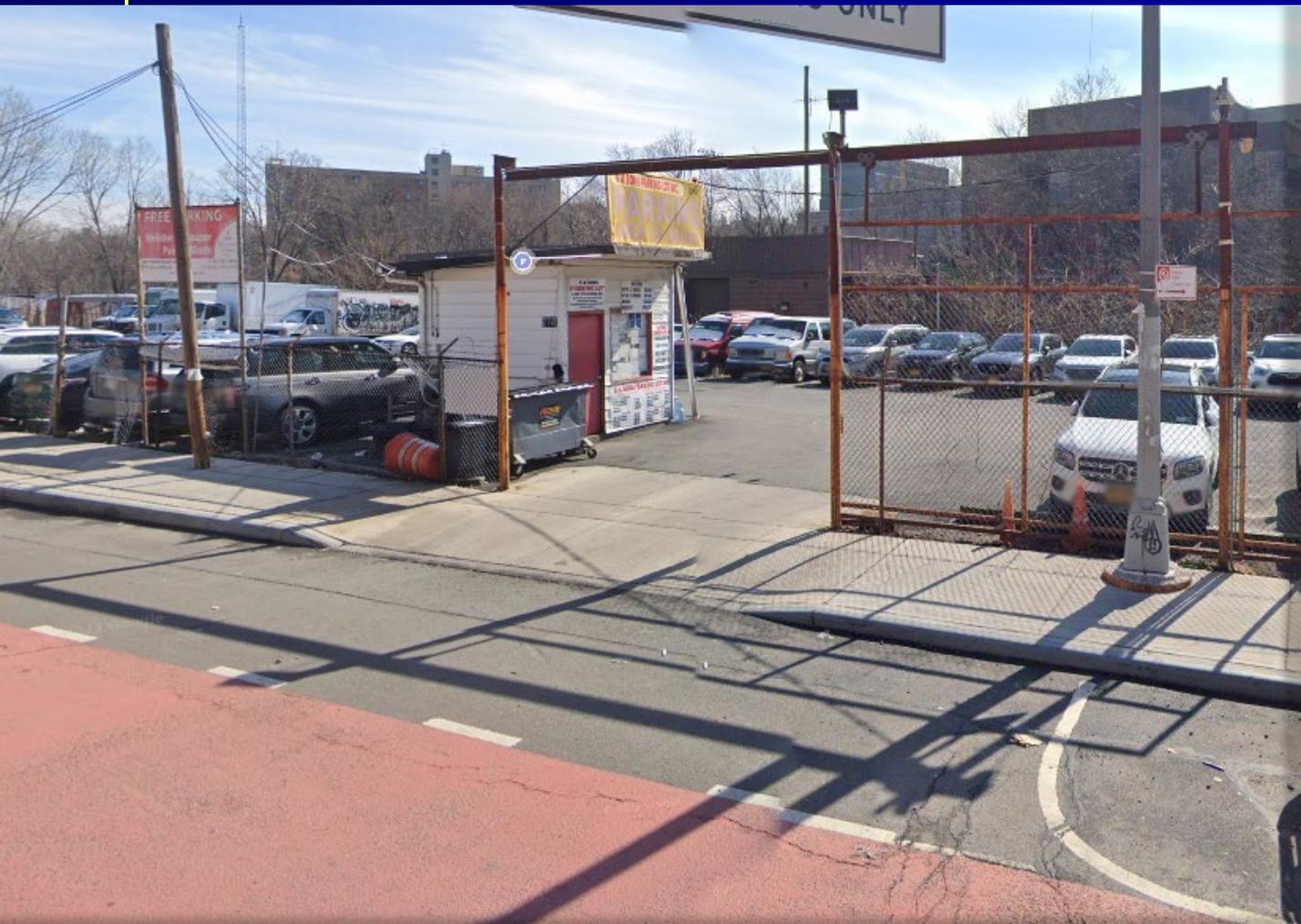


**South Bronx Development I LLC
South Bronx Development II LLC
Brownfield Cleanup Program Application
Webster Ave Railroad Harlem Division Site
C203198
2740 and 2742 Webster Avenue, Bronx, NY 10458**



**Legal & Consulting Team:
Knauf Shaw LLP & SESI Consulting Engineers.
February 2026**

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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...
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.

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.
Application packages submitted through third-party file transfer services will not be accepted.

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

Form with fields for SITE NAME: Webster Ave Railroad Harlem Division Site, and two questions about BCA amendments and revised submissions with radio button options for Yes/No.



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

SECTION I: Property Information						
PROPOSED SITE NAME Webster Ave Railroad Harlem Division Site						
ADDRESS/LOCATION 2740 Webster Avenue and 2742 Webster Avenue						
CITY/TOWN Bronx				ZIP CODE 10458		
MUNICIPALITY (LIST ALL IF MORE THAN ONE) City of New York, Borough of Bronx						
COUNTY Bronx County				SITE SIZE (ACRES) 0.578		
LATITUDE			LONGITUDE			
40	°	51	'	54.6	"	
73	°	53	'	12.3	"	
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	
2740-2742 Webster Ave		2	3273	85	+/-0.578	
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)					<input checked="" type="radio"/>	<input type="radio"/>
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>397</u> Percentage of property in En-zone (check one): <input type="radio"/> 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input checked="" type="radio"/> 100%					<input checked="" type="radio"/>	<input type="radio"/>
4. Is the project located within a disadvantaged community? See application instructions for additional information.					<input type="radio"/>	<input checked="" type="radio"/>
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.					<input type="radio"/>	<input checked="" type="radio"/>
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: _____					<input type="radio"/>	<input checked="" type="radio"/>

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?	<input type="radio"/>	<input checked="" type="radio"/>						
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.	<input type="radio"/>	<input checked="" type="radio"/>						
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	<input type="radio"/>	<input checked="" type="radio"/>						
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____	<input type="radio"/>	<input checked="" type="radio"/>						
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: _____	<input type="radio"/>	<input checked="" type="radio"/>						
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. <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"><u>Easement/Right-of-Way Holder</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	<u>Easement/Right-of-Way Holder</u>	<u>Description</u>			<input type="radio"/>	<input checked="" type="radio"/>		
<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): <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><u>Type</u></td> <td style="width: 30%;"><u>Issuing Agency</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>				<input type="radio"/>	<input checked="" type="radio"/>
<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?	<input checked="" type="radio"/>	<input type="radio"/>						
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						
	<input checked="" type="radio"/>	<input type="radio"/>						
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?	<input type="radio"/>	<input checked="" type="radio"/>						
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?	<input type="radio"/>	<input type="radio"/>						
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

SECTION III: Ecological Concerns

	Y	N
1. Are there fish, wildlife, or ecological resources within a 1/2-mile radius of the site?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?	<input type="radio"/>	<input checked="" type="radio"/>
3. Is/are there a/any Contaminant(s) of Ecological Concern?	<input type="radio"/>	<input checked="" type="radio"/>

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>C4-5D, R6</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/>		
3. Current use (select all that apply): Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Recreational <input type="checkbox"/> Vacant <input checked="" type="checkbox"/>		
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
	<input checked="" type="radio"/>	<input type="radio"/>
5. Reasonably anticipated post-remediation use (check all that apply): Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> If residential, does it qualify as single-family housing? N/A <input type="radio"/>		
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?		
	<input checked="" type="radio"/>	<input type="radio"/>
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.		
	<input type="radio"/>	<input checked="" type="radio"/>
8. Do current and/or recent development patterns support the proposed use?		
	<input checked="" type="radio"/>	<input type="radio"/>
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.		
	<input checked="" type="radio"/>	<input type="radio"/>
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.		
	<input checked="" type="radio"/>	<input type="radio"/>

SECTION V: Current and Historical Property Owner and Operator Information		
CURRENT OWNER South Bronx Development I LLC		
CONTACT NAME Mark Stagg; Kathleen Bradshaw, Esq.		
ADDRESS 1763 Pitman Ave		
CITY Bronx	STATE NY	ZIP CODE 10466
PHONE (914) 879-5750	EMAIL Mark Stagg@stagggroup.com; kbradshaw@stagggroup.com	
OWNERSHIP START DATE 4/16/2025		
CURRENT OPERATOR Vacant since Mid-February 2026		
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chlorinated Solvents	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other VOCs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SVOCs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Metals	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1,4-dioxane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other – indicated below	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*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):

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

Other: Railroad Laydown Yard, Sewer Pipe Yard & Freight House

SECTION VII: Requestor Information							
NAME South Bronx Development I LLC and South Bronx Development II LLC							
ADDRESS 1763 Pitman Ave							
CITY/TOWN Bronx		STATE NY	ZIP CODE 10466				
PHONE (914) 879-5750	EMAIL mstagg@stagggroup.com; KBradshaw@stagggroup.com						
1. Is the requestor authorized to conduct business in New York State (NYS)?			<table border="1"> <thead> <tr> <th>Y</th> <th>N</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	Y	N	<input checked="" type="radio"/>	<input type="radio"/>
Y	N						
<input checked="" type="radio"/>	<input type="radio"/>						
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?			<table border="1"> <thead> <tr> <th>Y</th> <th>N</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	Y	N	<input checked="" type="radio"/>	<input type="radio"/>
Y	N						
<input checked="" type="radio"/>	<input type="radio"/>						
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 <input type="radio"/>			<table border="1"> <thead> <tr> <th>Y</th> <th>N</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	Y	N	<input checked="" type="radio"/>	<input type="radio"/>
Y	N						
<input checked="" type="radio"/>	<input type="radio"/>						
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.			<table border="1"> <thead> <tr> <th>Y</th> <th>N</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	Y	N	<input checked="" type="radio"/>	<input type="radio"/>
Y	N						
<input checked="" type="radio"/>	<input type="radio"/>						

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Mark Stagg and Kathleen Bradshaw, Esq.			
ADDRESS 1763 Pitman Ave			
CITY Bronx		STATE NY	ZIP CODE 10466
PHONE (914) 879-5750	EMAIL mstagg@stagggroup.com; KBradshaw@stagggroup.com		
REQUESTOR'S CONSULTANT (CONTACT NAME) Justin Protasiewicz			
COMPANY SESI Consulting Engineers			
ADDRESS 959 Route 46E Floor 3, Suite 300			
CITY Parsippany		STATE NJ	ZIP CODE 07054
PHONE (973) 808-9050	EMAIL jp@sesi.org		
REQUESTOR'S ATTORNEY (CONTACT NAME) Linda R. Shaw, Esq.			
COMPANY Knauf Shaw LLP			
ADDRESS 2600 Innovation Square, 100 S. Clinton Ave			
CITY Rochester		STATE NY	ZIP CODE 14604
PHONE (585) 546-8430	EMAIL lshaw@nyenvlaw.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?	<input type="radio"/>	<input checked="" type="radio"/>
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 <input checked="" type="radio"/>	<input type="radio"/>

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?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	<input type="radio"/>	<input checked="" type="radio"/>
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>
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.	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?	<input type="radio"/>	<input checked="" type="radio"/>

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: Prospective Developer

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		
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	Y <input type="radio"/>	N <input checked="" type="radio"/>
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: _____	<input type="radio"/>	<input checked="" type="radio"/>
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: _____	<input type="radio"/>	<input checked="" type="radio"/>
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. <p style="text-align: right;">N/A <input checked="" type="radio"/></p>	<input type="radio"/>	<input type="radio"/>
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: _____	<input type="radio"/>	<input checked="" type="radio"/>
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.	<input type="radio"/>	<input checked="" type="radio"/>

SECTION XII: Site Contact List
<p>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:</p> <ul style="list-style-type: none"> • 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 Authorized Signatory (title) of South Bronx Development I 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: 12/5/25 Signature: Mark Stagg

Print Name: Mark Stagg

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 Authorized Signatory (title) of South Bronx Development II 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: 2/4/2016 Signature: 

Print Name: Mark Stagg

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. <i>Please refer to the application instructions.</i>	Y	N
1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?	<input checked="" type="radio"/>	<input type="radio"/>
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	<input checked="" type="radio"/>	<input type="radio"/>
3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?	<input checked="" type="radio"/>	<input type="radio"/>
4. Is the property upside down or underutilized as defined below?		
Upside down	<input type="radio"/>	<input checked="" type="radio"/>
Underutilized	<input type="radio"/>	<input checked="" type="radio"/>

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

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.

**BCP APPLICATION
SUPPORT
DOCUMENT**

Exhibit List

Exhibit A	Site Location Map, Base Map, and Street Map
Exhibit B	Tax Boundary Map, Lot Merger Information, and Survey Map
Exhibit C	Brownfield Opportunity Area (“BOA”) Map, Disadvantage Communities Map (“DCM”), Environmental Justice (“EJ”) Map, E-Designation Map, and En-Zone Map
Exhibit D	Flood Map
Exhibit E	Zoning Map
Exhibit F	Previous and Current Owners and Operators List
Exhibit G	Deeds
Exhibit H	Site Drawing Spider Maps
Exhibit I	NYS DOS Entity Information
Exhibit J	Written Consent
Exhibit K	Site Contact List
Exhibit L	Repository Letters
Exhibit M	Organization Chart
Exhibit N	Site Access Agreement

ENVIRONMENTAL REPORTS:

1. February 12, 2020 Phase I Environmental Site Assessment, 2740 Webster Avenue Bronx, NY 10458 prepared by Environmental Affiliates, Inc. for Clinton Olsen.
2. February 2022 Report of Geotechnical Exploration, 2740 Webster Avenue, Borough of the Bronx, New York Prepared by GTA Engineering Services of New York, P.C., Geotechnical and Environmental Consultants for Longhouse Properties
3. September, 2024 A Draft Phase II Environmental Site Assessment Report, prepared by SESI Consulting Engineers for South Bronx Development I LLC
4. October 11, 2024 Draft Preliminary Geotechnical Investigation Report for 2740-2768 Webster Avenue Residential Development, 2740-2768 Webster Avenue, Bronx, New York prepared by SESI Consulting Engineers for MADDD Equities
5. April 2025 Phase I Environmental Site Assessment Report for 2740-2742 Webster Avenue Bronx, Bronx County, NY prepared by SESI Consulting for South Bronx Development I LLC and South Bronx Development II LLC
6. April 2025 Phase II Environmental Site Assessment Report for 2742 Webster Avenue Bronx, Bronx County, NY prepared by SESI Consulting, for South Bronx Development I LLC and South Bronx Development II LLC
7. September 2025 Supplemental Phase II Environmental Site Assessment Report for 2740-2742 Webster Avenue Block 3273, Lot 85, 92 and 93 prepared by SESI Consulting for South Bronx Development I LLC and South Bronx Development II LLC
8. October 2025 Remedial Investigation Work Plan prepared by SESI Consulting for South Bronx Development I LLC and South Bronx Development II LLC

SECTION I – PROPERTY INFORMATION

The Site is located at the following addresses:

Parcel Address	Tax Parcel Identification No.	Acreage ¹
2740 Webster Avenue	Bronx, Block 3273, Lot 85	+/-0.578

The Site located in County of Bronx, New York 10458 (“Site” or “BCP Site”). The Site Location Map, Base Map and Street Map are in Exhibit A.

1. Site Boundary and Tax Parcel Information

The Site boundary does correspond to the tax boundary. The Tax Boundary Map and a Survey Map are provided in Exhibit B.

2. Property Map

The Site Location Map, Base Map and Street Map are in Exhibit A. The Tax Boundary Map and Survey Map are in Exhibit B.

3-5. BOA, Disadvantaged Communities, and En-Zone Designations

The Site BOA, Disadvantaged Communities, E-Designation, and En-Zone Maps are in Exhibit C. The Site is located in an En-Zone Type A, Census Tract 039700. The Site is not located in a BOA or a disadvantaged community area. The site is also a NYC E-Designated site.

6-11. Please refer to the BCP Application Form.

12. Easements and Existing Right of Ways

There are easements located on the Site, the presence of which will not impact remediation efforts at the Site. The easements are noted in the title report in Schedule B.

13. Please refer to BCP Application Form.

14. Property Description and Environmental Assessment

A. Site Location

The Site is located at the following addresses:

Parcel Address	Tax Parcel Identification No.
2740 - 2742 Webster Avenue	Bronx, Block 3273, Lot 85

¹ Acreages were determined using the April 9, 2025 survey before the lots were merged.

The Site located in an urban area of Bronx, New York 10458. The closest body of water to the Site is Twin Lakes, which is approximately 0.5 miles from the Site. The Site is not located in a flood zone. See Exhibit D – Flood Map. The property backs up to a rail line. The Site is located approximately 15 feet northwest from the Metro North Railroad Line, and the Fordham station is approximately 0.284 miles from the property.

B. Site Features

The Site is a triangular parcel, encompassing one contiguous lot, identified on local tax maps as Block 3273, Lot 85, with an area of approximately 0.58 acres. The Site is covered by an asphalt parking lot with a small parking booth. G and Sons Parking Company and the Metropolitan Transportation Authority (MTA) used the parking lot until mid-February 2026, at which time the Site became vacant.

C. Current Zoning and Land Use

The Site is currently located in C4-5D and R6 Zoning Districts. See Exhibit E - Zoning Map. These districts allow for commercial and residential use. Such districts are mapped in regional commercial centers and are located outside of central business districts. These districts serve a larger region and generate more traffic than neighborhood shopping areas. The Site is currently vacant but had a commercial use when it was being used as an asphalt parking lot, with a small parking booth. The surrounding properties are mainly commercial uses, with some mixed residential and commercial properties. There is a flower shop, barber shop, halal restaurant, and deli grocery across the street.

D. Past Use of the Site

The Site was developed with railroad related uses including a laydown yard for the Railroad Harlem Division and a Sewer Pipe Yard & Freight House starting as early as 1900 and continuing until the late 1970's. In addition, multiple suspected commercial structures appeared present on the site based on a review of historic maps, which could not be readily identified, from at least 1924 to 1966. By 1974, the commercial structures had been demolished, and the property use has been listed on various historic maps as a parking lot since approximately 1978. The historic railroad related operations, as well as the commercial entities operating on the Site from 1900-1978 likely caused the on-Site contamination. Railroads often filled their sites and adjacent properties to stabilize the land for the tracks with fill containing ash, which stabilized the ground surface but also is the likely cause of the industrial and commercial exceedances of poly aromatic hydrocarbons (PAH) SVOCs and heavy metals. This contaminated historic fill material is also contributing to groundwater contamination since the same SVOCs and heavy metals are in the groundwater as in the soil. Petroleum and chlorinated solvents were also likely used by these former railroad and commercial operations, which lead to the petroleum and chlorinated solvents soil vapor under the Site. The historical owners and operators associated with the Site are further described below and in Exhibit F - Previous and Current Owners and Operators List.

E. Site Geology and Hydrogeology

The Site soils are mapped as urban land outwash substratum overlying bedrock, consisting of asphalt over human-transported material overlying native gravelly sand. During the Phase II investigation, historic fill materials were encountered, and generally consisting of coarse to fine sand, variable amounts of gravel, silt, and clay, beneath the asphalt pavement in every boring other than SB-202 and SB-206 located in the western and southern portion of the Site, respectively. Debris within the historic fill layer include asphalt, glass, plastic, concrete, metal, wood and/or brick. The historic fill materials were encountered to the boring terminus of between 5.0 feet below ground surface (fbgs) and 15.0 fbgs in borings SB-1 through SB-8, SB-203, SB-208 and SB-209. Native soils generally consisting of sand with variable amounts of gravel, silt, clay, and cobbles were encountered underlying the surface cover and/or historic fill materials in soil borings B-17, B-18, B-31, B-32, SB-201, SB-202, SB-204, SB-205, SB-206, SB-207, and SB-210. Refusal was encountered in soil borings SB-3 and B-18 advanced in the central portion of the Site at depths of 5.0 fbgs and 10.0 fbgs, respectively.

Groundwater was encountered as shallow as 11 fbgs during SESI's due diligence investigations. Shallow groundwater flow is expected to follow the ground level slope of surface elevations towards the nearest open body of water or intermittent stream. The closest bodies of water to the Site are the Bronx River, located approximately 0.68 miles east of the site and Twin Lakes, which is approximately 0.496 miles from the Site.

F. Environmental Assessment

In soil, SVOCs were detected in exceedance of the Restricted Residential Soil Cleanup Objective (RRSCOs), including Chrysene (max detection 9.4 ppm, RRSCO 1 ppm) and Indeno(1,2,3-cd)pyrene (max detection 4.9 ppm, RRSCO 0.5 ppm), Benzo(a)anthracene (max detection of 6.9 ppm, RRSCO 1 ppm), Benzo(a)pyrene (max detection 7 ppm, RRSCO 1 ppm), Benzo(b)fluoranthene (max detection 11 ppm, RRSCO 1 ppm), and Dibenzo(a,h)anthracene (max detection 1.8 ppm, RRSCO 0.33 ppm). SVOCs were also detected in exceedance of the Commercial Soil Cleanup Objective (CSCOs) for Benzo(a)anthracene (max of 6.9 mg/kg) and the Industrial Soil Cleanup Objective (ISCOs) for Benzo(a)pyrene (7 mg/kg), Benzo(b)fluoranthene (11 mg/kg), and Dibenzo(a,h)anthracene (1.8 mg/kg). Metals were also detected in exceedance of the RRSCOs for Lead, Total (max detection 420 ppm, RRSCO 400 ppm).

In groundwater, SVOCs were detected in exceedance of the TOGS Ambient Water Quality Standards (AWQS), including Benzo(a)pyrene (max of 0.03 ppb), Benzo(b)fluoranthene (0.04 ppb), and Phenol (2.4 ppb). Metals were detected in exceedance of the AWQS including Beryllium, Total (max of 5.24 ppb), Chromium, Total (82.19 ppb), Iron, Total (62,600 ppb), Magnesium, Total (59,200 ppb), Manganese, Total (8,877 ppb), Nickel, Total (109.1 ppb), Selenium, Total (45.4 ppb), Sodium, Total (35,500 ppb), and Thallium, Total (0.64 ppb). Perfluorooctanoic Acids were detected in exceedance of the AWQS for Perfluorooctanesulfonic Acid (PFOS) (max of 0.028 ppb), and Perfluorooctanoic Acid (PFOA) (0.0482 ppb).

In the soil vapor sample, VOCs were detected within the sample collected from the Site, including most notably elevated concentrations of 1,2,4-Trimethylbenzene (944 $\mu\text{g}/\text{m}^3$), 1,3,5

Trimethylbenzene (423 µg/m³), Carbon tetrachloride (26 µg/m³), Napthalene (60.3 µg/m³), and o-Xylene (102 µg/m³). The 1,2,4-Trimethylbenzene concentration requires mitigation when compared to NYSDOH Soil Vapor/Indoor Air Matrix D in the soil vapor sample collected.

15-17. Regarding Questions 15-17 on the BCP Application Form:

Requestor is seeking a determination that the project will be eligible for the tangible property tax credits because the Site is in an En-Zone. However, the project on this site will not be a state supported affordable housing project, but more likely for student housing to accommodate the need for more affordable student housing due to nearby colleges.

SECTION II: PROJECT DESCRIPTION

1-3. Please refer to the BCP Application Form.

4. Short Project Description

The Planned redevelopment of the Site entails mixed-use commercial and residential spaces. The residential portion may function as a dormitory to be primarily utilized by Fordham University students. The building will be a 162 unit, 548 bed dormitory apartment building, with two floors below grade. The building below grade and first floor will be comprised of the following: on the sub-cellar floor plan: an emergency generator room, pickle ball court, exercise area, basketball court, elevators 1, 2 and 3 foyers, student locker, shower and bath rooms, and a trash room. In the cellar: mechanical rooms, detention tank, storage rooms, service utility room, bicycle storage room, and exercise area. On the first floor: student dormitory lobby and vestibule, lounge, mail and package room, student life desk office, public toilets, a service support room, a Fresh Food Store-commercial space, bathrooms and storage rooms.

Schedule – Commencement through COC

Assuming the Site is accepted into the program by spring 2026, the Remedial Investigation (RI) Work Plan (RIWP) submitted with the application is anticipated to be approved by late spring 2026 since the public comment period will occur simultaneous with the application and this includes the Department's 45 day comment period. The Remedial Investigation is expected to be completed on the Site by the summer – fall 2026. The Remedial Action Work Plan (RAWP) will be completed in late 2026 or early 2027 and implemented after the Department's 45-day comment period and the public's 45-day comment period thereafter. Any required remediation may commence in spring of 2027. This leaves the remainder of 2027 for the Department's review of the Site Management Plan and Final Engineering Report, which should be submitted in the summer of 2027, such that the Certificate of Completion may be issued on or before December 2027. Since this is not an affordable housing project there are no affordable funding timeframes built into this schedule.

5. Green and Sustainable Remediation (GSR)

Remedial Investigation/Alternatives Analysis: GSR will be incorporated into RI project planning, including the application of the proposed environmental footprint analysis tool, and how climate resiliency will be included. A discussion about the plan to implement GSR will be included in the RIWP and implemented during the RI. Specifically, during the RI implementation, the consultant will:

- Evaluate sensitive, local human and ecological receptors which require protection from contaminants of concern, traffic, noise, dust and odors during the implementation. Enhanced Community Air Monitoring Plan will be implemented.
- Identify vendors with operation centers local to the Site to minimize fuel consumption associated with travel to and from the Site and encourage use of the MTA Fordham Metro-North train station only an 8-minute walk from the Site.
- Salvage organic debris that is uncontaminated and free of pests or disease, for use as supplemental infill, mulch or compost.
- Salvage uncontaminated objects with potential recycle, resale, donation or onsite infrastructure value, such as steel, concrete and granite.
- Designate collection points for recycling single-use items such as metal, plastic and glass containers; paper and cardboard; and other consumable items.
- Advise contractors to avoid idling vehicles while on the BCP Site.

Remedial Design and Remedial Action: Green remediation principles and techniques will be implemented to the extent feasible in the design and implementation of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term and specify chemicals or agents, where applicable, that are not harmful or hazardous to aquatic environments and the subsurface, are readily biodegradable, and/or can help to improve site geochemical conditions;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals.
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, including that any future on-site buildings shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of construction. (see below)

An environmental footprint analysis will be completed, which will use an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis),

USEPA), SiteWise™ (available in the Sustainable Remediation Forum [SURF] library) or similar Department accepted tool and construction considerations should reference NYSDEC standard specification 01 89 29-Green Remediation Practice and the associated Form A – Summary of Green Remediation Metrics will be used to track actual metrics for the footprint analysis. Contractors will also pay attention to the carbon emissions used in the material generation and transportation to reduce the carbon footprint and recycling applicability where possible. This extends to the use of drilling fluids that are biodegradable and chemicals that are not harmful or hazardous during site operations. Contractors will reference the ISS Factsheet provided by the NYSDEC when selecting materials, methods and general operations for this work.

Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Site Management: GSR will be incorporated into Site Management, including use of DEC's SMP template, resource and energy consumption reduction, waste minimization, and climate resiliency evaluation within Periodic Review Reports (PRRs). Further, progress with respect to green and sustainable remediation metrics will be tracked, and reported in PRRs, as part of the Site Management program, and opportunities to further reduce the environmental footprint of the project will be identified as appropriate.

Redevelopment: The planned redevelopment for this project is also transit-oriented due to its proximity to mass transit lines including the Fordham Metro North station, just 0.284 miles from the Site. The building will be subject to all of the required electric only NYC building code requirements and other green building requirements.

6. Climate Change Screening or Vulnerability Assessment

The Site is entering the program at the investigation Stage, therefore, a Climate Change Screening or Vulnerability Assessment is not required at this time. The remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the Site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities. However, the closest body of water to the Site is Twin Lakes, which is approximately 0.5 miles from the Site and the Site is not located in a flood zone. See Exhibit D – Flood Map. Therefore, climate change is not likely to have a significant impact on this project.

SECTION III: ECOLOGICAL CONCERNS

1-3. Please refer to the BCP Application Form

4. Fish and Wildlife Resources Impact Analysis Part I (FWRIA Part I).

None of the designated conditions exist on this urban Site; therefore, a FWRIA Part I, pursuant to DER-10 Section 3.10.1, is not required to be submitted with this application or in the Remedial Investigation Work Plan. The closest open surface water to the Site is Twin Lakes, which is approximately 0.5 miles east of the Site. No wetlands were mapped on the Site and it is not in a flood zone.

SECTION IV: LAND USE FACTORS

1. Current Zoning

The Site is within the C4-5D and R6 Districts. See Exhibit E, Zoning Map.

2. Allowed Uses

The C4-5D and R6 zoning districts allow for mixed commercial and residential uses.

3-4. Current Use

The Site was used as a commercial parking lot since approximately 1974 but was vacated mid-February 2026.

5. Intended Use Post Remediation

After remediation, the Site is anticipated to consist of mixed-use residential and commercial buildings, including a dormitory apartment building and a Fresh Food grocery store for the building occupants and the surrounding community.

6. Post Remediation Use

The planned redevelopment of the Site includes a residential portion that will function as a dormitory for local University student, and a commercial component that will include a Fresh Food grocery Store. Formal Site Plans are anticipated to be developed during the design phase of the project.

7. Renewable Energy Facility

The proposed post-remediation use is not a renewable energy facility.

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

Yes, current, historical and/or recent development patterns support the proposed use.

9. Is the proposed use consistent with applicable zoning laws/maps?

Yes, the project is consistent with the City of New York zoning laws and map and the local needs for the community and nearby University.

9. Consistent with the Master Plan?

Yes, the project is consistent with recent rezoning which is supporting an emerging higher-density commercial district, promoting growth along major corridors while protecting neighborhood character. Most new mixed-use developments under the new rezoning are required to include ground floor commercial to increase retail options and services available to Webster Avenue residents. See excerpt of the Master Plan below including the Site.



SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION

The recent owner of the Site is one of the Requestors listed below.

Parcel Address	Owner	Ownership Start Date
2740 & 2742 Webster Ave	South Bronx Development I LLC	April 16, 2025

See Exhibit G - Deeds.

The other Requestor, South Bronx Development II LLC, is the prospective developer entity and has received a temporary license to access the Site for investigation and remediation. Please see Exhibit N – Site Access Agreement.

The Previous and Current Owners and Operators list is attached in Exhibit F. This Exhibit includes both current and previous property owners and operators by name, last known address, telephone number, and the Requestor’s relationship to each owner and operator (all of which are “None”). Exhibit F also includes the prior operators’ use of the Site.

SECTION VI: PROPERTY’S ENVIRONMENTAL HISTORY

1. List of Environmental Reports

The following is the list of environmental reports for the Site separately attached:

- a. February 12, 2020 Phase I Environmental Site Assessment, 2740 Webster Avenue Bronx, NY 10458 prepared by Environmental Affiliates, Inc. for Clinton Olsen.
- b. February 2022 Report of Geotechnical Exploration, 2740 Webster Avenue, Borough of the Bronx, New York Prepared by GTA Engineering Services of New York, P.C., Geotechnical and Environmental Consultants for Longhouse Properties
- c. September, 2024 Building A Draft Phase II Environmental Site Assessment Report, Building B Draft Limited Investigation Summary Report prepared by SESI Consulting Engineers for South Bronx Development I LLC
- d. October 11, 2024 Draft Preliminary Geotechnical Investigation Report for 2740-2768 Webster Avenue Residential Development, 2740-2768 Webster Avenue, Bronx, New York prepared by SESI Consulting Engineers for MADDD Equities
- e. April 2025 Phase I Environmental Site Assessment Report 2740-2742 Webster Avenue Bronx, Bronx County, NY prepared by SESI Consulting, Justin Protasiewicz, P.E. for South Bronx Development I LLC
- f. April 2025 Phase II Environmental Site Assessment Report for Proposed Mixed-Use Development, 2740-2742 Webster Avenue Bronx, Bronx County, NY prepared by SESI Consulting, Justin Protasiewicz, P.E. for South Bronx Development I LLC
- g. September 2025 Supplemental Phase II Environmental Site Assessment Report for 2740-2742 Webster Avenue Block 3273, Lot 85, 92 and 93 prepared by SESI Consulting for South Bronx Development I LLC and South Bronx Development II LLC
- h. October 2025 Remedial Investigation Work Plan prepared by SESI Consulting for South Bronx Development I LLC and South Bronx Development II LLC

2. Sampling Data

See Exhibit H – Site Drawing Spider Maps which include sampling data summaries.

3. Environmental Assessment

In soil, SVOCs were detected in exceedance of the Restricted Residential Soil Cleanup Objective (RRSCOs), including Chrysene (max detection 9.4 ppm, RRSCO 1 ppm) and Indeno(1,2,3-cd)pyrene (max detection 4.9 ppm, RRSCO 0.5 ppm), Benzo(a)anthracene (max detection of 6.9 ppm, RRSCO 1 ppm), Benzo(a)pyrene (max detection 7 ppm, RRSCO 1 ppm), Benzo(b)fluoranthene (max detection 11 ppm, RRSCO 1 ppm), and Dibenzo(a,h)anthracene (max detection 1.8 ppm, RRSCO 0.33 ppm). SVOCs were also detected in exceedance of the Commercial Soil Cleanup Objective (CSCOs) for Benzo(a)anthracene (max of 6.9 mg/kg) and the Industrial Soil Cleanup Objective (ISCOs) for Benzo(a)pyrene (7 mg/kg), Benzo(b)fluoranthene (11 mg/kg), and Dibenzo(a,h)anthracene (1.8 mg/kg). Metals were also detected in exceedance of the RRSCOs for Lead, Total (max detection 420 ppm, RRSCO 400 ppm).

In groundwater, SVOCs were detected in exceedance of the TOGS Ambient Water Quality Standards (AWQS), including Benzo(a)pyrene (max of 0.03 ppb), Benzo(b)fluoranthene (0.04 ppb), and Phenol (2.4 ppb). Metals were detected in exceedance of the AWQS including Beryllium, Total (max of 5.24 ppb), Chromium, Total (82.19 ppb), Iron, Total (62,600 ppb), Magnesium, Total (59,200 ppb), Manganese, Total (8,877 ppb), Nickel, Total (109.1 ppb), Selenium, Total (45.4 ppb), Sodium, Total (35,500 ppb), and Thallium, Total (0.64 ppb). Perfluorooctanoic Acids were detected in exceedance of the AWQS for Perfluorooctanesulfonic Acid (PFOS) (max of 0.028 ppb), and Perfluorooctanoic Acid (PFOA) (0.0482 ppb).

In the soil vapor sample, VOCs were detected within the sample collected from the Site, including most notably 1,2,4-Trimethylbenzene (max of 944 $\mu\text{g}/\text{m}^3$). There were many other significant exceedances of the EPA's regional screening levels, including those for 1,3,5 Trimethylbenzene (423 $\mu\text{g}/\text{m}^3$, EPA Screening Level 2.89 $\mu\text{g}/\text{m}^3$), Carbon tetrachloride (26 $\mu\text{g}/\text{m}^3$, EPA Screening Level 3.7 $\mu\text{g}/\text{m}^3$), Napthalene (60.3 $\mu\text{g}/\text{m}^3$, EPA Screening Level 3.08 $\mu\text{g}/\text{m}^3$), and o-Xylene (102 $\mu\text{g}/\text{m}^3$, EPA Screening Level 2.55 $\mu\text{g}/\text{m}^3$). These concentrations requires mitigation when compared to NYSDOH Soil Vapor/Indoor Air Matrix D in the soil vapor sample collected.

In sum, based on the investigations conducted to date, the primary contaminants of concern in soil are SVOCs and Heavy Metals which in some borings exceeded not only the RRSCOs but also the CSCOs and ISCOs, in groundwater SVOCs, Heavy Metals and PFAS above the AWQS, and in soil vapor 1,2,4-Trimethylbenzene, 1,3,5 Trimethylbenzene, Carbon tetrachloride, Napthalene, and o-Xylene. See Exhibit H - Site Drawing Spider Maps.

Soil:

Analytes > RRSCOs	Detections > RRSCOs	Detections > CSCOs	Detections > ISCOs	Maximum Detection (mg/kg)	RRSCO (mg/kg)	CSCO (mg/kg)	ISCO (mg/kg)	Depth (ft-bgs)	Sample ID	Max Detection Date
SVOCs										
Benzo(a)anthracene	5	1	0	6.9	1	5.6	11	3.0-3.5	SB-3	2/4/2025
Benzo(a)pyrene	5	5	5	7	1	1	1.1	3.0-3.5	SB-3	2/4/2025
Benzo(b)fluoranthene	4	1	0	11	1	5.6	11	3.0-3.5	SB-3	2/4/2025
Chrysene	2	0	0	9.4	3.9	56	110	3.0-3.5	SB-3	2/4/2025
Dibenzo(a,h)anthracene	2	2	1	1.8	0.33	0.56	1.1	3.0-3.5	SB-3	2/4/2025
Indeno(1,2,3-cd)pyrene	5	0	0	4.9	0.5	5.6	11	3.0-3.5	SB-3	2/4/2025
Metals										
Lead, Total	1	0	0	420	400	1000	3900	5.0-5.5	SB-6	2/4/2025

Groundwater:

Analyte > AWQS	Detections > AWQS	Max Detection (ppb)	AWQS (ppb)	NYSDEC Guidance Values (PFAS) (ppb)	Sample ID	Max Detection Date
SVOCs						
Benzo(a)pyrene	1	0.03	0	-	TW-1	2/4/2025
Benzo(b)fluoranthene	1	0.04	0.002	-	TW-1	2/4/2025
Phenol	1	2.4	1	-	TW-1	2/4/2025
Metals						
Beryllium, Total	1	5.24	3	-	TW-2	2/4/2025
Chromium, Total	1	82.19	50	-	TW-2	2/4/2025
Iron, Total	2	62,600	300	-	TW-2	2/4/2025
Magnesium, Total	1	59,200	35,000	-	TW-2	2/4/2025
Manganese, Total	2	8877	300	-	TW-2	2/4/2025
Nickel, Total	1	109.1	100	-	TW-2	2/4/2025
Selenium, Total	1	45.4	10	-	TW-2	2/4/2025
Sodium, Total	1	35,500	20,000	-	TW-2	2/4/2025
Thallium, Total	1	0.64	0.5	-	TW-2	2/4/2025
Perfluorooctanoic Acids						
Perfluorooctanesulfonic Acid (PFOS)	2	0.028	0.0027	0.01	TW-1	2/4/2025
Perfluorooctanoic Acid (PFOA)	1	0.0482	0.0067	0.01	TW-1	2/4/2025

Soil Vapor:

Analytes	Total Detections	Max Detection (µg/m ³)	NY-IAC-A	NY-SSC-A	NY-IAC-B	NY-IAC-D	NY-SSC-D	NY-IAC-E	NY-IAC-F	EPA Regional Screening Level	Boring Sample ID	Collection Date	Type
VOCs													
1,2,4-Trimethylbenzene	1	944	N/A	N/A	N/A	2	60	N/A	N/A	2.89	SV-4	6/12/2024	Soil Vapor
1,3,5-Trimethylbenzene	1	423	N/A	N/A	N/A	2	60	N/A	N/A	2.89	SV-4	6/12/2024	Soil Vapor
1,3-Butadiene	1	17.9	N/A	1.3	SV-4	6/12/2024	Soil Vapor						
2,2,4-Trimethylpentane	1	8.87	N/A	N/A	N/A	2	60	N/A	N/A	2.75	SV-4	6/12/2024	Soil Vapor
2-Butanone	1	64.3	N/A	4.34	SV-4	6/12/2024	Soil Vapor						
4-Ethyloluene	1	394	N/A	2.89	SV-4	6/12/2024	Soil Vapor						
4-Methyl-2-pentatone	1	18.5	N/A	6.02	SV-4	6/12/2024	Soil Vapor						
Acetone	1	108	N/A	6.98	SV-4	6/12/2024	Soil Vapor						
Benzene	1	11.8	N/A	N/A	N/A	2	60	N/A	N/A	1.88	SV-4	6/12/2024	Soil Vapor
Carbon Disulfide	1	49.5	N/A	1.83	SV-4	6/12/2024	Soil Vapor						
Carbon tetrachloride	1	26	0.2	6	N/A	N/A	N/A	N/A	N/A	3.7	SV-4	6/12/2024	Soil Vapor
Chloroform	1	9.03	N/A	2.87	SV-4	6/12/2024	Soil Vapor						
Cyclohexane	1	30.4	N/A	N/A	N/A	2	60	N/A	N/A	2.02	SV-4	6/12/2024	Soil Vapor
Dichlorodifluoromethane	1	4.11	N/A	2.91	SV-4	6/12/2024	Soil Vapor						
Ethylbenzene	1	23.4	N/A	N/A	N/A	2	60	N/A	N/A	2.55	SV-4	6/12/2024	Soil Vapor
Heptane	1	80.3	N/A	N/A	N/A	N/A	N/A	6	N/A	2.41	SV-4	6/12/2024	Soil Vapor
n-Hexane	1	55.3	N/A	N/A	N/A	N/A	N/A	6	N/A	2.07	SV-4	6/12/2024	Soil Vapor
Napthalene	1	60.3	N/A	N/A	N/A	2	60	N/A	N/A	3.08	SV-4	6/12/2024	Soil Vapor
o-Xylene	1	102	N/A	N/A	N/A	2	60	N/A	N/A	2.55	SV-4	6/12/2024	Soil Vapor
p/m-Xylene	1	106	N/A	N/A	N/A	N/A	N/A	6	N/A	5.13	SV-4	6/12/2024	Soil Vapor
Tertiary butyl Alcohol	1	25.8	N/A	4.46	SV-4	6/12/2024	Soil Vapor						
Tetrachloroethene	1	23	N/A	N/A	3	N/A	N/A	N/A	N/A	3.99	SV-4	6/12/2024	Soil Vapor
Toluene	1	37.2	N/A	N/A	N/A	N/A	N/A	N/A	10	2.22	SV-4	6/12/2024	Soil Vapor
Trichloroethene	1	3.83	0.2	6	N/A	N/A	N/A	N/A	N/A	3.16	SV-4	6/12/2024	Soil Vapor
Trichlorofluoromethane	1	158	N/A	3.3	SV-4	6/12/2024	Soil Vapor						

4. Past Land Use

1. Past Use of the Site

The Site was developed with railroad related uses including a laydown yard for the Railroad Harlem Division and a Sewer Pipe Yard & Freight House starting as early as 1900 and continuing until the late 1970's. In addition, multiple suspected commercial structures appeared present on the site based on a review of historic maps, which could not be readily identified, from at least 1924 to 1966. By 1974, the commercial structures had been demolished, and the property use has been listed on various historic maps as a parking lot since approximately 1978. The historic railroad related operations, as well as the commercial entities operating on the Site from 1900-1978 likely caused the on-Site contamination. Railroads often filled their sites and adjacent properties to stabilize the land for the tracks with fill containing ash, which stabilized the ground surface but also is the likely cause of the industrial and commercial exceedances of poly aromatic hydrocarbons (PAH) SVOCs and heavy metals. This contaminated historic fill material is also contributing to groundwater contamination since the same SVOCs and heavy metals are in the groundwater as in the soil. Petroleum and chlorinated solvents were also likely used by these former railroad and commercial operations, which lead to the petroleum and chlorinated solvents soil vapor under the Site.

2. Past Investigations Related to Uses and Environmental Conditions that Led to the Submission of this Application.

The Phase I ESA prepared by EAI identified no Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), or Historical Recognized Environmental Conditions (HRECs). However, the following Business Environmental Risk (BER) de minimis condition was identified: "This assessment has revealed evidence of de minimis environmental conditions in connection with the Subject Property in the form of usual motor oil staining in the parking areas." No further evaluation or sampling was recommended or performed.

In February 2022, GTA Engineering Services of New York, P.C. (GTA) prepared a geotechnical investigation report to support the proposed construction of an eleven (11) story mixed-use structure with basement at the Site for a prior developer. The geotechnical investigation consisted of the advancement of twelve (12) borings to a maximum depth of 100 fbs. The subsurface conditions encountered in the borings generally consisted of a layer of fill material overlying natural soils of glacial origin, which were underlain by residual soils or soft rock derived from the in-place weathering of the parent bedrock. The fill material layer encountered was noted to be approximately six (6) to 13 feet thick.

When Requestor South Bronx Development I LLC first became interested in acquiring the Site, SESI performed a preliminary Phase II investigation, which found the presence of acetone, PFOA, SVOCs, pesticides, and metals contamination in soil/historic fill, and PFOS, PFOA, SVOCs and metals contamination in groundwater at the Site. They also found that elevated VOC concentrations in soil vapor would likely require mitigation following redevelopment. Based on the results of the investigations completed to date, it has been determined that the Site will need to be remediated as part of the mixed-use commercial and residential redevelopment of the Site. This

will be accomplished through entry into the Brownfield Cleanup Program (BCP). Recommendations are provided in the following section for a proposed path forward. A geotechnical investigation was performed in June 2024 for one of the members in the Requestor LLC which further described the extent of historic fill at the Site and was documented in an October 2024 Geotechnical report.

In April 2025, before the Requestor South Bronx Development I LLC acquired the Site, SESI prepared a Phase I and a Phase II Environmental Site Assessment (ESA) for both Requestors. The Phase I ESA identified the following RECs and the Phase II ESA revealed the following contamination:

- REC 1 – Historic Fill: Historic fill material was encountered at the Site during due diligence subsurface investigations in June 2024 and February 2025. SESI identified historic fill materials within the soil borings to depths of up to 15.0 fbs. Select volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), pesticides, metals, and per- and polyfluoroalkyl substances (PFAS) were identified at concentrations above NYSDEC Unrestricted Use Soil Cleanup Objectives (USCOs), Residential Use SCOs (RSCOs), Restricted Residential SCOs (RRSCOs), Commercial Use SCOs (CSCOs), and/or Industrial Use SCOs (ISCOs) in soil samples collected within the fill stratum. Further investigation and remediation was deemed to be warranted to address this historic fill contamination, which will required disposal at a premium cost.
- REC 2 – Groundwater Impacts: SESI collected two (2) groundwater samples during this due diligence investigation in February 2025. Select SVOCs, metals, and PFAS were identified at concentrations above NYSDEC Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations (AWQS) in the groundwater samples collected. Further action is warranted to address this REC. Additionally, regulated dewatering will be required during redevelopment if groundwater is encountered.
- REC 3 – Soil Vapor Impacts: SESI collected one (1) soil vapor sample during a due diligence investigation at the Subject Property in in June 2024. The VOC 1,2,4-trimethylbenzene was identified at a concentration requiring mitigation when compared to New York State Department of Health (NYSDOH) Soil Vapor/Indoor Air Matrix D in the soil vapor sample collected. Further action is warranted to address this REC. A sub-slab depressurization system or equivalent vapor intrusion mitigation system is required for any proposed development involving human occupancy at the Subject Property.

Additionally, the following Business Environmental Risks (BERs) were identified:

- BER 1 – E-Designation: According to the NYC SPEED, the Subject Property has an E-designation. The E-designation process ensures that sampling and remediation take place to the satisfaction of the NYC OER (Office of Environmental Remediation) and NYCDEP (Department of Environmental Protection) before the issuance of a building permit by the Department of Buildings pursuant to the provisions of Section 11-15 of the Zoning Resolution (Environmental Requirements). The E-designation also includes a mandatory

construction-related health and safety plan which must be approved by NYCDEP. Therefore, remediation will be required because contamination has been found above industrial and commercial levels.

- BER 2 – Potential Environmental Justice Area Designation: According to the NYC SPEED, the Site is located within a PEJA. Redevelopment sites within PEJAs are subject to increased regulatory oversight and community outreach requirements during redevelopment. No further action is required to address this BER. However, increased planning costs and construction delays may result from the increased regulatory oversight and community outreach requirements as a result of the PEJA designation.

In August 2025, SESI performed supplemental sampling of soil at the Site to further investigate the Site, which results were summarized in the September 2025 Supplemental Investigation Report. The supplemental investigation activities completed by SESI further confirmed the presence of acetone, PFOS, SVOCs, pesticides, and metals contamination in soil/historic fill and identified PCB contamination soil/historic fill in the eastern and western portions of the Site.

Contaminant concentrations exceeding USCOs are present Site-wide. Results of soil samples SB-201(3.5-4), SB-202(4-4.5), SB-203(1.5-2), SB-204(4.5-5), SB-206 (0.5-1), SB-209(3.5-4), and SB-210(1.5-2) collected throughout the Site exceed USCOs. RSCO, RRSCO, CSCO, ISCO, and PGWSCO exceedances are generally concentrated in the northeastern portion of the Site. RSCO contamination was identified to a maximum depth of 2.5 fbg in soil samples SB-207(2-2.5) and SB-208 (2-2.5) collected from the northeastern corner of the Site.

Based on the results of the investigations completed to date, it has been determined that the Site will need to be remediated as part of the mixed-use commercial and residential redevelopment of the Site. This will be accomplished through entry into the Brownfield Cleanup Program (BCP).

A RIWP was prepared and is beginning submitted to complete the horizontal and vertical delineation of the nature and extent of contamination on the Site, identify any potential sources of contamination, determine the remedial action needed to protect human health and the environment, and to collect sufficient data to evaluate remedial alternatives for the Site.

In order to further evaluate the soils, thirteen soil borings will be performed on the Site in an approximately fifty (50) foot grid pattern to evaluate and delineate soil contamination from historical operations. As many as sixty (60) soil samples will be collected from the boring locations. Three permanent groundwater monitoring wells will be installed to a depth of 25-30 bgs with a 15 foot screen, such that the groundwater table intersects the well screen. Two rounds of sampling will be conducted from the newly installed wells, with the second round of sampling completed within one (1) month of the start of remedial work. In addition, three (3) soil vapor samples from soil vapor points in the footprint of the proposed building will be collected to assess the potential for vapor intrusion into future buildings. Waste characterization will be completed in conjunction with the remedial investigation to obtain data for facility approvals.

A qualitative human health exposure assessment will be performed for the Site in accordance with the NYSDOH's Qualitative Human Health Exposure Assessment guidance document and

potential on-Site and off-Site exposures will be evaluated. A Fish and Wildlife Impact Analysis (FWIA) Decision Key will also be completed prior to the excavation work to determine if a FWIA is needed, and if needed, a FWIA will be completed and submitted as part of the RI Report.

Quality Assurance/Quality Control was addressed in a Quality Assurance Project Plan. The QAPP outlines procedures to be followed for sampling and analysis to ensure quality of the results. Also, a Health and Safety Plan was prepared, which all on-site personnel will be required to read and sign. A Community Air Monitoring Plan was created that sets forth air monitoring procedures that will be utilized to measure airborne emissions during the RI, in order to minimize the release of contaminants to off-Site areas. A Citizen Participation Plan was also developed.

The schedule for the proposed remedial investigation is approximately a month and a half with preparation and submittal of a Draft RIR taking two months.

SECTION VII: REQUESTOR INFORMATION

The Requestors are South Bronx Development I LLC and South Bronx Development II LLC. Both entities are authorized to do business in the State of New York. See Exhibit I, NYSDOS Entity Information. The members are shown in the respective Organization Charts in Exhibit M.

The Written Consent provides Mark Stagg with authority to sign all Brownfield Cleanup Program documents on behalf of the Requestors. See Exhibit J - Written Consent Forms.

SECTION VIII: REQUESTOR CONTACT INFORMATION

Please refer to the BCP Application Form.

SECTION IX: PROGRAM FEE

Please refer to the BCP Application Form.

SECTION X: REQUESTOR ELIGIBILITY

1-10. Please refer to BCP Application Form.

11. Unregistered bulk storage tanks

The Requestor performed geophysical investigations in June 2024 and February 2025, and no tanks were identified. Additionally, no unregistered tanks are known to exist on the site.

REQUESTORS' CERTIFICATION

The Requestors certify they are Volunteers, since neither Requestor has nor ever had a relationship with any of the past owners or operators of the Site that caused contamination other than it South Bronx Development I LLC purchased the Site from previous owners. Neither Requestors had any involvement with the Site at the time of disposal. The Requestors performed all required environmental due diligence prior to acquiring the Site and have implemented due care of the Site since owning it in April 2025.

SECTION XI: PROPERTY ELIGIBILITY INFORMATION

Please refer to the responses to the Questions 1-6 on the BCP Application Form, which confirms the site is not ineligible for the BCP.

In addition to the responses on the application form, which clarify the Site is an eligible brownfield site pursuant to ECL § 27-1405, the following information further demonstrates this Site's eligibility for the BCP.

The Site meets the definition of an eligible "brownfield site" in Environmental Conservation Law § 27-1405(2) as "any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by the department that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations." Environmental investigation results show evidence of impact from the Site's previous commercial and industrial uses, which can be linked to and caused Site contamination above the applicable cleanup standards. See Environmental Reports separately attached and the Spider Maps in Exhibit H, providing the data demonstrating exceedances of the cleanup standards for this Site. As a result, the Site meets the definition of a brownfield site pursuant to Environmental Conservation Law §27-1405(2).

SECTION XII: SITE CONTACT LIST

See Exhibit K - Site Contact List. See Exhibit L - Repository Letters.

EXHIBIT A

BASE MAP

Webster Ave Railroad Harlem
Division Site
2740 and 2742 Webster Avenue
Bronx, New York 10458

Legend:

 Site Property Boundary

Corresponding page
lists adjacent property owners by
letter A – K



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

November 2025
Source: NYC Property
Information Portal



Number	Property Owner(s) Name(s)	Property Address	Section-Block-Lot
1	South Bronx Development I LLC	2740-2742 Webster Ave	2-3273-85 (fka 85, 92, and 93)

Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
A	NYC School Construction Authority	2703 Webster Ave	2-3278-14
B	Longhouse Properties LLC	2747 Webster Ave	2-3278-33
C	Webster 2735 LLC	2735 Webster Ave	2-3278-38
D	395 E 197th St LLC	2749 Webster Ave	2-3278-54
E	IRRR LLC	2765 Webster Ave	2-3278-83
F	Part of the Solution	2763 Webster Ave	2-3278-84
G	2755 Webster Ave Realty LLC	2755 Webster Ave	2-3278-88
H	Metropolitan Transportation Authority	2748 Webster Ave	2-3273-90
I	South Bronx Development I LLC	2752 Webster Ave	2-3273-91
J	Metropolitan Transportation Authority	417 East Fordham	2-3273-101
K	South Bronx Development I LLC	2768 Webster Ave	2-3273-100

SITE LOCATION MAP



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

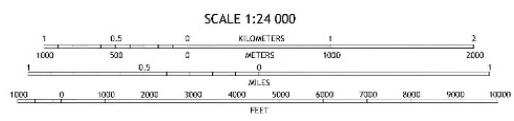
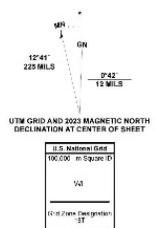


CENTRAL PARK QUADRANGLE
NEW YORK - NEW JERSEY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1000 meter grid (Universal Transverse Mercator, Zone 18T)
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
restoring private lands.

Inventory.....NAD, July 2017 - December 2017
Names.....U.S. Census Bureau, 2016, 2016
Names.....ONS, 1979 - 2022
Hydrography.....National Hydrography Dataset, 2002 - 2022
Contours.....National Elevation Dataset, 2015
Boundaries.....Multiple sources: see metadata file 2020 - 2022
Wetlands.....FWS National Wetlands Inventory 2008 - 2011



1	2	3
4	5	6
7	8	

1 Hackensack
2 Yonkers
3 Mount Vernon
4 Weehawken
5 Flushing
6 Jersey City
7 Brooklyn
8 Jamaica

Street Map

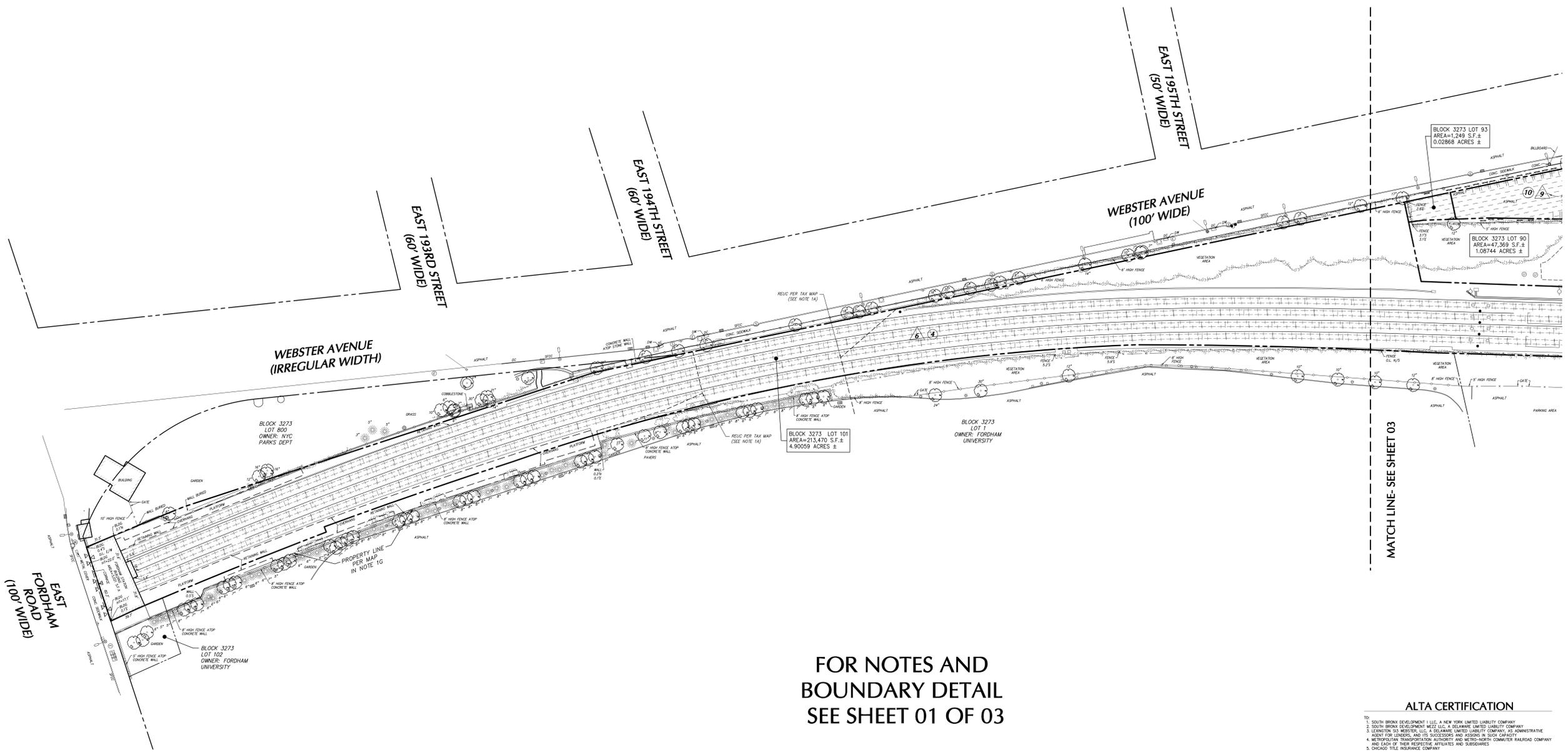
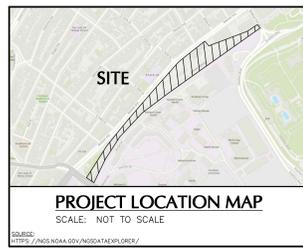
Webster Ave Railroad Harlem
Division Site
2740 and 2742 Webster Avenue
Bronx, New York 10458



Legend:

 Site Property Boundary

EXHIBIT B



FOR NOTES AND
BOUNDARY DETAIL
SEE SHEET 01 OF 03

LEGEND (NOT SHOWN TO SCALE)

<ul style="list-style-type: none"> HYDRANT STAND PIPE ROOF DRAIN FLAG POLE PEDESTAL LIGHT STREET LIGHT AREA LIGHT SIGNAL POLE POWER POLE GLY WIRE ANCHOR POLE MANHOLE (TYPE AS LABELED) WATER VALVE GAS VALVE UNKNOWN VALVE CATCH BASIN CLEAN OUT TREE BOLLARD ELECTRIC BOX PARKING BARRIER STEEL FACED CONCRETE CURB DC DW OL BLDG HT EL N 	<ul style="list-style-type: none"> SOUTH EAST WEST TRAFFIC SIGNAL POLE DOOR DOUBLE DOOR ROLL UP DOOR MAILBOX PARKING METER GUIDE RAIL WOOD GUIDE RAIL METAL TREE LINE CHAINLINK FENCE STOCKADE FENCE IRON FENCE RAILROAD TRACKS EASEMENT LINE PROPERTY LINE RIGHT-OF-WAY LINE EXCEPTIONS AS NOTED IN TITLE REPORTS (SEE NOTE 2) NORTH END GENERAL ACCESS EASEMENT PER EXCEPTIONS ① AND ② INGRESS AND EGRESS EASEMENT PER EXCEPTIONS ② AND ③ LOT 93 AND PART OF LOT 85 SUBJECT TO EASEMENT PER EXCEPTIONS ① AND ②
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ALTA CERTIFICATION

TO: SOUTH BRONX DEVELOPMENT I LLC, A NEW YORK LIMITED LIABILITY COMPANY
 2. SOUTH BRONX DEVELOPMENT II LLC, A DELAWARE LIMITED LIABILITY COMPANY
 3. LEONARD DE WEEB LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE ADMINISTRATIVE AGENT FOR LENDERS AND ITS SUCCESSORS AND ASSIGNS IN SUCH CAPACITY
 4. METROPOLITAN TRANSPORTATION AUTHORITY AND METRO-NORTH COMMUTER RAILROAD COMPANY AND EACH OF THEIR RESPECTIVE AFFILIATES AND SUBSIDIARIES
 5. CHICAGO TITLE INSURANCE COMPANY

I HEREBY STATE THAT THIS PLAN IS BASED ON A FIELD SURVEY MADE BY ME OR UNDER MY IMMEDIATE SUPERVISION IN ACCORDANCE WITH TITLE 23 OF THE OFFICIAL CODE OF REGULATIONS FOR LAND SURVEYS, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, AND IN MY PROFESSIONAL OPINION, COMPLETELY REPRESENTS THE CONDITIONS FOUND ON THE DATE OF THE FIELD SURVEY AT THE SUBJECT PROPERTY AND

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2017 MINIMUM STANDARD PRACTICE REQUIREMENTS FOR ALTA/NSP LAND TITLE SURVEYS, AS ESTABLISHED AND ADOPTED BY ALTA AND NSP, AND PUBLISHED UNDER THE TITLE 23 OF THE OFFICIAL CODE OF REGULATIONS FOR LAND SURVEYS, AND 16, 17 AND 17 OF TITLE 4 THEREOF.

THE FIELD SURVEY WAS CONDUCTED ON 04/09/2025
 Date: 04/09/2025
 Signature: [Signature]

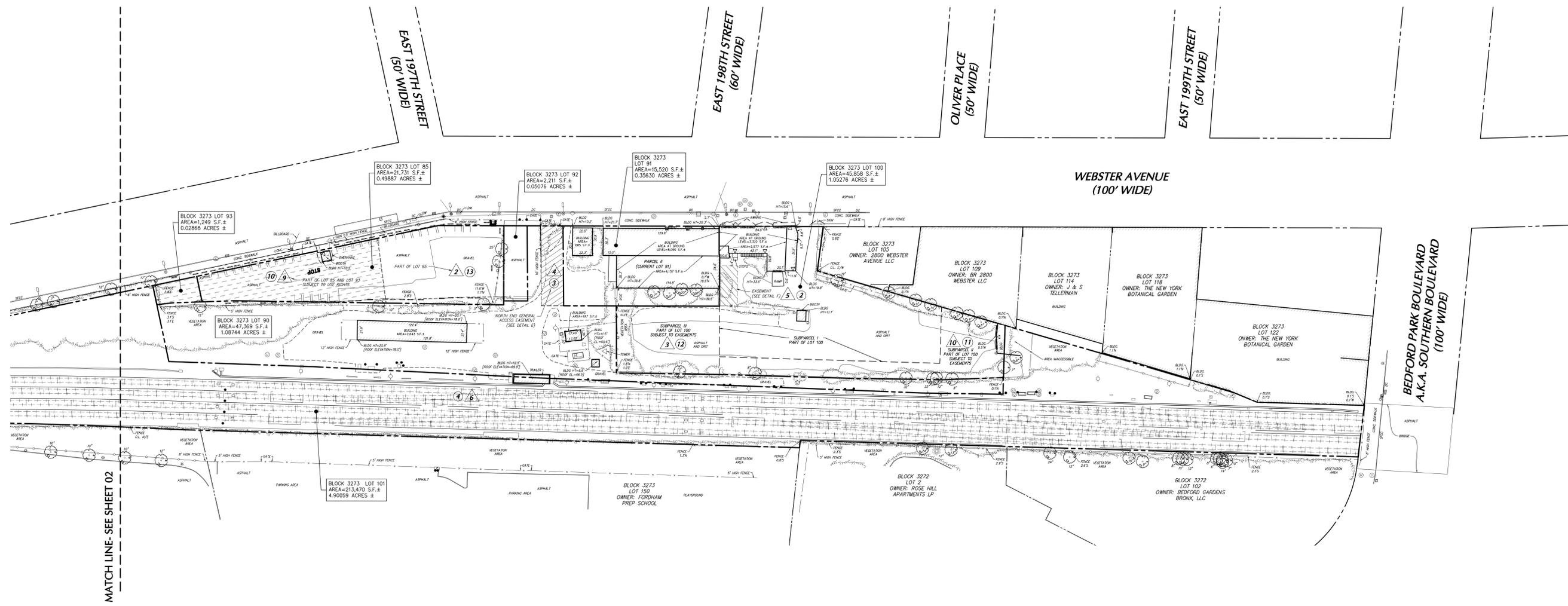
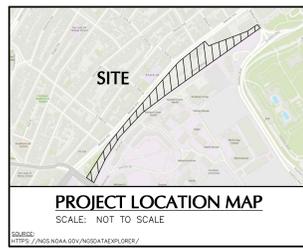


PROFESSIONAL ENGINEER
 SURVEYOR
 167 C.E. No. 05198-01

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



<p>LANGAN Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. 388 North Avenue, 6th Floor New York, NY 10001 T: 212-479-5400 F: 212-479-5444 www.langan.com</p>		<p>Project 2740 WEBSTER AVENUE BLOCK No. 3273, LOT Nos. 85, 90, 91, 92, 93, 100, AND 101 BOROUGH OF BRONX CITY OF NEW YORK BRONX COUNTY NEW YORK</p>	<p>Drawing Title ALTA/NSP TITLE SURVEY</p>	<p>Project No. 170781401</p>	<p>Drawing No. VL101</p>
<p>Date Description No.</p> <p>REVISIONS</p>		<p>Date 03/28/2025</p>	<p>Drawn By AA</p>	<p>Checked By TO</p>	<p>Sheet 02 of 03</p>

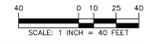


FOR NOTES AND
BOUNDARY DETAIL
SEE SHEET 01 OF 03

ALTA CERTIFICATION

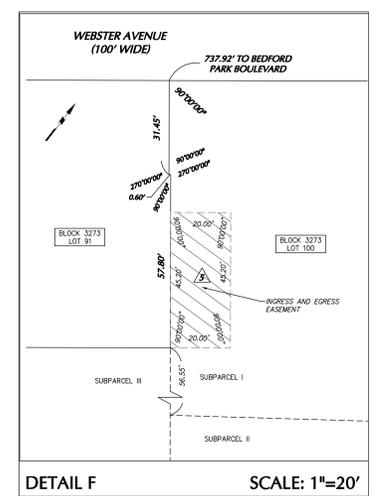
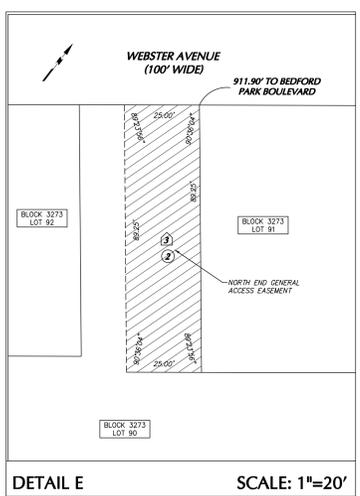
1. SOUTH BRONX DEVELOPMENT I LLC, A NEW YORK LIMITED LIABILITY COMPANY
 2. SOUTH BRONX DEVELOPMENT II LLC, A DELAWARE LIMITED LIABILITY COMPANY
 3. LEXINGTON 93 WESTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS ADMINISTRATIVE AGENT FOR GENERAL AND ITS SUCCESSORS AND ASSIGNS IN SUCH CAPACITY
 4. METROPOLITAN TRANSPORTATION AUTHORITY AND METRO-NORTH COMMUTER RAILROAD COMPANY AND EACH OF THEIR RESPECTIVE AFFILIATES AND SUBSIDIARIES
 5. CHICAGO TITLE INSURANCE COMPANY
 6. CHICAGO TITLE INSURANCE COMPANY
 7. I HEREBY CERTIFY THAT THIS PLAN IS BASED ON A FIELD SURVEY MADE BY ME OR UNDER MY IMMEDIATE SUPERVISION IN ACCORDANCE WITH NYSPS CODE OF PRACTICE FOR LAND SURVEYS AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, AND IN MY PROFESSIONAL OPINION CORRECTLY REPRESENTS THE CONDITIONS FOUND ON THE DATE OF THE FIELD SURVEY AT THE SUBJECT PROPERTY AND
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2007 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, WORKS ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDING THE FOLLOWING TABLES: 703-11, 703-12, 703-13, 14, 16, AND 17 OF TABLE A THEREOF.
 THE FIELD SURVEY WAS CONDUCTED ON 04/19/2025.
 Date: 04/19/2025
 Signature: [Signature]
 PROFESSIONAL LAND SURVEYOR
 NY LIC. NO. 051194-01

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



LEGEND (NOT SHOWN TO SCALE)

HYDRANT	— S —	SOUTH
STAND PIPE	— E —	EAST
ROOF DRAIN	— W —	WEST
FLAG POLE	— T —	TRAFFIC SIGNAL POLE
PEDESTAL LIGHT	— D —	DOOR
STREET LIGHT	— DD —	DOUBLE DOOR
AREA LIGHT	— RLD —	ROLL UP DOOR
MAILBOX	— MB —	MAILBOX
POWER POLE	— P —	PARKING METER
GUY WIRE	— GR —	GUIDE RAIL WOOD
ANCHOR POLE	— AR —	GUIDE RAIL METAL
MANHOLE (TYPE AS LABELED)	— TL —	TREE LINE
WATER VALVE	— CF —	CHAINLINK FENCE
GAS VALVE	— SV —	STOCKADE FENCE
UNKNOWN VALVE	— UV —	IRON FENCE
CATCH BASIN	— CB —	RAILROAD TRACKS
CLEAN OUT	— CO —	EASEMENT LINE
TREE	— TR —	PROPERTY LINE
SIGN	— S —	RIGHT-OF-WAY LINE
BOLLARD	— B —	EXCEPTIONS AS NOTED
ELECTRIC BOX	— EB —	IN TITLE REPORTS
PARKING BARRIER	— PB —	(SEE NOTE 2)
STEEL FACED CONCRETE CURB	— SC —	NORTH END GENERAL ACCESS EASEMENT PER EXCEPTIONS ① AND ②
CONCRETE CURB	— CC —	INGRESS AND EGRESS EASEMENT PER EXCEPTIONS ② AND ③
DROP CURB	— DC —	ONLINE
DETECTABLE WARNING	— DW —	BUILDING
BUILDING	— BLDG —	HEIGHT
HEIGHT	— HT —	ELEVATION
ELEVATION	— EL —	NORTH
NORTH	— N —	



Date	Description	No.
REVISIONS		

Project
2740 WEBSTER AVENUE
 BLOCK No. 3273, LOT Nos. 85, 90, 91, 92, 93, 100, AND 101
 BOROUGH OF BRONX
 CITY OF NEW YORK

Drawing Title
ALTA/NSPS TITLE SURVEY

Project No. **170781401**
 Date **03/28/2025**
 Drawn By **AA**
 Checked By **TO**
 Drawing No. **VL101**
 Sheet 03 of 03

LANGAN
 Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
 368 North Avenue, 6th Floor
 New York, NY 10001
 T: 212.479.5400 F: 212.479.5444 www.langan.com



Department of Finance
Tax Map Unit

BBL: 2-3273-8592, 93

Date Received: 9/26/25

Staff: DDrosvenor

(DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY)

Expediter Name CHRISTOPHER MIELE

Contact Name _____

Contact Phone/Email 914-497-4902 / CMIELE@STAGAGROUP.COM

Apportionment / Merger Intake Checklist

Apportionment

Merger

Air / Subterranean Rights

Required Documents

- RP-602 completed and signed by Tax Map Clerk
 - o Note: Owner listed on RP-602 must match latest deed
- Receipt for appropriate fees paid
- Real estate taxes, charges, and outstanding ECB judgement debt paid for all lots affected
- Latest deed on record for lots affected

Additional Requirements for Apportionments:

- Approved Subdivision Improved (SI) filing with NYC Department of Buildings (Not needed if lots are vacant)
 - o The RP602 for your application must be scanned into virtual job folder
- 2 surveys bearing inked/embossed seal with the following information:
 - o Lot lines and metes and bounds for the requested subdivision of lots
 - o House numbers for each lot
 - o Tentative lot numbers for each lot
 - o Area square footage for each lot
 - o Must be less than one (1) year old
 - o Vacant lots must say "VACANT" or will require DOB filings
 - o Document page(s) must be 11" x 17"

For Air / Subterranean Rights filings, please request separate list of requirements if needed.



APPLICATION FOR APPORTIONMENTS OR MERGERS

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

SECTION A: PROPERTY INFORMATION

Borough: BRONX Block: 3273 Present Lot(s): 85, 92, 93

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Merger Apportionment Number of Lots Requested 1
 Air Subterranean

Lot Number: 85

Lot(s) Usage: (check one) Residential Building Gross Sq/Ft: _____ Commercial Building Gross Sq/Ft: _____ Mix (Residential & Commercial) Building Gross Sq/Ft: 247,252

1. Owner's Name (as per Deed): _____
OR
Company Name: South Bronx Development I LLC

Property Address: 2742 WEBSTER AVENUE Bronx New York 10458
NUMBER AND STREET CITY STATE ZIP CODE

3. Filing Representative (if applicable): Chris Miele (CMiele@StaggGroup.com) 914-497-4902, Alexa Shultz, Lana Gallo

SECTION B: CERTIFICATION

1. Architect/Engineer/Applicant's Name: Aufgang Ariel
LAST NAME FIRST NAME

2. Address: 74 Lafayette Avenue Suffern NY 10901
NUMBER AND STREET CITY STATE ZIP CODE

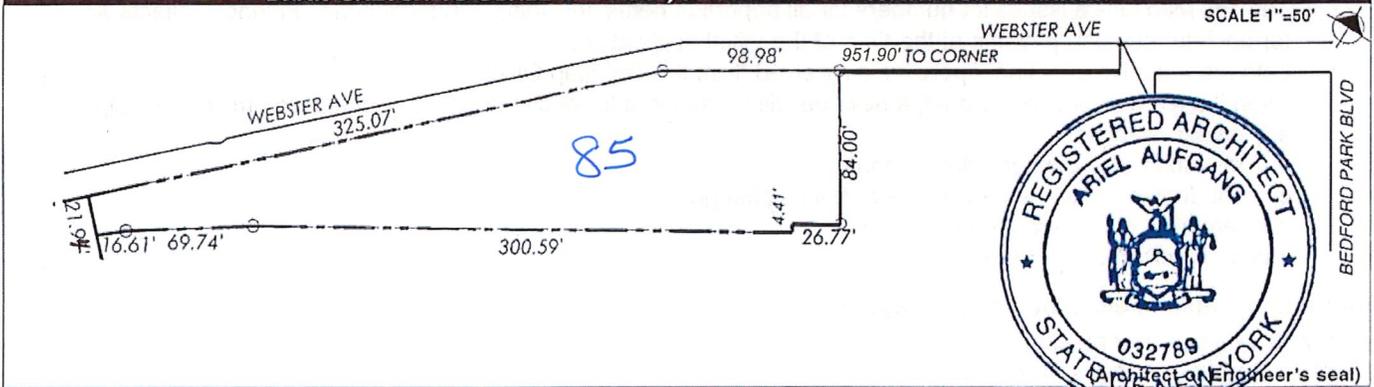
3. Telephone Number: 845-368-0004 4. Email Address: ariel@aufgang.com

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

Signature of Architect/ Engineer/Applicant: _____ Date: 09 / 22 / 2025

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

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



Tentative Lot(s) issued: _____ Date: 9/26/25 New Lot(s): - Lot(s) Affected: 85 Lot(s) Dropped: 92-93

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

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



Department of Finance

PROPERTY DIVISION

TAX MAP UNIT

FEE SHEET

Date: 9-26-25
 Borough: 2
 Block: 3273
 Lot: 85

<u>SERVICE</u>	<u>COST</u>	<u>QUANTITY</u>	<u>AMOUNT</u>
Tax Map Certification	\$10.00		
New Lot Request For Mergers Apportionments (RP-602), and Lot Request For Condominium Amendment Applications	\$73.00	1	73.00

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

Reference Number: 2025269005-42
 Date/Time: 09/26/2025 12:54:03 PM

Miscellaneous Fee \$73.00
 2025269005-42-1 \$73.00
 CPRR Trans Code: 9507 \$73.00
 Transaction ID: 995500000000000000MCE02 \$73.00
 User Id: NYC3893
 Total:

1 ITEM TOTAL: \$73.00
 TOTAL: \$73.00
 ICL Business Check \$73.00
 Check Nbr: 000122
 Total Received: \$73.00



C E 2 0 2 5 2 6 9 0 0 5 - 4 2

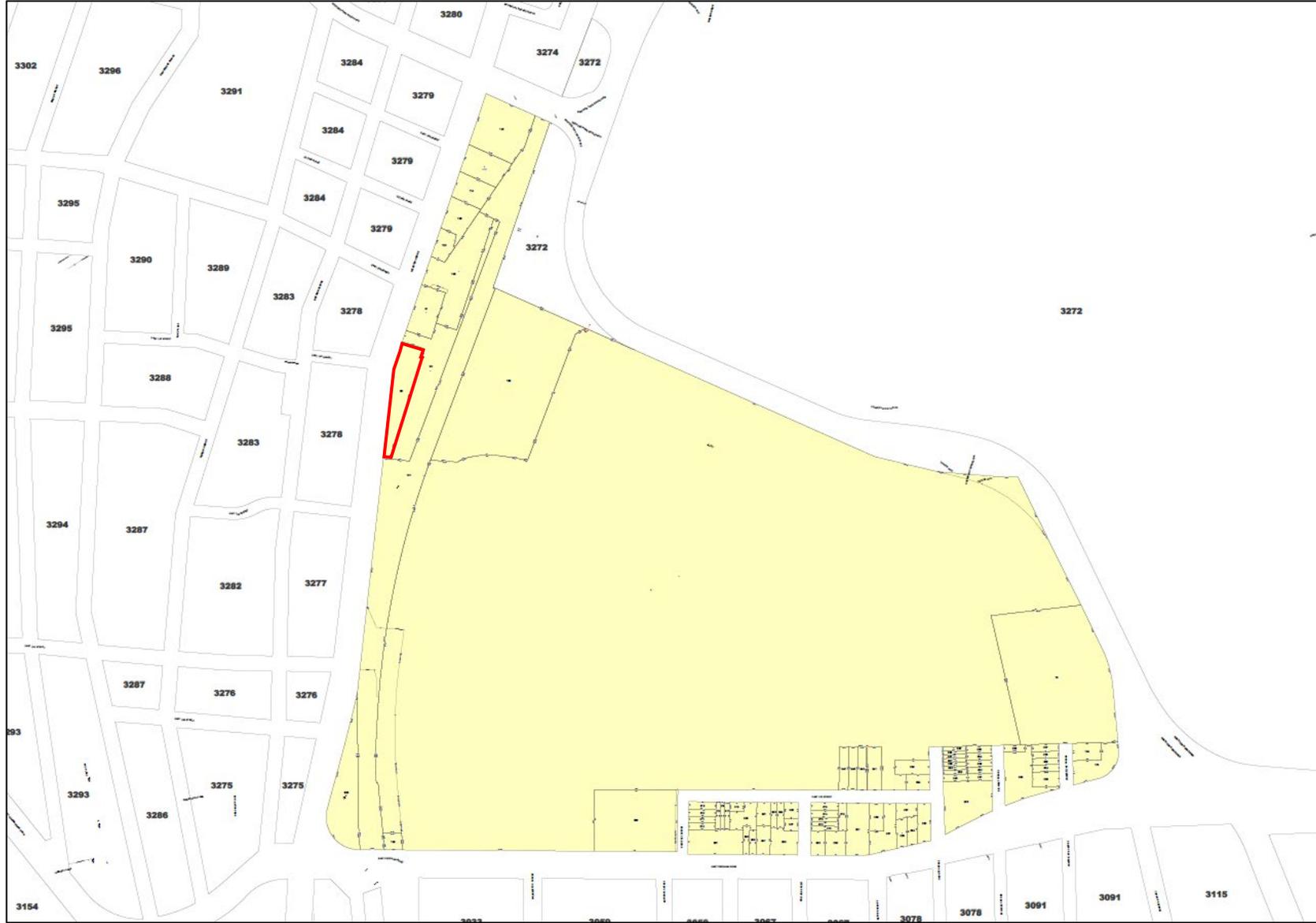
Thank you! Have a nice day.

TAX MAP



Effective Date: 10/07/2025
End Date: Current

NYC Digital Tax Map
Borough of Bronx
Block: 3273



BCP Site Boundary

LEGEND	TAX_LOT_POLYGON	50 Tax Lot Number	TAX_LOT_FACE
	TAX_BLOCK_POLYGON	50 Tax Block Number	— Regular
	BOUNDARY	50 Condo FKA Tax Lot Number	--- Underwater
	POSSESSION_HOOK	C50 Condo Flag/Number	— Unknown
		A9000 Air Lot Flag/Number	50 Tax Lot Dimension
	S8000 Sub Lot Flag/Number	+/- 50 Approximate Tax Lot Dimension	
	R REUC Flag		



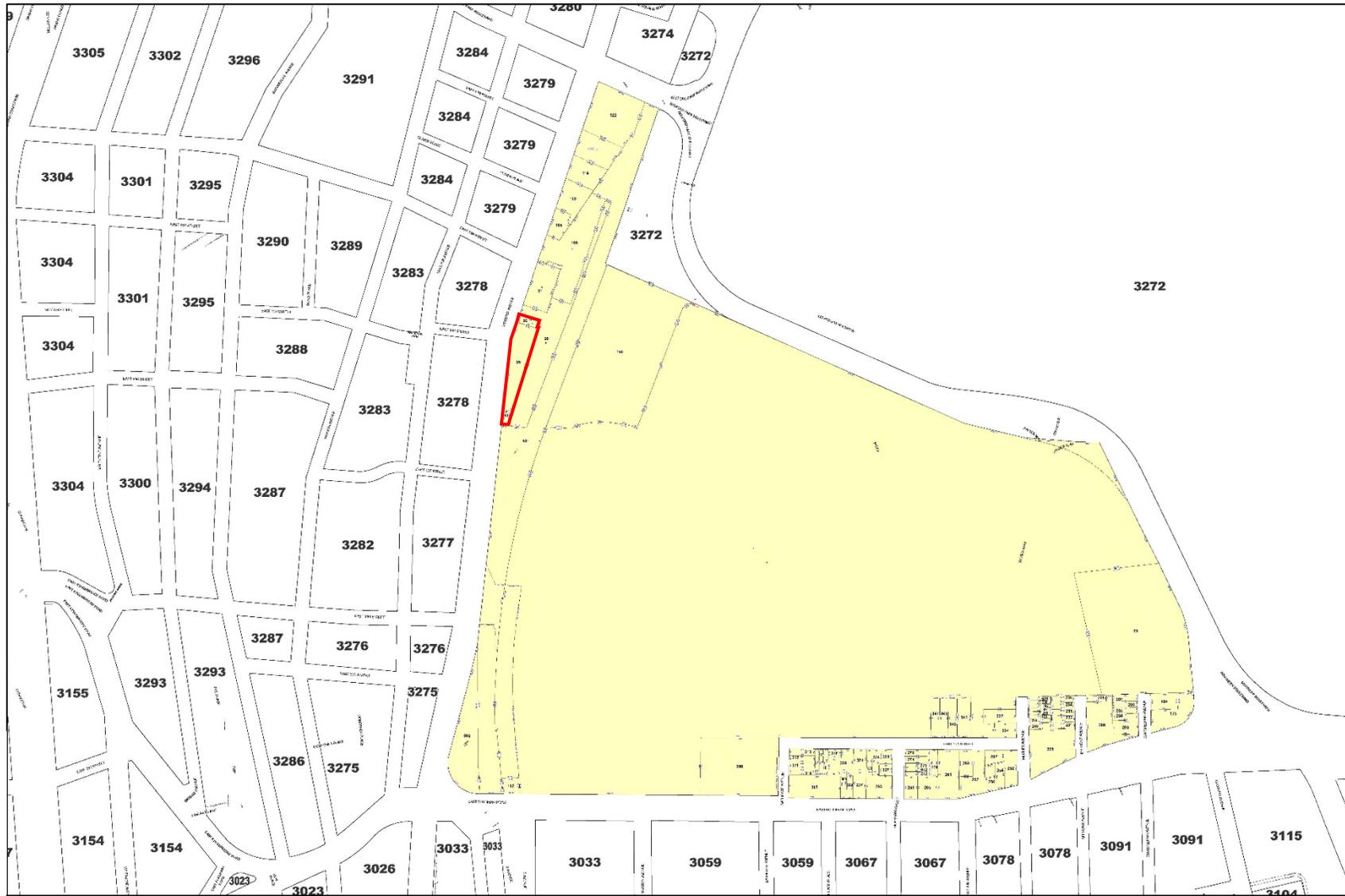
The City of New York makes no warranties, expressed or implied, concerning any errors, omissions, geographic inaccuracies of the Property Information Portal, nor the suitability of the use of this information. Additionally, this map should not be relied on to measure the relative geospatial position of any street, or other object or location represented on this map in relation to a tax lot or the relative positions of any tax lots. The Geographic Information System information presented should not be used as a substitute for engineer drawings or surveys. Any use of the map for the conveyance of property or any other legal proceedings is at the sole risk of the involved parties.

FORMER TAX MAP



Effective Date: 01/21/2025
End Date: Current

NYC Digital Tax Map
Borough of Bronx
Block: 3273



BCP Site Boundary

LEGEND	TAX LOT POLYGON		TAX LOT FACE		
		TAX LOT POLYGON	50	Tax Lot Number	
	TAX_BLOCK_POLYGON	50	Tax Block Number		Underwater
	BOUNDARY	60	Condo FKA Tax Lot Number		Unknown
	POSSESSION_HOOK	C50	Condo Flag/Number	50	Tax Lot Dimension
		A9000	Air Lot Flag/Number	+/- 50	Approximate Tax Lot Dimension
		S8000	Sub Lot Flag/Number		
		R	REUC Flag		

The official tax maps for the City of New York are maintained by the Department of Finance Tax Map Office. Tax maps show the lot lines, the block and lot numbers, the street names, lot dimensions, and easements. The maps and information presented are for information purposes only. The City of New York Department of Finance is not responsible for errors, omissions, or geographic accuracy on these digital maps. The Geographic Information System (GIS) information presented should not be used for boundary lines or location and should not be used as a substitute for engineer drawings or surveys. Any use of this map for conveyances of property or any other legal proceeding is at the sole risk of the parties.

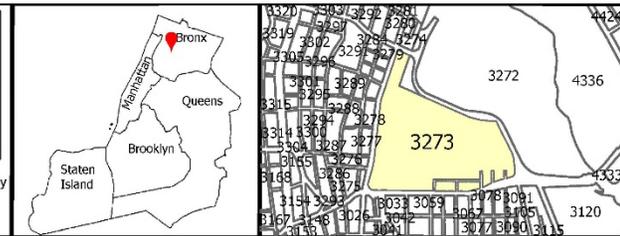


EXHIBIT C

BOA Map

Webster Ave Railroad Harlem
Division Site
2740 and 2742 Webster Avenue
Bronx, New York 10458

Legend:

 Site Location



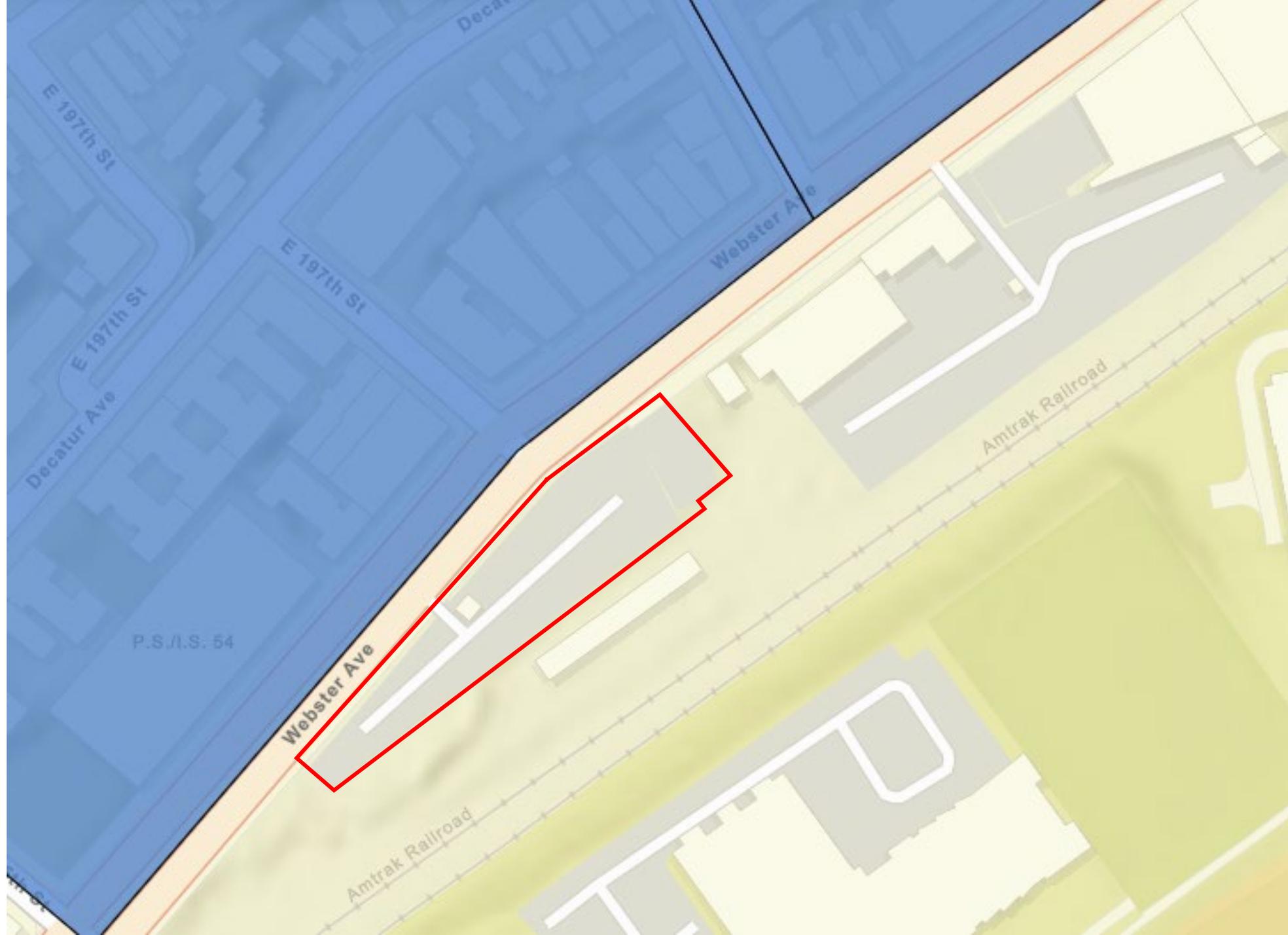
November 2025

Source: DOS Geographic
Information Gateway

Disadvantaged Communities Map

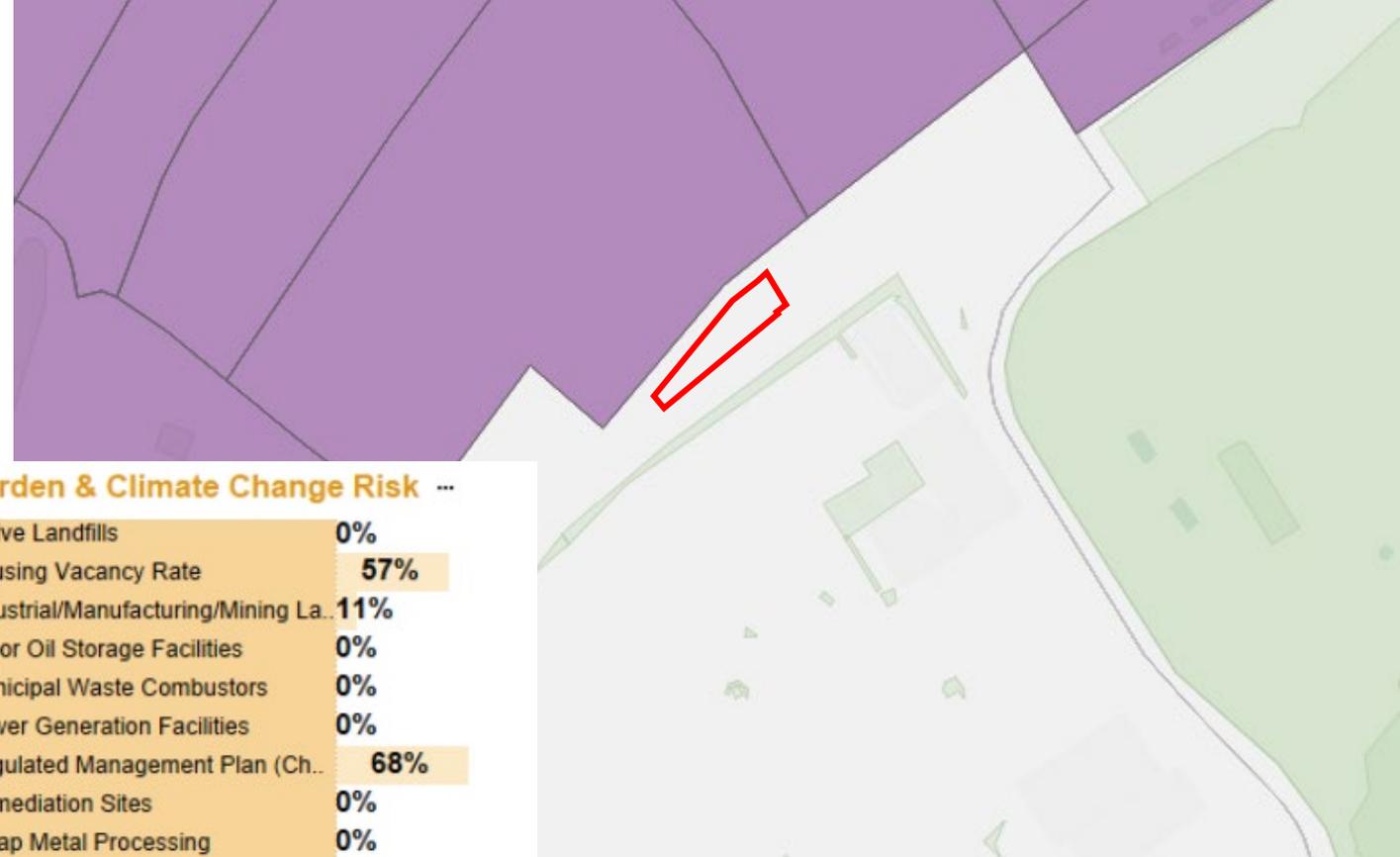
Webster Ave Railroad Harlem
Division Site
2740 and 2742 Webster Avenue
Bronx, New York 10458

- Legend:**
- Site Property Boundary
 - Disadvantaged Community



Census Tract 36005039700 is **Not Designated a DAC**
 This Tract covering New York city has a population of 3,744

Environmental Burden is higher than **55%** of Census Tracts statewide
 Population Vulnerability is higher than **70%** of Census Tracts statewide



Population Characteristics & Vulnerability ...

Health Impacts & Burdens	Pct Adults Age 65+	7%
	Pct w/ Disabilities	11%
	Pct w/o Health Insurance	43%
Housing, Mobility, Communications	Energy Poverty / Cost Burden	83%
	Homes Built Before 1960	40%
	Housing Cost Burden (Rental C..	55%
	Manufactured Homes	0%
	Pct Renter-Occupied Homes	97%
	Pct w/o Internet (home or cellul..	78%
Income	Pct <100% of Federal Poverty ..	85%
	Pct <80% Area Median Income	98%
	Pct Single-Parent Households	49%
	Pct w/o Bachelor/Es Degree	84%
	Unemployment Rate	88%
Race/Ethnicity	Historical Redlining Score	74%
	Limited English Proficiency	93%
	Pct Asian	69%
	Pct Black or African American	50%
	Pct Latino/a or Hispanic	79%
	Pct Native American or Indigen...	4%

Environmental Burden & Climate Change Risk ...

Land Use & Historic Discrimination	Active Landfills	0%
	Housing Vacancy Rate	57%
	Industrial/Manufacturing/Mining La..	11%
	Major Oil Storage Facilities	0%
	Municipal Waste Combustors	0%
	Power Generation Facilities	0%
	Regulated Management Plan (Ch..	68%
	Remediation Sites	0%
	Scrap Metal Processing	0%
Potential Climate Change Risk	Agricultural Land Use	0%
	Coastal Flooding and Storm Risk ..	0%
	Driving Time to Urgent/Critical Care	8%
	Extreme Heat Projections (>90? d..	96%
	Inland Flooding Risk Areas	0%
	Low Vegetative Land Cover	58%
Potential Pollution Exposure	Benzene Concentration (Modeled)	76%
	Particulate Matter (PM2.5)	68%
	Traffic: Diesel Trucks	82%
	Traffic: Number of Vehicles	80%
Wastewater Discharge	8%	

Source: NYS Climate Act, Disadvantaged Communities Criteria Legend:

 Site Property Boundary

 Disadvantaged Community

E-Designation Map

Webster Ave Railroad Harlem
Division Site
2740 and 2742 Webster Avenue Bronx,
NY 10458



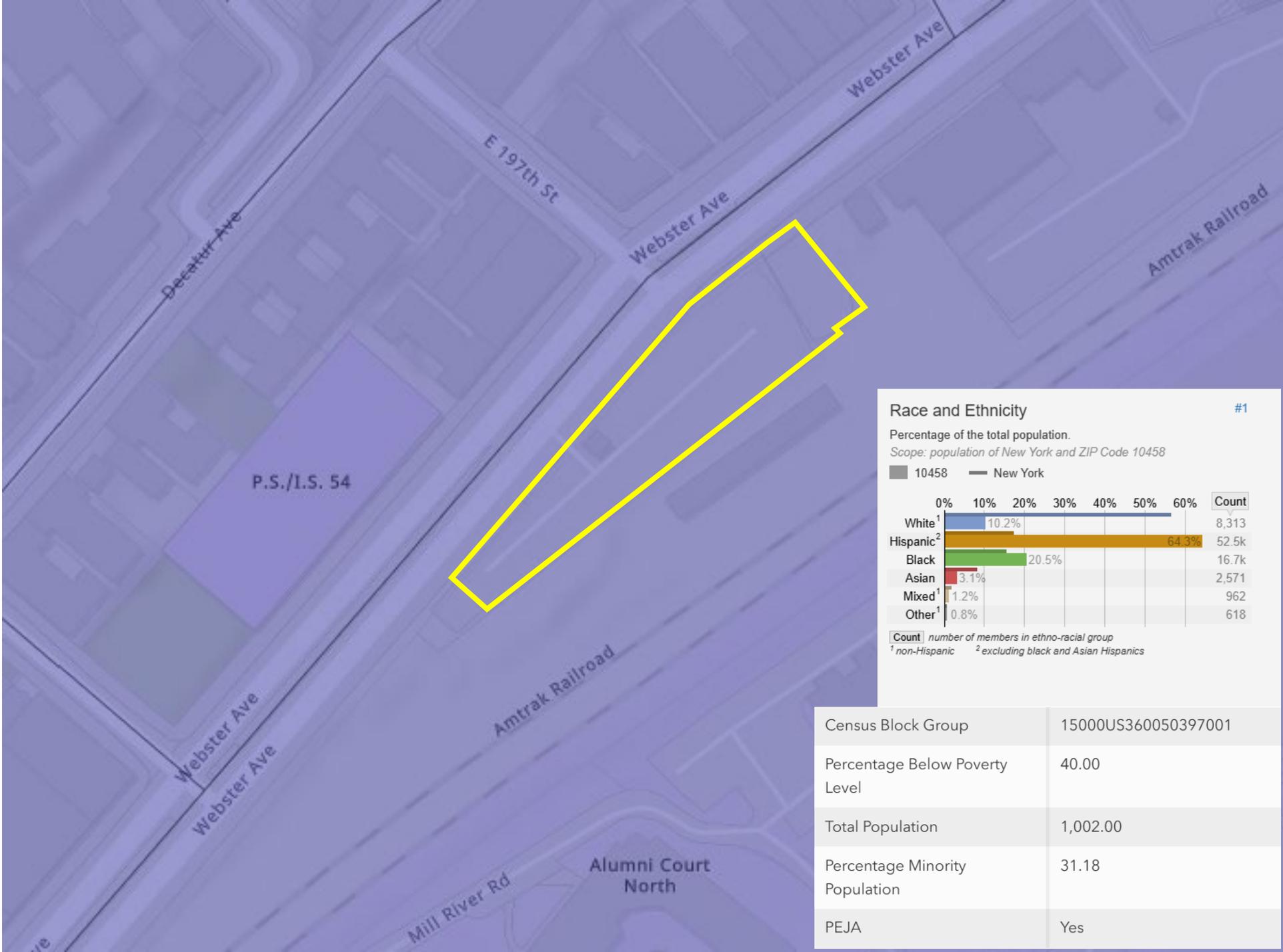
- Legend:**
- Site Property Boundary
 - ⓔ E-Designations

Sources:
NYC SPEED

E-Designations	E-249
E-Type	Noise

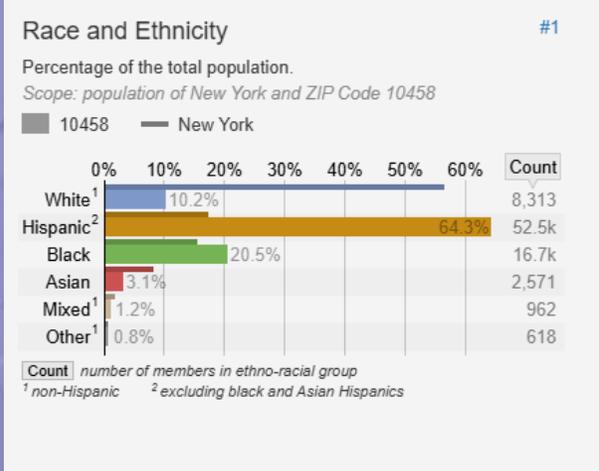
EJ MAP

Webster Ave Railroad Harlem
 Division Site
 2740 and 2742 Webster Avenue Bronx,
 New York 10458



Legend:
 — Site Property Boundary

Source: NYS Geographic Information Gateway



Census Block Group	15000US360050397001
Percentage Below Poverty Level	40.00
Total Population	1,002.00
Percentage Minority Population	31.18
PEJA	Yes

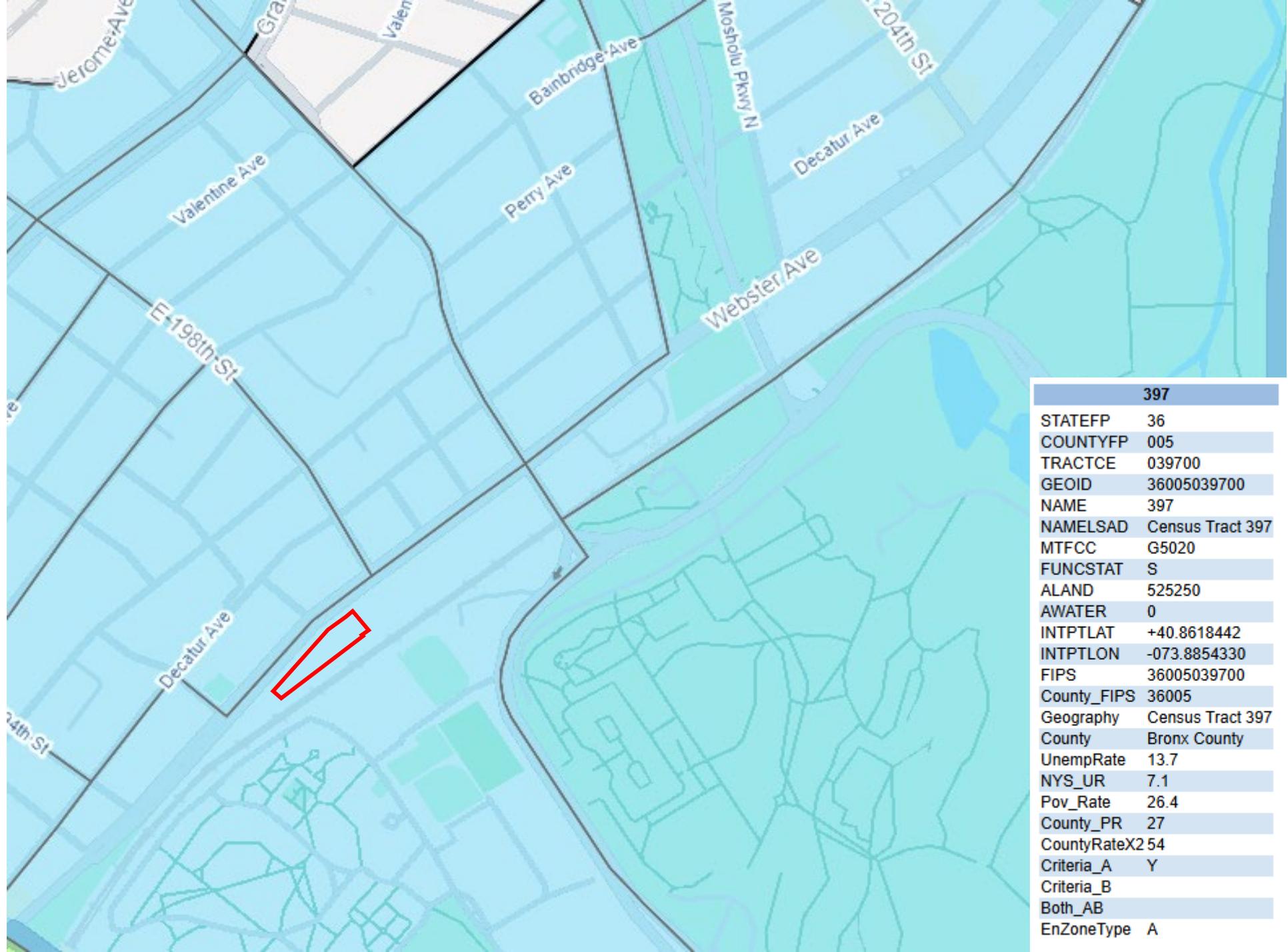
En-Zone Map

Webster Ave Railroad Harlem
Division Site
2740 and 2742 Webster Avenue Bronx,
New York 10458

Legend:

 Site Property Boundary

 En-Zone



	397
STATEFP	36
COUNTYFP	005
TRACTCE	039700
GEOID	36005039700
NAME	397
NAMESAD	Census Tract 397
MTFCC	G5020
FUNCSTAT	S
ALAND	525250
AWATER	0
INTPTLAT	+40.8618442
INTPTLON	-073.8854330
FIPS	36005039700
County_FIPS	36005
Geography	Census Tract 397
County	Bronx County
UnempRate	13.7
NYS_UR	7.1
Pov_Rate	26.4
County_PR	27
CountyRateX2	54
Criteria_A	Y
Criteria_B	
Both_AB	
EnZoneType	A

November 2025

Source: Google Earth

EXHIBIT D

FLOOD MAP

Webster Ave Railroad Harlem Division Site
 2740 and 2742 Webster Avenue Bronx,
 New York 10458

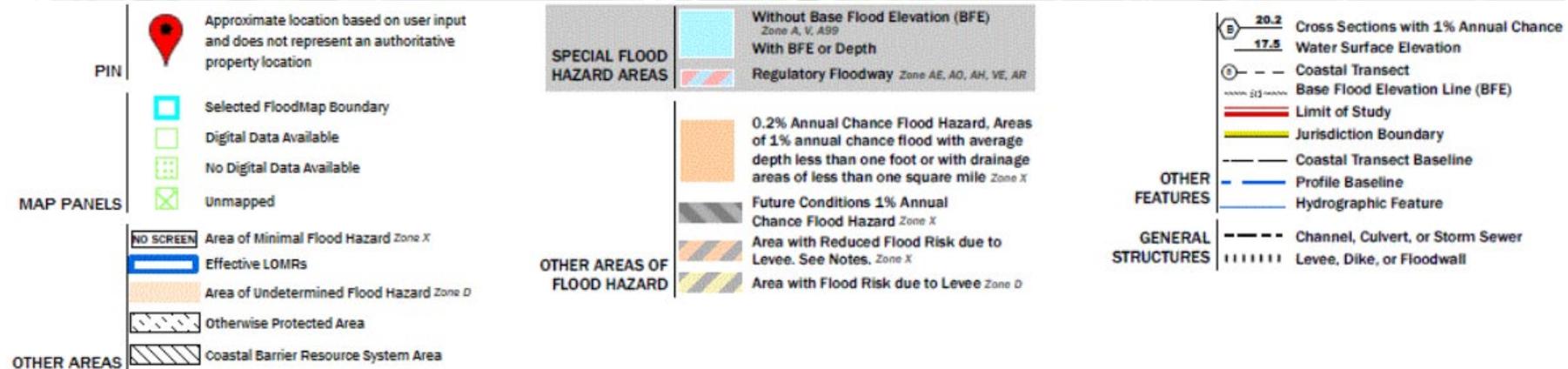


Legend:

 Site Location



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



November 2025

Source: FEMA Flood Map

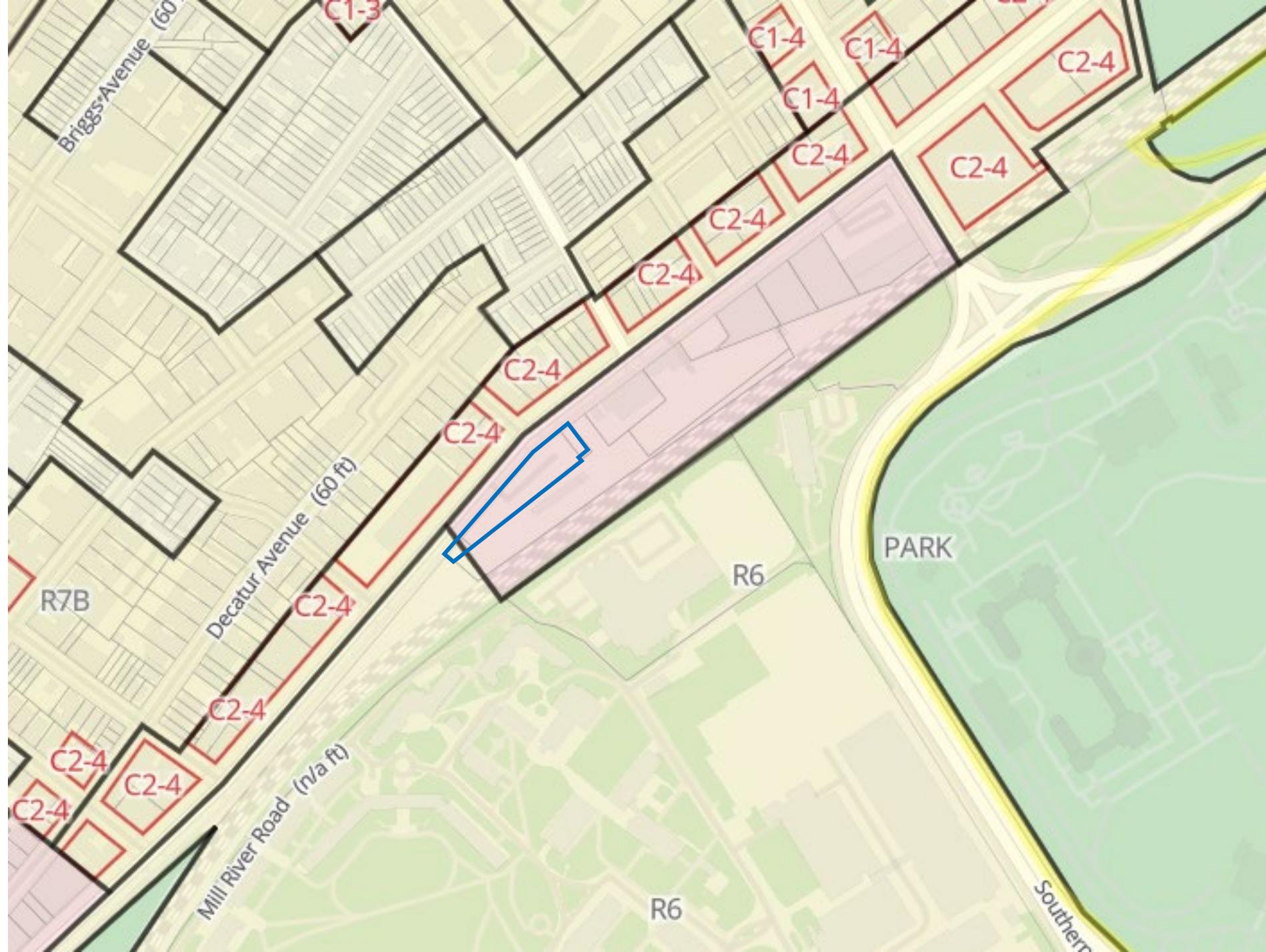
EXHIBIT E

ZONING MAP

Webster Ave Railroad Harlem
Division Site
2740 and 2742 Webster Avenue Bronx,
New York 10458

Legend:

 Site property boundary
Zoning District: C4-5D, R6



November 2025

Source: NYC ZOLA

Zoning District: Zoning Districts: C4-5D and R6
Commercial District and Residential District

C4 districts are mapped in regional commercial centers, such as Flushing in Queens and the Hub in the Bronx, that are located outside of the central business districts. In these areas, specialty and department stores, theaters and other commercial and office uses serve a larger region and generate more traffic than neighborhood shopping areas. Use Groups 5, 6, 8, 9, 10 and 12, which include most retail establishments, are permitted in C4 districts. Uses that would interrupt the desired continuous retail frontage, such as home maintenance and repair service stores listed in Use Group 7, are not allowed.

C4 districts with an A, D or X suffix are contextual districts in which the commercial and residential bulk and density regulations can differ from corresponding non-contextual districts. Some districts have the same commercial and residential floor area ratios (FAR) as shown in the table, but may differ in parking requirements. Floor area may be increased with a public plaza or Inclusionary Housing Program bonus.

C4-1 districts are mapped in outlying areas, such as the Staten Island Mall, that require large amounts of parking. C4-2 through C4-5 districts are mapped in more densely built areas, such as Steinway Street in Astoria (C4-2A), Fordham Road (C4-4), and parts of Jamaica (C4-5X). C4-6 and C4-7 districts are mapped in densely built areas in Manhattan, including most of Broadway on the Upper West Side (C4-6A) and portions of central Harlem (C4-7).

C4	Contextual General Commercial District								
	C4-2A	C4-3A	C4-4A	C4-5A	C4-6A	C4-7A	C4-4D	C4-5D	C4-5X
Commercial FAR	3.0		4.0		3.4	10.0	3.4	4.2	4.0
Residential District Equivalent	R6A		R7A		R10A		R8A	R7D	R7X
Required Accessory Parking PRC-B	1 per 400 sf		None				1 per 1,000 sf		None
Permitted Sign Regulations (surface area)	5 X street frontage (500 sf total)								

R6 zoning districts are widely mapped in built-up, medium-density areas in Brooklyn, Queens and the Bronx. The character of R6 districts can range from neighborhoods with a diverse mix of building types and heights to large-scale "tower in the park" developments such as Ravenswood in Queens and Homecrest in Brooklyn. Developers can choose between two sets of bulk regulations. Standard height factor regulations, introduced in 1961, produce small multi-family buildings on small zoning lots and, on larger lots, tall buildings that are set back from the street. Optional Quality Housing regulations produce high lot coverage buildings within height limits that often reflect the scale of older, pre-1961 apartment buildings in the neighborhood.

Medium-Density Non-Contextual Residence District

R6		FAR	Open Space Ratio	Sky Exposure Plane	DU Factor	Required Parking	
		max.	range			Basic	IRHU
Height Factor	Basic	0.78-2.43	27.50-37.50	Starts at 60 ft	680	70% of DU	25% of IRHU

Medium-Density Non-Contextual Residence District

R6 QH		Lot Area	Lot Width	Rear Yard	Lot Coverage		FAR	Base Height	Building Height	# of Stories	DU Factor	Required Parking	
		min.	min.	min.	Corner	Other Lot	max.	min. - max.	max. (w/QGF)	max. (w/QGF)		Basic	IRHU
Basic	Narrow Street	1,700 sf	18 ft	30 ft	100%	60%	2.20	30-45 ft	55 ft	n/a	680	50% of DU	25% of IRHU
	Wide Street					65%	3.00	40-65 ft	70 (75) ft	n/a (7)			
Inclusionary	Narrow Street	1,700 sf	18 ft	30 ft	100%	60%	2.42	40-65 ft	115 ft	11	680	50% of DU	25% of IRHU
	Wide Street					3.60							

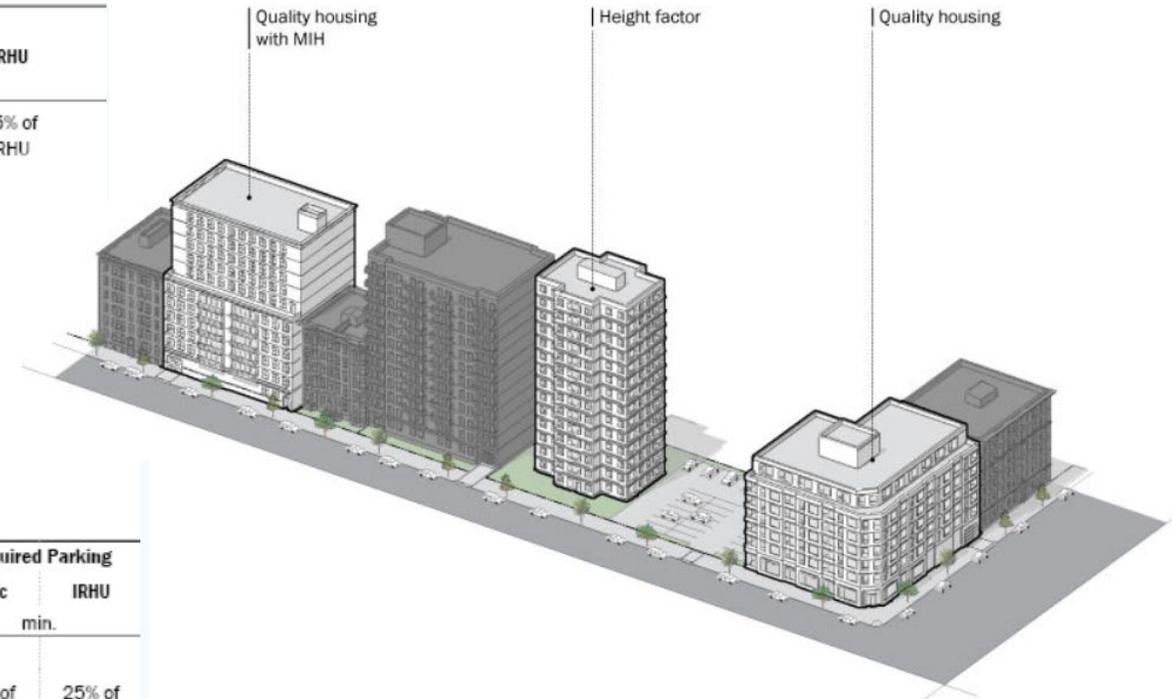


EXHIBIT F

PREVIOUS & CURRENT OWNERS & OPERATORS LIST

**Webster Ave Railroad Harlem Division
2740-2742 Webster Ave, Bronx, NY 10458**

Year	Contact Information Bronx-3273-85 (Former Lot 85) Owners	Status	Relation to Requestor
1900-1978	Railroad Harlem Division – (likely predecessor of MTA but not verified) Address: 2 Broadway, New York, NY 10004 Phone: 212-878-7000	If MTA – Active	None
1978 - 1984	Moses Eichenbaum Address: 166 East 63rd Street, New York, NY Phone: Unknown	Active	None
1984-2012	Edward Nerenberg Address: 73 Griffen Avenue, Scarsdale, NY 10583 Phone: Unknown	Active	None
2012-2025	2740 Webster Ave, LLC Address: 73 Griffen Avenue, Scarsdale, NY 10583 Phone: Unknown	Active	None
2025-Present	South Bronx Development I LLC Address: 15 Verbena Avenue, Suite 200, Foral Park, New York 11001 Phone: 917-763-9545	Active	Is Requestor
Operators			
1900-1978	Railroad Harlem Division – Laydown Yard, Sewer Pipe Yard and Freight House	If MTA-Active	None
1978-1979	Auto Parking Address: Unknown Phone: Unknown	Inactive	None
1979-Unknown	Vacant Land	N/A	None
2010-2026	G & Sons Parking Lot Attn: Jose Rivas (rivasjosej@gmail.com) Address: 2740 Webster Avenue Bronx, NY 10458 Phone: 917-445-5488	Active	None
Feb 2026 – Present	Vacant	N/A	None

Year	Contact Information f/k/a Bronx-3273-92 (formerly p/o Lot 101) Owners	Status	Relation to Requestor
1900-1978	Railroad Harlem Division – (likely predecessor of MTA but not verified) Address: 2 Broadway, New York, NY 10004 Phone: 212-878-7000	If MTA-Active	None
1978-2008	2766 Warehouse LLC Address: 2509 Webster Ave, Bronx, NY 10458 Phone: Unknown	Inactive	None
2008-Unknown	Bandry, LLC Address: 150 E 169 th St, #10, New York, NY 10021 Phone: Unknown	Active	None
Unknown-2020	Midtown Trackage Ventures LLC Address: 387 Park Ave South, 7 th Fl, New York, NY 10016 Phone: Unknown	Active	None
2020 - 2025	Metropolitan Transportation Authority Address: 2 Broadway, New York, NY 10004 Phone: 212-878-7000	Active	None

PREVIOUS & CURRENT OWNERS & OPERATORS LIST
Webster Ave Railroad Harlem Division
2740-2742 Webster Ave, Bronx, NY 10458

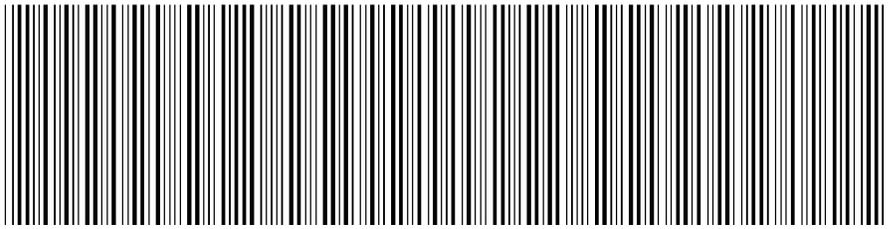
2025-Present	South Bronx Development I LLC c/o MADDD Equities Phone: 917 763-9545 Address: 15 Verbena Avenue, Suite 200, Floral Park, NY 11001	Active	Is Requestor
Operators			
1900-1978	Railroad Harlem Division – Laydown Yard, Sewer Pipe Yard and Freight House	If MTA - Active	None
1978-2024-	Parking Lot Phone: Unknown Address: Unknown	N/A	None
Unknown-2026	Part of the Solution -Parking Lot Phone: 718-220-4892 Christina Hanson, Exec. Director Address: 2759 Webster Avenue Bronx, NY 10458	Active	None
Feb 2026 – Present	Vacant	N/A	None

Year	Contact Information f/k/a Bronx-3273-93 (formerly p/o Former Lot 85) Owners	Status	Relation to Requestor
1900-1978	Railroad Harlem Division – Phone: 212-878-7000 (likely predecessor of MTA but not verified) Address: 2 Broadway, New York, NY 10004	If MTA – Active	None
1978 - 1984	Moses Eichenbaum Phone: Unknown Address: 166 East 63rd Street, New York, NY	Active	None
1984-2012	Edward Nerenberg Phone: Unknown Address: 73 Griffen Avenue, Scarsdale, NY 10583	Active	None
2012-2025	2740 Webster Ave, LLC Phone: Unknown Address: 73 Griffen Avenue, Scarsdale, NY 10583	Active	None
2025-Present	South Bronx Development I LLC Phone: 917-763-9545 Address: 15 Verbena Avenue, Suite 200, Foral Park, New York 11001	Active	Is Requestor
Operators			
1900-1978	Railroad Harlem Division – Laydown Yard, Sewer Pipe Yard and Freight House	If MTA-Active	None
1978-2010	Parking	N/A	None
2010-2026	p/o G & Sons Parking Lot Phone: 917-445-5488 Attn: Jose Rivas (rivasjosej@gmail.com) Address: 2740 Webster Avenue Bronx, NY 10458	Active	None
Feb 2026 – Present	Vacant	N/A	None

EXHIBIT G

**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.



2025043001099003001ECC24

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 6

Document ID: 2025043001099003

Document Date: 04-16-2025

Preparation Date: 04-30-2025

Document Type: DEED

Document Page Count: 5

PRESENTER:

CHICAGO TITLE INSURANCE COMPANY
711 THIRD AVE, 8TH FLOOR
CT19-00921-BX (CES)
NEW YORK, NY 10017
212-880-1453
CTINYRECORDING@CTT.COM

RETURN TO:

HIRSCHEN SINGER & EPSTEIN
RUSSELL KIVLER, ESQ.
257 PARK AVENUE SOUTH
NEW YORK, NY 10010

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	3273	92	Entire Lot	2742 WEBSTER AVENUE
Property Type: NON-RESIDENTIAL VACANT LAND				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

METROPOLITAN TRANSPORTATION AUTHORITY
2 BROADWAY
NEW YORK, NY 10004

GRANTEE/BUYER:

SOUTH BRONX DEVELOPMENT I LLC
C/O: MADD EQUITIES, 15 VERBENA AVENUE,
SUITE 200
FLORAL PARK, NY 11001

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: \$ 62.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 21,671.08

NYS Real Estate Transfer Tax:

\$ 3,304.00

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

CITY OF NEW YORK

Recorded/Filed 05-08-2025 10:41

City Register File No.(CRFN):

2025000124112



Colette McChia-Jacques

City Register Official Signature

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

**METROPOLITAN TRANSPORTATION AUTHORITY,
a public benefit corporation of the State of New York**

TO

**SOUTH BRONX DEVELOPMENT I LLC,
a New York limited liability company**

**BLOCK: 3273
LOT: 92
COUNTY: Bronx**

RETURN BY MAIL TO:

**Hirschen Singer & Epstein LLP
902 Broadway, 13th Floor
New York, New York 10010
Attention: Russell Kivler, Esq.**

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

THIS INDENTURE, made as of this 16th day of April, 2025, between METROPOLITAN TRANSPORTATION AUTHORITY, a public benefit corporation of the State of New York, with its principal office located at 2 Broadway, New York, New York 10004 (hereinafter referred to as "Grantor") and SOUTH BRONX DEVELOPMENT I LLC, a New York limited liability company, having an address at 15 Verbena Avenue, Suite 200, Floral Park, New York 11001 (hereinafter referred to as "Grantee").

WITNESSETH, that Grantor, in consideration of Ten Dollars (\$10.00), and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged by Grantor, does hereby grant and release unto Grantee, its successors and assigns forever;

ALL that certain plot, piece or parcel of land located in the City of New York, County of Bronx and State of New York, as more particularly bounded and described on Exhibit A attached hereto and made a part hereof (the "Land");

TOGETHER with the building(s) now located or hereafter erected on the Land (the "Building") and any all other fixtures and improvements now located or hereafter erected on the Land (the Building and such other fixtures and improvements being hereinafter referred to as, collectively, the "Improvements");

TOGETHER with all right, title and interest, if any, of Grantor in and to the land lying in the bed of any street, highway, road or avenue, opened or proposed, public or private, in front of or adjoining the Land, to the center line thereof, any rights of way, appendages, appurtenances, easements, sidewalks, alleys, gores or strips of land adjoining or appurtenant to the Land and used in conjunction therewith, and any award or payment made or to be made in lieu of any of the foregoing or any portion thereof and any unpaid award for damage to the Land or any of the Improvements by reason of change of grade or closing of any street, road or avenue, (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 its heirs, successors and assigns 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 the improvements at the Premises and will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose

[Signature on following page.]

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

GRANTOR:

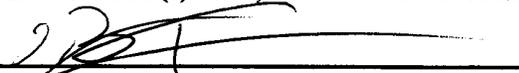
**METROPOLITAN TRANSPORTATION
AUTHORITY,**
a New York public benefit corporation

By: M. S. Harris
Name: MIRIAM G. HARRIS
Title: SVP Transit Oriented
Dev.

[Acknowledgment page follows.]

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

On the 8th day of April in the year 2025 before me, the undersigned, a Notary Public in and for said State, personally appeared Miriam Harris, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Signature and Office of individual taking acknowledgement

JAHQUEEN O. BENNETT
Notary Public, State of New York
No. 01BE6367701
Qualified in Kings County
Commission Expires November 27, 2025

EXHIBIT A
Legal Description

ALL THAT CERTAIN PLOT, PIECE, OR PARCEL OF LAND, SITUATE, LYING, AND BEING IN THE BOROUGH OF BRONX, BRONX COUNTY, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF WEBSTER AVENUE (100 FEET WIDE), DISTANT 951.90 FEET SOUTHWESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF SAID SOUTHEASTERLY SIDE OF WEBSTER AVENUE WITH THE SOUTHWESTERLY SIDE OF BEDFORD PARK BOULEVARD (A.K.A. SOUTHERN BOULEVARD) (100 FEET WIDE), AND RUNNING THENCE

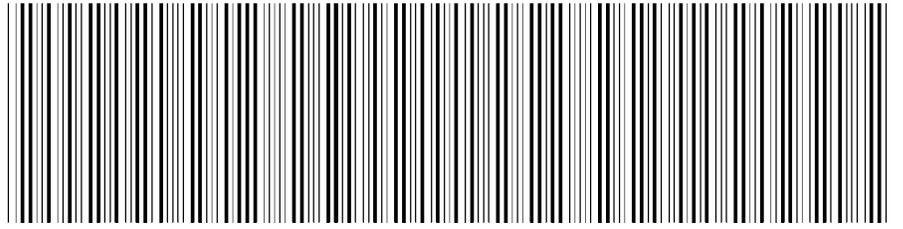
SOUTHEASTERLY, FORMING AN ANGLE OF 90°36'04" ON ITS WESTERLY SIDE WITH SAID SOUTHEASTERLY SIDE OF WEBSTER AVENUE, A DISTANCE OF 84.00 FEET TO A POINT; THENCE

SOUTHWESTERLY, FORMING AN INTERIOR ANGLE OF 89°24'32" WITH THE PREVIOUS COURSE, A DISTANCE OF 26.77 FEET TO A POINT; THENCE

NORTHWESTERLY, FORMING AN INTERIOR ANGLE OF 89°59'24" WITH THE PREVIOUS COURSE, A DISTANCE OF 84.00 FEET TO A POINT ON SAID SOUTHEASTERLY SIDE OF WEBSTER AVENUE; THENCE

NORTHEASTERLY, ALONG SAID SOUTHEASTERLY SIDE OF WEBSTER AVENUE, FORMING AN INTERIOR ANGLE OF 90°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 25.88 FEET TO THE POINT OR PLACE OF BEGINNING.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2025043001099003001S02A5

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2025043001099003
Document Type: DEED

Document Date: 04-16-2025

Preparation Date: 04-30-2025

ASSOCIATED TAX FORM ID: 2025040400036

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT

4

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 2742 WEBSTER AVENUE BRONX 10458
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name SOUTH BRONX DEVELOPMENT I LLC
 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

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

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

6. Ownership Type is Condominium

7. New Construction on Vacant Land

8. Seller Name METROPOLITAN TRANSPORTATION AUTHORITY
 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 12 / 31 / 2024
 Month Day Year

11. Date of Sale / Transfer 4 / 16 / 2025
 Month Day Year

12. Full Sale Price \$ 8,255,650
 (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 U, 0 16. Total Assessed Value (of all parcels in transfer) 0

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 BRONX 3273 92

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.

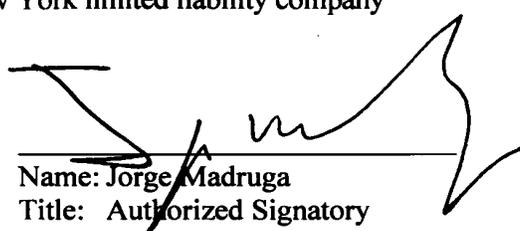
BUYER			BUYER'S ATTORNEY		
BUYER SIGNATURE <i>See Attached</i>		DATE	LAST NAME		FIRST NAME
C/O: MADDD EQUITIES 15 VERBENA AVENUE, SUITE 200					
STREET NUMBER		STREET NAME (AFTER SALE)		TELEPHONE NUMBER	
FLORAL PARK		NY		11001	
CITY OR TOWN		STATE	ZIP CODE	SELLER SIGNATURE	
				<i>See Attached</i>	
				DATE	

**SIGNATURE RIDER TO NEW YORK CITY
REAL PROPERTY TRANSFER REPORT (RP-5217NYC)**

PURCHASER'S SIGNATURE:

SOUTH BRONX DEVELOPMENT I LLC,
a New York limited liability company

By:



Name: Jorge Madruga
Title: Authorized Signatory

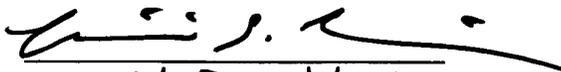
PURCHASER'S ATTORNEY:

Hirschen Singer & Epstein LLP
902 Broadway, 13th Floor
New York, New York 10010
Attn: Russell Kivler, Esq.

**SIGNATURE RIDER TO NEW YORK CITY
REAL PROPERTY TRANSFER REPORT (RP-5217NYC)**

SELLER'S SIGNATURE:

**METROPOLITAN TRANSPORTATION
AUTHORITY,**
a New York public benefit corporation

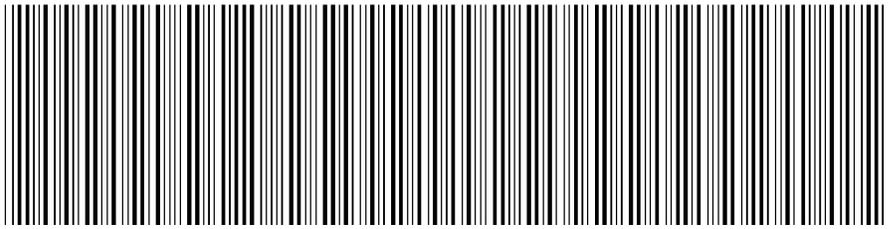
By: 
Name: MIRIAM G. HARRIS
Title: SVP TOD

SELLER'S ATTORNEY:

Greenberg Traurig, LLP
One Vanderbilt Avenue
New York, New York 10017
Attn: Peter Borock, Esq.

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

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2025043001099001002EFC5D

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2025043001099001

Document Date: 04-16-2025

Preparation Date: 05-05-2025

Document Type: DEED

Document Page Count: 4

PRESENTER:

CHICAGO TITLE INSURANCE COMPANY
711 THIRD AVE, 8TH FLOOR
CT19-00921-BX (CES)
NEW YORK, NY 10017
212-880-1453
CTINYRECORDING@CTT.COM

RETURN TO:

HIRSCHEN SINGER & EPSTEIN
257 PARK AVENUE SOUTH
NEW YORK, NY 10010

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	3273	85	Entire Lot	2740 WEBSTER AVENUE

Property Type: COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
BRONX	3273	93	Entire Lot	N/A WEBSTER AVENUE

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

2740 WEBSTER AVE., LLC
73 GRIFFEN AVENUE
SCARSDALE, NY 10583

GRANTEE/BUYER:

SOUTH BRONX DEVELOPMENT I LLC
15 VERBENA AVENUE, SUITE 200
FLORAL PARK, NY 11001

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: \$ 60.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 228,768.75

NYS Real Estate Transfer Tax:

\$ 56,647.50

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

CITY OF NEW YORK

Recorded/Filed 05-08-2025 10:41

City Register File No.(CRFN):

2025000124110



Colette N. Chiu-Jacques

City Register Official Signature

Consult your lawyer before signing this instrument—this instrument should be used by lawyers only.

THIS INDENTURE, made ^{as of} the 16th day of April in the year 2024

between 2740 WEBSTER AVE., LLC
73 Griffin Avenue, Scarsdale, New York 10583

party of the first part,

and SOUTH BRONX DEVELOPMENT I LLC
15 Verbena Avenue, Suite 200, Floral Park, New York 11001

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ----- TEN DOLLARS ----- (\$10.00) paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE SCHEDULE A ANNEXED HERETO AND MAKE A PART HEREIN

BEING the same premises conveyed to Grantor herein by deed dated 02/27/2012, recorded 03/20/2012 in CRFN 2012000111398, made by Edward Nerenberg.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

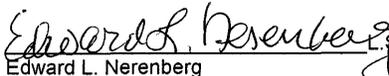
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

2740 WEBSTER AVE.,LLC


Edward L. Nerenberg
Authorized Signatory



Chicago Title Insurance Company

Title Number: CT24-00782-BX

SCHEDULE A DESCRIPTION

AS TO BLOCK 3273 LOT 85:

ALL THAT CERTAIN PLOT, PIECE, OR PARCEL OF LAND, SITUATE, LYING, AND BEING IN THE BOROUGH OF BRONX, BRONX COUNTY, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF WEBSTER AVENUE (100 FEET WIDE), DISTANT 977.78 FEET SOUTHWESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF SAID SOUTHEASTERLY SIDE OF WEBSTER AVENUE WITH THE SOUTHWESTERLY SIDE OF BEDFORD PARK BOULEVARD (A.K.A. SOUTHERN BOULEVARD) (100 FEET WIDE), AND RUNNING THENCE

SOUTHEASTERLY, FORMING AN ANGLE OF 90°00'00" ON ITS WESTERLY SIDE WITH SAID SOUTHEASTERLY SIDE OF WEBSTER AVENUE, A DISTANCE OF 88.41 FEET TO A POINT; THENCE

SOUTHWESTERLY, FORMING AN INTERIOR ANGLE OF 89°16'23" WITH THE PREVIOUS COURSE, A DISTANCE OF 300.59 FEET TO A POINT; THENCE

SOUTHWESTERLY, FORMING AN INTERIOR ANGLE OF 182°52'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 35.47 FEET TO A POINT; THENCE

NORTHWESTERLY, FORMING AN INTERIOR ANGLE OF 99°55'47" WITH THE PREVIOUS COURSE, A DISTANCE OF 29.11 FEET TO A POINT ON SAID SOUTHEASTERLY SIDE OF WEBSTER AVENUE; THENCE

NORTHEASTERLY, ALONG SAID SOUTHEASTERLY SIDE OF WEBSTER AVENUE, FORMING AN INTERIOR ANGLE OF 89°59'14" WITH THE PREVIOUS COURSE, A DISTANCE OF 275.07 FEET TO A POINT; THENCE

NORTHEASTERLY, CONTINUING ALONG SAID SOUTHEASTERLY SIDE OF WEBSTER AVENUE, FORMING AN INTERIOR ANGLE OF 167°56'36" WITH THE PREVIOUS COURSE, A DISTANCE OF 73.10 FEET TO THE POINT OR PLACE OF BEGINNING.

AS TO BLOCK 3273 LOT 93:

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



Chicago Title Insurance Company

Title Number: CT24-00782-BX

SCHEDULE A DESCRIPTION (Continued)

COMMENCING at the corner formed by the intersection of the southeasterly side of Webster Avenue (100 feet wide) with the southwesterly side of Bedford Park Boulevard (a.k.a. Southern Boulevard) (100 feet wide), and

RUNNING the following two (2) courses to the point of beginning;

a. Southwesterly, along said southeasterly side of Webster Avenue, a distance of 1,050.88 feet to a point;
THENCE

b. Southwesterly, continuing along said southeasterly side of Webster Avenue, forming an angle of $167^{\circ} 56' 36''$ on its southerly side with the previous course, a distance of 275.07 feet, to the point or place of beginning; and

RUNNING THENCE Southeasterly, forming an angle of $90^{\circ} 00' 46''$ on its westerly side with said southeasterly side of Webster Avenue, a distance of 29.11 feet to a point;

THENCE Southwesterly, forming an interior angle of $80^{\circ} 04' 13''$ with the previous course, a distance of 34.27 feet to a point;

THENCE Southwesterly, forming an interior angle of $185^{\circ} 22' 00''$ with the previous course, a distance of 16.30 (16.61 per tax map) feet to a point;

THENCE Northwesterly, forming an interior angle of $94^{\circ} 33' 01''$ with the previous course, a distance of 21.91 feet to a point on said southeasterly side of Webster Avenue;

THENCE Northeasterly, along said southeasterly side of Webster Avenue, forming an interior angle of $90^{\circ} 00' 00''$ with the previous course, a distance of 50.00 feet to the point or place of BEGINNING.

**ACKNOWLEDGMENT TAKEN
IN NEW YORK STATE**

State of New York)
County of Westchester), ss:

On the 17th day of April 2025, before me, the undersigned, personally appeared Edward L. Nerenberg, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


DONNA LEE WARD
Notary Public State of New York
NO 01WA6163499
Qualified in Westchester County
Commission Expires March 26, 2027

**ACKNOWLEDGEMENT BY SUBSCRIBING
WITNESS TAKEN IN NEW YORK STATE**

State of New York)
County of) ss:

On the _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared

the _____ subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof);
that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

**ACKNOWLEDGEMENT TAKEN
IN NEW YORK STATE**

State of New York)
County of) ss:

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

**ACKNOWLEDGEMENT TAKEN OUTSIDE
NEW YORK STATE**

*State of _____, County of _____, ss:
*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the _____ day of _____ in the year _____, before me the undersigned personally appeared

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgment was taken).

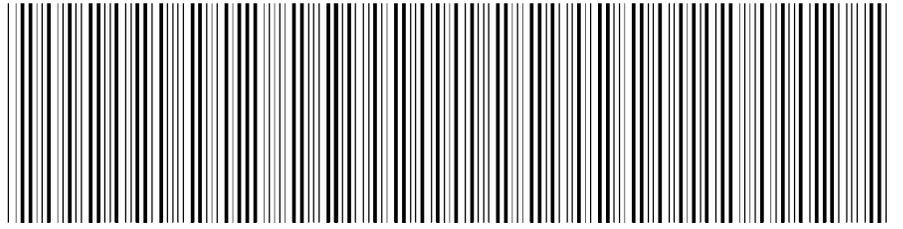
BARGAIN AND SALE DEED WITH COVENANTS

SECTION _____
BLOCK 3273
LOT 85 and 93 (formerly part of Lot 85)
COUNTY BRONX

2740 Webster Ave., LLC
-to-
South Bronx Development I LLC

Record and Return To:
Hirchen, Singer & Epstein
257 Park Avenue South
New York, New York 10010

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2025043001099001002S32DC

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2025043001099001
Document Type: DEED

Document Date: 04-16-2025

Preparation Date: 05-05-2025

ASSOCIATED TAX FORM ID: 2025033000025

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT

3

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 2740 WEBSTER AVENUE BRONX 10458
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name SOUTH BRONX DEVELOPMENT I 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 2 # 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 2740 WEBSTER AVE., LLC
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

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

SALE INFORMATION

10. Sale Contract Date 1 / 7 / 2020
 Month Day Year

11. Date of Sale / Transfer 4 / 16 / 2025
 Month Day Year

12. Full Sale Price \$ 8 7 1 5 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, 6 16. Total Assessed Value (of all parcels in transfer) 2 7 6 3 0 0
 Building Class Total Assessed Value

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional Identifier(s))
 BRONX 3273 85 BRONX 3273 93

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	
15 VERBENA AVENUE SUITE 200					
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER	
FLORAL PARK					
CITY OR TOWN	STATE	ZIP CODE	SELLER		DATE
	NY	11001	Edward R. Nerenberg		
			Edward L. Nerenberg		
			Authorized Signatory		

SIGNATURE PAGE
TO STATE OF NEW YORK, STATE BOARD OF REAL PROPERTY SERVICES
REAL PROPERTY TRANSFER REPORT (FORM RP-5217NYC)

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.

GRANTEE:

SOUTH BRONX DEVELOPMENT LLLC,
a New York limited liability company

By: _____
Name: Jorge Madruga
Title: Authorized Signatory

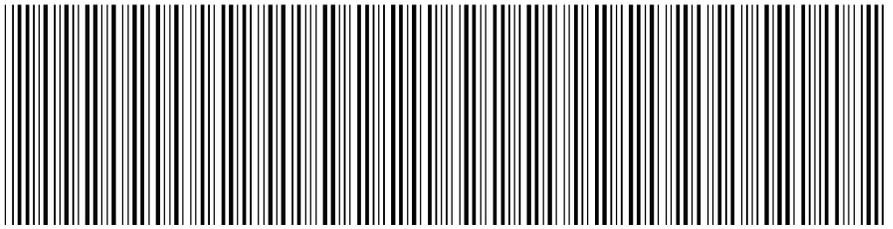
Sworn to and subscribed to before me on
this 7 day of April, 2025

Notary Public

MAYA HATCHER
NOTARY PUBLIC STATE OF NEW YORK
REGISTRATION No. 01HA6436636
QUALIFIED IN NASSAU COUNTY
COMMISSION EXPIRES
06/29/2026

**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.



2025101900057001001EE456

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 7

Document ID: 2025101900057001

Document Date: 10-02-2025

Preparation Date: 10-19-2025

Document Type: CORRECTION DEED

Document Page Count: 6

PRESENTER:

CHICAGO TITLE INSURANCE COMPANY
711 THIRD AVE, 8TH FLOOR
CT24-00782-BX (CES)
NEW YORK, NY 10017
212-880-1453
CTINYRECORDING@CTT.COM

RETURN TO:

HIRSCHEN, SINGER, & EPSTEIN LLP
RUSSELL A. KIVLER, ESQ.
257 PARK AVENUE SOUTH
NEW YORK, NY 10010

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	3273	85	Entire Lot	2740 WEBSTER AVENUE

Property Type: COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
BRONX	3273	93	Entire Lot	N/A WEBSTER AVENUE

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

CRFN: 2012000111398

PARTIES

GRANTOR/SELLER:

2740 WEBSTER AVE., LLC
73 GRIFFEN AVENUE
SCARSDALE, NY 10583

GRANTEE/BUYER:

SOUTH BRONX DEVELOPMENT I LLC
15 VERBENA AVENUE, SUITE 200
FLORAL PARK, NY 11001

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: \$ 70.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

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

CITY OF NEW YORK

Recorded/Filed 10-21-2025 11:40

City Register File No.(CRFN):

2025000285158



Colette McChia-Jacques

City Register Official Signature

CORRECTION DEED

THIS INDENTURE, made as of the 2nd day of October, 2025.

BETWEEN 2740 WEBSTER AVE., LLC, having a principal place of business at 73 Griffin Avenue, Scarsdale, NY 10583 (hereinafter "**Grantor**"), and SOUTH BRONX DEVELOPMENT I LLC, having a principal place of business at 15 Verbena Avenue, Suite 200, Floral Park, NY 11001 (hereinafter, "**Grantee**")

WITNESSETH, that by Indenture dated April 16, 2024, recorded May 8, 2025 in the Office of the City Register, Bronx County (the "**Register's Office**") as CRFN 2025000124110 (the "**Misdated 2024 Deed**"), the Grantor conveyed to Grantee that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of the Bronx, City and State of New York, and more particularly described on Schedule A attached hereto and made a part hereof (the "**Property**");

BEING is the same premises conveyed to the Grantor from Edward Nerenberg by deed dated February 27, 2012 and recorded in the Register's Office on March 20, 2012 in CRFN 2012000111398.

WHEREAS, the Misdated 2024 Deed erroneously indicated that the date of the indenture was April 16, 2024 but was, in fact intended to be dated April 16, 2025;

WHEREAS, Grantor and Grantee desire to correct the erroneous inclusion of the date reflected on the Misdated 2024 Deed as April 16, 2024 to reflect a date of April 16, 2025;

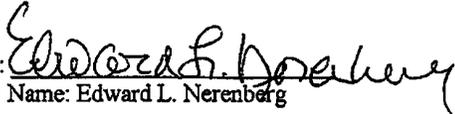
NOW, THEREFORE, in consideration of One Dollar (\$1.00) and other valuable consideration paid by the parties, the parties hereto agree as follows:

1. Grantor hereby corrects the Misdated 2024 Deed by deleting the date of April 16, 2024 from the first line of the Misdated 2024 Deed and revising the date to April 16, 2025.
2. Grantor and Grantee agree that the Misdated 2024 Deed shall be construed to have conveyed the Property as of April 16, 2025, the date of the intended conveyance.
3. The Misdated 2024 Deed has not otherwise been modified or corrected and, except as modified hereby, is in full force and effect.

[The remainder of this page was intentionally left blank.]

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

2740 WEBSTER AVE., LLC

By: 
Name: Edward L. Nerenberg

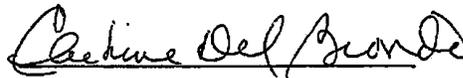
Title: Authorized Signatory

STATE OF NEW YORK)

) ss.:

COUNTY OF Westchester)

On the 26 day of September in the year 2025, before me, the undersigned, personally appeared **EDWARD L. NERENBERG**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public

CHRISTINE DELBIONDO
NOTARY PUBLIC, State of New York
No. 01DEE696435
Qualified in Rockland County
Commission Expires 8/31/2026 26

Schedule A

The Property

DESCRIPTION

(ATTACHED)

CHICAGO TITLE INSURANCE COMPANY

Title No. CT24-00782-BX

SCHEDULE A DESCRIPTION

AS TO BLOCK 3273 LOT 85:

ALL THAT CERTAIN PLOT, PIECE, OR PARCEL OF LAND, SITUATE, LYING, AND BEING IN THE BOROUGH OF BRONX, BRONX COUNTY, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF WEBSTER AVENUE (100 FEET WIDE), DISTANT 977.78 FEET SOUTHWESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF SAID SOUTHEASTERLY SIDE OF WEBSTER AVENUE WITH THE SOUTHWESTERLY SIDE OF BEDFORD PARK BOULEVARD (A.K.A. SOUTHERN BOULEVARD) (100 FEET WIDE), AND RUNNING THENCE

SOUTHEASTERLY, FORMING AN ANGLE OF 90°00'00" ON ITS WESTERLY SIDE WITH SAID SOUTHEASTERLY SIDE OF WEBSTER AVENUE, A DISTANCE OF 88.41 FEET TO A POINT; THENCE

SOUTHWESTERLY, FORMING AN INTERIOR ANGLE OF 89°16'23" WITH THE PREVIOUS COURSE, A DISTANCE OF 300.59 FEET TO A POINT; THENCE

SOUTHWESTERLY, FORMING AN INTERIOR ANGLE OF 182°52'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 35.47 FEET TO A POINT; THENCE

NORTHWESTERLY, FORMING AN INTERIOR ANGLE OF 99°55'47" WITH THE PREVIOUS COURSE, A DISTANCE OF 29.11 FEET TO A POINT ON SAID SOUTHEASTERLY SIDE OF WEBSTER AVENUE; THENCE

NORTHEASTERLY, ALONG SAID SOUTHEASTERLY SIDE OF WEBSTER AVENUE, FORMING AN INTERIOR ANGLE OF 89°59'14" WITH THE PREVIOUS COURSE, A DISTANCE OF 275.07 FEET TO A POINT; THENCE

NORTHEASTERLY, CONTINUING ALONG SAID SOUTHEASTERLY SIDE OF WEBSTER AVENUE, FORMING AN INTERIOR ANGLE OF 167°56'36" WITH THE PREVIOUS COURSE, A DISTANCE OF 73.10 FEET TO THE POINT OR PLACE OF BEGINNING.

CHICAGO TITLE INSURANCE COMPANY

Title No. CT24-00782-BX

SCHEDULE A DESCRIPTION (Continued)

AS TO BLOCK 3273 LOT 93:

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

COMMENCING at the corner formed by the intersection of the southeasterly side of Webster Avenue (100 feet wide) with the southwesterly side of Bedford Park Boulevard (a.k.a. Southern Boulevard) (100 feet wide), and

RUNNING the following two (2) courses to the point of beginning;

a. Southwesterly, along said southeasterly side of Webster Avenue, a distance of 1,050.88 feet to a point; THENCE

b. Southwesterly, continuing along said southeasterly side of Webster Avenue, forming an angle of $167^{\circ} 56' 36''$ on its southerly side with the previous course, a distance of 275.07 feet, to the point or place of beginning; and

RUNNING THENCE Southeasterly, forming an angle of $90^{\circ} 00' 46''$ on its westerly side with said southeasterly side of Webster Avenue, a distance of 29.11 feet to a point;

THENCE Southwesterly, forming an interior angle of $80^{\circ} 04' 13''$ with the previous course, a distance of 34.27 feet to a point;

THENCE Southwesterly, forming an interior angle of $185^{\circ} 22' 00''$ with the previous course, a distance of 16.30 (16.61 per tax map) feet to a point;

THENCE Northwesterly, forming an interior angle of $94^{\circ} 33' 01''$ with the previous course, a distance of 21.91 feet to a point on said southeasterly side of Webster Avenue;

THENCE Northeasterly, along said southeasterly side of Webster Avenue, forming an interior angle of $90^{\circ} 00' 00''$ with the previous course, a distance of 50.00 feet to the point or place of BEGINNING.

CORRECTION DEED

2740 WEBSTER AVE., LLC
AS GRANTOR

-to-

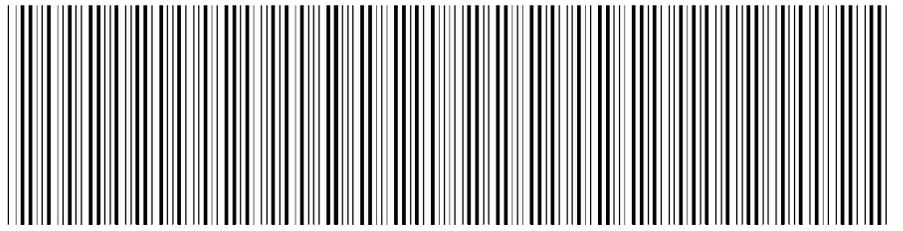
SOUTH BRONX DEVELOPMENT I LLC
AS GRANTEE

COUNTY:	BRONX
CITY, STATE	NEW YORK
BLOCK	3273
LOTS	85 and 93 (F/K/A P/O LOT 85)

RECORD AND RETURN TO:

Hirschen, Singer, & Epstein LLP
257 Park Avenue South
New York, New York 10010
Attention: Russell A. Kivler, Esq.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2025101900057001001S2AD7

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2025101900057001
Document Type: CORRECTION DEED

Document Date: 10-02-2025

Preparation Date: 10-19-2025

ASSOCIATED TAX FORM ID: 2025092200242

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT

4

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 15 VERBENA AVENUE SUITE 200		DATE	LAST NAME		FIRST NAME
STREET NUMBER FLORAL PARK		STREET NAME (AFTER SALE) NY		AREA CODE	TELEPHONE NUMBER
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE		DATE
		11001			

SELLER

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	
15 VERBENA AVENUE SUITE 200							
STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE		TELEPHONE NUMBER	
FLORAL PARK							
CITY OR TOWN		STATE		ZIP CODE		SELLER	
		NY		11001		Edw. R. Hershberg	
						9/26/2021	
				SELLER SIGNATURE		DATE	

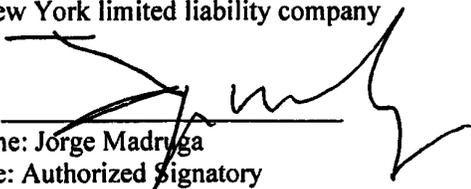
SIGNATURE PAGE
TO STATE OF NEW YORK, STATE BOARD OF REAL PROPERTY SERVICES
REAL PROPERTY TRANSFER REPORT (FORM RP-5217NYC)

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.

GRANTEE:

SOUTH BRONX DEVELOPMENT I LLC,
a New York limited liability company

By: 
Name: Jorge Madryga
Title: Authorized Signatory

Sworn to and subscribed to before me on
this 29 day of Sept, 2025

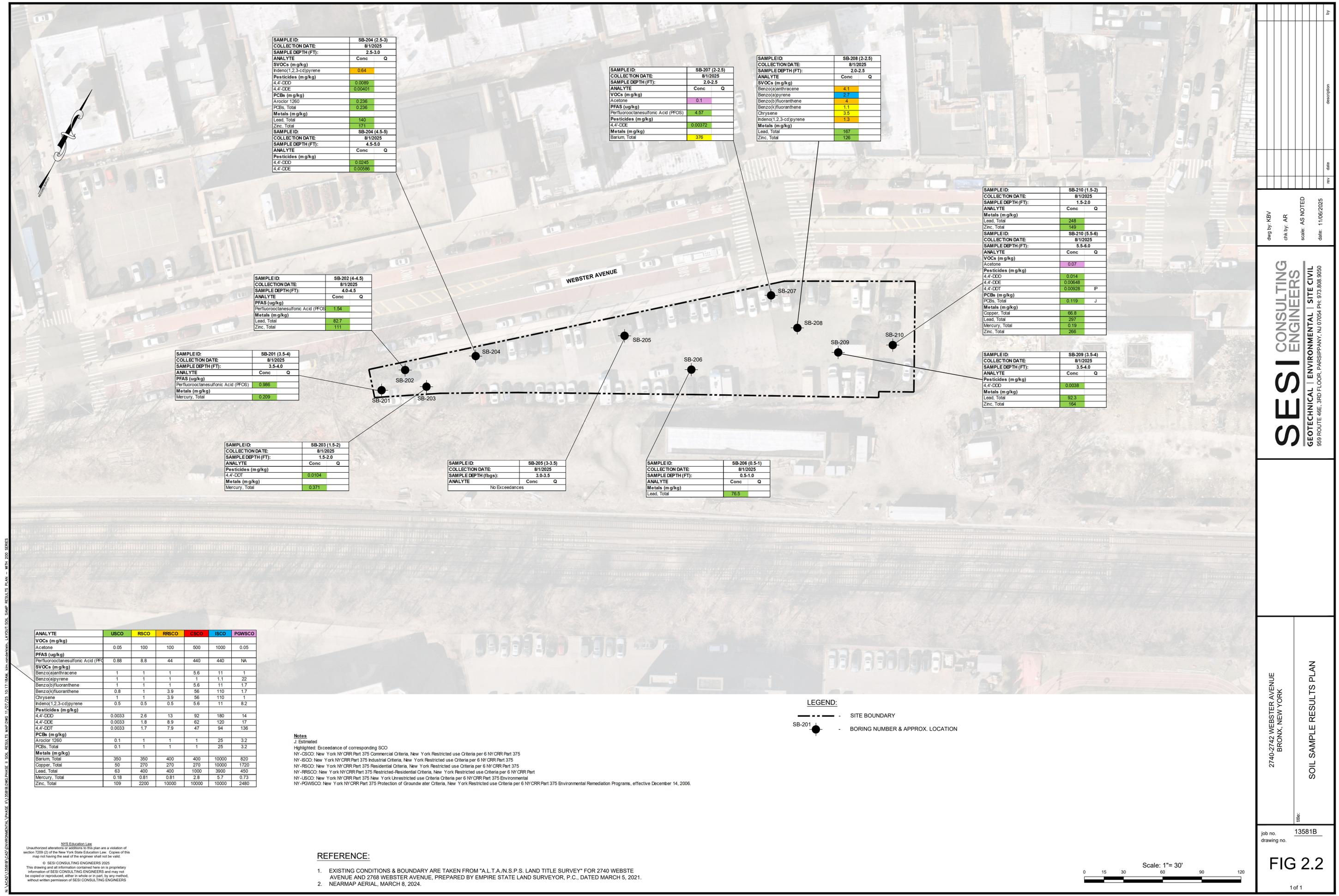


Notary Public

MAYA HATCHER
NOTARY PUBLIC STATE OF NEW YORK
REGISTRATION No. 01HA6439638
COMMISSION EXPIRES

08/29/26

EXHIBIT H



SAMPLE ID:	SB-204 (2.5-3)
COLLECTION DATE:	8/1/2025
SAMPLE DEPTH (FT):	2.5-3.0
ANALYTE	Conc Q
SVOCS (m g/kg)	
Indeno(1,2,3-cd)pyrene	0.64
Pesticides (m g/kg)	
4,4'-DDD	0.0089
4,4'-DDE	0.00401
PCBs (m g/kg)	
Aroclor 1260	0.236
PCBs, Total	0.236
Metals (m g/kg)	
Lead, Total	140
Zinc, Total	171

SAMPLE ID:	SB-207 (2-2.5)
COLLECTION DATE:	8/1/2025
SAMPLE DEPTH (FT):	2.0-2.5
ANALYTE	Conc Q
VOCs (m g/kg)	
Acetone	0.1
PFAS (ug/kg)	
Perfluorooctanesulfonic Acid (PFOS)	4.57
Pesticides (m g/kg)	
4,4'-DDE	0.00372
Metals (m g/kg)	
Barium, Total	376

SAMPLE ID:	SB-208 (2-2.5)
COLLECTION DATE:	8/1/2025
SAMPLE DEPTH (FT):	2.0-2.5
ANALYTE	Conc Q
SVOCS (m g/kg)	
Benzo(a)anthracene	4.1
Benzo(a)pyrene	2.1
Benzo(b)fluoranthene	1.1
Benzo(k)fluoranthene	3.5
Chrysene	1.3
Indeno(1,2,3-cd)pyrene	1.3
Metals (m g/kg)	
Lead, Total	167
Zinc, Total	126

SAMPLE ID:	SB-210 (1.5-2)
COLLECTION DATE:	8/1/2025
SAMPLE DEPTH (FT):	1.5-2.0
ANALYTE	Conc Q
Metals (m g/kg)	
Lead, Total	248
Zinc, Total	149
SAMPLE ID:	SB-210 (5.5-6)
COLLECTION DATE:	8/1/2025
SAMPLE DEPTH (FT):	5.5-6.0
ANALYTE	Conc Q
VOCs (m g/kg)	
Acetone	0.07
Pesticides (m g/kg)	
4,4'-DDD	0.014
4,4'-DDE	0.00648
4,4'-DDT	0.00928 IP
PCBs (m g/kg)	
PCBs, Total	0.119 J
Metals (m g/kg)	
Copper, Total	66.8
Lead, Total	297
Mercury, Total	0.19
Zinc, Total	266

SAMPLE ID:	SB-209 (3.5-4)
COLLECTION DATE:	8/1/2025
SAMPLE DEPTH (FT):	3.5-4.0
ANALYTE	Conc Q
Pesticides (m g/kg)	
4,4'-DDD	0.0038
Metals (m g/kg)	
Lead, Total	92.3
Zinc, Total	164

SAMPLE ID:	SB-202 (4.4-5)
COLLECTION DATE:	8/1/2025
SAMPLE DEPTH (FT):	4.0-4.5
ANALYTE	Conc Q
PFAS (ug/kg)	
Perfluorooctanesulfonic Acid (PFOS)	1.54
Metals (m g/kg)	
Lead, Total	82.7
Zinc, Total	111

SAMPLE ID:	SB-201 (3.5-4)
COLLECTION DATE:	8/1/2025
SAMPLE DEPTH (FT):	3.5-4.0
ANALYTE	Conc Q
PFAS (ug/kg)	
Perfluorooctanesulfonic Acid (PFOS)	0.986
Metals (m g/kg)	
Mercury, Total	0.209

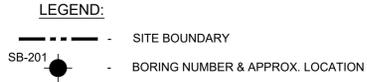
SAMPLE ID:	SB-203 (1.5-2)
COLLECTION DATE:	8/1/2025
SAMPLE DEPTH (FT):	1.5-2.0
ANALYTE	Conc Q
Pesticides (m g/kg)	
4,4'-DDT	0.0104
Metals (m g/kg)	
Mercury, Total	0.371

SAMPLE ID:	SB-205 (3.3-5)
COLLECTION DATE:	8/1/2025
SAMPLE DEPTH (ftgs):	3.0-3.5
ANALYTE	Conc Q
No Exceedances	

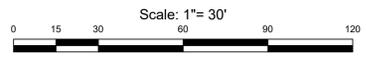
SAMPLE ID:	SB-206 (0.5-1)
COLLECTION DATE:	8/1/2025
SAMPLE DEPTH (FT):	0.5-1.0
ANALYTE	Conc Q
Metals (m g/kg)	
Lead, Total	76.5

ANALYTE	USCO	RSCO	RRSCO	CSGO	ISCO	PGWSCO
VOCs (m g/kg)						
Acetone	0.05	100	100	500	1000	0.05
PFAS (ug/kg)						
Perfluorooctanesulfonic Acid (PFOS)	0.88	8.8	44	440	440	NA
SVOCS (m g/kg)						
Benzo(a)anthracene	1	1	1	5.6	11	1
Benzo(a)pyrene	1	1	1	1	1.1	22
Benzo(b)fluoranthene	1	1	1	5.6	11	1.7
Benzo(k)fluoranthene	0.8	1	3.9	56	110	1
Chrysene	1	1	3.9	56	110	1
Indeno(1,2,3-cd)pyrene	0.5	0.5	0.5	5.6	11	8.2
Pesticides (m g/kg)						
4,4'-DDD	0.0033	2.6	13	92	180	14
4,4'-DDE	0.0033	1.8	8.9	62	120	17
4,4'-DDT	0.0033	1.7	7.9	47	94	136
PCBs (m g/kg)						
Aroclor 1260	0.1	1	1	1	25	3.2
PCBs, Total	0.1	1	1	1	25	3.2
Metals (m g/kg)						
Barium, Total	350	350	400	400	10000	820
Copper, Total	50	270	270	270	10000	1720
Lead, Total	63	400	400	1000	3900	450
Mercury, Total	0.18	0.81	0.81	2.8	5.7	0.73
Zinc, Total	109	2200	10000	10000	10000	2480

Notes
 J: Estimated
 Highlighted: Exceedance of corresponding SCO
 NY-CSCO: New York NY CRR Part 375 Commercial Criteria, New York Restricted use Criteria per 6 NY CRR Part 375
 NY-ISCO: New York NY CRR Part 375 Industrial Criteria, New York Restricted use Criteria per 6 NY CRR Part 375
 NY-RSCO: New York NY CRR Part 375 Residential Criteria, New York Restricted use Criteria per 6 NY CRR Part 375
 NY-RRSCO: New York NY CRR Part 375 Restricted-Residential Criteria, New York Restricted use Criteria per 6 NY CRR Part 375
 NY-USCO: New York NY CRR Part 375 New York Unrestricted use Criteria Criteria per 6 NY CRR Part 375 Environmental
 NY-PGWSCO: New York NY CRR Part 375 Protection of Groundwater Criteria, New York Restricted use Criteria per 6 NY CRR Part 375 Environmental Remediation Programs, effective December 14, 2006.



- REFERENCE:**
- EXISTING CONDITIONS & BOUNDARY ARE TAKEN FROM "A.L.T.A./N.S.P.S. LAND TITLE SURVEY" FOR 2740 WEBSTER AVENUE AND 2768 WEBSTER AVENUE, PREPARED BY EMPIRE STATE LAND SURVEYOR, P.C., DATED MARCH 5, 2021.
 - NEARMAP AERIAL, MARCH 8, 2024.



2740-2742 WEBSTER AVENUE
BRONX, NEW YORK

SOIL SAMPLE RESULTS PLAN

job no. 13581B
 drawing no.

title:

dwg by: KBY
 chk by: AR
 scale: AS NOTED
 date: 11/06/2025

by:

SESI CONSULTING ENGINEERS
 GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
 959 ROUTE 49E, 3RD FLOOR, PARSIPPANY, NJ 07054 PH: 973.808.9050

description:

N:\ACAD\33818\CA\ENVIRONMENTAL PHASE 1\2740-2742 WEBSTER AVENUE, BRONX, NY\DWG\SOIL SAMPLE RESULTS PLAN - WITH COO SERIES

NYS Education Law
 Unauthorized alterations or additions to this plan are a violation of section 2209 (2) of the New York State Education Law. Copies of this map not having the seal of the engineer shall not be valid.
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Exhibit I



Department of State

Division of Corporations

Entity Information

[Return to Results](#)

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Entity Details

ENTITY NAME: SOUTH BRONX DEVELOPMENT I LLC

DOS ID: 6351597

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: 12/17/2021

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 12/17/2021

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: NASSAU

NEXT STATEMENT DUE DATE: 12/31/2025

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: JORGE MADRUGA

Address: 15 VERBENA AVENUE SUITE 200, FLORAL PARK, NY, UNITED STATES, 11001

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

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value

Number Of Shares

Value Per Share

[Agencies](#)[App Directory](#)[Counties](#)[Events](#)[Programs](#)[Services](#)

An official website of New York State.
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Department of State Division of Corporations

Entity Information

[Return to Results](#)

[Return to Search](#)

Entity Details ^

ENTITY NAME: SOUTH BRONX DEVELOPMENT II LLC

DOS ID: 7671073

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: 07/28/2025

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 07/28/2025

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: ALBANY

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: THE LLC

Address: 1763 PITMAN AVENUE, BRONX, NY, UNITED STATES, 10466

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

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value

Number Of Shares

Value Per Share

Exhibit J

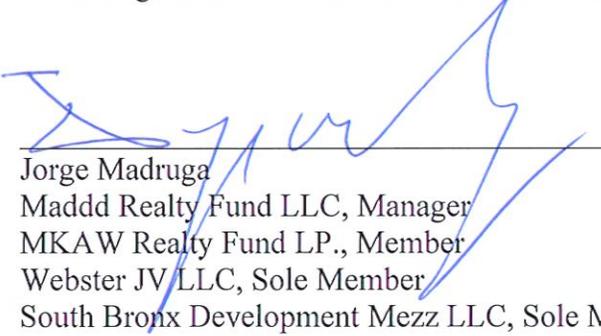
WRITTEN CONSENT

The undersigned, Jorge Madruga, being the manager of Maddd Realty Fund LLC, a member of MKAW Realty Fund L.P., which is a member of Webster JV LLC, which is the sole member of South Bronx Development Mezz LLC, which is the sole member of South Bronx Development I LLC, does hereby certify as follows:

1. South Bronx Development I LLC is a prospective volunteer for the anticipated Brownfield Cleanup Program (BCP) Site located at 2740 and 2742 Webster Avenue, Bronx, NY, 10458 (collectively the "BCP Site").

2. The following person, Mark Stagg, a managing member of Webster Fordham Members Holding LLC, which is a member of Webster JV LLC, which is the sole member of South Bronx Development Mezz LLC, which is the sole member of South Bronx Development I LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer South Bronx Development I LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this ___ day of December 2025.



Jorge Madruga
Maddd Realty Fund LLC, Manager
MKAW Realty Fund LP., Member
Webster JV LLC, Sole Member
South Bronx Development Mezz LLC, Sole Member
South Bronx Development I LLC

WRITTEN CONSENT

The undersigned, Jorge Madruga, being the manager of Maddd Realty Fund LLC, a member of MKAW Realty Fund L.P., which is a member of Webster JV LLC, which is the sole member of South Bronx Development Mezz LLC, which is the sole member of South Bronx Development II LLC, does hereby certify as follows:

1. South Bronx Development II LLC is a prospective volunteer and the developer future purchaser for the anticipated Brownfield Cleanup Program (BCP) Site located at 2740 and 2742 Webster Avenue, Bronx, NY, 10458 (collectively the "BCP Site").

2. The following person, Mark Stagg, a managing member of Webster Fordham Members Holding LLC, which is a member of Webster JV LLC, which is the sole member of South Bronx Development Mezz LLC, which is the sole member of South Bronx Development II LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer South Bronx Development II LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this __ day of December 2025.



Jorge Madruga
Maddd Realty Fund LLC, Manager
MKAW Realty Fund LP., Member
Webster JV LLC, Sole Member
South Bronx Development Mezz LLC, Sole Member
South Bronx Development II LLC

Exhibit K

Site Contact List

Webster Ave Railroad Harlem Division
2740 and 2742 Webster Avenue, Bronx, New York

Name	Title	Address	City	State	Zip
Kirsten Gillibrand	U.S. Senator	478 Russell Senate Office Building	Washington	DC	20510
Charles Schumer	U.S. Senator	322 Hart Senate Office Building	Washington	DC	20510
Dan Garodnick	City Planning and Zoning, Chair	1775 Grand Concourse, Suite 503	Bronx	NY	10458
Ritchie Torres	U.S. House of Representatives 15th District	540 E Fordham Rd. Suite 2A	Bronx	NY	10458
Gustavo Rivera	New York State Senator	2432 Grand Concourse, Suite 506	Bronx	NY	10458
Vanessa Gibson	Bronx Borough President	851 Grand Concourse, 3rd Floor	Bronx	NY	10451
Zohran Mamdani	New York City, Mayor	City Hall	New York	NY	10007
Shaminder Chawla	NYC Mayor's Office of Environmental Remediation, Director	100 Gold Street, 2nd Floor	New York	NY	10038
Juton Horstman	Bronx Borough, Director of Planning and Development	851 Grand Concourse, 3rd Floor	Bronx	NY	10451
Bronx Times	Media Outlet	3602 East Tremont Avenue, Suite 205	Bronx	NY	10465
Michael Farnan	NYC DEP, Water and Sewer Operations, Deputy Commissioner	59-17 Junction Boulevard, 13th Floor	Flushing	NY	11373
Karla Cabrera Carerra	Bronx Community Board 7, District Manager	229-A East 204th Street	Bronx	NY	10548
Tisha Williams	Bronx Library Center, Managing Librarian	310 East Kingsbridge Road	Bronx	NY	10458
Indhira Ventura	Bronx Public School 54, Principal	2703 Webster Ave	Bronx	NY	10458
Edward Gardella	Theodore Roosevelt High School, Principal	500 E Fordham Rd	Bronx	NY	10458
Michael Pontebbi	P.S/M.S. 20, Principal	3050 Webster Ave	Bronx	NY	10458
Andrea Johnson	Public School 246 Poe Center, Principal	2641 Grand Concourse	Bronx	NY	10468
Maureen Fullerton	Public School 168, Principal	3050 Webster Ave	Bronx	NY	10458
Maura Mast	Fordham University, Dean	441 E Fordham Rd	Bronx	NY	10458
Sharion Rana	Little Angels Daycare, On-Site Provider	2746 Decatur Ave Apt B1	Bronx	NY	10458
Yvette Brown	Bundles of Joy Daycare, On-Site Provider	2730 Decatur Ave	Bronx	NY	10458
Keyla Ortiz	Laugh and Learn Daycare, Chief Executive Officer	360 E 195th St	Bronx	NY	10458
Cindy Del Villar	Early Learning Family Group Daycare, Director	315 E 196th St Apt 2H	Bronx	NY	10458
Michelle Minaya	Baby Blossoms Day Care, Founder and Head of School	2789 Grand Concourse	Bronx	NY	10468
Jorge Henriquez Vargas	Tiny Bites Daycare LLC, Owner	2427 Webster Ave	Bronx	NY	10458
Angela Peguero	Angela's Little Angels Daycare, Owner	2625 Grand Concourse Apt BB	Bronx	NY	10468
Liza Joaquin	Happy Faces A+2 Early Learn Daycare, On-Site Provider	2707 Creston Ave	Bronx	NY	10468
Sandivell Gonzalez	Tiny Blessings Daycare, Teacher	2600 Creston Ave	Bronx	NY	10468
Alondra Baez	Alondra's Daycare, Owner	50 E 191st St, Apr 4-J	Bronx	NY	10468
Mercedes Sandoval	D'Jesus Daycare, Inc, Owner	50 E 191st St, Apt 3-P, 3rd Floor	Bronx	NY	10468
Vinky Hernandez	Little Hands Group Family Daycare, Provider	58 E 190th St Apt 3A	Bronx	NY	10468
NYC School Construction Authority/P.S. 54	Adjacent Property Owner/Operator of 2703 Webster Ave	25-01 Jackson Avenue	Long Island City	NY	11101
Longhouse Properties LLC	Adjacent Property Owner of 2737-2747 Webster Ave	63 East Field Drive	Bedford	NY	10506
Webster Wallpaper Paint & Blinds	Adjacent Property Operator of 2737-2747 Webster Ave	2737 Webster Ave	Bronx	NY	10458
Webster 2735 LLC	Adjacent Property Owner/Operator of 2735 Webster Ave	P.O. Box 30	Lawrence	NY	11559
395 E 197th St LLC	Adjacent Property Owner of 2749 Webster Ave	1764 49th St	Brooklyn	NY	11204
Iglesia de Cristo Misionera Vision Pentacostal	Adjacent Property Operator of 2749 Webster Ave	2749 Webster Ave	Bronx	NY	10458
O & F Wines & Liquor	Adjacent Property Operator of 2749 Webster Ave	2753 Webster Ave	Bronx	NY	10458

IRRR LLC	Adjacent Property Owner of 2765 Webster Ave	4 Beach Road	Great Neck	NY	11023
Part of the Solution	Adjacent Property Owner/Operator of 2763 Webster Ave	223 Bedford Park Blvd	Bronx	NY	10458
2755 Webster Ave Realty LLC	Adjacent Property Owner of 2755 Webster Ave	17 Sun Valley Drive	North Salem	NY	10560
POTS Community Kitchen-Food Pantry	Adjacent Property Operator of 2755 Webster Ave	2759 Webster Ave	Bronx	NY	10458
South Bronx Development I LLC	Adjacent Property Owner of 2748 Webster Ave	15 Verbena Avenue, Suite 200	Floral Park	NY	11001
Billy's Chimi-Fritura	Adjacent Property Operator of 2748 Webster Ave	2740 Webster Avenue	Bronx	NY	10458
South Bronx Development I LLC	Adjacent Property Owner/Operator of 2752 Webster Ave	15 Verbena Avenue, Suite 200	Floral Park	NY	11001
South Bronx Development I LLC	Adjacent Property Owner/Operator of N/A Webster Ave (Bronx-3273-93)	15 Verbena Avenue, Suite 200	Floral Park	NY	11001
South Bronx Development I LLC	Adjacent Property Owner/Operator of 2768 Webster Ave	15 Verbena Avenue, Suite 200	Floral Park	NY	11001
Metropolitan Transportation Authority	Adjacent Property Owner/Operator of 417 East Fordham Rd	2 Broadway	New York	NY	10004

Exhibit L



2600 Innovation Square
100 South Clinton Avenue
Rochester, New York 14604
nyenvlaw.com

LINDA R. SHAW
ATTORNEY AT LAW

T 585.546.8430
C 585.414.3122
lshaw@nyenvlaw.com

July 2, 2025

VIA ELECTRONIC MAIL
kcabreracarrera@cb.nyc.gov

Karla Cabrera Carrera
Bronx Community Board No. 7
229-A East 204th Street, Bronx, New York 10458

RE: Brownfield Cleanup Program Application
Applicant: South Bronx Development I, LLC
Site Name: Webster Ave Parking Lot Site
Site Address: 2740 and 2742 Webster Avenue, Bronx, New York 10458

Dear Ms. Cabrera Carrera:

We represent South Bronx Development I, LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at 2740 and 2742 Webster Avenue in the Bronx, Bronx County, New York. We respectfully request that the Community Board serve as a document repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with a letter certifying that the local Community Board is willing and able to serve as a document repository for all documents pertaining to the cleanup of this property. To avoid significant use of your shelf space, all documents will be sent in CD format.

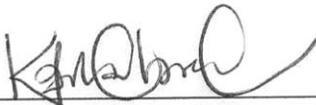
Please sign below and return the executed letter as an attachment to an email to my paralegal, Abigale Patrick, at apatrick@nyenvlaw.com, if you are able to certify that the Bronx Community Board No. 7 is willing and able to act as a temporary public repository for this Brownfield Cleanup Program Project.

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW, ESQ.

The Bronx Community Board No. 7 is willing and able to act as a document repository for the Brownfield Cleanup Program Project located at 2740 and 2742 Webster Avenue, Bronx, New York 10458.



Karla Cabrera Carrera, District Manager

7-2-2025
Date



2600 Innovation Square
 100 South Clinton Avenue
 Rochester, New York 14604
 nyenvlaw.com

LINDA R. SHAW
 ATTORNEY AT LAW

T 585.546.8430
 C 585.414.3122
 lshaw@nyenvlaw.com

Melissa Davis
 NYPL - Bronx Library Center
 310 East Kingsbridge Road
 Bronx, NY 10458

VIA ELECTRONIC MAIL
melissadavis@NYPL.org

RE: Brownfield Cleanup Program Application
Applicant: South Bronx Development I LLC and South Bronx Development II LLC
Site Name: Webster Ave Railroad Harlem Division
Site Address: 2740 and 2742 Webster Avenue, Bronx, New York 10458

Dear Ms. Davis:

We represent South Bronx Development I LLC and South Bronx Development II LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at 2740 and 2742 Webster Avenue in the Bronx, Bronx County, New York. We respectfully request that the Bronx Library Center serve as a document repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with a letter certifying that the local library is willing and able to serve as a document repository for all documents pertaining to the cleanup of this property. To avoid significant use of your shelf space, all documents will be sent in CD format.

Please sign below and return the executed letter as an attachment to an email to my paralegal, Abigale Patrick, at apatrick@nyenvlaw.com, if you are able to certify that the Bronx Library Center is willing and able to act as a temporary public repository for this Brownfield Cleanup Program Project.

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW, ESQ.

The Bronx Library Center is willing and able to act as a document repository for the Brownfield Cleanup Program Project located at 2740 and 2742 Webster Avenue, Bronx, New York 10458.

Melissa Davis

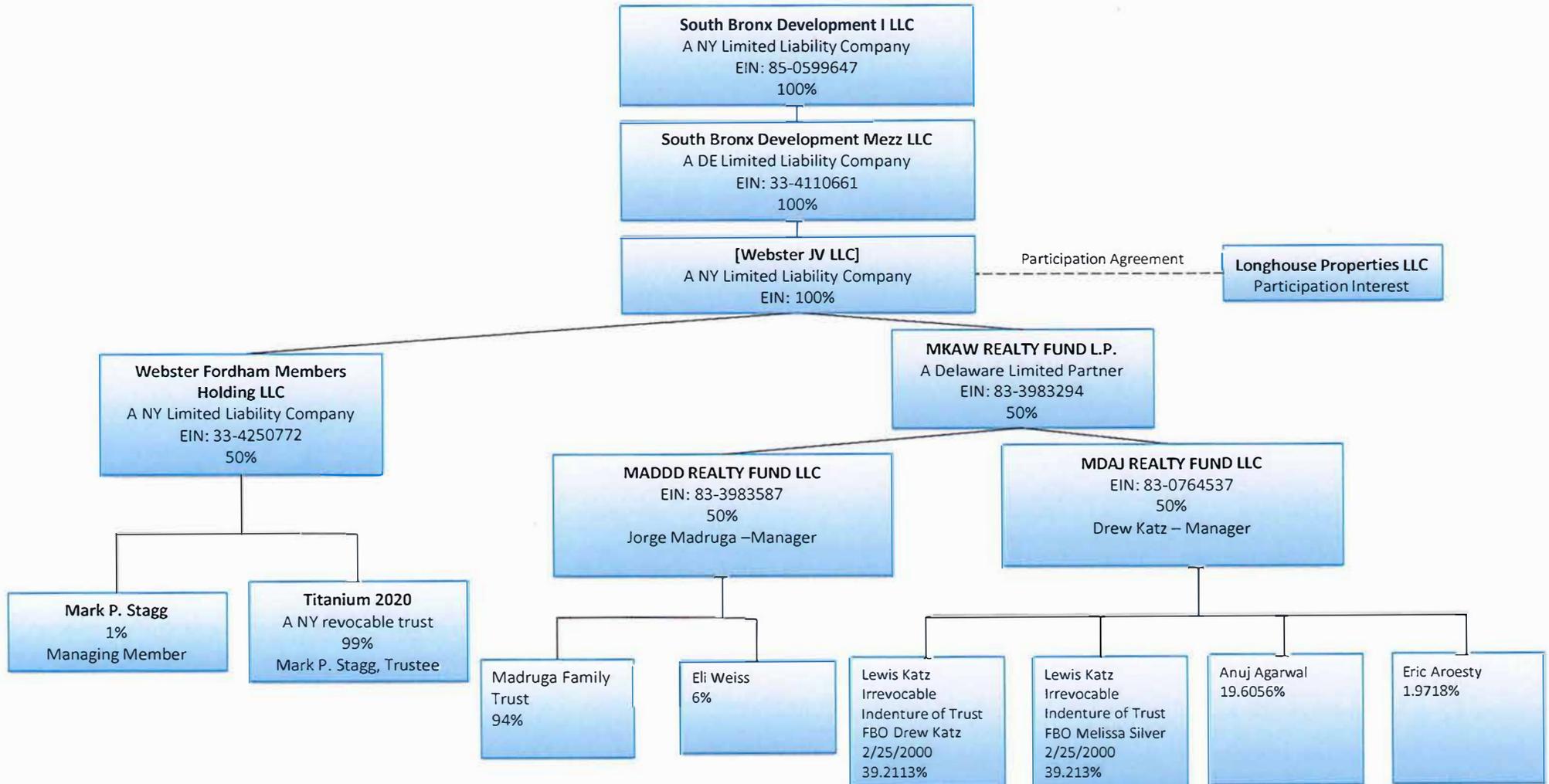
 Melissa Davis, Associate Director

7/17/2025

 Date

Exhibit M

Real Estate Property located at: 2740 & 2742 Webster Ave, Bronx, NY



Real Estate Property located at: 2740 & 2742 Webster Ave, Bronx, NY

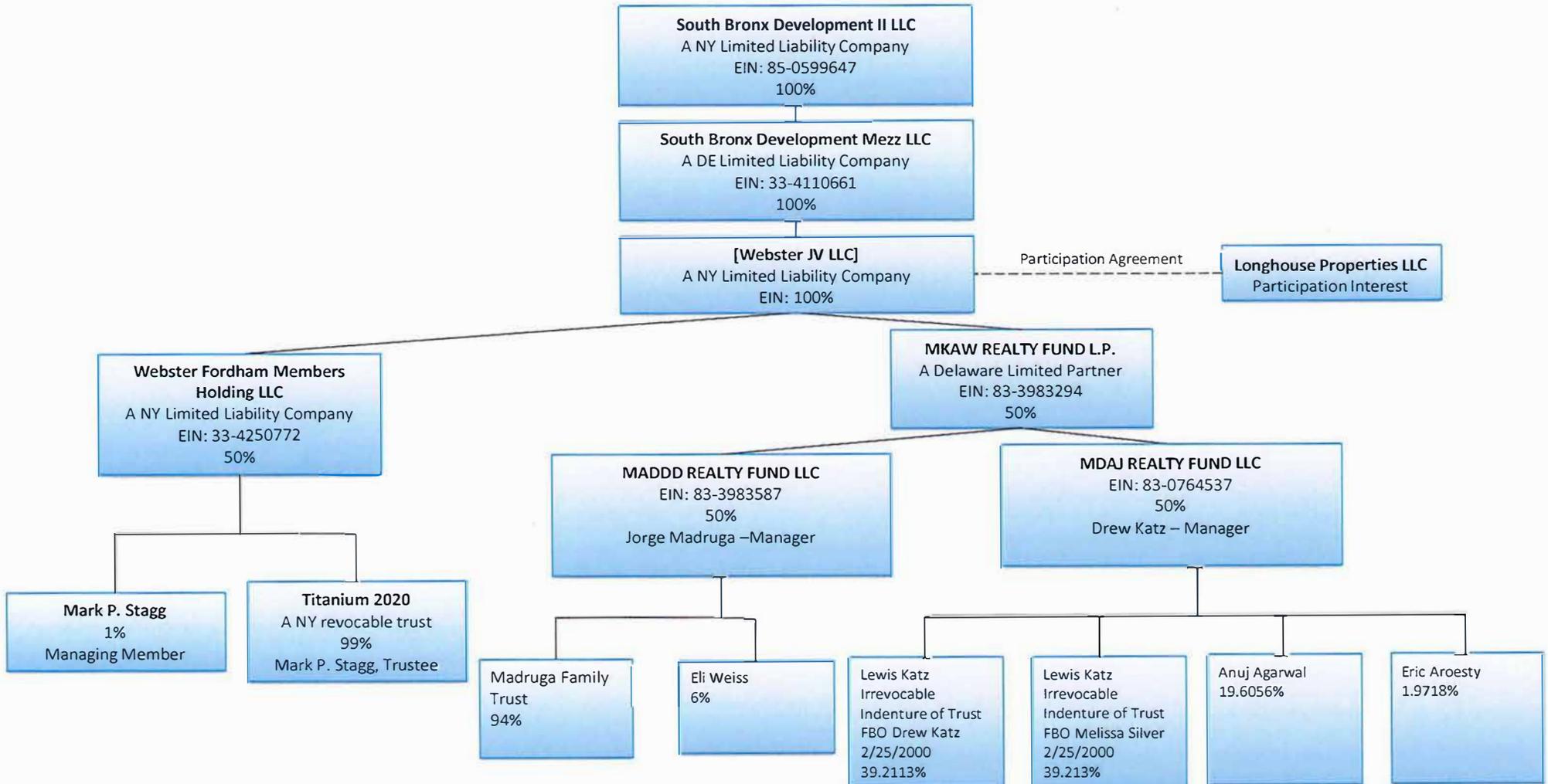


Exhibit N

South Bronx Development II LLC
1763 Pitman Avenue
Bronx, NY 10466

Re: Site Access to Perform Brownfield Cleanup Program Work
2740-2742 Webster Avenue, Bronx, NY 10458

Dear Mr. Madruga,

South Bronx Development II LLC (“Volunteer” and “Developer Future Purchaser”) is submitting a Brownfield Cleanup Program (“BCP”) Application to the New York State Department of Environmental Conservation to voluntarily investigate and remediate the following property: 2740-2742 Webster Avenue, Bronx, NY 10458 (Tax Parcel: Sec. 2, Block 3273, Lot 85) (the “BCP Site”). As you know, South Bronx Development I LLC owns the aforementioned parcel that makes up the BCP Site. The Volunteer needs your written permission below to access this lot that makes up the BCP Site for the purpose of performing environmental investigation and remediation work for acceptance into the BCP.

If you agree to sign below, you are granting the Volunteer and Developer Future Purchaser what is known as a “temporary license” to allow an appropriate contractor they hire to enter the property to perform investigation and remediation work.

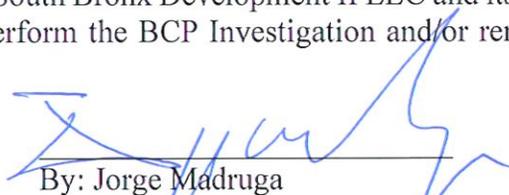
Additionally, if South Bronx Development I LLC still owns the BCP Site when the remediation is complete and the Certificate of Completion is about to be obtained, and a Track 1 remediation level is not achieved, South Bronx Development I LLC is hereby also agreeing to impose an environmental easement on the BCP Site if required by the New York State Department of Environmental Conservation. Thank you for your cooperation.

Sincerely,



By: Mark Stagg
South Bronx Development II LLC
Managing Member

As an authorized signatory for South Bronx Development I LLC, I am authorized to grant this temporary license and agree to allow South Bronx Development II LLC and its agents to enter Lot 85 that makes up the BCP Site to perform the BCP Investigation and/or remediation work required.



By: Jorge Madruga
Madd Realty Fund LLC, Manager
MKAW Realty Fund LP., Member
Webster JV LLC, Sole Member
South Bronx Development Mezz LLC, Sole Member
South Bronx Development I LLC