentrations of SVOCs were identified in shallow soils collected from the south-central and southern portions of the Site. SVOC detections including benzo(a)anthracene (max. Of 3.3 mg/kg), benzo(a)pyrene (5.5 mg/kg), benzo(b)fluoranthene (7.5 mg/kg), dibenz(a,h)anthracene (max. Of 0.91 mg/kg), and ideno(1,2,3-cd)pyrene (max. Of 4.5 mg/kg) were primarily detected in soil at concentrations exceeding both the UUSCOs and RRSCOs limits of 1 mg/kg for benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, 0.33 mg/kg for dibenz(a,h)anthracene, and 0.5 mg/kg for ideno(1,2,3-cd)pyrene.

In addition, metals including arsenic (max. Of 39.9 mg/kg), copper (max. Of 3,730 mg/kg), lead (max. Of 1,310 mg/kg), and mercury (max. Of 0.92 mg/kg) were detected in shallow to intermediate depth soils across the Site exceeding RRSCOs maximums of 16 mg/kg (arsenic), 270 mg/kg (copper), 400 mg/kg (lead), and 0.81 mg/kg (mercury). Pesticides were also detected at low concentrations in shallow soil in the northern portion of the Site.

Groundwater

Groundwater analytical results were compared to 6 NYCRR Part 703.5 NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) and Guidance Values (GVs) for Class GA Water. The groundwater findings from October 2022 RIR identified elevated metals in groundwater.

Volatile organic compounds (VOCs) and metals were detected in groundwater at concentrations exceeding New York State Part 375 Ambient Water Quality Standards (AWQS). VOC exceedances were identified at TW-01 and included isopropylbenzene (max. of 5.7 µg/L), n-propylbenzene (12 µg/L), and toluene (10 µg/L), compared with the AWQS of 5 µg/L for each compound. Metal exceedances included beryllium (maximum of 3.7 µg/L), total chromium (107 µg/L), iron (85,800 µg/L), lead (171 µg/L), magnesium (58,400 µg/L), manganese (3,430 µg/L), mercury (2.7 µg/L), sodium (1,260,000 µg/L), and thallium (0.91 µg/L), compared with their respective AWQS of 3, 50, 300, 25, 35,000, 300, 0.7, 2,000, and 0.5 µg/L. The highest iron, lead, magnesium, and mercury concentrations occurred at TW-01, while the highest manganese and sodium concentrations occurred at TW-02.

Soil Vapor

There is currently no standard that exists for soil vapor samples in New York State; therefore, these values were not compared to a standard. Elevated VOCs identified in soil vapor included petroleum-related VOCs and CVOCs.

Petroleum-related VOCs and CVOCs were detected in soil vapor in the northern, northeastern and southern portions of the site. Maximum total VOC, benzene, toluene, ethylbenzene, and xylenes (BTEX), and CVOc concentrations were detected in the northern portion of the Site at 4,609.3 micrograms per cubic meter (µg/m³), 284 µg/m³, and 535.4 µg/m³, respectively.

Specific petroleum-related VOCs detected above laboratory reporting limits in all soil vapor samples collected include 1,2,4-trimethylbenzene (max. of 23 $\mu\text{g}/\text{m}^3$), acetone (max. of 2,900 $\mu\text{g}/\text{m}^3$), benzene (max. of 23 $\mu\text{g}/\text{m}^3$), ethylbenzene (max. of 26 $\mu\text{g}/\text{m}^3$), and toluene (max. of 110 $\mu\text{g}/\text{m}^3$). Maximum concentrations in petroleum-related VOC detections came from soil vapor sample in the northern portion of the Site. Specific chlorinated VOCs detected above laboratory reporting limits in soil vapor samples collected include tetrachloroethene (PCE) (max. of 540 $\mu\text{g}/\text{m}^3$) from the sample collected in the northern portion of the Site, and trichloroethene (TCE) (max. 180 $\mu\text{g}/\text{m}^3$) from the sample collected in the southern portion of the Site.



MAP SOURCE: USGS
SITE COORDINATES: 40°48'14"N, 73°55'18"W

**HALEY
ALDRICH**

122 BRUCKNER BOULEVARD
BRONX, NEW YORK

PROJECT LOCUS

APPROXIMATE SCALE: 1 IN = 2000 FT
MARCH 2026

FIGURE 1

GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\0213675\GIS\213675_000_122 BRUCKNER BLVD BCA MAJOR AMENDMENT.aprx - USER: pdillillo - LAST SAVED: 4/1/2026 10:30 AM

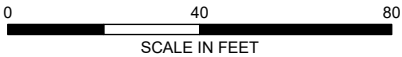


LEGEND

- PROPOSED BCP SITE ADDITIONAL AREA
- CURRENT BCP SITE, NO. C203193
- SITE BOUNDARY
- PARCEL BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
3. AERIAL IMAGERY SOURCE: NEARMAP, OCTOBER 1, 2025



**HALEY
ALDRICH**

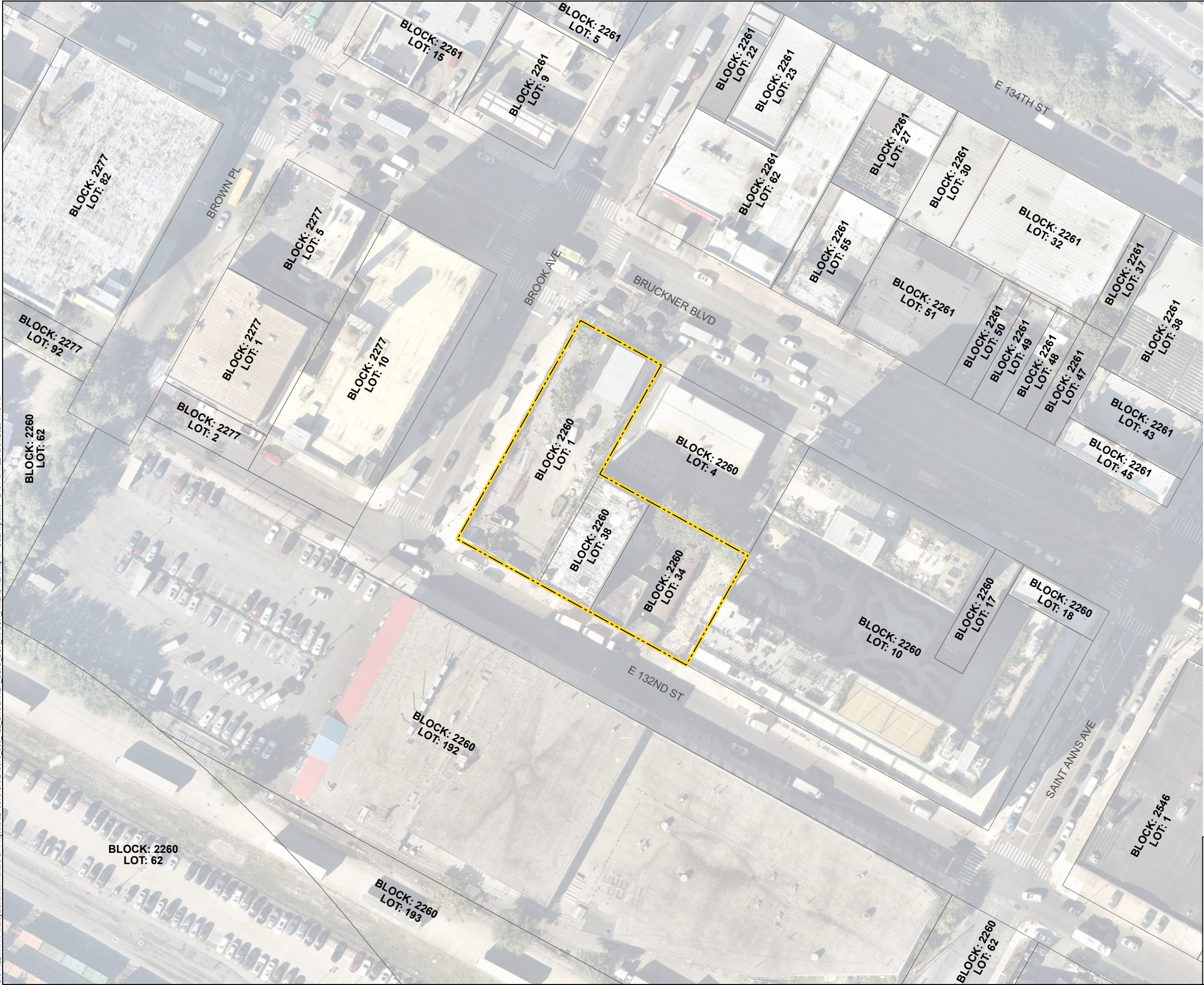
122 BRUCKNER BOULEVARD
BRONX, NEW YORK

SITE PLAN

APRIL 2026

FIGURE 2

GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\0213675\GIS\213675_000_122 BRUCKNER BLVD BCA MAJOR AMENDMENT.aprx - USER: pdillillo - LAST SAVED: 3/31/2026 4:10 PM



LEGEND

-  SITE BOUNDARY
-  PARCEL BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
3. AERIAL IMAGERY SOURCE: NEARMAP, OCTOBER 1, 2025



0 80 160
SCALE IN FEET

HALEY
ALDRICH

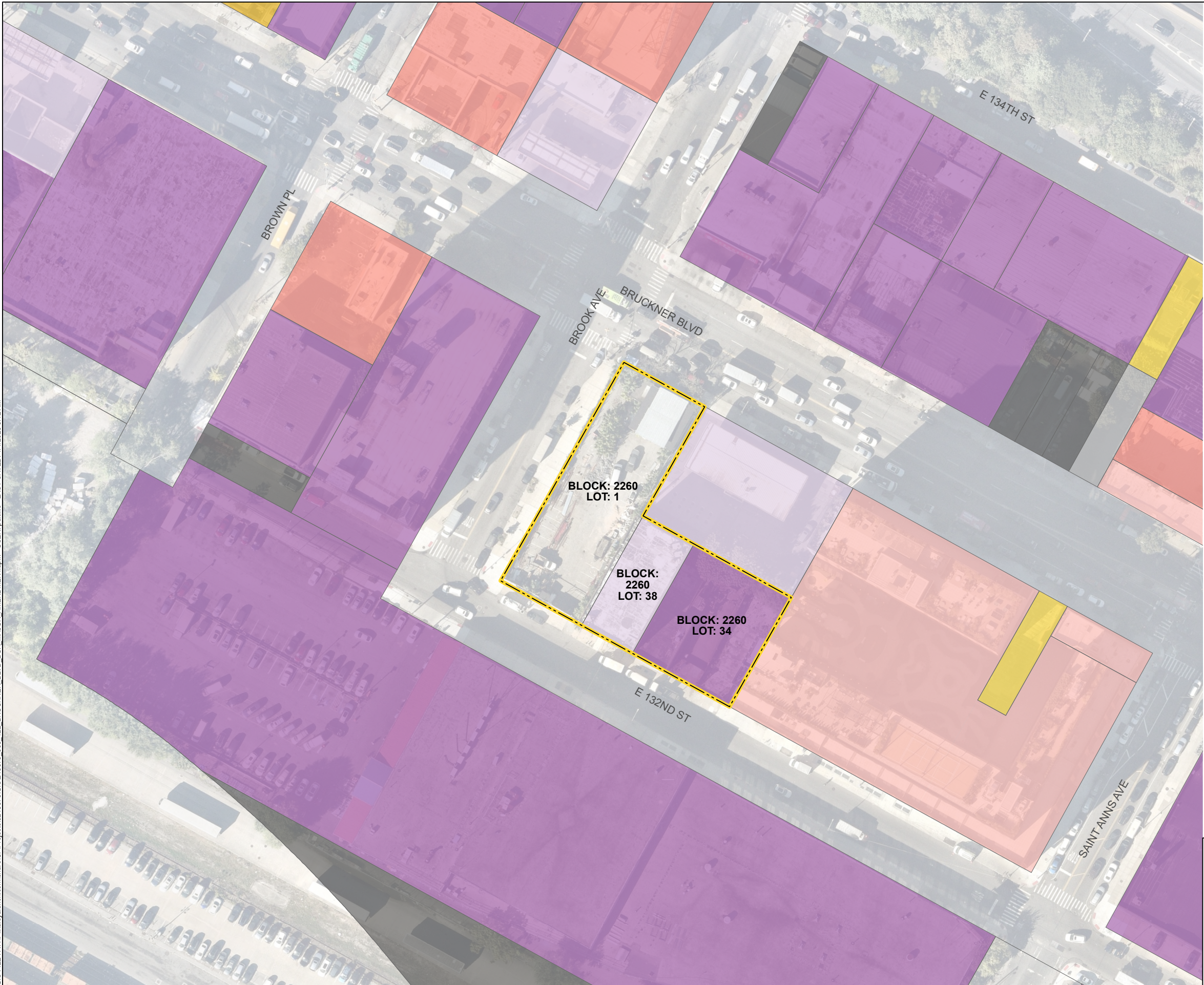
122 BRUCKNER BOULEVARD
BRONX, NEW YORK

TAX MAP

MARCH 2026

FIGURE 3

GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\0213875\GIS\213875_000_122 BRUCKNER BLVD BCA MAJOR AMENDMENT.aprx - USER: pdillillo - LAST SAVED: 4/1/2026 9:12 AM

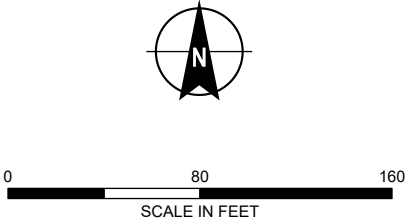


LEGEND

- SITE BOUNDARY
- PARCEL BOUNDARY
- LAND USE CATEGORY
 - MULTI-FAMILY WALK-UP BUILDINGS
 - MULTI-FAMILY ELEVATOR BUILDINGS
 - MIXED RESIDENTIAL AND COMMERCIAL BUILDINGS
 - COMMERCIAL AND OFFICE BUILDINGS
 - INDUSTRIAL AND MANUFACTURING BUILDINGS
 - TRANSPORTATION AND UTILITY
 - PARKING FACILITIES
 - VACANT LAND

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
3. LAND USE DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING
4. AERIAL IMAGERY SOURCE: NEARMAP, OCTOBER 1, 2025



HALEY
ALDRICH

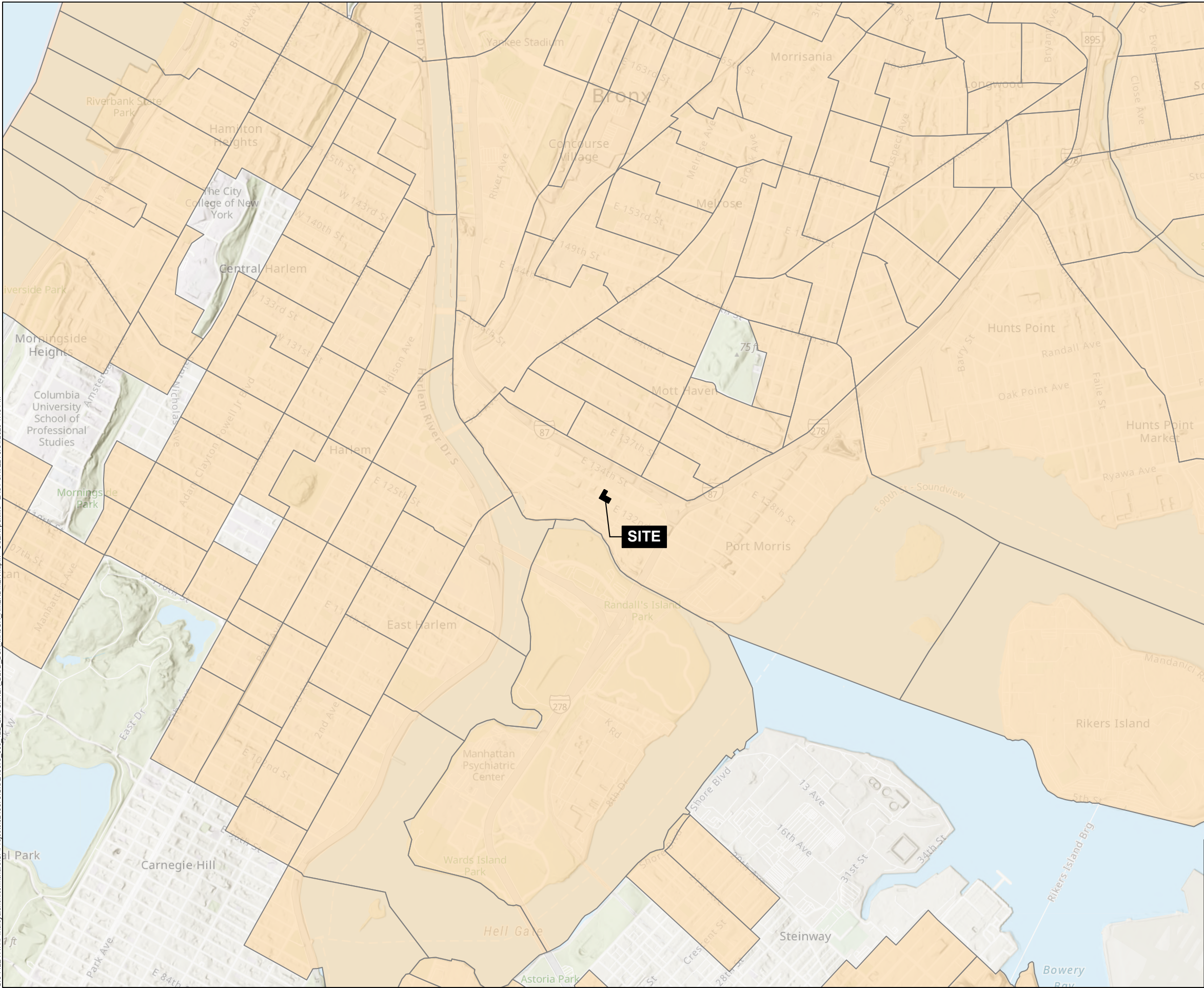
122 BRUCKNER BOULEVARD
BRONX, NEW YORK

SURROUNDING LAND USE

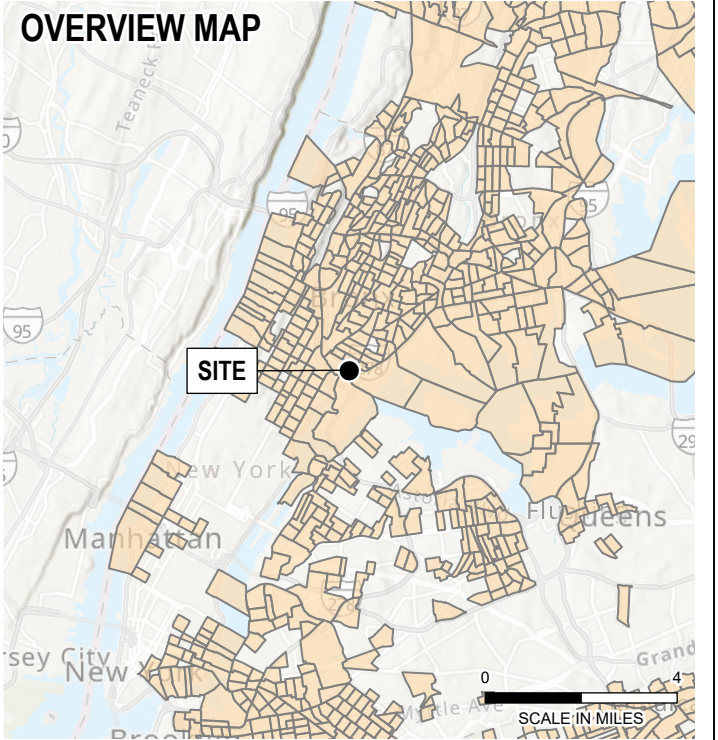
APRIL 2026

FIGURE 4

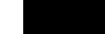
C:\GIS\FILE PATH\HaleyAldrich.com\stara\CF\Projects\0213675\GIS\213675_000_122_BRUCKNER BLVD BCA MAJOR AMENDMENT.aprx - USER: pdillillo - LAST SAVED: 3/31/2026 4:16 PM



OVERVIEW MAP



LEGEND

-  DISADVANTAGED COMMUNITY, NEW YORK CITY AREA
-  SITE BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. DISADVANTAGED COMMUNITY DATA SOURCE: THE NEW YORK STATE ENERGY RESEARCH AND DEVELOPMENT AUTHORITY (NYSERDA) AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) DISADVANTAGED COMMUNITIES CRITERIA MAPS, 2023
3. BASE MAP SOURCE: ESRI



0 2,000 4,000
SCALE IN FEET

**HALEY
ALDRICH**

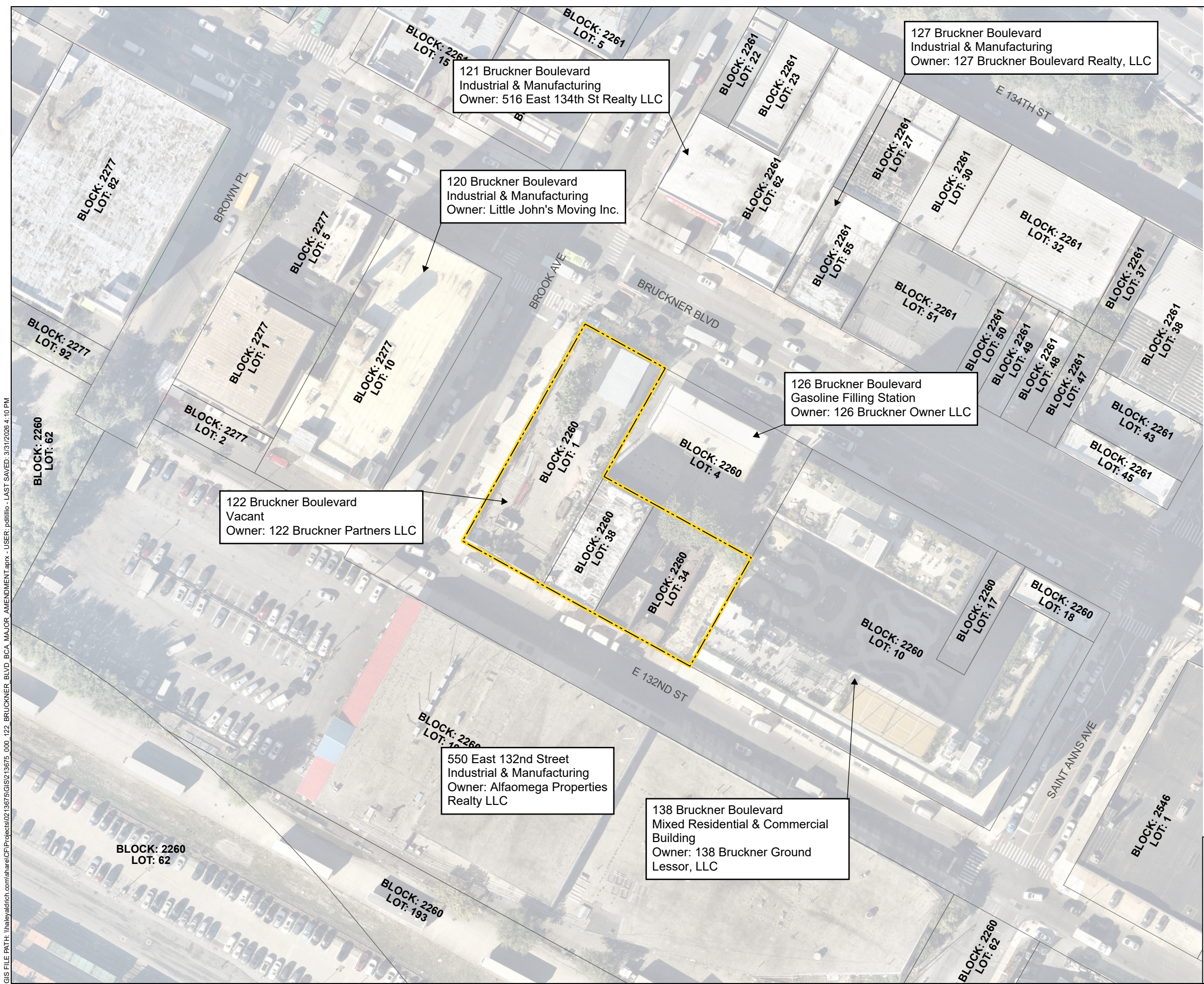
122 BRUCKNER BOULEVARD
BRONX, NEW YORK

DISADVANTAGED COMMUNITIES

MARCH 2026

FIGURE 5

GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\0213675\GIS\0213675_000_122 BRUCKNER BLVD BCA MAJOR AMENDMENT.aprx - USER: pdillillo - LAST SAVED: 3/31/2026 4:10 PM

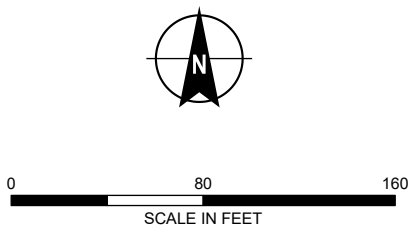


LEGEND

 PROPOSED TOTAL SITE BOUNDARY

 PARCEL BOUNDARY

- NOTES**
1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
 2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
 3. AERIAL IMAGERY SOURCE: NEARMAP, OCTOBER 1, 2025



**HALEY
ALDRICH** 122 BRUCKNER BOULEVARD
BRONX, NEW YORK

ADJOINING SITE MAP

MARCH 2026

FIGURE X

ATTACHMENT B

Section II: Project Description

SECTION II: PROJECT DESCRIPTION

The project will redevelop an underutilized and contaminated property and implement remedial measures to protect human health and the environment. The Site comprises of three rectangular lots. Lot 1 is improved with a vacant one-story metal warehouse, four steel shipping containers. Lot 34 is improved with two one-story vacant industrial buildings previously occupied by “Sparkz Iron Works” a galvanized steel fabrication builder. Lot 38 of the Site is improved with a three-story vacant industrial-use building previously occupied by “Uptown Motors” a motorcycle service and repair business. Historical Site uses include railroad and machine-repair activities, garage operations, blacksmithing, iron works, a grocery distribution center, automotive repair, and coal and oil operations. Asphalt pavement covers the remaining areas which were used for parking and storage. The Port Morris/Bruckner Boulevard rezoning assigned the Site an environmental E-Designation for hazardous materials and noise.

The Requestor and owner is 122 Blvd 134 St LLC.

The proposed project will include:

1. Demolition of the existing building to facilitate the supplemental remedial investigation;
2. A supplemental remedial investigation to characterize the nature and extent of contamination and identify remedial measures;
3. Excavation and off-Site disposal of contaminated soil; and,
4. Implementation of remedial measures, as required, in tandem with Site-wide redevelopment.

Proposed Development

Although future development plans are in preliminary design phases, the proposed development is anticipated to consist of constructing a new residential apartment building anticipated to encompass the entire Site footprint.

Rationale for BCP

The Requestor seeks to enter the NYSDEC BCP at the investigation stage.

Upon review of analytical results from previous environmental investigations conducted at the Site (discussed in further detail in Section VI), the Requestor seeks to enter the NYSDEC BCP due to the contaminants of concern identified at the Site, primarily SVOCS, heavy metals, include lead, arsenic, and mercury in soils, and VOCs and CVOCs, including BTEX, carbon tetrachloride, and tetrachloroethene, in soil vapor. The identified contaminants of concern are the result of former USTs on the Site and historical automotive and manufacturing-related operations, including those associated Crystal Spring Water Co., Gassman Coal and Oil Co., Sparkz Iron Works, and Uptown Motors.

While the previous investigations provided preliminary Site characterization data, they did not fully determine the nature and extent of contamination. Requestor is, therefore, also submitting for NYSDEC approval a draft Supplemental Remedial Investigation Work Plan (SRIWP) along with this BCP Application.

Project Schedule

It is anticipated that once the Requestor is accepted into the BCP and the draft SRIWP is approved by the Department, the 30-day public comment period will commence. Following acceptance into the program and approval of the draft SRIWP, the remedial contractor will mobilize to the Site to begin implementation of the Supplemental Remedial Investigation (SRI). Completion of the remedy is anticipated by mid 2028 with a Certificate of Completion expected in fall 2028. A tentative project schedule is below.

Task	Start	End	2026									2027												2028															
			May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct							
Preparation and Submission of BCP Application, SRIWP and CPP	5/1/2026	7/1/2026																																					
NYSDEC BCP Application and SRIWP Review	7/1/2026	8/1/2026																																					
30-Day Public Comment Period for BCP Application	8/1/2026	8/31/2026																																					
Execute Brownfield Cleanup Agreement	9/12/2026	10/1/2026																																					
NYSDEC & NYSDOH Approval of RIWP	10/1/2026	11/1/2026																																					
Implementation of Supplemental Remedial Investigation	11/1/2026	12/1/2026																																					
Preparation and Submission of SRIR and RAWP	12/1/2026	2/1/2027																																					
NYSDEC & NYSDOH Review of SRIR & RAWP	2/1/2027	4/1/2027																																					
45-Day Public Comment Period for RAWP	4/1/2027	5/15/2027																																					
Issuance of Decision Document	5/15/2027	6/31/2027																																					
Implementation of RAWP with Engineering Oversight	7/1/2027	11/1/2027																																					
Preparation of FER, SVI Evaluation and SMP (if required)	11/1/2027	12/31/2027																																					
NYSDEC & NYSDOH Review of FER (and SMP, if required)	1/1/2027	3/1/2027																																					
NYSDEC Issues COC	3/1/2027	5/1/2027																																					

Notes:

1. Schedule is estimated and subject to change.
2. Implementation of RAWP does not include completion of building construction
3. NYSDEC - New York State Department of Environmental Conservation
4. NYSDOH - New York State Department of Health
5. BCP - Brownfield Cleanup Program
6. BCA = Brownfield Cleanup Agreement
7. SRIWP = Supplemental Remedial Investigation Work Plan
8. CPP = Citizen Participation Plan
9. SRIR = Supplemental Remedial Investigation Report
10. RAWP - Remedial Action Work Plan
11. FER - Final Engineering Report
12. SVI - Soil Vapor Intrusion
13. SMP - Site Management Plan
14. COC - Certificate of Completion
15. COC issuance estimated for December 2026 and prior to 31 December 2026

Green and Sustainable Remediation

NYSDEC's DER-31 Green Remediation requires that Green Remediation concepts, best practices, and techniques be considered during all stages of the remedial program, including remedial investigation, remedial design/remedial action, and site management, as applicable, with the goal of improving the sustainability of the cleanup and summarizing the net environmental benefit of any implemented green technology.

The following green remediation/sustainability concepts will be considered and/or implemented, to the extent practicable, during remedial investigations, remedial design and action, and site management. Implementability and applicable remedial stages are detailed in the table below.

DER-31 Remediation/Sustainability Concepts	Applicable Remedial Stage(s)	Site Specific Implementability
Increase energy efficiency/minimize total energy use and direct and indirect CO ₂ /greenhouse gas (GHG) emissions to the atmosphere	Remedial Investigation, Remedial Design, Remedial Action	Priorities will include one mobilization for investigation, carpooling of personnel, identification of local disposal facilities to reduce offsite GHG emission and focus on efficient equipment for vapor mitigation systems.
Reduce emissions of air pollutants	Remedial Investigation, Remedial Action, Site Management	Priorities will include one mobilization for investigation, carpooling of Site personnel, identification of local disposal facilities and use of energy efficient building elements to reduce air pollution, review of equipment when designing vapor mitigation equipment
Minimize habitat disturbance and create or enhance habitat or usable land	Remedial Design, Remedial Action	Open space will be considered during design phase.
Conserve natural resources such as soil and water; promote the sequestration of carbon through reforestation or afforestation	Remedial Design, Remedial Action	Planting will be considered for landscaped areas of the property for purposes of biological carbon sequestration
Minimize fresh water consumption and maximize water reuse during daily operations and treatment processes	Remedial Action, Site Management	Reuse of wash water will be completed wherever possible prior to containerization for offsite disposal
Prevent long-term erosion, surface runoff, and off-site water quality impacts, and prevent unintended soil compaction	Remedial Design, Remedial Action	Runoff prevention measures will be implemented including hay bales and/or silt fencing
Minimize waste or implement beneficial use of materials that would otherwise be considered a waste	Remedial Design, Remedial Action, Site Management	Reuse sampling will be conducted as part of the waste characterization effort should investigation results indicate viability
Minimize equipment and truck idling and use sustainably produced biofuels to reduce discharge of pollutants and GHGs to the atmosphere	Remedial Investigation, Remedial Action, Site Management	Trucks will not queue or idle outside the Site during the investigation, remedial action or site management activities
Utilize clean diesel (new or retrofitted) equipment to reduce emissions to the atmosphere	Remedial Action, Site Management	Truck suppliers will be contacted for use of clean diesel prior to remedial action implementation
Minimize truck travel for disposal to save energy, reduce emissions, and reduce localized noise, vibration, and wear and tear on roads	Remedial Investigation, Remedial Action	Local disposal facilities for investigation derived waste and subsequent excavation as part of the remedial action will be identified and prioritized for use
Minimize use of heavy equipment to save energy and reduce emissions	Remedial Investigation, Remedial Action, Site Management	Evaluation of equipment will be conducted prior to investigation, as part of the support of excavation design and during remedial action

ATTACHMENT C

Section III: Ecological Concerns

SECTION III: ECOLOGICAL CONCERNS

Fish and Wildlife Impact Analysis

NYSDEC DER-10 requires an on-Site and off-Site Fish and Wildlife Resource Impact Analysis if the stipulated criteria are met. Additionally, the NYSDEC's October 1994 "Fish and Wildlife Impact Analysis for Inactive Hazardous Waste Sites" document indicates that "A complete site description as outlined in Step I is necessary for sites with fish and wildlife resources that may be affected by site-related contaminants. However, if no resources are associated with the site or if there is no potential for contaminant migration to the resources, then only the necessary information to support that conclusion should be provided. The information must, however, be definitive evidence of such conditions."

The proposed Site, which was developed in the early to mid-1900s, is currently vacant and was most recently operated as a motorcycle repair shop and a galvanized steel fabricator. The proposed Site is located in the Port Morris neighborhood of Bronx, New York and provides little or no wildlife habitat or food value and/or access to the detected subsurface contamination. No natural waterways are present on or directly adjacent to the Site. The Bronx Kill is located approximately 550 ft (0.10 miles) north of the Site; multiple properties separate the Gowanus Canal from the western boundary of the Site. The future use of the proposed Site is anticipated to consist of constructing a new residential apartment building anticipated to encompass the entire Site footprint. Based on the requirements stipulated in Section 3.10 and Appendix 3C of DER-10, there was no need to prepare a Fish and Wildlife Resource Impact Analysis for the Site.

ATTACHMENT D
Section IV: Land Use Factors

SECTION IV: LAND USE FACTORS

Zoning

According to the New York City Planning Commission Zoning Map 6b, the proposed Site is in a manufacturing and residential (M1-5/R8A) zoning area within the Port Morris Special Mixed-Use District (MX-1). R8A districts have mandatory contextual Quality Housing bulk regulations, typically resulting in high lot coverage apartment buildings of 12-14 stories set at or near the street line. The surrounding area is characterized by residential, commercial, and industrial buildings.

Current Use

Lot 1 is improved with a one-story metal warehouse and four steel shipping containers, operating as an Amazon Fresh grocery pickup location until after 2021. The remaining portion of the property is paved with asphalt and used for parking. Lot 34 is improved with two one-story vacant industrial buildings previously occupied by “Sparkz Iron Works” a galvanized steel fabrication builder. Lot 38 of the Site is improved with a three-story vacant industrial-use building previously occupied by “Uptown Motors” a motorcycle service and repair business. These services are likely the source of contamination in the subsurface of the Site due to potential releases of production materials to the subsurface during operations. The Site was vacated in May 2026 prior to the Requestor closing.

Intended Use Post-Remediation

Although future development plans are in preliminary design phases, the proposed development is anticipated to consist of constructing a new residential apartment building on grade, encompassing the Site footprint.

Compliance with Applicable Zoning Laws, Recent Development, and Community Master Plans

The proposed development of this property is consistent with the current zoning. The development is also aligned with the aims of the Special Mixed-Use District, which aims to encourage investment in, and enhance the vitality of, existing neighborhoods with mixed residential and industrial uses in close proximity and create expanded opportunities for new mixed-use communities. Further, additional residential development supports the South Bronx Greenway Master Plan which aims to link the Hunts Point and Port Morris Waterfronts and create life improvements for residents and workers alike. The applicable zoning map is included as an attachment.

E-Designation

The proposed Site has been assigned an environmental E-Designation (E-143) for hazardous materials and noise as part of the resulting from a City Environmental Quality Review (CEQR) effective October 2004 (CEQR No. 05DCP005X) The proposed development of this property will be consistent with current zoning.

THE NEW YORK CITY PLANNING COMMISSION

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.

M - MANUFACTURING DISTRICT

AREA(S) REZONED

12-18-2025 C 250300 ZMM

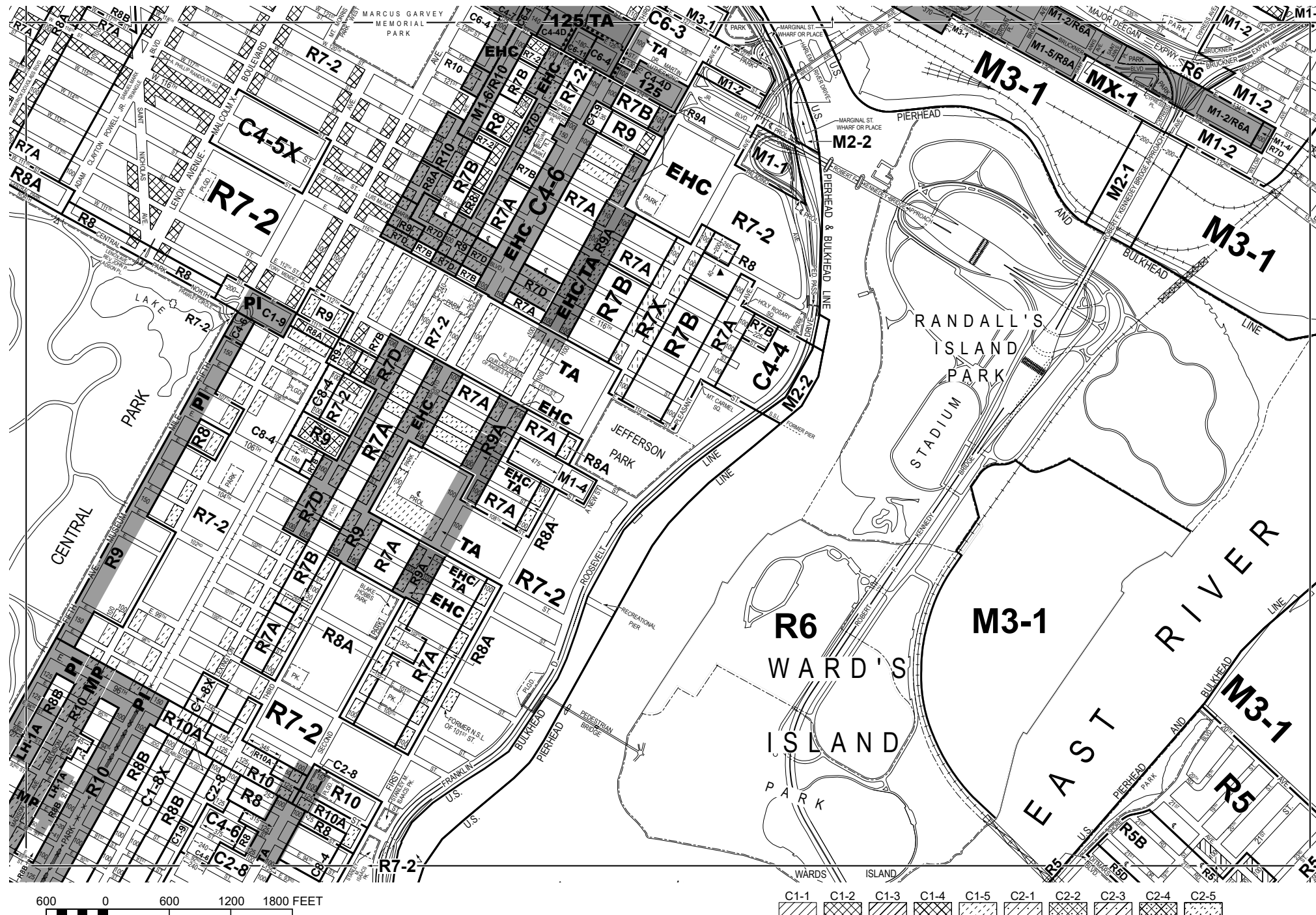
For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

▲ 01-01-2026 C 240385 MMM

5c	6a	6c
5d	6b	6d
8c	9a	9c

© Copyrighted by the City of New York

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.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.



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

ATTACHMENT E

Section V: Current Property Owner/Operator Information

SECTION V: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Current Owner and Operator

122 Blvd 134 St LLC is the Requestor and has owned the proposed Site located at 517 East 132nd Street and 521 East 132nd Street since June 9, 2026. The Site is currently vacant.

Previous Owners and Operators

A list of current and previous owners for Lot 1 is provided in the table below.

Date	Document Type	First Party	First Address/Contact Party	Second Party	Relationship of First Party to Applicant
6/12/2026	Deed	122 Bruckner Development LLC	2447 3 rd Avenue, Bronx, NY/ Adi Altmark Phone: 718.401.1511	122 Blvd 134 St LLC	None
12/10/2012	Deed	220 East Realty, Inc.	2447 3 rd Avenue, Bronx, NY Phone: Unknown	122 Bruckner Development LLC, 122 Bruckner Partners LLC	None
7/21/1999	Deed	Gassman Holding Corp.	111 Westwood Circle, Roslyn Heights, NY Phone: Unknown	220 East Realty, Inc.	None
7/10/1998	Deed	Gassman Coal and Oil Co., Inc.	Brown Place and East 132 nd Street, Bronx, NY Phone: Unknown	Gassman Holding Corp.	None
2/5/1981	Deed	Nestle Company Inc	Address: Unknown Phone: Unknown	Gassman Coal and Oil Co Inc	None
5/16/1979	Deed	Penn Central Corporation	Address: Unknown Phone: Unknown	Combustion Equipment Associates Inc	None
7/2/1970	Deed	Pine Hill Crystal Spring Water Co Inc	Address: Unknown Phone: Unknown	Boiling Spring Holding Corporation	None

Reference: New York City Department of Finance ACRIS website: <https://a836-acris.nyc.gov/DS/DocumentSearch/BBLResult>. Former telephone numbers of the previous property owners were not readily available

A list of current and previous operators for Lot 1 is provided in the table below.

Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
Vacant	Operator (2022 to current)	122 Bruckner Boulevard, Bronx, NY Phone: Unknown	None
Amazon Fresh Grocery (Pick-up Location)	Operator (2018 to 2021)	122 Bruckner Boulevard, Bronx, NY Phone: Unknown	None
Upright Hoisting (Storage of hoisting materials, equipment and construction vehicles)	Operator (2010 to 2018)	122 Bruckner Boulevard, Bronx, NY Phone: Unknown	None
Commercial Parking Lot	Operator (2003 to 2007)	122 Bruckner Boulevard, Bronx, NY Phone: Unknown	None
Gassman Coal & Oil Co.	Operator (1989-2002)	122 Bruckner Boulevard, Bronx, NY Phone: Unknown	None

Brownfield Cleanup Application - Major Amendment
122 Bruckner Boulevard Redevelopment Site
Bronx, New York

Crystal Spring Water Company	Operator (1986)	122 Bruckner Boulevard, Bronx, NY Phone: Unknown	None
Stone S Express Inc Garage	Operator (1965)	122 Bruckner Boulevard, Bronx, NY Phone: Unknown	None
N.Y. N. H. & H. R. R. Machine Shop	Operator (1891 to 1908)	122 Bruckner Boulevard, Bronx, NY Phone: Unknown	None

Reference: The EDR City Directory Abstract (inquiry number 5743224.5) included in the Phase I ESA completed by TEAM in August 2019 for the 126 Bruckner Boulevard property. Previous operator information prior to 1965 is not available.

A list of current and previous owners for Lot 34 is provided in the below table.

Date	Document Type	First Party	First Address/Contact Party	Second Party	Relationship of First Party to Applicant
6/12/2026	Deed	122 Bruckner Partners LLC	2447 3 rd Avenue, Bronx, NY/Adi Altmark Phone: 718.401.1511	122 Blvd 134 St LLC	None
12/10/2012	Deed	220 East Realty, Inc.	2447 3 rd Avenue, Bronx, NY Phone: Unknown	122 Bruckner Partners LLC	None
7/21/1999	Deed	Gassman Holding Corp.	111 Westwood Circle, Roslyn Heights, NY Phone: Unknown	220 East Realty, Inc.	None
7/2/1970	Deed	Pine Hill Crystal Spring Water Co Inc	517 East 132 nd Street, Bronx, NY Phone: Unknown	Boiling Spring Holding Corporation	None

Reference: New York City Department of Finance Automated City Register Information System (ACRIS) website: https://a836-acris.nyc.gov/DS/DocumentSearch/BBLResult?max_rows=50. Previous owner information prior to 1970 is not available.

A list of current and previous operators for Lot 34 is provided in the table below.

Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
Vacant	Operator (2022 to current)	251 East 132 nd Street, Bronx, NY Phone: Unknown	None
Gassman Coal & Oil Co.	Operator (1989 to 2007)	251 East 132 nd Street, Bronx, NY Phone: Unknown	None
Crystal Spring Water Co	Operator (1935 to 1986)	251 East 132 nd Street, Bronx, NY Phone: Unknown	None

Reference: The EDR City Directory Abstract (inquiry number 5743224.5) included in the Phase I ESA completed by TEAM in August 2019 for the 126 Bruckner Boulevard property. Previous operator information prior to 1965 is not available.

A list of current and previous owners for Lot 38 is provided in the below table.

Date	Document Type	First Party	First Address/Contact Party	Second Party	Relationship of First Party to Applicant
------	---------------	-------------	-----------------------------	--------------	--

Brownfield Cleanup Application - Major Amendment
122 Bruckner Boulevard Redevelopment Site
Bronx, New York

6/12/2026	Deed	122 Bruckner Partners LLC	2447 3 rd Avenue, Bronx, NY/Adi Altmark Phone: 718.401.1511	122 Blvd 134 St LLC	None
12/10/2012	Deed	220 East Realty, Inc.	2447 3 rd Avenue, Bronx, NY Phone: Unknown	122 Bruckner Partners LLC	None
7/21/1999	Deed	Gassman Holding Corp.	111 Westwood Circle, Roslyn Heights, NY Phone: Unknown	220 East Realty, Inc.	None
7/10/1998	Deed	Gassman Coal and Oil Co., Inc.	Brown Place and East 132 nd Street, Bronx, NY Phone: Unknown	Gassman Holding Corp.	None
2/5/1981	Deed	The Nestle Company, Inc.	100 Bloomingdale Road, White Plains, NY Phone: Unknown	Gassman Coal and Oil Co., Inc.	None
7/2/1970	Deed	Berkshire Bottling Company	517 East 132 nd Street, Bronx, NY Phone: Unknown	Boiling Spring Holding Corporation	None

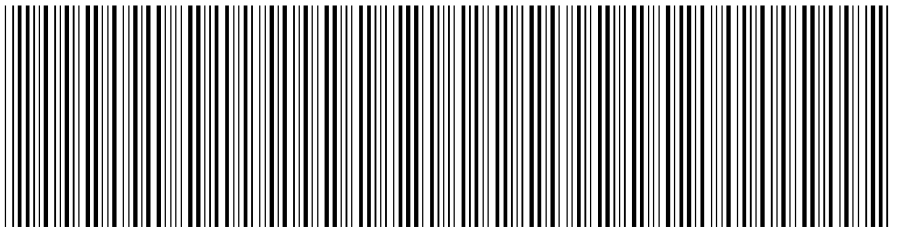
Reference: New York City Department of Finance Automated City Register Information System (ACRIS) website: https://a836-acris.nyc.gov/DS/DocumentSearch/BBLResult?max_rows=50. Previous owner information prior to 1970 is not available.

A list of current and previous operators for Lot 38 is provided in the table below.

Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
Vacant	Operator (2022 to current)	251 East 132 nd Street, Bronx, NY Phone: Unknown	None
Gassman Coal & Oil Co.	Operator (1989 to 2007)	251 East 132 nd Street, Bronx, NY Phone: Unknown	None
Storage & Offices	Operator (1989 to 2007)	251 East 132 nd Street, Bronx, NY Phone: Unknown	None
Crystal Spring Water Co	Operator (1935 to 1986)	251 East 132 nd Street, Bronx, NY Phone No. Unknown	None

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

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



2026061200754001004E9209

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 7

Document ID: 2026061200754001

Document Date: 06-12-2026

Preparation Date: 06-17-2026

Document Type: DEED

Document Page Count: 5

PRESENTER:

LANDMARK ABSTRACT AGENCY LLC
207 ROCKAWAY TURNPIKE
LAWRENCE, NY 11559
212-805-8120
LAA7217

RETURN TO:

JEFFREY ZWICK & ASSOCIATES, P.C.
2329 NOSTRAND AVE
SUITE 400
BROOKLYN, NY 11210

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	2260	38	Entire Lot	517 EAST 132 STREET

Property Type: COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
BRONX	2260	34	Entire Lot	519 EAST 132 STREET

Property Type: COMMERCIAL REAL ESTATE

☒ Additional Properties on Continuation Page

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

122 BRUCKNER DEVELOPMENT LLC
2447 3RD AVENUE
BRONX, NY 10451

GRANTEE/BUYER:

122 BLVD 134 ST LLC
162 MANHATTAN AVENUE
BROOKLYN, NY 11206

☒ Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 68.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 569,625.00

NYS Real Estate Transfer Tax:

\$ 141,050.00

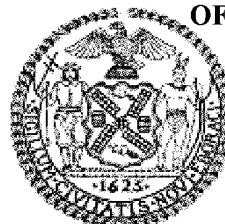
RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE

CITY OF NEW YORK

Recorded/Filed 06-17-2026 15:54

City Register File No.(CRFN):

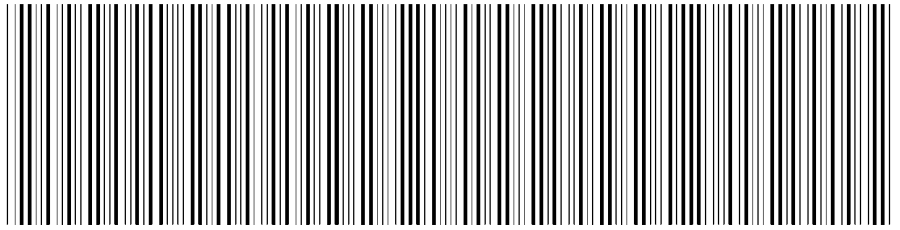
2026000168446



Collette N. Chiu-Jacques

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2026061200754001004C9089

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 7

Document ID: 2026061200754001

Document Date: 06-12-2026

Preparation Date: 06-17-2026

Document Type: DEED

PROPERTY DATA

Borough	Block Lot	Unit	Address
BRONX	2260 1 Entire Lot		122 BRUCKNER BOULEVARD
Property Type: OTHER			

PARTIES

GRANTOR/SELLER:

122 BRUCKNER PARTNERS LLC
2447 3RD AVENUE
BRONX, NY 10451

**BARGAIN AND SALE DEED WITHOUT
COVENANT AGAINST GRANTOR'S ACTS**

THIS INDENTURE, dated as of June 12 2026, by and between **122 BRUCKNER DEVELOPMENT LLC**, a New York limited liability company having an address at 2447 3rd Avenue, Bronx, New York 10451, as to a 50% tenancy-in-common interest, and **122 BRUCKNER PARTNERS LLC**, a New York limited liability company having an address at 2447 3rd Avenue, Bronx, New York 10451, as to a 50% tenancy-in-common interest (collectively, "**Grantor**"), to **122 BLVD 134 ST LLC**, a New York limited liability company having an address at 162 Manhattan Avenue, Brooklyn, NY 11206 ("**Grantee**").

WITNESSETH, that Grantor in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged by Grantor, does hereby grant and release and assign forever unto Grantee, and the heirs, successors and assigns of Grantee, those certain plots, pieces or parcels of land situate lying and being in the Borough and County of Bronx, City of New York and State of New York, known as and by the street addresses of (i) 122 Bruckner Boulevard, Bronx, New York (Block: 2260, Lot: 1), (ii) 517-519 East 132nd Street, Bronx, New York (Block: 2260, Lot: 38), and (iii) 521 East 132nd Street, Bronx, New York (Block: 2260, Lot: 34), as more particularly bounded and described in **Schedule A** attached hereto and made a part hereof (collectively, the "**Land**").

BEING the same premises described in the deed to the grantor from 220 East Realty, Inc. dated as of 12/17/2012 and recorded 01/22/2013 as CRFN 2013000028412.

TOGETHER with all right, title and interest of Grantor in and to any and all buildings and improvements located on the Land (the "**Improvements**");

TOGETHER with all right, title and interest, if any, of Grantor in and to any easements, rights of way, privileges, benefits, appurtenances, hereditaments, strips, gaps and gores, and any and all other rights, if any, thereon or in any way pertaining thereto, including, without limitation, any land lying in the bed of any streets and roads abutting the above-described Land to the center lines thereof (the foregoing rights, together with the Land and the Improvements being hereinafter referred to, collectively, as the "**Premises**");

TO HAVE AND TO HOLD the Premises herein granted, or mentioned and intended so to be, unto Grantee, and the heirs, successors and assigns of Grantee, forever.

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

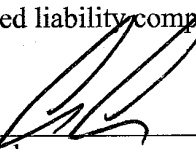
IN WITNESS WHEREOF, Grantor has duly executed this deed the day and year first above written.

GRANTOR:

122 BRUCKNER DEVELOPMENT LLC,
a New York limited liability company

By: 
Name: Adi Altmark
Title: Authorized Signatory

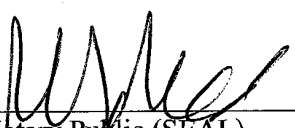
122 BRUCKNER PARTNERS LLC,
a New York limited liability company

By: 
Name: Adi Altmark
Title: Authorized Signatory

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

On the 9th day of June in the year 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared ADI ALTMARK, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

ROBERT M. SCHAUFELD
NOTARY PUBLIC, STATE OF NEW YORK
NO. 02SC4755356
QUALIFIED IN NASSAU COUNTY
MY COMMISSION EXPIRES DECEMBER 31, 2029


Notary Public (SEAL)

SCHEDULE A

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

PARCEL A (Block 2260, Lot 1):

BEGINNING at the southeasterly corner of 133rd Street of Southern Boulevard as the same is now called Brook Avenue;

RUNNING THENCE easterly, along said southern side of said Street, 75 feet more or less;

THENCE southerly parallel with said Brook Avenue, 200 feet more or less to the northerly side of East 132nd Street;

THENCE westerly along the northerly side of said Street, 75 feet more or less to the easterly side of Brook Avenue; and

THENCE northerly along said easterly side of Brook Avenue, 200 feet more or less to the point or place of BEGINNING.

PARCEL B (Block 2260, Lot 34):

BEGINNING at a point on the northerly side of East 132nd Street, distant 125 feet easterly from the corner formed by the intersection of said northerly side of East 132nd Street with the easterly side of Brook Avenue;

RUNNING THENCE northerly parallel with Brook Avenue, 100 feet; THENCE easterly parallel with East 132nd Street, 87.70 feet;

THENCE southerly again parallel with Brook Avenue, 100 feet to the northerly side of East 132nd Street; and

THENCE westerly along the northerly side of East 132nd Street, 87.70 feet to the point or place of BEGINNING.

PARCEL C (Block 2260, Lot 38):

BEGINNING at a point on the northerly side of East 132nd Street, distant 75 feet easterly from the corner formed by the intersection of the said northerly side of East 132nd Street with the easterly side of Brook Avenue; and

RUNNING THENCE northerly on a line parallel with the said easterly side of Brook Avenue, 100 feet;

THENCE easterly and on a line parallel to said northerly line of East 132nd Street, 50 feet;

THENCE southerly and again on a line parallel to the said easterly side of Brook Avenue, 100 feet to the northerly side of East 132nd Street aforesaid; and

THENCE westerly along the said northerly side of East 132nd Street, 50 feet to the point or place of BEGINNING.

FOR INFORMATION ONLY:

Property Address: 122 Bruckner Boulevard, 521 East 132nd Street and 517-519 East 132nd Street,
Bronx, NY Block: 2260 Lots: 1, 34, 38

BARGAIN AND SALE DEED WITHOUT
COVENANT AGAINST GRANTOR'S ACTS

122 BRUCKNER DEVELOPMENT LLC

AND

122 BRUCKNER PARTNERS LLC

TO

122 BLVD 134 ST LLC

Block: Lot:

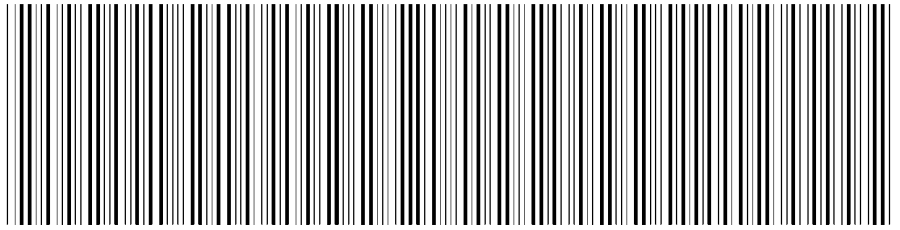
2260	1
2260	34
2260	38

County: Bronx
Address: 122 Bruckner Boulevard, 521 East 132nd Street and
 517-519 East 132nd Street, Bronx, NY

RECORD AND RETURN TO:

Jeffrey Zwick & Associates, P.C.
2329 Nostrand Avenue, Suite 400
Brooklyn, New York 11210
Attention: Jeffrey Zwick, Esq

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2026061200754001004S5C88

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2026061200754001
Document Type: DEED

Document Date: 06-12-2026

Preparation Date: 06-17-2026

ASSOCIATED TAX FORM ID: 2026060200242

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

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

2
5
4

**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
517 EAST 132 STREET

Street Address Unit/Apt.

BRONX
Borough

New York,

2260
Block

38
Lot

(the "Premises");

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

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

Name of Grantor (Type or Print)

Name of Grantee (Type or Print)

Signature of Grantor

Signature of Grantee

Sworn to before me

this _____ day of _____ 20____

Sworn to before me

this 8th day of June 2006

ESTHER KOHN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01K06429680

Qualified in Kings County

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

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

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

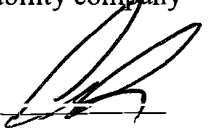
2026060200242101

CERTIFICATION PAGE
(Affidavit of Compliance with Smoke Detector Requirement)

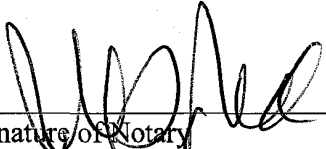
I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER:

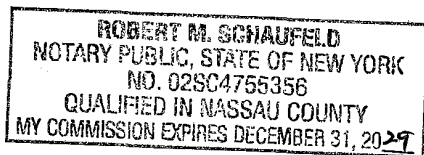
122 BRUCKNER DEVELOPMENT LLC,
a New York limited liability company

By: 
Name: Adi Altmark
Title: Authorized Signatory

Sworn to and subscribed to before me on
this 9th day of June, 2026



Signature of Notary



CERTIFICATION PAGE
(Affidavit of Compliance with Smoke Detector Requirement)

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.

SELLER:

122 BRUCKNER PARTNERS LLC,
a New York limited liability company

By: _____

Name: Adi Altmark

Title: Authorized Signatory

Sworn to and subscribed to before me on
this 9th day of June, 2026

Signature of Notary

ROBERT M. SCHAUFELD
NOTARY PUBLIC, STATE OF NEW YORK
NO. 02SC4755356
QUALIFIED IN NASSAU COUNTY
MY COMMISSION EXPIRES DECEMBER 31, 2029

**Applicable properties compliant with the
Smoke Detector requirement**

Street Address	Unit/Apt	Borough	Block	Lot
519 EAST 132 STREET		BRONX	2260	34
122 BRUCKNER BOULEVARD		BRONX	2260	1



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

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BRONX BLOCK: 2260 LOT: 38
- (2) Property Address: 517 EAST 132 STREET, BRONX, NY 10454
- (3) Owner's Name: 122 BLVD 134 ST LLC
- Additional Name: _____

Affirmation:



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

Customer Billing Information:

Please Note:

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

Owner's Approval:

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

Print Name of Owner: _____

Signature: _____ Date (mm/dd/yyyy)

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

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES



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

Customer Registration Form for Water and Sewer Billing

Borough	Block	Lot	Street	City	State	Zip
BRONX	2260	34	519 EAST 132 STREET	NY	NY	10454
BRONX	2260	1	122 BRUCKNER BOULEVARD	NY	NY	10454

202606020024210103

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 517 EAST 132 STREET BRONX 10454
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 122 BLVD 134 ST LLC
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 3 # of Parcels OR ☐ Part of a Parcel

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

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

Check the boxes below as they apply:

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

8. Seller Name 122 BRUCKNER DEVELOPMENT LLC
 LAST NAME / COMPANY FIRST NAME

122 BRUCKNER PARTNERS LLC
 LAST NAME / COMPANY FIRST NAME

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

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

SALE INFORMATION

10. Sale Contract Date 6 12 2026
 Month Day Year

11. Date of Sale / Transfer 6 12 2026
 Month Day Year

12. Full Sale Price \$ 2 1 7 0 0 0 0
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

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

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

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

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

15. Building Class G, 9 16. Total Assessed Value (of all parcels in transfer) 8 1 2 2 5 0

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

BRONX 2260 38 BRONX 2260 34 BRONX 2260 1

202606020024220104

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
162 MANHATTAN AVENUE				
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER
BROOKLYN	NY	11206	SELLER	
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE	DATE

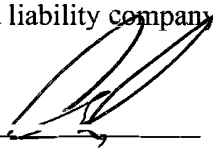
2026060200242201

**CERTIFICATION PAGE
(RP-5217NYC)**

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.

SELLER:

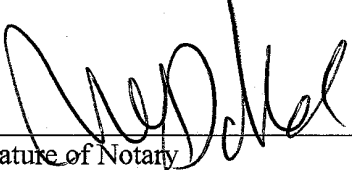
122 BRUCKNER DEVELOPMENT LLC,
a New York limited liability company

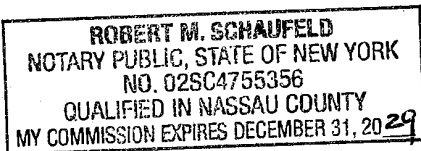
By: 

Name: Adi Altmark

Title: Authorized Signatory

Sworn to and subscribed to before me on
this 9th day of June, 2026


Signature of Notary

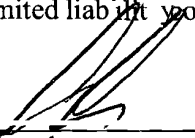


**CERTIFICATION PAGE
(RP-5217NYC)**

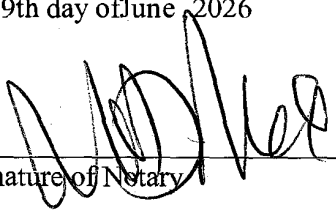
I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER:

122 BRUCKNER PARTNERS LLC,
a New York limited liability company

By: 
Name: Adi Altmark
Title: Authorized Signatory

Sworn to and subscribed to before me on
this 9th day of June, 2026


Signature of Notary

ROBERT M. SCHAUFELD
NOTARY PUBLIC, STATE OF NEW YORK
NO. 02SC4755356
QUALIFIED IN NASSAU COUNTY
MY COMMISSION EXPIRES DECEMBER 31, 2029

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.

BUYERS

_____ Buyer Signature	_____ Date
_____ Buyer Signature	_____ Date
_____ Buyer Signature	_____ Date
_____ Buyer Signature	_____ Date
_____ Buyer Signature	_____ Date
_____ Buyer Signature	_____ Date
_____ Buyer Signature	_____ Date
_____ Buyer Signature	_____ Date
_____ Buyer Signature	_____ Date
_____ Buyer Signature	_____ Date
_____ Buyer Signature	_____ Date
_____ Buyer Signature	_____ Date
_____ Buyer Signature	_____ Date
_____ Buyer Signature	_____ Date
_____ Buyer Signature	_____ Date
_____ Buyer Signature	_____ Date
_____ Buyer Signature	_____ Date
_____ Buyer Signature	_____ Date
_____ Buyer Signature	_____ Date
_____ Buyer Signature	_____ Date

SELLERS

_____ Seller Signature	_____ Date
_____ Seller Signature	_____ Date
_____ Seller Signature	_____ Date
_____ Seller Signature	_____ Date
_____ Seller Signature	_____ Date
_____ Seller Signature	_____ Date
_____ Seller Signature	_____ Date
_____ Seller Signature	_____ Date
_____ Seller Signature	_____ Date
_____ Seller Signature	_____ Date
_____ Seller Signature	_____ Date
_____ Seller Signature	_____ Date
_____ Seller Signature	_____ Date
_____ Seller Signature	_____ Date
_____ Seller Signature	_____ Date
_____ Seller Signature	_____ Date
_____ Seller Signature	_____ Date
_____ Seller Signature	_____ Date
_____ Seller Signature	_____ Date
_____ Seller Signature	_____ Date

2026060200242201

126 Bruckner Blvd

126 Bruckner Blvd
Bronx, NY 10454

Inquiry Number: 5743224.5
August 07, 2019

The EDR-City Directory Abstract

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2017 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc. or its affiliates is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1927 through 2014. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 200 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

EDR is licensed to reproduce certain City Directory works by the copyright holders of those works. The purchaser of this EDR City Directory Report may include it in report(s) delivered to a customer. Reproduction of City Directories without permission of the publisher or licensed vendor may be a violation of copyright.

Data by

infoUSA[®]

Copyright © 2008
All Rights Reserved

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
2014	EDR Digital Archive	X	X	X	-
2010	EDR Digital Archive	-	X	X	-
2005	Hill-Donnelly Information Services	-	X	X	-
2000	Cole Information Services	-	X	X	-
1993	New York Telephone	-	X	X	-
1983	New York Telephone	-	X	X	-
1976	New York Telephone Company	-	X	X	-
	New York Telephone Company	X	X	X	-
1971	New York Telephone	-	X	X	-
	New York Telephone	X	X	X	-
1965	New York Telephone Company	-	X	X	-
	New York Telephone Company	X	X	X	-

EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
1961	New York Telephone	-	X	X	-
1956	New York Telephone	-	X	X	-
1949	New York Telephone	-	-	-	-
1940	New York Telephone	-	X	X	-
1931	Manhattan and Bronx Directory Publishing Company Residential Directory	-	X	X	-
1927	New York Telephone	-	X	X	-

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

126 Bruckner Blvd
Bronx, NY 10454

FINDINGS DETAIL

Target Property research detail.

Bruckner Blvd

126 Bruckner Blvd

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	HESS CORPORATION	EDR Digital Archive

BRUCKNER BLVD

126 BRUCKNER BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	SAFEWAY SVCE STA	New York Telephone Company
1971	SAFEWAY SVCE STA	New York Telephone
1965	SHUTTER MODES	New York Telephone Company

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

BRIGGS AVE

80 BRIGGS AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1940	Graham W C Co ins	New York Telephone

100 BRIGGS AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1940	Baxter & Plate ins	New York Telephone

BROOK

111 BROOK

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1993	RIS-TAK ASSOC INC SCRSDL	New York Telephone
1983	PATIERNO ANTHONY M B SCRSDL	New York Telephone
	ENP REALTY CORP SCRSDL	New York Telephone

BROOK @

111 BROOK @

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1983	WEINGARTNER HENRY & CO INC SCRSDL	New York Telephone
	INTERLAKE CHEMICALS & METALS INC SCRSDL	New York Telephone
	HUDSON-SOUND BROKRGE CORP SCRSDL	New York Telephone
	EQUINATIONAL PROPERTIES CORP SCRSDL	New York Telephone
	TAUSSIG F H INC SCRSDL	New York Telephone

BROOK AVE

29 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1961	MERZIRGER GEO	New York Telephone

FINDINGS

30 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1940	Morris High Schl Bostn Rd &	New York Telephone
	Annex PS	New York Telephone
	No	New York Telephone

34 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1965	BURKHOLDER PAUL G	New York Telephone Company

39 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1927	No	New York Telephone
	N Y Training School for Teachers Convent av &	New York Telephone

45 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1961	MEDINA EMERITO	New York Telephone

50 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1965	RAMOS HERMINIA	New York Telephone Company

56 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	NM	Hill-Donnelly Information Services

65 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1931	Thornton Jennie	Manhattan and Bronx Directory Publishing Company Residential Directory
1927	Merritt W J	New York Telephone

90 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1956	CAMPBELL IDA MAE MRS	New York Telephone

96 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1965	JIMENEZ JULO C H	New York Telephone Company

FINDINGS

100 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	Yorke & Sons Auto Inc	Hill-Donnelly Information Services
1965	HERRERA ANGEL	New York Telephone Company

106 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1956	SHIPMAN HELEN	New York Telephone

108 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	111 121 NCL	Hill-Donnelly Information Services

109 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1931	Mannara Albert	Manhattan and Bronx Directory Publishing Company Residential Directory

110 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1993	D A MOTORS	New York Telephone

113 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1927	Zimmerman Ben staty	New York Telephone

47L BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1956	ESPINO AQILILINO B	New York Telephone

55L BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1956	BRAVO JOHN	New York Telephone

508 BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1961	MARINZULICH JOS	New York Telephone

87L BROOK AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1956	DEVINE JOHN	New York Telephone

FINDINGS

Bruckner Blvd

119 Bruckner Blvd

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	CHELL SUPER INC	EDR Digital Archive
	119 BRUCKNER BLVD SERVICE STN	EDR Digital Archive
2010	FINE PETROLEUM INC	EDR Digital Archive
	119 BRUCKNER BLVD SERVICE STN	EDR Digital Archive

BRUCKNER BLVD

119 BRUCKNER BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1993	AMOCO SVCE CENTER	New York Telephone
	V G GAS CO	New York Telephone
1976	DELLICARPINI P	New York Telephone Company
	P&S SVCE STA	New York Telephone Company
1971	U-HAUL CO	New York Telephone
	BRONX SVCE CNTR	New York Telephone
1965	BRONX SVCE CNTR AUTO REPRS	New York Telephone Company
1961	BRONX SVCE CNTR AUTO REPRS	New York Telephone

120 BRUCKNER BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	Little Johns Moving & Storage	Hill-Donnelly Information Services
2000	LITTLE MOVE&STGE	Cole Information Services
1993	FORTY WINKS	New York Telephone
	FLAHERTY JOHN B CO INC	New York Telephone
1971	AMER VITAMIN LABS	New York Telephone
	VITAMIN CO OF AMER	New York Telephone
	KACHURIN DRUG CO	New York Telephone
	G & G NOVELTIES INC	New York Telephone
	ASPIRIN CO OF AMER	New York Telephone
	AMER VITAMIN CO	New York Telephone
	AMERICAN PHARMACEUTICAL CO	New York Telephone
	ACA LABS	New York Telephone
1965	ASPIRIN CO OF AMER	New York Telephone Company
	MASTERSET BRUSHES INC BX	New York Telephone Company
	ACA LABS	New York Telephone Company
	AMER PHARMACEUTICAL CO	New York Telephone Company

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1965	AMER VITAMIN CO	New York Telephone Company
	AMER VITAMIN LABS	New York Telephone Company
	KACHERIN DRUG CO	New York Telephone Company
	MASTERSET BRUSHES INC	New York Telephone Company
	VITAMIN CO OF AMER	New York Telephone Company
1961	ACA LABS	New York Telephone
	AMER PHARMACEUTICAL CO	New York Telephone
	AMER VITAMIN CO	New York Telephone
	AMER VITAMIN LABS	New York Telephone
	ASPIRIN CO OF AMER	New York Telephone
	GRENEKER CORP THE	New York Telephone
	KACHURIN DRUG CO	New York Telephone
	MASTERSET BRUSHES INC	New York Telephone
	VITAMIN CO OF AMER	New York Telephone

Bruckner Blvd

121 Bruckner Blvd

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	NEW FU XING TRADING INC	EDR Digital Archive
	NEW FOOD KING RESTAURANT SUP	EDR Digital Archive
2010	NEW FOOD KING RESTAURANT SUP	EDR Digital Archive
	24 HOUR LOCKSMITH	EDR Digital Archive

BRUCKNER BLVD

121 BRUCKNER BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	Food King Rstmt & Supplies	Hill-Donnelly Information Services
2000	SELBY TRNSPRTN CRP	Cole Information Services
1993	P R J AUTO	New York Telephone
1983	516 E 134 ST REALTY INC	New York Telephone
1971	W & R SVCE STA	New York Telephone
1965	W & R SVCE STA	New York Telephone Company
1961	W & R SVCE STA	New York Telephone

122 BRUCKNER BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	NCL	Hill-Donnelly Information Services
1965	STONE S EXPRESS INC GARGE	New York Telephone Company

FINDINGS

Bruckner Blvd

125 Bruckner Blvd

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	LGD COMMISSARY INC	EDR Digital Archive
2010	KNJ FOOD CORP	EDR Digital Archive
	FLOWERS & GOODS STORE CTR INC	EDR Digital Archive

BRUCKNER BLVD

125 BRUCKNER BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1983	NEW YORK OLD FASHIONED BAGEL BAKERY INC	New York Telephone
1976	CHOY T H PROCESSING	New York Telephone Company
1961	DAIRYMEN S LEAGUE CO-OPERATIVE ASSN INC	New York Telephone
	HAUK & SCHMIDT BRANCH DAIRYMEN S LEAGUE CO OPERATIVE ASSN INC	New York Telephone

Bruckner Blvd

127 Bruckner Blvd

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2010	BRUCKNER TOWING 24 HOURS	EDR Digital Archive

BRUCKNER BLVD

127 BRUCKNER BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	Industrial Environmental	Hill-Donnelly Information Services
2000	CAT PUMPS	Cole Information Services
	FOAMATIC CLNG EQP	Cole Information Services
	INDSTRL CNTRLS DIV	Cole Information Services
	FOAMATIC CLNG SYST	Cole Information Services
	INDSTRL ENVIRON	Cole Information Services
1993	INDUSTRIAL ENVIRONMENTAL POLLUTION CONTROLS CORP	New York Telephone
	INDUSTRIAL CONTROLS FOAMATIC DIVISION	New York Telephone
	CAT PUMPS	New York Telephone
	FOAMATIC CING EQUIP	New York Telephone
	FOAMATIC CING SYSTEMS	New York Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1983	INDUSTRIAL CONTROLS FOAMATIC DIVISION	New York Telephone
	INDUSTRIAL ENVIRONMENTAL POLLUTION CONTROLS CORP	New York Telephone
	FOAMATIC CLNG EQUIP	New York Telephone
1971	E & B SUPERMARKETS	New York Telephone
1965	KING SOL DISTRIBTRS	New York Telephone Company
	SOLOMON L & SONS WHOL TOMATOES	New York Telephone Company
1961	SOLOMON L & SONS WHOL TOMATOES	New York Telephone

131 BRUCKNER BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	NCL	Hill-Donnelly Information Services
2000	AAMCO TRANS	Cole Information Services
1993	AAMCO TRANSMISSIONS-	New York Telephone
	STANLEY S AUTO BODY	New York Telephone
1983	AAMCO AUTOMATIC TRANSMISSIONS	New York Telephone
	STANLEY S AUTO BODY	New York Telephone
1976	STANLEY S AUTO BODY	New York Telephone Company
	AAMCO AUTOMATIC TRANSMISSINS	New York Telephone Company
	AAMCO AUTOMATIC TRANSMISSINS	New York Telephone Company
1971	AAMCO AUTOMTC TRANSMISSIONS	New York Telephone
	AAMCO AUTOMTC TRANSMISSIONS	New York Telephone
	STANLEY S AUTO BODY	New York Telephone
1961	KATZ NAT G ELCTRCN	New York Telephone

FINDINGS

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

<u>Address Researched</u>	<u>Address Not Identified in Research Source</u>
100 BRIGGS AVE	2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1931, 1927
100 BROOK AVE	2014, 2010, 2000, 1993, 1983, 1976, 1971, 1961, 1956, 1949, 1940, 1931, 1927
106 BROOK AVE	2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1949, 1940, 1931, 1927
108 BROOK AVE	2014, 2010, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1931, 1927
109 BROOK AVE	2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1927
110 BROOK AVE	2014, 2010, 2005, 2000, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1931, 1927
111 BROOK	2014, 2010, 2005, 2000, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1931, 1927
111 BROOK @	2014, 2010, 2005, 2000, 1993, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1931, 1927
113 BROOK AVE	2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1931
119 BRUCKNER BLVD	2014, 2010, 2005, 2000, 1983, 1956, 1949, 1940, 1931, 1927
119 Bruckner Blvd	2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1931, 1927
120 BRUCKNER BLVD	2014, 2010, 1983, 1976, 1956, 1949, 1940, 1931, 1927
121 BRUCKNER BLVD	2014, 2010, 1976, 1956, 1949, 1940, 1931, 1927
121 Bruckner Blvd	2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1931, 1927
122 BRUCKNER BLVD	2014, 2010, 2000, 1993, 1983, 1976, 1971, 1961, 1956, 1949, 1940, 1931, 1927
125 BRUCKNER BLVD	2014, 2010, 2005, 2000, 1993, 1971, 1965, 1956, 1949, 1940, 1931, 1927
125 Bruckner Blvd	2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1931, 1927
127 BRUCKNER BLVD	2014, 2010, 1976, 1956, 1949, 1940, 1931, 1927
127 Bruckner Blvd	2014, 2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1931, 1927
131 BRUCKNER BLVD	2014, 2010, 1965, 1956, 1949, 1940, 1931, 1927
29 BROOK AVE	2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1965, 1956, 1949, 1940, 1931, 1927
30 BROOK AVE	2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1931, 1927
34 BROOK AVE	2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1961, 1956, 1949, 1940, 1931, 1927
39 BROOK AVE	2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1931

FINDINGS

Address Researched

45 BROOK AVE

47L BROOK AVE

50 BROOK AVE

55L BROOK AVE

56 BROOK AVE

508 BROOK AVE

65 BROOK AVE

80 BRIGGS AVE

87L BROOK AVE

90 BROOK AVE

96 BROOK AVE

Address Not Identified in Research Source

2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1965, 1956, 1949, 1940, 1931, 1927

2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1949, 1940, 1931, 1927

2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1961, 1956, 1949, 1940, 1931, 1927

2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1949, 1940, 1931, 1927

2014, 2010, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940, 1931, 1927

2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1965, 1956, 1949, 1940, 1931, 1927

2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1940

2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1956, 1949, 1931, 1927

2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1949, 1940, 1931, 1927

2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1965, 1961, 1949, 1940, 1931, 1927

2014, 2010, 2005, 2000, 1993, 1983, 1976, 1971, 1961, 1956, 1949, 1940, 1931, 1927

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched

126 Bruckner Blvd

Address Not Identified in Research Source

2010, 2005, 2000, 1993, 1983, 1961, 1956, 1949, 1940, 1931, 1927

ATTACHMENT F

Section VI: Property's Environmental History

GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\0213875\GIS\213875_000_122 BRUCKNER BLVD_NYSDEC RMP.aprx - USER: pdillillo - LAST SAVED: 31/02/2026 12:00 PM

Sample ID & Depth	SB-12 (0'-2')	SB-12 (2'-4')
Sampling Date	7/8/2022	7/8/2022
SVOCs (mg/kg)		
Benzo(b)Fluoranthene	-	1.3
Indeno(1,2,3-c,d)Pyrene	-	0.73
Pesticides (mg/kg)		
P,P'-DDD	0.01	-
P,P'-DDE	0.088	0.0056 J
P,P'-DDT	0.27	0.012
Metals (mg/kg)		
Copper	-	79.2
Lead	-	83.6
Mercury	0.42	0.19

Sample ID & Depth	SB-11 (0'-2')	SB-11 (2'-4')
Sampling Date	7/8/2022	7/8/2022
Pesticides (mg/kg)		
P,P'-DDE	0.095	-
Metals (mg/kg)		
Mercury	-	1.5

Sample ID & Depth	SB-6 (0'-2')	SB-6 (2'-4')	SB-6 (6'-8')
Sampling Date	7/8/2022	7/8/2022	7/8/2022
Metals (mg/kg)			
Arsenic	-	-	88.1
Copper	116	116	-
Lead	137	433	186
Mercury	0.23	0.41	1.2
Selenium	-	-	13.9
Zinc	162	285	-

Sample ID & Depth	SB-5 (0'-2')
Sampling Date	7/8/2022
Metals (mg/kg)	
Mercury	0.19

Sample ID & Depth	SB-9 (0'-2')	SB-9 (6'-8')
Sampling Date	7/8/2022	7/8/2022
Metals (mg/kg)		
Lead	980	243
Mercury	0.28	0.44
Zinc	164	-

Sample ID & Depth	SB-07 (0'-2')	SB-07 (2'-4')	SB-07 (6'-8')
Sampling Date	7/8/2022	7/8/2022	7/8/2022
SVOCs (mg/kg)			
Benzo(a)Anthracene	3.1	-	-
Benzo(a)Pyrene	2.2	-	-
Benzo(b)Fluoranthene	3.3	-	1.1
Benzo(k)Fluoranthene	1	-	-
Chrysene	3.4	-	-
Indeno(1,2,3-c,d)Pyrene	1.3	-	0.62
Phenanthrene	7.2	-	2.3
Metals (mg/kg)			
Copper	998	-	-
Lead	350	115	-
Mercury	0.35	0.26	0.7
Zinc	328	-	-

BLOCK: 2260
LOT: 34

BLOCK: 2260
LOT: 38

RI-SB13/MW-09

Sample ID & Depth	SB-10 (0'-2')	SB-10 (2'-4')	SB-6 (6'-8')
Sampling Date	7/8/2022	7/8/2022	7/8/2022
VOCs (mg/kg)			
Acetone	-	-	0.069
Metals (mg/kg)			
Lead	199	-	-
Mercury	-	-	2.6
Zinc	172	122	-

Sample ID & Depth	SB-08 (0'-2')	SB-08 (2'-4')	SB-08 (6'-8')
Sampling Date	7/8/2022	7/8/2022	7/8/2022
SVOCs (mg/kg)			
Benzo(a)Anthracene	1.4	-	-
Benzo(a)Pyrene	1.2	-	-
Benzo(b)Fluoranthene	1.9	1.4	-
Chrysene	1.6	1.1	-
Indeno(1,2,3-c,d)Pyrene	1	0.73	-
Metals (mg/kg)			
Copper	70.2	-	-
Lead	309	141	107
Mercury	0.2	-	0.28
Zinc	218	124	117

LEGEND

 SITE BOUNDARY

 PARCEL BOUNDARY

 2022 AKRF SOIL BORING

 2022 AKRF SOIL BORING/TEMPORARY MONITORING WELL/TEMPORARY SOIL VAPOR POINT

Compound	UUSCOs	RRSCOs
VOCs (mg/kg)		
Acetone	0.03	100
SVOCs (mg/kg)		
Benzo(a)anthracene	1	1
Benzo(a)pyrene	1	1.4
Benzo(b)fluoranthene	1	1.4
Benzo(k)fluoranthene	0.8	4.9
Chrysene	1	4.9
Indeno(1,2,3-cd)pyrene	0.5	1.4
Phenanthrene	1.1	4.9
Metals (mg/kg)		
Arsenic	13	16
Copper	50	280
Lead	63	400
Mercury	0.18	0.3
Selenium	3.9	110
Zinc	109	6,600
Pesticides (mg/kg)		
P,P'-DDD	0.0033	5
P,P'-DDE	0.0033	3.4
P,P'-DDT	0.0033	3.8

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
3. AERIAL IMAGERY SOURCE: NEARMAP, OCTOBER 1, 2025
4. SOIL SAMPLE RESULTS ARE COMPARED TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) TITLE 6 OF TEH OFFICIAL COMPILATION OF NEW YORK CODES, RULES, AND REGULATIONS (NYCRR) PART 375 UNRESTRICTED USE SOIL CLEANUP OBJECTIVES (SCO), RESTRICTED-RESIDENTIAL SCOS, AND 40 CFR SUBPART C AND TABLE 1 OF 40 CFR 261.24.
5. NY-RESRR = NYSDEC PART 375 RESTRICTED-RESIDENTIAL USE SCOS.
6. EXCEEDANCES OF NY-RESRR ARE SHADED IN PINK
7. EXCEEDANCES OF NY-UNRES ARE SHADED IN GREEN
8. RESULTS ARE DISPLAYED IN MILLIGRAMS PER KILOGRAM (mg/kg)



0 30 60
SCALE IN FEET

HALEY
ALDRICH

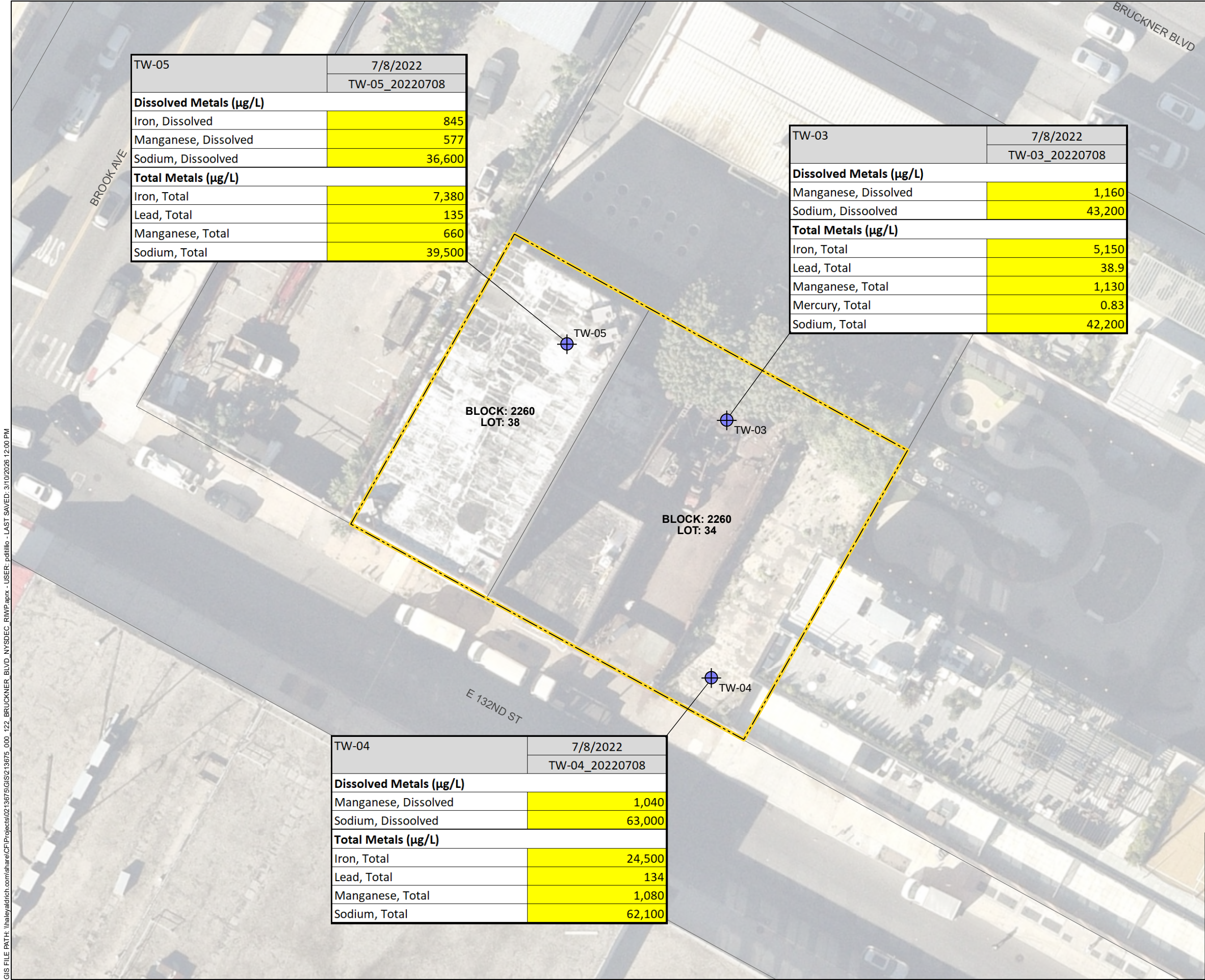
122 BRUCKNER BOULEVARD
BRONX, NEW YORK

MAP OF SOIL CHEMISTRY

MAY 2026

FIGURE 7

GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\0213675\GIS\213675_000_122 BRUCKNER BLVD_NYSDEC RWP.aprx - USER: pdtillie - LAST SAVED: 3/10/2026 12:00 PM



LEGEND

- SITE BOUNDARY
- PARCEL BOUNDARY

2022 AKRF TEMPORARY MONITORING WELL

	New York TOGS 111 Ambient Water Quality Standards
Dissolved Metals (µg/L)	
Iron, Dissolved	300
Manganese, Dissolved	300
Sodium, Dissolved	20000
Total Metals (µg/L)	
Iron, Total	300
Lead, Total	25
Manganese, Total	300
Mercury, Total	0.7
Sodium, Total	20000

NOTES

- ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
- ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
- AERIAL IMAGERY SOURCE: NEARMAP, OCTOBER 1, 2025
- GROUNDWATER SAMPLE ANALYTICAL RESULTS ARE COMPARED TO THE PART 375 NEW YORK TOGS 111 AMBIENT WATER QUALITY STANDARDS (AWQS)
- EXCEEDANCES OF AWQS ARE SHADED IN YELLOW
- RESULTS ARE DISPLAYED IN MICROGRAM PER LITER (ug/L)



0 30 60
SCALE IN FEET

HALEY
ALDRICH

122 BRUCKNER BOULEVARD
BRONX, NEW YORK

MAP OF GROUNDWATER CHEMISTRY

MAY 2026

FIGURE 7

GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\0213875\GIS\213875_000_122 BRUCKNER BLVD_NYSDEC RWP.aprx - USER: pdillillo - LAST SAVED: 3/10/2026 12:00 PM

SV-05	7/8/2022
Volatile Organic Compounds (ug/m ³)	
1,2,4-Trimethylbenzene	23
1,3,5-Trimethylbenzene (Mesitylene)	6.8
2,2,4-Trimethylpentane	95
4-Ethyltoluene	6.7
Acetone	2900
Benzene	27
Butane	190
Carbon Disulfide	23
Chloroform	4.7
Cyclohexane	27
Cymene	2.7
Ethylbenzene	26
Isopropanol	160
M,P-Xylenes	89
Methyl Ethyl Ketone (2-Butanone)	45
Methyl Isobutyl Ketone	120
Methylene Chloride	8.4
N-Heptane	46
N-Hexane	49
N-Propylbenzene	5.2
O-Xylene (1,2-Dimethylbenzene)	32
Tert-Butyl Alcohol	51
Tert-Butyl Methyl Ether	38
Tetrachloroethylene (PCE)	540
Toluene	110
Trichloroethylene (TCE)	3.8
Total VOCs	4629.3
Total BTEX	284
Total CVOCs	552.2

SV-04	7/8/2022
Volatile Organic Compounds (ug/m ³)	
1,2,4-Trimethylbenzene	13
1,3-Butadiene	1.7
1,3,5-Trimethylbenzene (Mesitylene)	3.6
4-Ethyltoluene	3.5
Acetone	59
Benzene	4.8
Butane	200
Carbon Disulfide	5.4
Carbon Tetrachloride	1.4
Chlorodifluoromethane	0.68
Chloroform	8
Cyclohexane	14
Cymene	5.6
Dichlorodifluoromethane	1.8
Ethylbenzene	13
Isopropanol	25
M,P-Xylenes	43
Methyl Ethyl Ketone (2-Butanone)	8.1
N-Butylbenzene	1.1
N-Heptane	350
N-Hexane	540
N-Propylbenzene	2.9
O-Xylene (1,2-Dimethylbenzene)	13
Tert-Butyl Alcohol	17
Tetrachloroethylene (PCE)	6.1
Toluene	23
Trichloroethylene (TCE)	180
Trichlorofluoromethane	1.4
Total VOCs	1546.08
Total BTEX	96.8
Total CVOCs	187.5

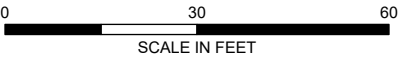
SV-03	7/8/2022
Volatile Organic Compounds (ug/m ³)	
1,1,2-Trichloro-1,2,2-Trifluoroethane (Freon TF)	0.63
1,2,4-Trimethylbenzene	7.5
1,3-Butadiene	0.89
1,3-Dichlorobenzene	12
1,3,5-Trimethylbenzene (Mesitylene)	2
2,2,4-Trimethylpentane	6.8
4-Ethyltoluene	1.9
Acetone	60
Benzene	5.7
Butane	310
Carbon Disulfide	6.6
Carbon Tetrachloride	0.28
Chlorodifluoromethane	0.85
Chloroform	1.3
Chloromethane	1
Cyclohexane	22
Cymene	2.6
Dichlorodifluoromethane	1.8
Ethylbenzene	9.7
Hexachlorobutadiene	1.3
Isopropanol	28
M,P-Xylenes	29
Methyl Ethyl Ketone (2-Butanone)	9
Methyl Isobutyl Ketone	4.6
Methylene Chloride	3.2
N-Butylbenzene	0.79
N-Heptane	26
N-Hexane	69
N-Propylbenzene	1.4
Naphthalene	3.8
O-Xylene (1,2-Dimethylbenzene)	7.8
Tert-Butyl Alcohol	8.8
Tetrachloroethylene (PCE)	40
Toluene	27
Trichlorofluoromethane	1.7
Total VOCs	714.94
Total BTEX	79.2
Total CVOCs	43.48

LEGEND

- SITE BOUNDARY
- PARCEL BOUNDARY
- 2022 AKRF TEMPORARY SOIL VAPOR POINT

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
3. AERIAL IMAGERY SOURCE: NEARMAP, OCTOBER 1, 2025
4. ALL DETECTED ANALYTES SHOWN ON FIGURE
5. SOIL VAPOR ANALYSIS - VOLATILE ORGANIC COMPOUNDS (VOCs)
6. RESULTS ARE DISPLATED IN MICROGRAMS PER CUBIC METER (ug/m3)
7. TOTAL DETECTED CONCENTRATIONS OF BENZENE, TOLUENE, ETHYLBENZENE, AND XYLENES (BTEX)
8. TOTAL TOTAL CVOCs CONENTRATIONS OF CARBON TETRACHLORIDE, 1,1-DICHLOROETHENE, CIS-1,2-DICHLOROETHENE, TRICHLOROETHENE, METHYLENE CHLORIDE, TETRACLOROETHENE, 1,1,1-TRICHLOROETHANE, AND VINYL CHLORIDE
9. TOTAL VOCs IS THE SUM OF ALL DETECTED CONCENTRATIONS



HALEY
ALDRICH

122 BRUCKNER BOULEVARD
BRONX, NEW YORK

MAP OF SOIL VAPOR CHEMISTRY

MAY 2026

FIGURE 8

SECTION VI.1: REPORTS

The following reports were prepared for the Site prior to the Requestor's application:

1. *Phase I Environmental Site Assessment Report for 517-519 East 132nd Street, prepared by TEAM, November 2021.*
2. *Phase I Environmental Site Assessment Update Report for 521-529, prepared by TEAM, November 2021.*
3. *Remedial Investigation Report for property addressed 126 Bruckner Boulevard, prepared by AKRF, October 2022.*

The reports above are provided as attachments to this Application. A summary of the environmental findings from these investigations is provided below.

Phase I Environmental Site Assessment, 517-519 East 132nd Street, prepared by TEAM Environmental Consultants, Inc., November 2021.

Based on the Phase I ESA completed by TEAM in November 2021, the proposed Site has been developed for commercial use since at least 1908. The 1908 Sanborn Insurance Map depicts the present three-story building as "Storage of Piano Plates." Historical Site uses also included several commercial operations, including Crystal Spring Water Co., which reportedly operated from approximately 1935 to 1986, and Gassman Coal & Oil Co., which reportedly operated from approximately 1987 to 2007. Since 2007, the proposed Site has been occupied by various commercial tenants. The proposed Site is currently vacant but was previously operated by Uptown Motors, a motorcycle repair business. A TEAM representative, accompanied by a property representative, inspected accessible portions of the building and surrounding property. The Uptown Motors service area contained containerized automotive fluids, including oils, lubricants, degreasers, and antifreeze; one 275-gallon aboveground waste oil storage tank; service equipment; and miscellaneous tools and supplies. No visual evidence of contamination or staining was observed near the waste oil storage tank and drums.

The proposed Site was identified in the Underground Storage Tank (UST) [220 East Realty LLC], Facility Index System (FINDS) [Spark Iron Works Corp. and Bright Light Construction] and ICIS (Bright Light Construction) databases in the enclosed Environmental Database Report (EDR). According to the Phase I ESA interviews, these listings were reportedly associated with the neighboring properties found to the northwest and southeast which were formerly operated by a common identity. No other issues of current environmental or regulatory concern were noted in the EDR.

The assessment revealed no evidence of Recognized Environmental Conditions (RECs), and no follow-up environmental site investigations were recommended.

Phase I Environmental Site Assessment, 521-529 East 132nd Street, prepared by TEAM Environmental Consultants, Inc., November 2021.

Based on the Phase I ESA completed by TEAM in November 2021, the proposed Site has been developed for commercial purposes since at least 1935. The present-day structures and the adjoining property to the northwest (i.e., 517-519 East 132nd Street) operated by the "Crystal Spring Water Co. were depicted on

the 1935-1986 Sanborn Insurance Maps. The buildings were reportedly used for bottling and storage purposes. Historical Site uses also included other commercial operations, including Gassman Coal & Oil Co., which reportedly operated from approximately 1989 to 2007, and used the structures for storage. According to the Phase I ESA interviews, Fred Smith Plumbing and Sparkz Iron Works have reportedly operated on the proposed Site from approximately 2001 to present day. The southeastern structure was operated by Fred Smith Plumbing for the storage of water filtration equipment and supplies and the northwestern structure was operated by Sparkz Iron Works and utilized for metal fabrication work. A TEAM representative, accompanied by a property representative, inspected accessible portions of the building and surrounding property. The Fred Smith Plumbing structure contained water filtration equipment and supplies. The Sparkz Iron Works structure contained various containerized lubrication, cleaning fluids, and other products used for metal fabrication.

The proposed Site was identified in the FINDs (Sparkz Iron Works) database. No other issues of current environmental or regulatory concern were noted in the EDR.

The assessment revealed no evidence of Recognized Environmental Conditions (RECs), and no follow-up environmental site investigations were recommended.

Remedial Investigation Report, 126 Bruckner Boulevard, prepared by AKRF, October 2022

AKRF performed a Remedial Investigation (RI) in October 2019 and July 2022 for the properties addressed 126 Bruckner Boulevard (Lot 4), 122 Bruckner Boulevard (Lot 1), 517-519 East 132nd Street (Lot 38), and 521-529 East 132nd Street (Lot 34). For purposes of this application, only the RI activities associated with the proposed site (Lots 34 and 38) will be summarized.

The investigation included completion of a geophysical survey across accessible portions of the proposed Site to clear the proposed boring locations for subsurface utilities, locate the presence of any USTs, and locate other potential buried structures; the installation of eight soil borings (SB-05 through SB-12) and collection of 23 soil samples, the installation of three temporary groundwater monitoring wells (TW-03 through TW-05) and collection of three groundwater samples, and the installation of three soil vapor probes (SV-03 through SV-05) and collection of three soil vapor samples. Soil and groundwater were analyzed for VOCs, SVOCs, metals, pesticides, and polychlorinated biphenyls (PCBs). Soil vapor samples were analyzed for VOCs.

Field observations and laboratory analytical results are summarized below:

- AKRF observed the stratigraphy of the proposed Site, from the surface down, consisting of up to five feet of historic fill material (including sand, gravel, silt and brick) underlain by sand, silt, gravel, and clay. Depth to groundwater was encountered between 5.37 and 8.12 ft bgs. Bedrock was not encountered. General groundwater flow direction is expected to be in a north-northeasterly direction based on available groundwater monitoring data from the NYSDEC spill investigations for Lot 4. However, it is expected that regional groundwater for the vicinity of the proposed Site travels in a southerly direction, toward the Bronx Kill, located approximately 600 feet south of the proposed Site.
- Soil results were compared to NYSDEC Title 6 NYCRR Part 375 UUSCOs and RRSCO and summarized as follows:

- One VOC, acetone, was detected above laboratory reporting limits in one of the 20 soil samples, at a concentration of 0.069 mg/kg,, exceeding the UUSCO of 0.03 mg/kg.
- SVOCs were detected above laboratory reporting limits in four of the 20 soil samples. Eleven SVOCs, specifically polycyclic aromatic hydrocarbons (PAHs), were detected in shallow fill and native interface soil samples from the southern portion of the proposed Site. The highest exceedances within shallow soils were observed in SB-07_0-2, including benzo(a)anthracene (concentration of 3.1 mg/kg), benzo(a)pyrene (concentration of 2.2 mg/kg), benzo(b)fluoranthene (concentration of 3.3 mg/kg), benzo(k)fluoranthene (concentration of 1 mg/kg), chrysene (concentration of 3.4 mg/kg), and indeno(1,2,3-c,d)pyrene (concentration of 1.3 mg/kg).
- Five metals were detected at concentrations above UUSCOs and/or RRSCOs in 19 of 20 soil samples, including copper (maximum concentration of 998 mg/kg), lead (maximum concentration of 505 mg/kg), mercury (maximum concentration of 2.6 mg/kg), selenium (concentration of 13.9 mg/kg), and zinc (maximum concentration of 328 mg/kg).
- One pesticide, P,P'-DDE was detected in a soil sample collected from the northern portion of the proposed Site, exceeding the UUSCO at a concentration of 0.095 mg/kg.
- Groundwater analytical results were compared to the NYSDEC Technical & Operational Series Class GA Ambient Water Quality Standards and Guidance Values (AWQSGVs) and summarized as follows:
 - Five VOCs were detected above laboratory detections limits, but below their respective AWQSGVs, in all groundwater samples, including acetone (concentration of 5.5 µg/L in TW-05), cyclohexane (concentration of 0.58 µg/L in TW-05), sec-butylbenzene (concentration of 0.4 µg/L in TW-05), T-butylbenzene (concentration of 0.34 µg/L in TW-04), n-propylbenzene (maximum concentration of 12 µg/L), and tert-butyl methyl ether (MTBE) [maximum concentration of 3.3 µg/L in TW-05).
 - SVOCs were not detected above AWQSGVs in any of the groundwater samples analyzed.
 - Metals including iron (maximum concentration of 24,000 µg/L in TW-04), lead (maximum concentration of 135 µg/L in TW-05), manganese (maximum concentration of 1,130 µg/L in TW-03), mercury (concentration of 0.83 µg/L in TW-03), and sodium (maximum concentration of 62,100 µg/L in TW-04) were detected exceeding their respective AWQSGVs in one or all groundwater samples TW-01 through TW-03.
 - Dissolved metals including iron (concentration of 845 µg/L in TW-05), manganese (maximum concentration of 1,160 µg/L in TW-03), and sodium (maximum concentration of 63,000 µg/L in TW-04) were detected exceeding their respective AWQSGVs in one or all groundwater samples TW-01 through TW-03.
 - PCBs and pesticides were not detected above AWQSGVs in any of the groundwater samples analyzed.
- Soil Vapor results are summarized below:
 - VOCs detected above laboratory reporting limits in all soil vapor samples collected include 1,1,2-trichloro-1,2,2-trifluoroethane (Freon TF) [concentration of 0.63 µg/m³ in SV-03), 1,2,4-trimethylbenzene (maximum concentration of 23 µg/m³ in SV-05), 1,3,5-trimethylbenzene (maximum concentration of 6.8 µg/m³ in SV-05), 1,3-butadiene (maximum concentration of 1.7 µg/m³ in SV-04), 1,3-dichlorobenzene (concentration of 12 µg/m³ in SV-03), 2,2,4-

trimethylpentane (maximum concentration of 95 $\mu\text{g}/\text{m}^3$ in SV-05), 4-ethyltoluene (maximum concentration of 6.7 $\mu\text{g}/\text{m}^3$ in SV-05), acetone (maximum concentration of 2,900 $\mu\text{g}/\text{m}^3$ in SV-05), benzene (maximum concentration of 27 $\mu\text{g}/\text{m}^3$ in SV-05), butane (maximum concentration of 310 $\mu\text{g}/\text{m}^3$ in SV-03), carbon disulfide (maximum concentration of 23 $\mu\text{g}/\text{m}^3$ in SV-05), carbon tetrachloride (maximum concentration of 1.4 $\mu\text{g}/\text{m}^3$ in SV-04), chlorodifluoromethane (maximum concentration of 0.85 $\mu\text{g}/\text{m}^3$ in SV-03), chloroform (maximum concentration of 8 $\mu\text{g}/\text{m}^3$ in SV-04), chloromethane (concentration of 1 $\mu\text{g}/\text{m}^3$ in SV-03), cyclohexane (maximum concentration of 27 $\mu\text{g}/\text{m}^3$ in SV-05), cymene (maximum concentration of 5.6 $\mu\text{g}/\text{m}^3$ in SV-04), dichlorodifluoromethane (maximum concentration of 1.8 $\mu\text{g}/\text{m}^3$ in SV-03 and SV-04), ethylbenzene (maximum concentration of 26 $\mu\text{g}/\text{m}^3$ in SV-05), hexachlorobutadiene (concentration of 1.3 $\mu\text{g}/\text{m}^3$ in SV-03), isopropanol (maximum concentration of 160 $\mu\text{g}/\text{m}^3$ in SV-05), m,p-xylenes (maximum concentration of 89 $\mu\text{g}/\text{m}^3$ in SV-05), methyl ethyl ketone (maximum concentration of 45 $\mu\text{g}/\text{m}^3$ in SV-05), methyl isobutyl ketone (maximum concentration of 120 $\mu\text{g}/\text{m}^3$ in SV-05), methylene chloride (maximum concentration of 8.4 $\mu\text{g}/\text{m}^3$ in SV-05), naphthalene (concentration of 3.8 $\mu\text{g}/\text{m}^3$ in SV-03), n-butylbenzene (1.1 $\mu\text{g}/\text{m}^3$ in SV-05), n-heptane (maximum concentration of 350 $\mu\text{g}/\text{m}^3$ in SV-04), n-hexane (maximum concentration of 540 $\mu\text{g}/\text{m}^3$ in SV-04), n-propylbenzene (5.2 $\mu\text{g}/\text{m}^3$ in SV-05), o-xylene (maximum concentration of 32 $\mu\text{g}/\text{m}^3$ in SV-05), tert-butyl alcohol (maximum concentration of 51 $\mu\text{g}/\text{m}^3$ in SV-05), tert-butyl methyl ether (concentration of 38 $\mu\text{g}/\text{m}^3$ in SV-05), tetrachloroethene (maximum concentration of 540 $\mu\text{g}/\text{m}^3$ in SV-05), toluene (maximum concentration of 110 $\mu\text{g}/\text{m}^3$ in SV-05), trichloroethene (maximum concentration of 180 $\mu\text{g}/\text{m}^3$ in SV-04), and trichlorofluoromethane (maximum concentration of 1.7 $\mu\text{g}/\text{m}^3$ in SV-03).

According to the RIR, Lot 34 is associated with a closed NYSDEC Spill Case No. 0101831, identified as Former Gassman Fuel Co. The RIR includes the following:

This spill incident was reported on May 17, 2001 on the northern portions of Lot 34 when contamination was found in the area of two tanks being removed and one abandoned-on-place. One endpoint soil sample was collected from the tank grave from the associated tank pull. Samples indicated benzene was detected at 120 parts per billion (ppb). Two groundwater samples in the vicinity of the tank in 2002 indicated benzene was detected at 11.8 ppb and methyl tert butyl ether (MTBE) detected at 26.8 ppb. Additional soil and groundwater samples collected in 2002 indicate contamination from the previously removed and abandoned-in-place USTs but the size and location of the plume is not clear due to a lack of cleanup plan. In 2007, a Work Plan was prepared by P.W. Grosser Consulting (PWG) and was submitted to, and was subsequently approved by the NYSDEC for the installation of four soil borings and three monitoring wells within the former tank locations. A Soil and Groundwater Delineation report issued to the NYSDEC indicated four monitoring wells were installed, and groundwater flow was to the northeast. VOCs and SVOCs were detected in soils above applicable standards. Low level VOCs and SVOCs were also detected in groundwater. MTBE was present at 100 ppb in one monitoring well; however, there is no record of gasoline tanks on Lot 34. Based upon the data, NYSDEC required quarterly groundwater sampling and reporting. After reviewing quarterly monitoring data, NYSDEC required a Remedial Action Plan (RAP) be prepared in 2010 to address soil and groundwater impacts. PWG prepared a RAP and subsequent RAP Addendum outlining plans for excavation of contaminated soil and the application of Oxygen Release Compound (ORC) to the excavation. The RAP and RAP Addendum was subsequently reviewed and approved by the NYSDEC on August 26, 2010 with post-excavation quarterly groundwater monitoring planned.

It should be noted that the RAP and RAP Addendum was never implemented by PWG in association with the spill incident. However, based upon the data collected to date, NYSDEC determined soil and groundwater contamination was minimal and not a threat to the public or the environment. Further, NYSDEC determined that the adjacent gasoline filling station (Lot 4) was not significantly impacting conditions beneath Lot 34. As such, NYSDEC issued a letter of no further action on October 7, 2015 without implementation of the approved RAP and RAP Addendum.

SECTION VI.2: SAMPLING DATA

Analytical Results Summary Tables

Soil Summary Table

Analytes > RRSCOs	RRSCO (ppm)	Maximum Concentration (mg/kg)	Soil Sample ID	Depth (ft bgs)
Arsenic	16	88.1	SB-06_6-8	6-8
Copper	280	998	SB-07_0-2	0-2
Lead	400	980	SB-09_2-4	2-4
Mercury	0.30	2.6	SB-06_6-8	6-8
Benzo(a)anthracene	1	3.1	SB-07_0-2	0-2
Benzo(a)pyrene	1.4	2.2	SB-07_0-2	0-2
Benzo(b)fluoranthene	1.4	3.3	SB-07_0-2	0-2
Phenanthrene	4.9	7.2	SB-07_0-2	0-2

Groundwater Summary Table

Analytes > AWQS	AWQS	Maximum Groundwater Concentration (µg/L)	Sample ID
Iron (Total)	300	24,500	TW-04
Lead (Total)	25	135	TW-05
Manganese (Total)	300	1,130	TW-03
Mercury (Total)	0.7	0.83	TW-03
Sodium (Total)	20000	62,100	TW-04
Iron (Dissolved)	300	845	TW-05
Manganese (Dissolved)	300	1,160	TW-03
Sodium (Dissolved)	20000	63,000	TW-04

Soil Vapor Summary Table

Analytes	Maximum Soil Vapor Concentration (µg/m³)	Sample Location
1,1,2-Trichloro-1,2,2-Trifluoroethane (Freon TF)	0.63	SV-03
1,2,4-Trimethylbenzene	23	SV-05
1,3,5-Trimethylbenzene (Mesitylene)	6.8	SV-05
1,3-Butadiene	1.7	SV-04
1,3-Dichlorobenzene	12	SV-03
2,2,4-Trimethylpentane	95	SV-05
4-Ethyltoluene	6.7	SV-05
Acetone	2900	SV-05
Benzene	27	SV-05
Butane	310	SV-03
Carbon Disulfide	23	SV-05
Carbon Tetrachloride	1.4	SV-04
Chlorodifluoromethane	0.85	SV-03
Chloroform	8	SV-04
Chloromethane	1	SV-03
Cyclohexane	27	SV-05
Cymene	5.6	SV-04
Dichlorodifluoromethane	1.8	SV-03
Ethylbenzene	26	SV-05

Analytes	Maximum Soil Vapor Concentration ($\mu\text{g}/\text{m}^3$)	Sample Location
Hexachlorobutadiene	1.3	SV-03
Isopropanol	160	SV-05
M,P-Xylenes	89	SV-05
Methyl Ethyl Ketone (2-Butanone)	45	SV-05
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	120	SV-05
Methylene Chloride	8.4	SV-05
N-Butylbenzene	1.1	SV-04
N-Heptane	350	SV-04
N-Hexane	540	SV-04
N-Propylbenzene	5.2	SV-05
Naphthalene	3.8	SV-03
O-Xylene (1,2-Dimethylbenzene)	32	SV-05
Tert-Butyl Alcohol	51	SV-05
Tert-Butyl Methyl Ether	38	SV-05
Tetrachloroethylene (PCE)	540	SV-05
Toluene	110	SV-05
Trichloroethylene (TCE)	180	SV-04
Trichlorofluoromethane	1.7	SV-04

Notes:

* Detections exceeding RRSCOs also exceed the UUSCOs

ft bgs = feet below grade surface

ppm = parts per million

AWQS = Ambient Water Quality Standards

RRSCO = NYSDEC Restricted Residential Use Soil Cleanup Objectives

UUSCO = NYSDEC Unrestricted Use Soil Cleanup Objectives

mg/kg = Milligram per kilogram

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

$\mu\text{g}/\text{L}$ = Microgram per liter

J: Value is estimated

J-: Value is estimated, low bias

SECTION VI.3: SAMPLING DATA

For each impacted medium above, refer to Figures 6 through 8 below which include detailed information requested in Application Section IV.3.

ATTACHMENT G

Section VII: Requestor's Information

SECTION VII: REQUESTOR'S INFORMATION

The entities requesting participation in the BCP (the Requestor) are 122 Blvd 134 St LLC and Manhattan Management Realty LLC, New York State Domestic Limited Liability Companies. Anshel Friedman is an authorized representative of 122 Blvd 134 St LLC. Yoel Barminka is an authorized representative of Manhattan Management Realty LLC.

The contact information for the Requestor is:

Yoel Barminka, Member Representative
122 Blvd 134 St LLC, Manhattan Management Realty LLC
162 Manhattan Avenue
Brooklyn, New York 11206
Phone: 917.770.8702
Email: Yoel@manhattanmgmt.net

The existing BCP Site and proposed expanded area (Lots 34 and 38) are currently owned by the Requestor, 122 Blvd 134 St LLC. Requestor Manhattan Management Realty LLC has been granted access to the Site by the Requestor owner.

The current member(s) of 122 Blvd 134 St LLC:

- Brucker QOF 1 LLC
- Bruckner QOF 2 LLC

The current member(s) of Manhattan Management Realty LLC:

- Yoel Barminka
- Esther Barminka

A printout of the entity information from the New York State Department of State's Corporation & Business Entity Database for 122 Blvd 134 St LLC and Manhattan Management Realty LLC are included as an attachment.

All documents will be certified by a Haley & Aldrich of New York Licensed Professional Engineer and/or the Requestor in accordance with DER-10, Section 1.5.



Department of State

Division of Corporations

Entity Information

Return to Results

Return to Search

Entity Details



ENTITY NAME: 122 BLVD 134 ST LLC
DOS ID: 7649792
FOREIGN LEGAL NAME:
FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY
DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTIONOF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 07/01/2025
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 07/01/2025
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: CURRENT
COUNTY: KINGS
NEXT STATEMENT DUE DATE: 07/31/2027
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: 122 BLVD 134 ST LLC

Address: 162 MANHATTAN AVENUE, BROOKLYN, NY, UNITED STATES, 11206

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: USACORP INC

Address: 266 BROADWAY STE 401, BROOKLYN, NY, 11211

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



Department of State Division of Corporations

Entity Information

[Return to Results](#)

[Return to Search](#)

Entity Details

ENTITY NAME: MANHATTAN MANAGEMENT REALTY LLC

DOS ID: 6331417

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

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

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 11/18/2021

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 11/18/2021

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: KINGS

NEXT STATEMENT DUE DATE: 11/30/2027

JURISDICTION: NEW YORK, UNITED STATES

NFP CATEGORY:

[ENTITY DISPLAY](#)

[NAME HISTORY](#)

[DOMIL 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: MANHATTAN MANAGEMENT REALTY LLC

Address: 162 MANHATTAN AVE FL 1, BROOKLYN, NY, UNITED STATES, 11206

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:

Participating

Is The Entity A Farm Corporation: NO

•Stock Information

Share Value

Number Of Shares

Value Per Share

AgenciesApp DirectoryCountiesEventsProgramsServices

122 BLVD 134 ST LLC AUTHORIZATION TO COMPLETE REMEDIAL REQUIREMENTS

The undersigned, being all of the members of 122 Blvd 134 St LLC, a New York limited liability company (the "Company") hereby certify as of July 30, 2026, as follows and adopt the following resolutions and authorize the Company to authorize and direct Anshel Fridman (the "Authorized Signatory") to take the following actions on behalf of the Company:

WHEREAS, the Company desires to authorize the Authorized Signatory, set forth below, to undertake actions necessary to redevelop 122 Bruckner Boulevard, Bronx, NY 10454; Tax Map ID Nos. 2260-1, 2260-34, and 2260-38; BCP Site No. C203193 (the "Property" or the "Site").

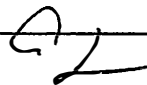
WHEREAS, in connection with the redevelopment of the Property, the Company has or will prepare and submit an application to participate in the New York State Brownfield Cleanup Program ("BCP") and, if accepted into the BCP, file related documents with the New York State Department of Environmental Conservation ("DEC") pursuant to the BCP, including, but not limited to a Brownfield Cleanup Agreement ("BCA"), an environmental easement and notice of certificate of completion; and undertake environmental remediation work related thereto consistent with applicable laws, regulations and guidance under the BCP (collectively referred to as the "Remedial Program Requirements");

NOW THEREFORE, BE IT

RESOLVED, the Authorized Signatory be, and hereby is, authorized and directed, in the name of and on behalf of the Company, to execute and to deliver all applications, documents and instruments required to effectuate the BCA and/or subsequent amendments, and make any filings required to comply with the BCA, including recording environmental easements, consistent with the Remedial Program Requirements; and be it further;

RESOLVED, that this Authorization may be signed in any number of counterparts, including but not limited to electronic, and shall become effective as of the date herein below written when each person named below shall have signed a copy hereof; and

RESOLVED, the Authorized Signatory is authorized to bind the Company as an Authorized Signatory for the purposes set forth in this Authorization, the signature set forth opposite his name below is his actual signature:

<u>Authorized Signatory</u>	<u>Signature</u>
Anshel Fridman	

IN WITNESS WHEREOF, the undersigned have signed and sealed this Authorization on July 30, 2026.

BRUCKNER QOF 1 LLC

By: Aron Karpen, Authorized Signatory

BRUCKNER QOF 2 LLC

By: Sol Eisenberg, Authorized Signatory

122 BLVD 134 ST LLC AUTHORIZATION TO COMPLETE REMEDIAL REQUIREMENTS

The undersigned, being all of the members of 122 Blvd 134 St LLC, a New York limited liability company (the “Company”) hereby certify as of July 30, 2026, as follows and adopt the following resolutions and authorize the Company to authorize and direct Anshel Fridman (the “Authorized Signatory”) to take the following actions on behalf of the Company:

WHEREAS, the Company desires to authorize the Authorized Signatory, set forth below, to undertake actions necessary to redevelop 122 Bruckner Boulevard, Bronx, NY 10454; Tax Map ID Nos. 2260-1, 2260-34, and 2260-38; BCP Site No. C203193 (the “Property” or the “Site”).

WHEREAS, in connection with the redevelopment of the Property, the Company has or will prepare and submit an application to participate in the New York State Brownfield Cleanup Program (“BCP”) and, if accepted into the BCP, file related documents with the New York State Department of Environmental Conservation (“DEC”) pursuant to the BCP, including, but not limited to a Brownfield Cleanup Agreement (“BCA”), an environmental easement and notice of certificate of completion; and undertake environmental remediation work related thereto consistent with applicable laws, regulations and guidance under the BCP (collectively referred to as the “Remedial Program Requirements”);

NOW THEREFORE, BE IT

RESOLVED, the Authorized Signatory be, and hereby is, authorized and directed, in the name of and on behalf of the Company, to execute and to deliver all applications, documents and instruments required to effectuate the BCA and/or subsequent amendments, and make any filings required to comply with the BCA, including recording environmental easements, consistent with the Remedial Program Requirements; and be it further;

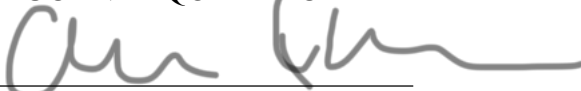
RESOLVED, that this Authorization may be signed in any number of counterparts, including but not limited to electronic, and shall become effective as of the date herein below written when each person named below shall have signed a copy hereof; and

RESOLVED, the Authorized Signatory is authorized to bind the Company as an Authorized Signatory for the purposes set forth in this Authorization, the signature set forth opposite his name below is his actual signature:

<u>Authorized Signatory</u>	<u>Signature</u>
Anshel Fridman	

IN WITNESS WHEREOF, the undersigned have signed and sealed this Authorization on July 30, 2026.

BRUCKNER QOF 1 LLC


By: Aron Karpen, Authorized Signatory

BRUCKNER QOF 2 LLC

By: Sol Eisenberg, Authorized Signatory

**122 Blvd 134 St LLC
162 Manhattan Ave.
Brooklyn, NY 11206**

June 18, 2026

**Manhattan Management Realty LLC
162 Manhattan Avenue, Fl. 1
Brooklyn, NY 11206**

Re: Site Access for Brownfield Cleanup Program Work
122 Bruckner Boulevard Redevelopment Site
122 Bruckner Boulevard
Bronx, New York 10454
Tax Map ID No. 2260-1, 2260-34, and 2260-38
BCP Site No. C203193

Dear Sir/Madam:

122 Blvd 134 St LLC (the "Owner") owns that certain real property located at 122 Bruckner Boulevard, Bronx, New York 10454; Tax Map ID No. 2260-1 (the "Property" or the "Site"). The Owner hereby authorizes the entities listed on Exhibit A, attached hereto (collectively referred to as the "Authorized Applicant(s)/Requestor(s)"), to access the Property and to apply to participate in and perform any obligations required under the New York State Department of Environmental Conservation's ("NYSDEC") Brownfield Cleanup Program ("BCP").

The Owner understands that the Authorized Applicant(s)/Requestor(s) will also need to provide access to NYSDEC and environmental professionals that the Authorized Applicant(s)/Requestor(s) has/have hired to perform any investigation and remedial activities under the BCP. Owners further understand that an environmental easement may be needed in connection with BCP efforts and authorize the placement of an easement on or through the Property in accordance with a separate agreement between the parties.

Sincerely,

122 BLVD 134 ST LLC

By: 
Name: Aron Karpen
Title: owner

**Property Access and Authorization
New York State Brownfield Cleanup Program
122 Bruckner Boulevard Redevelopment Site
122 Bruckner Boulevard
Bronx, New York 10454
Tax Map ID No. 2260-1
BCP Site No. C203193**

EXHIBIT A

AUTHORIZED APPLICANT(S)/REQUESTOR(S)

- Manhattan Management Realty LLC

**MANHATTAN MANAGEMENT REALTY LLC AUTHORIZATION
TO COMPLETE REMEDIAL REQUIREMENTS**

The undersigned, being all of the members of Manhattan Management Realty LLC, a New York limited liability company (the "Company") hereby certify as of January 25, 2026, as follows and adopt the following resolutions and authorize the Company to authorize and direct Yoel Barminka (the "Authorized Signatory") to take the following actions on behalf of the Company:

WHEREAS, the Company desires to authorize the Authorized Signatory, set forth below, to undertake actions necessary to redevelop 122 Bruckner Boulevard, Bronx, NY 10454; Tax Map ID Nos. 2260-1, 2260-34, and 2260-38; BCP Site No. C203193 (the "Property" or the "Site").

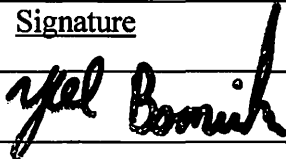
WHEREAS, in connection with the redevelopment of the Property, the Company has or will prepare and submit an application to participate in the New York State Brownfield Cleanup Program ("BCP") and, if accepted into the BCP, file related documents with the New York State Department of Environmental Conservation ("DEC") pursuant to the BCP, including, but not limited to a Brownfield Cleanup Agreement ("BCA"), an environmental easement and notice of certificate of completion; and undertake environmental remediation work related thereto consistent with applicable laws, regulations and guidance under the BCP (collectively referred to as the "Remedial Program Requirements");

NOW THEREFORE, BE IT

RESOLVED, the Authorized Signatory be, and hereby is, authorized and directed, in the name of and on behalf of the Company, to execute and to deliver all applications, documents and instruments required to effectuate the BCA and/or subsequent amendments, and make any filings required to comply with the BCA, including recording environmental easements, consistent with the Remedial Program Requirements; and be it further;

RESOLVED, that this Authorization may be signed in any number of counterparts, including but not limited to electronic, and shall become effective as of the date herein below written when each person named below shall have signed a copy hereof; and

RESOLVED, the Authorized Signatory is authorized to bind the Company as an Authorized Signatory for the purposes set forth in this Authorization, the signature set forth opposite his name below is his actual signature:

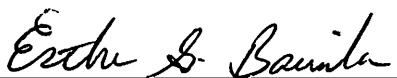
<u>Authorized Signatory</u>	<u>Signature</u>
Yoel Barminka	

IN WITNESS WHEREOF, the undersigned has signed and sealed this
Authorization on November 3, 2025.

YOEL BARMINKA

A handwritten signature in black ink, appearing to read "yoel Barminka", written over a horizontal line.

ESTHER BARMINKA

A handwritten signature in black ink, appearing to read "Esther Barminka", written over a horizontal line.

ATTACHMENT H

Section X: Requestor's Eligibility Information

SECTION X: REQUESTOR'S ELIGIBILITY INFORMATION

Volunteer Status

The Requestor, 122 Blvd 134 St LLC, qualifies as a “Volunteer” in the BCP because it’s an unrelated third-party LLC and neither it nor its members have any direct connection with the most recent owner of the proposed Site or previous operators, and did not cause, contribute, or permit the disposal of any contaminants at the Site, nor did the Requestor control the Site when such contamination occurred. The Requestor reviewed two Phase I ESAs during the due diligence period prior to moving forward with closing on June 9, 2026. The Requestor intends to address any Site contamination via the BCP and the Requestor has not observed and is not aware of any continuing release. The Requestor is taking the necessary steps to prevent any threatened, future release, and prevent and limit human, environmental, or natural resources exposure to any previously related contamination at the Site such as maintaining vacancy of the on-site structures, maintaining the building footprint cover, and providing Site security in the form of locked exterior doors/gates. As such, the Requestor qualifies as a Volunteer in accordance with Environmental Conservation Law (ECL) § 27-1405(1).

The Requestor, Manhattan Management Realty LLC, qualifies as a “Volunteer” in the BCP because it’s an unrelated third-party LLC and neither it nor its members have any direct connection with the most recent owner of the proposed Site or previous operators, and did not cause, contribute, or permit the disposal of any contaminants at the Site, nor did the Requestor control the Site when such contamination occurred. The Requestor reviewed two Phase I ESAs during the due diligence period prior to moving forward with closing on June 9, 2026. The Requestor intends to address any Site contamination via the BCP and the Requestor has not observed and is not aware of any continuing release. The Requestor is taking the necessary steps to prevent any threatened, future release, and prevent and limit human, environmental, or natural resources exposure to any previously related contamination at the Site such as maintaining vacancy of the on-site structures, maintaining the building footprint cover, and providing Site security in the form of locked exterior doors/gates. As such, the Requestor qualifies as a Volunteer in accordance with Environmental Conservation Law (ECL) § 27-1405(1).

ATTACHMENT I

Section XII: Contact List Information and Acknowledgement from Repository

SECTION XII – CONTACT LIST INFORMATION

SITE CONTACT LISTS

Executive

Role	Name	Phone	Mailing Address	Email / Contact
NYC Mayor	Zohran Mamdani	212-NEW-YORK	City Hall New York, NY 10007	https://www.nyc.gov/office-of-the-mayor/mayor-contact.page
NYC Department of City Planning Chairperson	Sideya Sherman	212-720-3300	120 Broadway 31st Floor, New York, NY 10271	https://www.nyc.gov/content/planning/pages/about-us/contact-us
Bronx Borough President	Vanessa Gibson	718-590-3500	851 Grand Concourse, 3 rd Floor, Bronx, NY 10451	webmail@bronxbp.nyc.gov
Bronx Community Board 1 District Manager	Claria Alayeto	718-585-7117	3030 3 rd Avenue, Bronx, New York 10455	bx01@cb.nyc.gov
NY Senate District 29 Senator	Jose M. Serrano	212-828-5829	335 E 100 th Street, Bronx, New York 10029	serrano@nysenate.gov
NY State Assembly District 084 Member	Amanda Septimo	718-292-2901	384 E 149 th Street, Suite 202, Bronx, New York 10455	septimoa@nyassembly.gov
NYC Department of Health and Mental Hygiene (DOHMH)	Dr. Michelle Morse, M.D., MPH Acting Health Commissioner	212-639-9675	42-09 28 th Street, Queens, New York 11101	OGCServiceEF@health.nyc.gov
Director of the Mayor's Office of Environmental Remediation	Shaminder Chawla, Director	212-788-8841	100 Gold Street, 2 nd Floor, New York, New York 10038	ShaminderC@dep.nyc.gov

Owners, Residents, Occupants

The Site is currently vacant. Lot 1 of the Site is improved with a one-story metal warehouse and four steel shipping containers, formerly operating as an Amazon Fresh grocery pickup location. Lot 34 of the Site is improved with two vacant one-story industrial buildings formerly operated as an iron works shop. Lot 38 of the Site is improved with a vacant three-story industrial building formerly operated as a motorcycle repair shop. The proposed Site is owned and operated by the Requestor, 122 Blvd 134 St LLC.

Current Owner	Property	Property Identification	Tax	Property Address	Contact Information
122 Blvd 134 St LLC		Block 2260, Lots 1, 34, 38		122 Bruckner Boulevard, 517 East 132 nd Street, 521 East 132 nd Street, Bronx, NY	Yoel Barminka, yoel@manhattanmgmt.net, 718-963-0192

Adjacent Properties

Below is a list of the adjoining properties which are also detailed on Figure 8.

Owner/Entity Name	Contact Name	Site Use	Property Address	Owner Mailing Address
126 Bruckner Owner LLC	Not Available	Gasoline Filling Station	126 Bruckner Boulevard, Bronx, NY 10454	316 West 118 th Street, New York, NY 10026
122 Bruckner Development LLC and 122 Bruckner Partners LLC	Not Available	Vacant	122 Bruckner Boulevard, Bronx, NY 10454	2447 3 rd Avenue, Bronx, NY 10451
138 Bruckner Ground Lessor, LLC	Not Available	Mixed-use Residential and Commercial Building	138 Bruckner Boulevard, Bronx, NY 10454	Woodlawn Hall at Old Parkland, 3953 Maple Avenue, Suite 350, Dallas, TX 75219
Alfaomega Properties Realty LLC	Not Available	Industrial and Manufacturing	550 East 132 nd Street, Bronx, NY 10454	515 Truxton Street, Bronx, NY 10474

Local News and Media:

Owner/Entity Name	Type	Address	Phone	Website
Bronx Times	Online & Print Newspaper	3602 Tremont Avenue, Bronx, NY 10465	718-260-4593	Bronx Times: Bronx News, Events & Community Updates
Spectrum 1 News	Television	75 Ninth Avenue, New York, NY 10011	212-691-6397	https://www.ny1.com/nyc/all-boroughs/about-us/contact-us

Public Water Supply:

Public water supply is a shared responsibility between the New York City Department of Environmental Protection (NYCDEP) and the Municipal Water Finance Authority.

Owner/Entity Name	Contact	Address	Phone	Email
NYCDEP	Rohit T. Aggarwala - Commissioner	59-17 Junction Blvd. Flushing, NY 11373	718-595-7000	gkelpin@dep.nyc.gov
NYC Municipal Water Finance Authority	Philip Wasserman - Executive Director	255 Greenwich Street 6th Floor New York, NY 10007	212-788-4969	Not Available

Additional Requests

We are unaware of any requests to be included on the contact list for the Site.

School or Day Care Located on or Proximal to the Site

The following schools or day care facilities are located within a ½-mile radius of the Site:

Schools				
Name	Approximate distance from Site in miles and (directional)	Administrator	Phone	Address
P.S. 043 Jonas Bronck	Approx. 0.15 miles (north)	Caroline Mordecai, Principal	(718) 292-4502	165 Brown Place, Bronx, NY 10454

Brownfield Cleanup Application – Major Amendment
122 Bruckner Boulevard Redevelopment Site
Bronx, New York

Schools				
Name	Approximate distance from Site in miles and (directional)	Administrator	Phone	Address
Mott Haven Academy Charter School	Approx. 0.15 miles (north)	Jessica Nauiokas, Head of School	(718) 292-7015	170 Brown Place, Bronx, NY 10454
P.S. 179	Approx. 0.4 miles (north)	Bernel Connelly Thomas, Principal	(718) 292-2237	468 East 140 th Street, Bronx, NY 10454
Young Leaders Elementary School	Approx. 0.34 miles (north)	Jaleelah Cooke-Coleman, Principal	(718) 292-7391	468 East 140 th Street, Bronx, NY 10454
Choice Charter School	Approx. 0.3 miles (north)	Abeku Hayes, Principal	(347) 226-9094	423 East 138 th Street, Bronx, NY 10454
P.S. 49 Willis Avenue School	Approx. 0.43 miles (northwest)	Monica Brock, Principal	(718) 292-4623	383 East 139 th Street Suite 336, Bronx, NY 10454
Success Academy Charter School – Bronx 5 Lower Elementary	Approx. 0.3 miles (northeast)	Wanda Diaz, Principal	(347) 284-6465	604 East 139 th Street, Bronx, NY 10454
NYC Montessori Charter School	Approx. 0.32 miles (northwest)	Abeku Hayes, CEO	(347) 226-9094	423 East 138 th Street, Bronx, NY 10454
P.S. 30X Wilton	Approx. 0.45 miles (northeast)	Keisha Green, Principal	(718) 292-8817	510 East 141 st Street, Bronx, NY 10454
American Dream Charter School	Approx. 0.45 miles (northeast)	Melissa Melkonian, Executive Director	(718) 585-3071	510 East 141 st Street, Bronx, NY 10454
P.S./I.S. 224	Approx. 0.5 miles (northeast)	Uchekukwu Njoku, Principal	(718) 665-9804	345 Brooke Avenue, Bronx, NY 10454
Academy Leadership Charter School Elementary School	Approx. 0.5 miles (northeast)	Norma Figueroa Hurwitz, Executive Director	(718) 585-4215	677 East 141 st Street, Bronx, NY 10454
Brilla College Prep Charter Middle School	Approx. 0.42 miles (northwest)	Joyanet Mangual, Principal	(347) 201-0134	222 Alexander Avenue, Bronx, NY 10454
P.S. 154 Jonathan D. Hyatt Elementary School	Approx. 0.4 miles (northwest)	Alison Coviello, Principal	(718) 292-4742	333 East 135 th Street 3 rd Floor, Bronx, NY 10454
DREAM Charter High School	Approx. 0.44 miles (west)	Richard Berlin, Co-CEO	(646) 902-9105	20 Bruckner Blvd, Bronx, NY 10454

Day Care Facilities				
Name	Approximate distance from Site in miles and (directional)	Administrator	Phone	Address
Learning Through Play Pre-K Center	0.25 miles (west)	Carlyn Rahynes, Principal	(718) 292-4120	105 Willis Avenue, Bronx, NY 10454
East Side House Settlement Head Start/Day Care	0.14 miles (northeast)	Daniel Diaz, Executive Director	(718) 665-5250	337 Alexander Avenue, Bronx, NY 10454
Paradise of Joy Group Family Daycare	Approx. 0.2 miles (northeast)	Arelis Batista, Program Director	(347) 360-8848	600 East 137 th Street, Bronx, NY 10454
A Kids Space To Dream ChildCare	Approx. 0.28 miles (northeast)	Crystal E. Negron, Director	(917) 635-9709	578 East 138 th Street, Bronx, NY 10454
Luminous Early Childhood Learning Center	Approx. 0.2 miles (northeast)	Ara Passaoglu, Vice President of Operations	(929) 777-3113	531 East 137 th Street, Bronx, NY 10454
Jerez Family Daycare	Approx. 0.3 miles (northeast)	Edilaine Jerez, Director	(347) 615-1228	533 East 139 th Street Apt A, Bronx, NY 10454
Emma's Family daycare & Wonderschool	Approx. 0.5 miles (northeast)	Emma A. Olivero Valenzuela, On-Site Provider	(347) 883-3271	353, 4A Cypress Avenue, Bronx, NY 10454

Brownfield Cleanup Application – Major Amendment
122 Bruckner Boulevard Redevelopment Site
Bronx, New York

Betsy's Daycare	Approx. 0.5 miles (northeast)	Betsy C. Silva, On-Site Provider	(718) 665-4795	611 Oak Terrace, Bronx, NY 10454
Valerie's Daycare	Approx. 0.3 miles (northeast)	Valerie B. Collins, On-Site Provider	(646) 875-1726	620 East 137 th Street, Bronx, NY 10454
Kids Garden Daycare	Approx. 0.3 miles (west)	Ingrid L. Rozon, On-Site Provider	(917) 654-1245	331 East 132 nd Street, Bronx, NY 10454

Document Repository

Documentation of the confirmation from the New York Public Library (NYPL) – Mott Haven Branch and the Bronx Community Board 1 to act as document repositories is attached.

Owner/Entity Name	Contact	Address	Phone	Email
Bronx Public Library – Mott Haven Branch	Jeanine Thomas-Cross	321 East 140th Street, Bronx, New York 10454	718-665-4878	mothaven@nypl.org
Bronx Community Board 1	Anthony R. Jordan	3024 3rd Avenue, Bronx, New York 10455	718-585-7117	BX01@cb.nyc.gov

Acknowledgement from Bronx Public Library – Mott Haven Branch to Act as Document Repository



H & A OF NEW YORK ENGINEERING
AND GEOLOGY, LLP
213 W 35th Street
7th Floor
New York, NY 10001
Tel: 646.277.5686

August 4, 2025
File No. 0213675

Bronx Public Library – Mott Haven Branch
321 E 140th St
Bronx, NY 10454
Via email motthaven@nypl.org
Attn: Jeanine Thomas-Cross, Managing Librarian

Subject: Brownfield Cleanup Program Application – Request for Repository Use
122 Bruckner Boulevard Redevelopment Site

Dear Managing Librarian:

H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), on behalf of Manhattan Management LLC, is requesting use of the Bronx Public Library - Mott Haven Branch as a document repository for the anticipated project located at 122 Bruckner Boulevard. The New York State Department of Environmental Conservation (NYSDEC) requires a letter certifying that the proposed document repository is able to serve as a public repository for all documents pertaining to the environmental cleanup at the Site. Please sign below denoting that your facility would be amenable to serving as a temporary public repository.

Should you have any questions, please do not hesitate to give me a call at (646) 277-5690.

Thank you,
HALEY & ALDRICH OF NEW YORK

Zachary P. Simmel
Senior Project Manager

The Bronx Public Library Mott Haven Branch is willing to act as a public document repository holding and making available of all provided environmental documents related to the 122 Bruckner Boulevard Redevelopment Brownfield Cleanup Project.



Name

Library Manager

Title

8/15/25

Date

Acknowledgement from Bronx Community Board 1 to Act as Document Repository



H & A OF NEW YORK ENGINEERING
AND GEOLOGY, LLP
213 W 35th Street
7th Floor
New York, NY 10001
Tel: 646.277.5686

August 4, 2025
File No. 0213675

Bronx Community Board 1
3024 3rd Avenue
Bronx, NY 10455
Via email: bx01@cb.nyc.gov

Attn: Anthony R. Jordan, District Manager

Subject: Brownfield Cleanup Program Application – Request for Repository Use
122 Bruckner Boulevard Redevelopment Site

Dear Mr. Jordan:

H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), on behalf of Manhattan Management LLC, is requesting use of the Bronx Community Board 1 as a document repository for the anticipated project located at 122 Bruckner Boulevard. The New York State Department of Environmental Conservation (NYSDEC) requires a letter certifying that the proposed document repository is able to serve as a public repository for all documents pertaining to the environmental cleanup at the Site. Please sign below denoting that your facility would be amenable to serving as a temporary public repository.

Should you have any questions, please do not hesitate to give me a call at (646) 277-5690.

Thank you,
HALEY & ALDRICH OF NEW YORK

Zachary P. Simmel
Project Manager

The Bronx Community Board 1 is willing to act as a public document repository holding and making available of all provided environmental documents related to the 122 Bruckner Boulevard Redevelopment Brownfield Cleanup Project.


Name Anthony R. Jordan
Title District Manager

8/15/2025
Date