



H & A OF NEW YORK
ENGINEERING AND GEOLOGY, LLP
213 West 35th Street, 7th Floor
New York, NY 10001
Tel: 646.518.7735

NYSDEC BROWNFIELD CLEANUP PROGRAM APPLICATION

390 197TH STREET REDEVELOPMENT
PROPOSED BCP SITE C203200

BLOCK 3278, LOT 31
BRONX, NEW YORK

PREPARED FOR:
390 EAST 197 LLC
130 LEE AVENUE, PMB 483
BROOKLYN, NEW YORK 11211



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.

a. VIA SITE CONTROL DROPBOX:

- Request an invitation to upload files to the Site Control submittal dropbox.
In the "Title" field, please include the following: "New BCP Application - Proposed Site Name".
After uploading files, an automated email will be sent to the submitter's email address with a link to verify the status of the submission.
Application packages submitted through third-party file transfer services will not be accepted.

a. VIA GROUND MAIL:

- Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
Mail the external storage device to the following address:
Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7015

Form with fields for SITE NAME: 390 East 197th Street Redevelopment, and two questions about BCA amendments and incomplete applications 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 390 East 197th Street Redevelopment

ADDRESS/LOCATION 390 East 197th Street

CITY/TOWN Bronx	ZIP CODE 10458
-----------------	----------------

MUNICIPALITY (LIST ALL IF MORE THAN ONE) Bronx

COUNTY Bronx	SITE SIZE (ACRES) 0.119
--------------	-------------------------

LATITUDE			LONGITUDE		
40	°	51	′	55	″
73	°	53	′	14	″

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
390 East 197th Street	2	3278	31	0.119

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
	<input checked="" type="radio"/>	<input type="radio"/>
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>405.02</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 checked="" type="radio"/>	<input 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? Not Applicable	<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 Not Applicable

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>R7D, C2-4</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 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?		
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.		
8. Do current and/or recent development patterns support the proposed use?		
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.		
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.		

SECTION V: Current and Historical Property Owner and Operator Information

CURRENT OWNER 390 East 197 LLC		
CONTACT NAME Shaye Schwimmer		
ADDRESS 130 Lee Avenue, PMB 483		
CITY Brooklyn	STATE NY	ZIP CODE 11211
PHONE (917) 224-0770	EMAIL shayeschwimmer@gmail.com	
OWNERSHIP START DATE 3/27/2026		
CURRENT OPERATOR N/A (vacant)		
CONTACT NAME N/A		
ADDRESS N/A		
CITY N/A	STATE N/A	ZIP CODE N/A
PHONE	EMAIL N/A	
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 type="checkbox"/>
Chlorinated Solvents	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other VOCs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SVOCs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metals	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input type="checkbox"/>	<input 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 checked="" 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:

SECTION VII: Requestor Information							
NAME 390 East 197 LLC							
ADDRESS 130 Lee Avenue, PMB 483							
CITY/TOWN Brooklyn,		STATE NY	ZIP CODE 11211				
PHONE (917) 224-0770	EMAIL shayeschwimmer@gmail.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"> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	<input checked="" type="radio"/>	<input type="radio"/>		
<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"> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	<input checked="" type="radio"/>	<input type="radio"/>		
<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"> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	<input checked="" type="radio"/>	<input type="radio"/>		
<input checked="" type="radio"/>	<input type="radio"/>						

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Shaye Schwimmer			
ADDRESS 130 Lee Avenue, PMB 483			
CITY Brooklyn		STATE NY	ZIP CODE 11211
PHONE (917) 224-0770	EMAIL shayeschwimmer@gmail.com		
REQUESTOR'S CONSULTANT (CONTACT NAME) Mari Conlon			
COMPANY H & A of New York Engineering and Geology, LLP			
ADDRESS 213 W 35th Street, Floor 7			
CITY New York		STATE NY	ZIP CODE 10001
PHONE (646) 277-5688	EMAIL mconlon@haleyaldrich.com		
REQUESTOR'S ATTORNEY (CONTACT NAME) George Duke			
COMPANY Fox Rothschild LLP			
ADDRESS 101 Park Avenue, 17th Floor			
CITY New York		STATE NY	ZIP CODE 10178
PHONE (212) 450-9847	EMAIL gduke@foxrothschild.com		

SECTION IX: Program Fee

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

	Y	N
1. Is the requestor applying for a fee waiver?	<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 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 or contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	<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: _____

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. <div style="text-align: right;">N/A <input checked="" type="radio"/></div>	<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 Member (title) of 390 East 197 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: 3/30/26 Signature: 

Print Name: Shaye Schwimmer

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.

Contents

ATTACHMENT A Section I: Property Information	6
SECTION I: PROPERTY DESCRIPTION NARRATIVE	7
Section I.14: ENVIRONMENTAL ASSESSMENT	9
ATTACHMENT B Section II: Project Description	11
SECTION II: PROJECT DESCRIPTION.....	12
ATTACHMENT C Section III: Ecological Concerns	14
SECTION III: ECOLOGICAL CONCERNS	15
ATTACHMENT D Section IV: Land Use Factors.....	16
SECTION IV: LAND USE FACTORS	17
ATTACHMENT E Section V: Current and Historical Property Owner/Operator Information.....	18
SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER/OPERATOR INFORMATION	19
ATTACHMENT F Section VI: Property’s Environmental History	21
SECTION VI.1: REPORTS	22
SECTION VI.2: SAMPLING DATA – ANALYTICAL RESULTS SUMMARY TABLES	25
SECTION VI.3: SAMPLING DATA	25
ATTACHMENT G Sections VII and VIII: Requestor Information and Contact Information.....	27
SECTION VII AND VIII: REQUESTORS’ INFORMATION AND CONTACT INFORMATION	28
ATTACHMENT H Section X: Requestor Eligibility Information	29
SECTION X: REQUESTORS’ ELIGIBILITY INFORMATION	30
ATTACHMENT I Section XII: Contact List Information and Acknowledgement from Repositories.....	31
SECTION XII – CONTACT LIST INFORMATION.....	32
Acknowledgement from New York Public Library – Jerome Park Branch	36
Acknowledgement from Bronx Community Board 7	37

ATTACHMENT A

Section I: Property Information

SECTION I: PROPERTY DESCRIPTION NARRATIVE

Site Location

The Site is located in the Bedford Park neighborhood in the Bronx, New York and is identified as Block 3278 and Lot 31 on the New York City Tax Map (the "Site"). The Site is approximately 5,196 square feet (sq ft) (0.119 acres) and is currently improved with a 3,720 sq ft 2-story mixed-use commercial residential building with a partial cellar.

The Site is bounded to the north by East 197th street, followed by a 5-story mixed-use commercial and residential building; to the south by a 5-story residential building; to the east by a 1-story commercial building; and to the west by three 5-story multi-family residential buildings.

The Project Locus is shown on Figure 1; the Site Plan is shown on Figure 2; the Tax Lot Map is provided in Figure 3; a map of the surrounding land use and sensitive receptors is included as Figure 4; a map showing the adjoining properties is included as Figure 5; and a map showing the disadvantaged community overlay is included as Figure 6

Site Features

The Site is comprised of one tax lot within Block 3278. Lot 31 is a 5,196-sq-ft rectangular-shaped lot improved by a two-story mixed-use commercial and residential building with a partial cellar.

Current Zoning and Land Use

According to the New York City Planning Commission Zoning Map 3c, the Site is located within an R7D residential zoning district, with a C2-4 commercial overlay. The Site was vacated in February 2026 and remains vacant.

Past Site Use

Based on a review of historical records from the June 2025 Phase I ESA Report provided by Merritt Environmental Consulting Corp., the Site was developed with residential use in the late 1800s and early 1900s. Dwellings are depicted on the Sanborn maps as early as 1896, through 1900, and again in 1914. By 1945 and 1950, the site had transitioned to mixed residential and commercial use. Historic site uses include a mattress store, a warehouse/automotive repair and storage, and a dwelling. From approximately 1977 through 2007, the property was occupied by a commercial building and a mixed-use building. Impacts to the subsurface are likely the result of previous Site uses including warehousing and automotive repair and storage.

Site Geology and Hydrogeology

Based on the findings from a Remedial Investigation (RI) performed by Rock Enviro in December 2025, the Site is underlain by urban fill material exhibiting broken concrete/rock fragments and pieces down to 6 feet mixed with brown very loose, medium to coarse grained gravely sand. The estimated depth to bedrock is anticipated to be approximately 5 feet bgs, according to the USGS's NYC Bedrock and Groundwater Mapper. Groundwater was not encountered during the RI, but estimated to be at

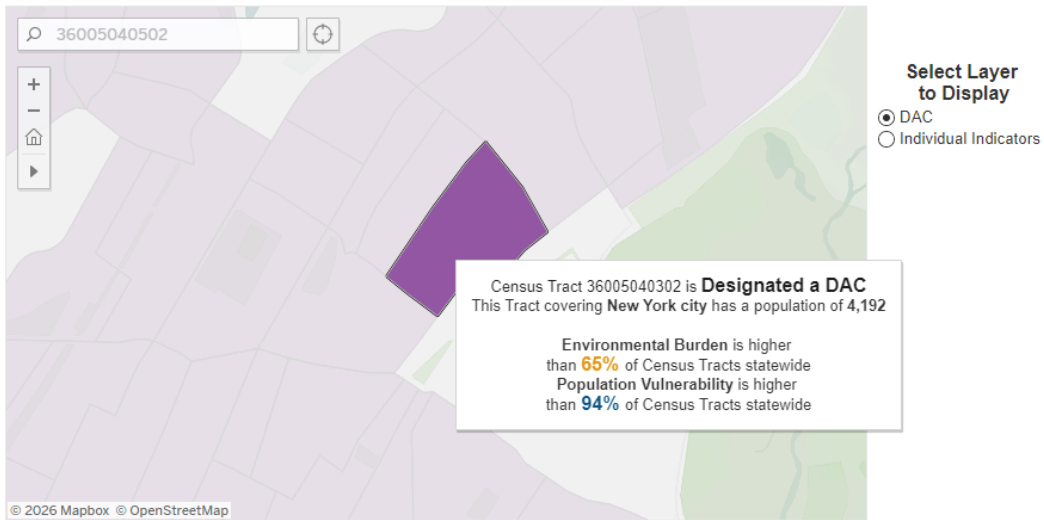
approximately 18 feet below grade surface (bgs), and is expected to flow west of the Site. The elevation of the Site is estimated to be approximately 70 to 80 ft above mean sea level (amsl). The topography of the Site is moderate relief with a downward slope to the south-southeast.

Environmental Zone Designation

The entire Site footprint (100 percent) is located in EnZone Type A in Census Tract 405.02 (GEOID 36005040502).



The entire Site footprint (100 percent) is located within a designated Disadvantaged Community (DAC).



SECTION I.14: ENVIRONMENTAL ASSESSMENT

The Requestor seeks entry into the NYSDEC Brownfield Cleanup Program (BCP) at the investigation stage. A New York City Office of Environmental Radiation (NYCOER) RI was completed on December 9 and 10, 2025 by Rock Enviro, LLC.

Based on data collected during the NYCOER RI, the primary contaminants of concern for the Site are semi-volatile organic compounds (SVOCs), specifically polycyclic aromatic hydrocarbons (PAHs), and metals in soil, and chlorinated volatile organic compounds (CVOCs) in soil vapor. Impacts to the subsurface are likely the result of previous Site use including warehousing and automotive repair and storage.

A summary of findings from the February 2026 NYCOER Remedial Investigation Report (RIR) is provided below:

Soil

Soil samples collected during the RI completed by Rock Enviro were compared to the NYSDEC Part 375.6-8(a) Unrestricted Use Soil Cleanup Objectives (UUSCOs), and Residential and Restricted Residential Use SCOs (RRSCOs). Soil sample analytical results are summarized as follows:

- One VOC (trichloroethene; 590 µg/kg) was detected at levels exceeding the UUSCOs in one sample collected on the southwestern portion of the Site between 4 to 6 ft bgs.
- Seven SVOCs, including benz(a)anthracene (max. of 3,100 µg/kg), benzo(a)pyrene (max. of 3,500 µg/kg), benzo(b)fluoranthene (max. of 4,700 µg/kg), benzo(k)fluoranthene (max. of 1,500 µg/kg), chrysene (max. of 2,700 µg/kg), and indeno(1,2,3-cd)pyrene (max. of 2,200 µg/kg), were detected above RRSCOs and/or UUSCOs in subsurface soil samples between 2 and 4 ft bgs along the eastern Site boundary.
- Lead (max. of 432 mg/kg in SB3 4-6') and mercury (max. of 3.36 mg/kg in SB4 0-2'), were detected at levels exceeding the RRSCOs in shallow soil in the northern and southwestern portions of the Site.

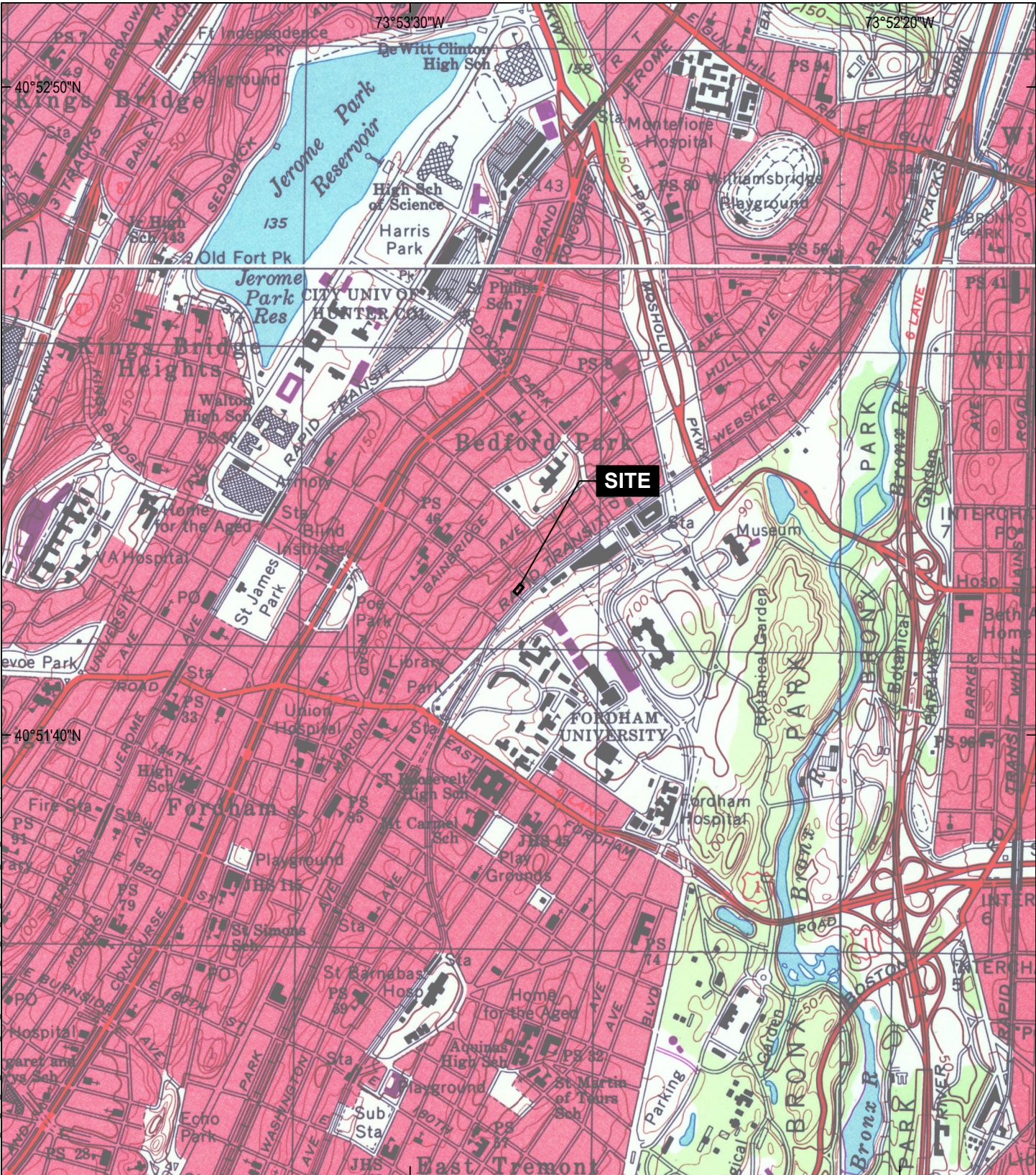
Comparisons of soil analytical results from the RI to UUSCOs and RRSCOs are mapped on Figure 8 in Section VI.3 of this application.

Soil Vapor

There is currently no standard that exists for soil vapor samples in New York State; therefore, these values were not compared to a standard. Soil vapor sample analytical results are summarized as follows:

- Tetrachloroethene (PCE) (ranging from 8.61 µg/m³ in SV2 to 915 µg/m³ in SV3) was detected in in sub-slab and soil vapor samples collected Site-wide.
- Trichloroethene (TCE) (ranging from 11.8 µg/m³ in SSV4 to 277 µg/m³ in SSV5) was detected in sub-slab and soil vapor samples collected Site-wide.
- Petroleum-related VOCs, including 1,2,4-trimethylpentate, hexane and heptane, were detected above the laboratory detection limits in the soil vapor sample collected on the northeaster portion of the site.

Detected concentrations in soil vapor are mapped on Figure 9 in Section VI.3 of this application.



GIS: \\haleyaldrich.com\share\CF\Projects\0215302\GIS\215302_000_390_197_STREET_BCP_APP\215302_000_390_197_STREET_BCP_APP\215302_000_390_197_STREET_BCP_APP.aprx - pdtillio - 4/1/2026 5:33 PM



MAP SOURCE: USGS
SITE COORDINATES: 40°51'56"N, 73°53'14"W

**HALEY
ALDRICH**

390 EAST 197TH STREET
BRONX, NEW YORK

PROJECT LOCUS

APPROXIMATE SCALE: 1 IN = 2000 FT
APRIL 2026

FIGURE 1

C:\GIS\FILE_PATH\haleyaldrich.com\share\CFR\Projects\2025\2025\GIS\215302_000_390_197_STREET_BCP_APP\215302_000_390_197_STREET_BCP_APP.aprx - USER: pdillio - LAST SAVED: 4/1/2026 5:18 PM

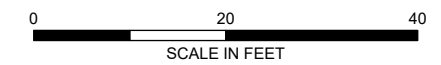


LEGEND

-  SITE BOUNDARY
-  PARCEL BOUNDARY

NOTES

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



**HALEY
ALDRICH**

390 EAST 197TH STREET
BRONX, NEW YORK

SITE PLAN

APRIL 2026

FIGURE 2

C:\GIS\FILE PATH\HaleyAldrich.com\share\CF\Projects\2025\2025\GIS\2025\302_000_390_197_STREET_BCP_APP.aprx - USER: patillic - LAST SAVED: 4/2/2026 9:25 AM

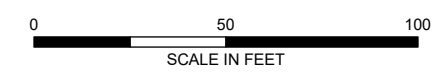


LEGEND

-  SITE BOUNDARY
-  PARCEL BOUNDARY

NOTES

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



390 EAST 197TH STREET
BRONX, NEW YORK

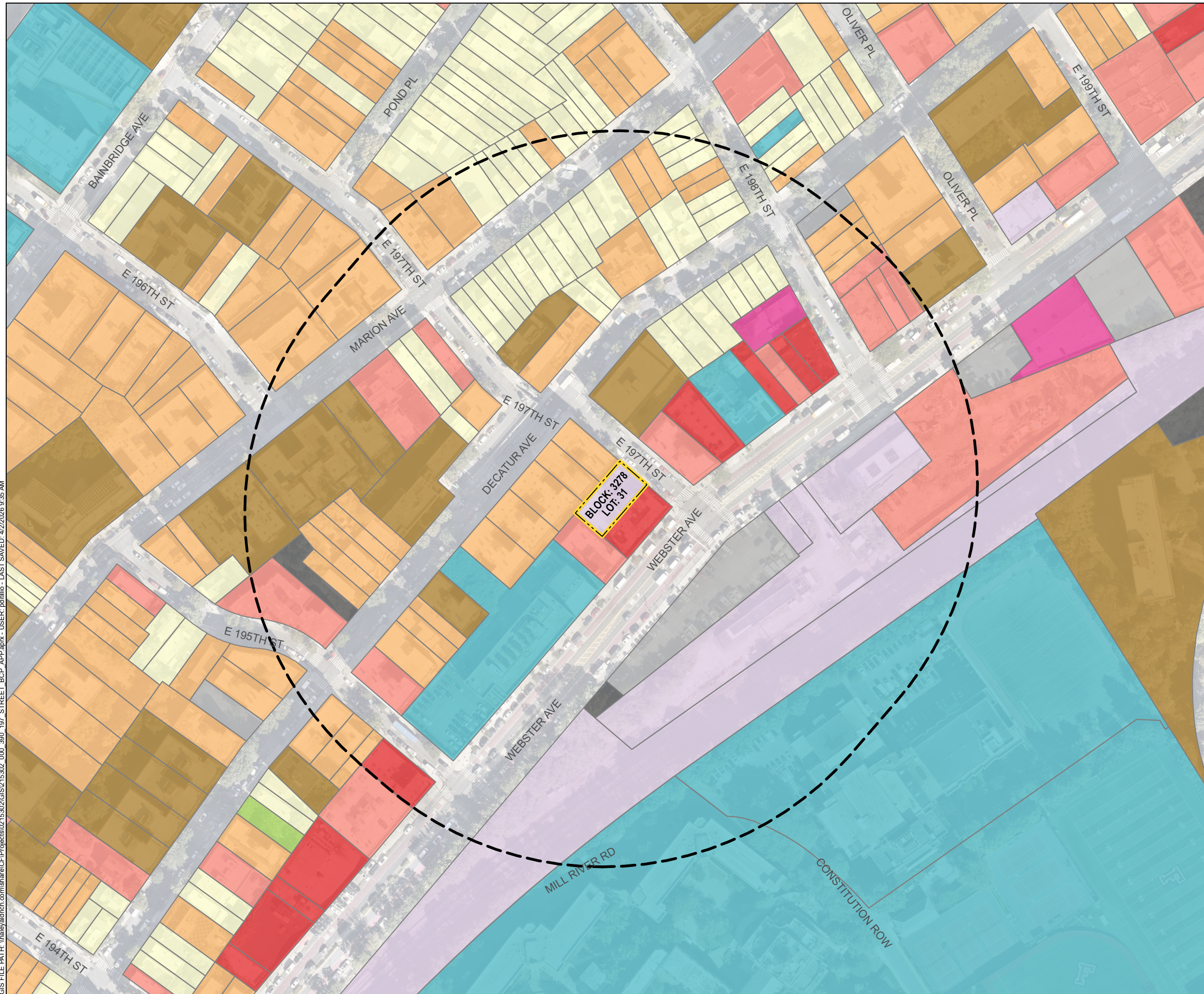
TAX LOT MAP

APRIL 2026

BLOCK: 3273
LOT: 101

FIGURE 3

GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\2025\202502\GIS\215302_000_390_197_STREET_BCP_APP.aprx - USER: patillic - LAST SAVED: 4/2/2026 9:35 AM

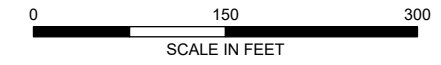


LEGEND

-  SITE BOUNDARY
-  PARCEL BOUNDARY
- LAND USE CATEGORY**
-  ONE AND TWO FAMILY BUILDINGS
-  MULTI-FAMILY WALK-UP BUILDINGS
-  MULTI-FAMILY ELEVATOR BUILDINGS
-  MIXED RESIDENTIAL AND COMMERCIAL BUILDINGS
-  COMMERCIAL AND OFFICE BUILDINGS
-  INDUSTRIAL AND MANUFACTURING BUILDINGS
-  TRANSPORTATION AND UTILITY
-  PUBLIC FACILITIES AND INSTITUTIONS
-  OPEN SPACE AND OUTDOOR RECREATION
-  PARKING FACILITIES
-  VACANT LAND

NOTES

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



HALEY ALDRICH 390 EAST 197TH STREET
BRONX, NEW YORK

SURROUNDING LAND USE

APRIL 2026

FIGURE 4

C:\GIS\FILE PATH\HaleyAldrich.com\share\CF\Projects\2025\2025\GIS\2025\000_390_197_STREET_BCP_APP.aprx - USER: patillic - LAST SAVED: 4/22/2026 10:21 AM

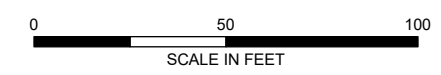


LEGEND

-  SITE BOUNDARY
-  PARCEL BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NEW YORK CITY DEPARTMENT OF FINANCE (DOF)
3. AERIAL IMAGERY SOURCE: NEARMAP, OCTOBER 1, 2025



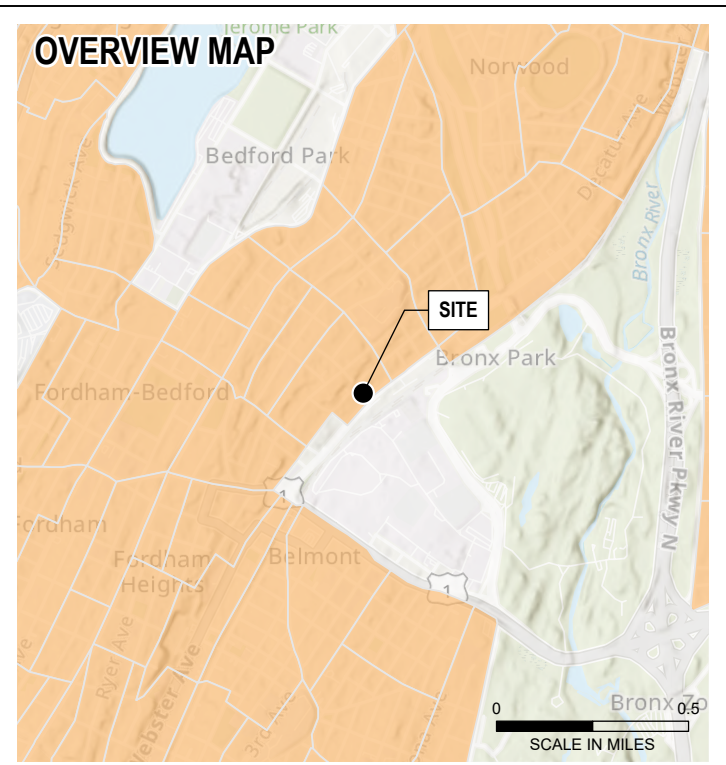
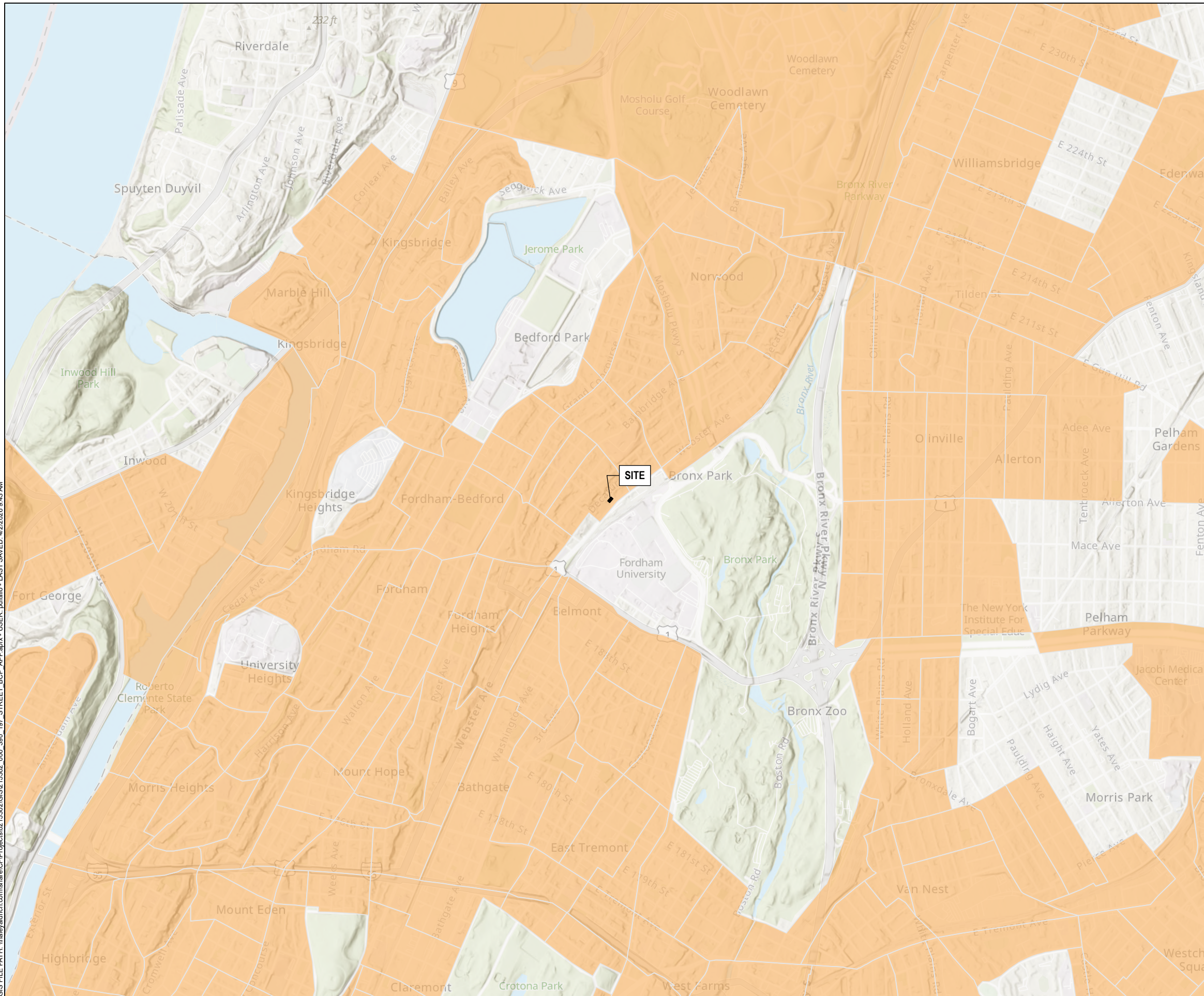
390 EAST 197TH STREET
BRONX, NEW YORK

ADJOINING PROPERTIES SITE MAP

APRIL 2026

FIGURE 5

C:\GIS\FILE PATH: \\haleyaldrich.com\share\CF\Projects\2021592\GIS\2159302_000_390_197_STREET_BCP_APP.aprx - USER: patillic - LAST SAVED: 4/2/2026 9:43 AM

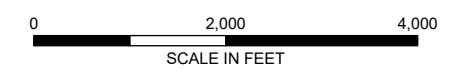


LEGEND

-  SITE BOUNDARY
-  DISADVANTAGED COMMUNITY, NEW YORK CITY AREA

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. DISADVANTAGED COMMUNITY DATA SOURCE: NEW YORK STATE, DEPARTMENT OF STATE, 2023
3. BASE MAP SOURCE: ESRI



390 EAST 197TH STREET
BRONX, NEW YORK

DISADVANTAGED COMMUNITIES

APRIL 2026

FIGURE 6

ATTACHMENT B

Section II: Project Description

SECTION II: PROJECT DESCRIPTION

The purpose of the project is to redevelop a contaminated property in addition to implementing remedial measures to protect human health and the environment. The Site, composed of one rectangular-shaped lot (Lot 31), is approximately 5,196 sq ft (0.119-acres) in size. The Site is improved with a one-story commercial building and two-story mix-use building with a partial basement. According to the June 2025 Phase I ESA Report by Merritt Environmental Consulting Corp., the Site was developed with residential use in the late 1800s and early 1900s. Dwellings are depicted on the Sanborn maps as early as 1896, through 1900, and again in 1914. By 1945 and 1950, the site had transitioned to mixed residential and commercial use. Historic site uses include a mattress store, a warehouse/automotive repair and storage, and a dwelling. From approximately 1977 through 2007, the property was occupied by a commercial building and a mixed-use building.

The Requestor is the current owner and operator of the Site.

The proposed project will include:

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

Proposed Development

The proposed development will consist of constructing a new nine-story residential building. The new development is anticipated to include a slab-on-grade foundation, requiring excavation extending to approximately 2 ft bgs for the slab, 5-7 ft bgs for the footings and grade beams, and 10 ft for the elevator pit. The redevelopment will also consist of a rear yard, which will require excavation to a depth of 2 ft and will be paved.

Rationale for BCP Program

The Requestors seek to enter the NYSDEC BCP at the investigation stage.

Upon review of analytical results from previous reports, discussed in further detail in Section IV, the Requestor is seeking entry into the NYSDEC BCP due to, among other things: soil impacted with SVOCs (specifically PAHs) and metals, and soil vapor impacted with CVOCs. Further, the Site was previously enrolled into the NYCOER E-Designation Cleanup Program, under OER Project Number: 26TMP0715X, 26EHAN117X. Upon completion of the NYCOER RI, the NYCOER issued a "P" Referral Package for the site, suggesting for the project to be managed under the NYSDEC. The "P" Referral letter, dated March 3, 2026, noted that as per a discussion between NYCOER and NYSDEC on February 27, 2026, and pursuant to Section 27-1303, paragraph 1(a) of the New York State Environmental Conservation Law, the referral was made due to elevate PCE and TCE in soil and soil vapor samples.

While the NYCOER RI provided preliminary Site characterization data, it did not fully determine the nature and extent of contamination. Requestors are, therefore, also submitting for NYSDEC approval a Remedial Investigation Work Plan (RIWP) along with this BCP Application.

Project Schedule

Following the NYSDEC’s determination that a complete BCP Application has been received, a 30-day public comment period will commence. If the Requestor is accepted into the BCP and the draft RIWP is approved by the NYSDEC, the remedial contractor will mobilize to the Site to begin implementation of the RI. A preliminary BCP timeline and project schedule are included as an attachment. Completion of the remedy is anticipated by mid-2027, with a Certification of Completion expected by year end of 2027. A tentative project schedule is below.

PROJECT SCHEDULE		2026										2027										
Task		Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Sept	Oct	Nov	Dec
1	Preparation and Submission of BCP Application, RIWP and CPP																					
2	30-Day Public Comment Period for BCP Application and RIWP																					
3	Execute BCA and NYSDEC & NYSDOH Approval of the RIWP																					
4	Implementation of Remedial Investigation																					
5	Preparation and Submission of RIR and RAWP																					
6	NYSDEC & NYSDOH Review of RIR and RAWP																					
7	45-Day Public Comment Period for RAWP and Issuance of Decision Document																					
8	Implementation of RAWP with Engineering Oversight																					
9	Preparation of an Environmental Easement (if needed)																					
10	Preparation of a FER and SMP (if needed)																					
11	NYSDEC & NYSDOH Review and H&A Revisions of FER and SMP (if needed)																					
12	Issuance of COC																					

- Notes:
- Schedule is estimated and subject to change.
 - Implementation of RAWP does not include completion of building construction
 - NYSDEC - New York State Department of Environmental Conservation
 - NYSDOH - New York State Department of Health
 - BCP - Brownfield Cleanup Program
 - RAWP - Remedial Action Work Plan
 - FER - Final Engineering Report
 - COC - Certificate of Completion
 - COC issuance estimated for Spring 2027

Green and Sustainable Remediation (GSR)

NYSDEC’s Division of Environmental Remediation (DER)-31 Green Remediation requires that Green Remediation concepts, best practices, and techniques be considered during all stages of the remedial program, including RI, Remedial Design/Remedial Action, and Site management, as applicable, with the goal of improving the sustainability of the cleanup and summarizing the net environmental benefit of any implemented green technology. Goals for the project related to green and sustainable remediation metrics will be incorporated into and tracked during each stage of the project, as appropriate. All green and sustainable practices and techniques employed will be discussed in applicable reports associated with each stage of the project, including completion of an environmental footprint analysis using an NYSDEC-accepted tool. A climate change vulnerability assessment will be completed, as necessary, at each stage of the project.



OFFICE OF ENVIRONMENTAL REMEDIATION
100 Gold Street – 2nd Floor
New York, New York 10038

Shaminder Chawla
Director
Tel: (212) 788-8841
Fax: (212) 788-2941

March 3, 2026

Mr. Scott Deyette
Director, Remedial Bureau
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, New York 12233

Re: “P” Referral to State Cleanup Programs
390 East 197th Street, Bronx, NY
Block 3278, Lot 31
Project No. 26TMP0715X

Dear Mr. Deyette:

Per our discussion during our briefing meeting on February 27th, 2026, OER is providing you with this “P” referral package for the above project to be managed under State cleanup programs.

The 5,196 square foot property (Block 2269, Lot 20) is located at 390 East 197th Street, in Bedford Park-Fordham North section of the Bronx. Currently, this Site consists of a 1-story commercial building and a 2-story mixed-use residential and commercial building. History included mixed residential and commercial use, including a mattress store, warehouse/automotive storage, and a dwelling. From approximately 1977 through 2007, the property was occupied by a commercial building and a mixed-use building.

During Remedial Investigation, Brussee Environmental collected four soil samples, two groundwater samples, and two sub-slab soil vapor samples. Results indicated: Chlorinated VOCs were detected in soil, and soil vapor samples at elevated concentrations:

Soils: Trichloroethene (max. of 590 µg/kg in SB3 4-6’), Tetrachloroethene was detected at 250 ug/Kg

Soil vapor: Soil vapor data presented in µg/m³

Matrix	Constituent	Low	High	SSSV-1	SSSV-2	SSSV-3	SSSV-4	SSSV-5
A	TCE	8.61	277	73	nd	81.6	11.8	277
B	PCE	11.8	915	381	11.8	915	30.3	466

Pursuant to Section 27-1303, paragraph 1(a) of New York State Environmental Conservation Law, we are forwarding the Remedial Investigation results to the NYSDEC to determine if this site should be investigated for inclusion on the Registry of “Inactive Hazardous Waste Sites in New York State.” The basis for this referral is observed concentrations of elevated PCE & TCE in soil and soil vapor samples. OER has informed the development team regarding this referral.

The February 27th briefing is attached. Link to Document Repository:

<https://a002-epic.nyc.gov/app/workspace/38907/docepository>

We have notified development team regarding this referral.

Sincerely,

Shaminder Chawla
Director

New York City Office of Environmental Remediation

Briefed DEC 2/27: Near DEC site C203197 on Webster Avenue. Site history includes warehouse and automotive storage.

OER PM: Kestana Anokye
OER Project #: 26TMP0715X, 26EHAN117X

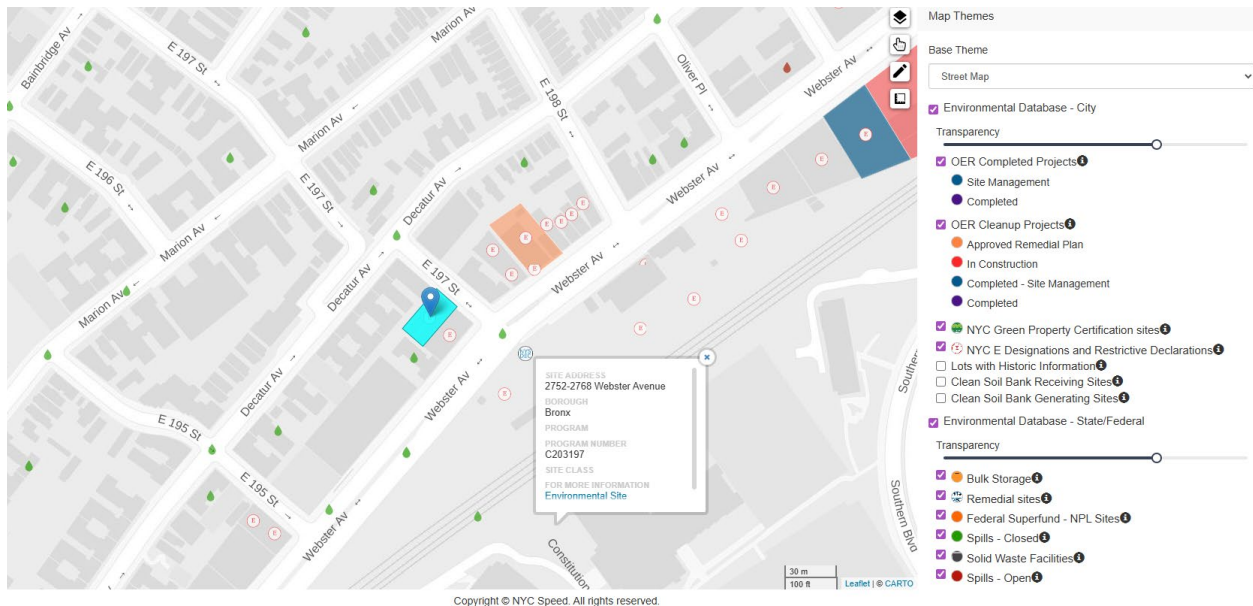
Adjoining residential uses. Refusal at 6 **390 East 197th Street** feet. Groundwater sampling planned for February 27, 2026 after demolition. "P" letter needed for DEC DEC Briefing – 1 to manage.

Issue: PCE/TCE soil and soil vapor contamination, groundwater not sampled.

Recommendation: Possible "P" referral site due to onsite contamination

Address: 390-392 East 197th Street in Bedford Park-Fordham North, Bronx (Block 3278 and Lot 31)

DEC Involvement: Off site DEC Site 2752-2768 Webster Avenue



Current Usage: 5,196 square foot site (single lot); The Property consists of a 1-story commercial building and a 2-story mixed-use building, located on a plot size of approximately 5,196 square feet (building size is approximately 8,724 square feet). Currently, the Site first floor and partial cellar is occupied by Molino Enterprises, a livery management company, and the second floor is occupied by residential apartments. The Site is accessed by roll-up doors and entrances on the north side of the property along East 197th Street. A sidewalk hatch is present on the northeast corner of the property for access to the partial cellar.

Adjoining Uses: The Site is 5,196 sf and is bounded by E 197th Street to the north, a 5-story residential building to the south, a 1-story commercial building to the east, and 5-story residential buildings to the west.

Proposed Development: A new 9-story residential use building with slab-on-grade (S.O.G.) foundation. The first floor of the new building will consist of 4,013.31 SF of residential space divided into six (6) residential apartments, a laundry room, elevator room, elevator shaft, water room, compactor room and stairwell. A 1,182.69 SF paved rear yard area, used for outdoor recreation space, will be present at the southwest portion of the Site. The second through eighth floors will consist of 4,013.31 SF of residential space divided into eight (8) residential apartments on each level. The ninth floor will consist of 3,489.38 SF of residential space divided into seven (7) residential apartments.

The redevelopment requires *that the slab-on-grade foundation will be excavated to a depth of 2 feet below grade, footings and grade beams will be excavated to 5-7 feet, and the elevator pit will be excavated to a depth of 10 feet.* The paved rear yard area will be excavated to a depth of 2 feet below grade. However, the Site has a steep topographical gradient with an elevation of 80 ft amsl across the western property boundary and an elevation of 75 ft amsl on the eastern boundary

Site History: Based on a review of historical records from the Phase I ESA Report provided by Merritt Environmental Consulting Corp., the subject property was developed with residential use in the late 19th and early 20th centuries, with dwellings documented in 1896–1900 and again in 1914. By the mid-20th century (1945 and 1950), the site had transitioned to mixed residential and commercial use, including a mattress store, warehouse/automotive storage, and a dwelling. From approximately 1977 through 2007, the property was occupied by a commercial building and a mixed-use building.

A Phase I ESA Report was prepared for the site and the eastern adjacent property (Lot 33). The Phase I Report was prepared by Merritt Environmental Consulting Corp., dated June 2025. The Phase I ESA Report did not identify any RECs, CRECs, or HRECs. Phase 1 Report is presented in Appendix A.

Stratigraphy: The stratigraphy of the site, from the surface down, consists of urban fill material exhibiting broken concrete/rock fragments and pieces down to 6 feet mixed with brown very loose medium to coarse grained gravelly sand. Boulders or bedrock are noted beyond that.

Environmental Findings:

Soil: 5 soil borings in 2025, 8 soil samples from each boring (0'-2', 2'-4' and 4'-6')

- **VOCs:** trichloroethene (max. of 590 µg/kg in SB3 4-6'), tetrachloroethene (PCE) was detected at 250 ug/Kg in SB3 4-6'
- **SVOCs:** benz(a)anthracene (max. of 3,100 µg/kg), benzo(a)pyrene (max. of 3,500 µg/kg), benzo(b)fluoranthene (max. of 4,700 µg/kg), benzo(k)fluoranthene (max. of 1,500 µg/kg), chrysene (max. of 2,700 µg/kg), and indeno(1,2,3-cd)pyrene (max. of 2,200 µg/kg)
- **Metals:** including lead (max. of 432 mg), mercury (max. of 3.36 mg/kg in SB4 0-2'), and nickel (max. of 36.4 mg/kg), and zinc (max. of 214 mg/kg)
- **PCBs:** No exceedances
- **PFAS:** No exceedances

Groundwater: Not sampled (estimates 20 feet)

Soil vapor: 5 samples in 2025: 3 sub-slab samples, 2 soil vapor probes from 2' bsg

Matrix	Constituent	Low	High	SSSV-1	SSSV-2	SSSV-3	SSSV-4	SSSV-5
A	TCE	8.61	277	73	nd	81.6	11.8	277
B	PCE	11.8	915	381	11.8	915	30.3	466

Soil vapor data presented in µg/m³

Total for BTEX compounds below 60 µg/m³.

Remedy

- Supplemental Investigation: Need to conduct SVI study & GW sampling conducted after demo

- Excavation to 2 feet below grade for SOG building
- Excavation to 5-10 feet below grade for elevator pit, footings, & hotspots
- Recommend they remove all soil to bedrock (if its supposedly at 6 feet below grade)
- Engineering Controls: Vapor barrier, composite cover, & active SSDS
- Institutional Controls: E-Designation & Deed Restriction

Previous Communication with DEC:

Status: RIR in progress.



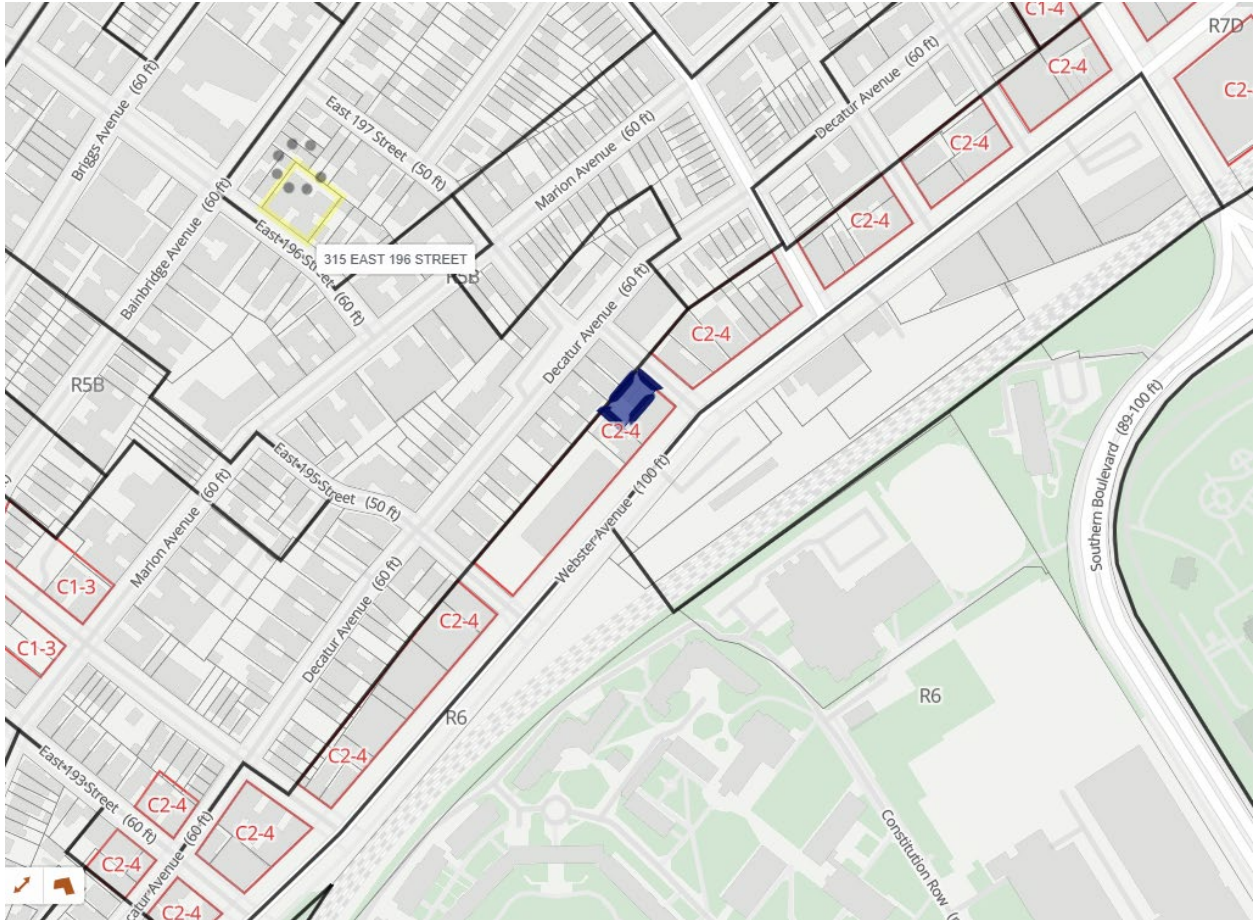


Table 3A
Soil Analytical Data Tables
390 E 197th St.
Bronx, NY

Volatile Organic Compounds (VOCs) by EPA Method 8240D	NYSDEC Part 375.6 Unrestricted Use Soil Cleanup Objectives*	NYSDEC Part 375.6 Residential Soil Cleanup Objectives*	NYDEC Part 375.6 Restricted Residential Soil Cleanup Objectives*	SB1 (0-2')		SB1 (2-4')		SB2 (0-2')		SB2 (2-4')		SB3 (4-6')		SB4 (0-2')		SB4 (2-4')		SB5 (2-4')		Duplicate			
				12/9/2025		12/9/2025		12/9/2025		12/9/2025		12/9/2025		12/9/2025		12/9/2025		12/9/2025		12/9/2025		12/9/2025	
				µg/Kg		µg/Kg		µg/Kg		µg/Kg		µg/Kg		µg/Kg		µg/Kg		µg/Kg		µg/Kg		µg/Kg	
				Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
1,1,1,2-Tetrachloroethane	~	~	~	<7.5	7.5	<5.5	5.5	<9.3	9.3	<12	12	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
1,1,1-Trichloroethane	680	100,000	100,000	<7.5	7.5	<5.5	5.5	<9.3	9.3	<12	12	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
1,1,2,2-Tetrachloroethane	~	~	~	<440	440	<5.5	5.5	<870	870	<570	570	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
1,1,2-Trichloroethane	~	~	~	<7.5	7.5	<5.5	5.5	<9.3	9.3	<12	12	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
1,1-Dichloroethane	270	19,000	26,000	<7.5	7.5	<5.5	5.5	<9.3	9.3	<12	12	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
1,1-Dichloropropene	330	100,000	100,000	<7.5	7.5	<5.5	5.5	<9.3	9.3	<12	12	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
1,2,3-Trichlorobenzene	~	~	~	<440	440	<5.5	5.5	<870	870	<570	570	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
1,2,3-Trichloropropane	~	~	~	<440	440	<5.5	5.5	<870	870	<570	570	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
1,2,4-Trichlorobenzene	~	~	~	<440	440	<5.5	5.5	<870	870	<570	570	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
1,2,4-Trimethylbenzene	3,600	47,000	52,000	<440	440	<5.5	5.5	<870	870	<570	570	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
1,2-Dibromo-3-chloropropane	~	~	~	<440	440	<5.5	5.5	<870	870	<570	570	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
1,2-Dibromoethane	~	~	~	<7.5	7.5	<5.5	5.5	<9.3	9.3	<12	12	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
1,2-Dichlorobenzene	1,100	100,000	100,000	<440	440	<5.5	5.5	<870	870	<570	570	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
1,2-Dichloroethane	20	2,300	3,100	<7.5	7.5	<5.5	5.5	<9.3	9.3	<12	12	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
1,2-Dichloropropane	~	~	~	<7.5	7.5	<5.5	5.5	<9.3	9.3	<12	12	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
1,3,5-Trimethylbenzene	8,400	47,000	52,000	<440	440	<5.5	5.5	<870	870	<570	570	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
1,3-Dichlorobenzene	2,400	17,000	49,000	<440	440	<5.5	5.5	<870	870	<570	570	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
1,3-Dichloropropane	~	~	~	<7.5	7.5	<5.5	5.5	<9.3	9.3	<12	12	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
1,4-Dichlorobenzene	1,800	9,800	13,000	<440	440	<5.5	5.5	<870	870	<570	570	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
2,2-Dichloropropane	~	~	~	<7.5	7.5	<5.5	5.5	<9.3	9.3	<12	12	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
2-Chlorotoluene	~	~	~	<440	440	<5.5	5.5	<870	870	<570	570	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
2-Hexanone	~	~	~	<38	38	<28	28	<47	47	<61	61	<30	30	<30	30	<29	29	<38	38	<28	28		
2-Isopropyltoluene	~	~	~	<440	440	<5.5	5.5	<870	870	<570	570	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
4-Chlorotoluene	~	~	~	<440	440	<5.5	5.5	<870	870	<570	570	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
4-Methyl-2-pentanone	~	~	~	<38	38	<28	28	<47	47	<61	61	<30	30	<30	30	<29	29	<38	38	<28	28		
Acetone	50	100,000	100,000	<38	38	<28	28	<47	47	<50	50	<30	30	<30	30	<29	29	<38	38	<28	28		
Acrylonitrile	~	~	~	<15	15	<11	11	<19	19	<25	25	<12	12	<12	12	<12	12	<15	15	<11	11		
Benzene	60	2,900	4,800	<7.5	7.5	<5.5	5.5	<9.3	9.3	<12	12	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
Bromobenzene	~	~	~	<440	440	<5.5	5.5	<870	870	<570	570	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
Bromochloromethane	~	~	~	<7.5	7.5	<5.5	5.5	<9.3	9.3	<12	12	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
Bromodichloromethane	~	~	~	<7.5	7.5	<5.5	5.5	<9.3	9.3	<12	12	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
Bromoform	~	~	~	<7.5	7.5	<5.5	5.5	<9.3	9.3	<12	12	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
Bromomethane	~	~	~	<7.5	7.5	<5.5	5.5	<9.3	9.3	<12	12	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
Carbon Disulfide	~	~	~	<7.5	7.5	<5.5	5.5	<9.3	9.3	<12	12	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
Carbon tetrachloride	760	1,400	2,400	<7.5	7.5	<5.5	5.5	<9.3	9.3	<12	12	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
Chlorobenzene	1,100	100,000	100,000	<7.5	7.5	<5.5	5.5	<9.3	9.3	<12	12	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
Chloroethane	~	~	~	<7.5	7.5	<5.5	5.5	<9.3	9.3	<12	12	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
Chloroform	370	10,000	49,000	<7.5	7.5	<5.5	5.5	<9.3	9.3	<12	12	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
Chloromethane	~	~	~	<7.5	7.5	<5.5	5.5	<9.3	9.3	<12	12	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
cis-1,2-Dichloroethene	250	59,000	100,000	<7.5	7.5	<5.5	5.5	<9.3	9.3	<12	12	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
cis-1,3-Dichloropropene	~	~	~	<7.5	7.5	<5.5	5.5	<9.3	9.3	<12	12	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
Dibromochloromethane	~	~	~	<7.5	7.5	<5.5	5.5	<9.3	9.3	<12	12	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
Dibromomethane	~	~	~	<7.5	7.5	<5.5	5.5	<9.3	9.3	<12	12	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
Dichlorodifluoromethane	~	~	~	<7.5	7.5	<5.5	5.5	<9.3	9.3	<12	12	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
Ethylbenzene	1,000	30,000	41,000	<7.5	7.5	<5.5	5.5	<9.3	9.3	<12	12	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
Hexachlorobutadiene	~	~	~	<440	440	<5.5	5.5	<870	870	<570	570	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
Isopropylbenzene	~	~	~	<440	440	<5.5	5.5	<870	870	<570	570	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
m&p-Xylene	~	~	~	<7.5	7.5	<5.5	5.5	<9.3	9.3	<12	12	<5.9	5.9	<6.0	6.0	<5.8	5.8	<7.6	7.6	<5.7	5.7		
Methyl Ethyl Ketone	120	100,000	100,000	<38	38	<28	28	<47	47	<61	61	<30	30	<30	30	<29	29	<38	38	<28	28		
Methyl t-butyl ether (MTBE)	930	62,000	100,000	<15	15	<11	11	<19	19	<25	25	<12	12	<12	12	<12	12	<15	15	<11	11		
Methylene chloride	50	51,000	100,000	<15	15	<11	11	<19	19	<25	25	<12	12	<12	12	<12	12	<15	15	<11	11		
Naphthalene	12,000	100,000	100,000	<440	440	<5.5	5.5	<870	870	<570	570	<5.9	5.9	<6.0	6.0	<5.8	5.8						

Table 3B
Soil Analytical Data Tables
390 E 197th St.
Bronx, NY

Semi-volatile Organic Compounds (SVOCs) by EPA Method 8270E	NYSDEC Part 375.6 Unrestricted Use Soil Cleanup Objectives*	NYSDEC Part 375.6 Residential Soil Cleanup Objectives*	NYSDEC Part 375.6 Restricted Residential Soil Cleanup Objectives*	SB1 (0-2')		SB1 (2-4')		SB2 (0-2')		SB2 (2-4')		SB3 (4-6')		SB4 (0-2')		SB4 (2-4')		SB5 (2-4')		Duplicate					
				12/9/2025		12/9/2025		12/9/2025		12/9/2025		12/9/2025		12/9/2025		12/9/2025		12/9/2025		12/9/2025		12/9/2025			
				µg/Kg		µg/Kg		µg/Kg		µg/Kg		µg/Kg		µg/Kg		µg/Kg		µg/Kg		µg/Kg		µg/Kg		µg/Kg	
				Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
1,2,4,5-Tetrachlorobenzene	~	~	~	< 270	270	< 240	240	< 260	260	< 250	250	< 260	260	< 250	250	< 240	240	< 260	260	< 240	240				
1,2,4-Trichlorobenzene	~	~	~	< 270	270	< 240	240	< 260	260	< 250	250	< 260	260	< 250	250	< 240	240	< 260	260	< 240	240				
1,2-Dichlorobenzene	1,100	100,000	100,000	< 270	270	< 240	240	< 260	260	< 250	250	< 260	260	< 250	250	< 240	240	< 260	260	< 240	240				
1,2-Diphenylhydrazine	~	~	~	< 390	390	< 340	340	< 370	370	< 360	360	< 370	370	< 360	360	< 350	350	< 370	370	< 340	340				
1,3-Dichlorobenzene	2,400	17,000	49,000	< 270	270	< 240	240	< 260	260	< 250	250	< 260	260	< 250	250	< 240	240	< 260	260	< 240	240				
1,4-Dichlorobenzene	1,800	9,800	13,000	< 270	270	< 240	240	< 260	260	< 250	250	< 260	260	< 250	250	< 240	240	< 260	260	< 240	240				
2,2'-Oxybis(1-Chloropropane)	~	~	~	< 270	270	< 240	240	< 260	260	< 250	250	< 260	260	< 250	250	< 240	240	< 260	260	< 240	240				
2,4,5-Trichlorophenol	~	~	~	< 270	270	< 240	240	< 260	260	< 250	250	< 260	260	< 250	250	< 240	240	< 260	260	< 240	240				
2,4,6-Trichlorophenol	~	~	~	< 270	270	< 240	240	< 260	260	< 250	250	< 260	260	< 250	250	< 240	240	< 260	260	< 240	240				
2,4-Dichlorophenol	~	~	~	< 270	270	< 240	240	< 260	260	< 250	250	< 260	260	< 250	250	< 240	240	< 260	260	< 240	240				
2,4-Dimethylphenol	~	~	~	< 270	270	< 240	240	< 260	260	< 250	250	< 260	260	< 250	250	< 240	240	< 260	260	< 240	240				
2,4-Dinitrophenol	~	~	~	< 390	390	< 340	340	< 370	370	< 360	360	< 370	370	< 360	360	< 350	350	< 370	370	< 340	340				
2,4-Dinitrotoluene	~	~	~	< 270	270	< 240	240	< 260	260	< 250	250	< 260	260	< 250	250	< 240	240	< 260	260	< 240	240				
2,6-Dinitrotoluene	~	~	~	< 270	270	< 240	240	< 260	260	< 250	250	< 260	260	< 250	250	< 240	240	< 260	260	< 240	240				
2-Chloronaphthalene	~	~	~	< 270	270	< 240	240	< 260	260	< 250	250	< 260	260	< 250	250	< 240	240	< 260	260	< 240	240				
2-Chlorophenol	~	~	~	< 270	270	< 240	240	< 260	260	< 250	250	< 260	260	< 250	250	< 240	240	< 260	260	< 240	240				
2-Methylnaphthalene	~	~	~	< 270	270	< 240	240	< 260	260	< 250	250	< 260	260	< 250	250	< 240	240	< 260	260	< 240	240				
2-Methylphenol (o-cresol)	330	100,000	100,000	< 270	270	< 240	240	< 260	260	< 250	250	< 260	260	< 250	250	< 240	240	< 260	260	< 240	240				
2-Nitroaniline	~	~	~	< 390	390	< 340	340	< 370	370	< 360	360	< 370	370	< 360	360	< 350	350	< 370	370	< 340	340				
2-Nitrophenol	~	~	~	< 270	270	< 240	240	< 260	260	< 250	250	< 260	260	< 250	250	< 240	240	< 260	260	< 240	240				
3,4-Methylphenol (m&p-cresol)	330	~	~	< 330	330	< 330	330	< 330	330	< 330	330	< 330	330	< 330	330	< 330	330	< 330	330	< 330	330				
3,3'-Dichlorobenzidine	~	~	~	< 270	270	< 240	240	< 260	260	< 250	250	< 260	260	< 250	250	< 240	240	< 260	260	< 240	240				
3-Nitroaniline	~	~	~	< 390	390	< 340	340	< 370	370	< 360	360	< 370	370	< 360	360	< 350	350	< 370	370	< 340	340				
4,6-Dinitro-2-methylphenol	~	~	~	< 390	390	< 340	340	< 370	370	< 360	360	< 370	370	< 360	360	< 350	350	< 370	370	< 340	340				
4-Bromophenyl phenyl ether	~	~	~	< 390	390	< 340	340	< 370	370	< 360	360	< 370	370	< 360	360	< 350	350	< 370	370	< 340	340				
4-Chloro-3-methylphenol	~	~	~	< 270	270	< 240	240	< 260	260	< 250	250	< 260	260	< 250	250	< 240	240	< 260	260	< 240	240				
4-Chloroaniline	~	~	~	< 270	270	< 240	240	< 260	260	< 250	250	< 260	260	< 250	250	< 240	240	< 260	260	< 240	240				
4-Chlorophenyl phenyl ether	~	~	~	< 270	270	< 240	240	< 260	260	< 250	250	< 260	260	< 250	250	< 240	240	< 260	260	< 240	240				
4-Nitroaniline	~	~	~	< 620	620	< 540	540	< 590	590	< 580	580	< 590	590	< 580	580	< 560	560	< 590	590	< 550	550				
4-Nitrophenol	~	~	~	< 270	270	< 240	240	< 260	260	< 250	250	< 260	260	< 250	250	< 240	240	< 260	260	< 240	240				
Acenaphthene	20,000	100,000	100,000	< 270	270	< 240	240	< 260	260	< 250	250	< 260	260	< 250	250	< 240	240	< 260	260	< 240	240				
Acenaphthylene	100,000	100,000	100,000	< 270	270	240	240	< 260	260	290	250	< 260	260	< 250	250	< 240	240	< 260	260	560	240				
Acetophenone	~	~	~	< 270	270	< 240	240	< 260	260	< 250	250	< 260	260	< 250	250	< 240	240	< 260	260	< 240	240				
Aniline	~	~	~	< 390	390	< 340	340	< 370	370	< 360	360	< 370	370	< 360	360	< 350	350	< 370	370	< 340	340				
Anthracene	100,000	100,000	100,000	< 270	270	< 240	240	< 260	260	440	250	< 260	260	< 250	250	< 240	240	< 260	260	290	240				
Benzidine	~	~	~	< 270	270	< 240	240	< 260	260	< 250	250	< 260	260	< 250	250	< 240	240	< 260	260	< 240	240				
Benzo(a)anthracene	1,000	1,000	1,000	< 270	270	1,300	240	720	260	1,600	250	290	260	< 250	250	< 240	240	340	260	3,100	240				
Benzo(a)pyrene	1,000	1,000	1,000	< 270	270	1,400	240	780	260	1,800	250	360	260	< 250	250	< 240	240	370	260	3,500	240				
Benzo(b)fluoranthene	1,000	1,000	1,000	< 270	270	1,800	240	1,000	260	2,300	250	490	260	< 250	250	< 240	240	490	260	4,700	240				
Benzo(g)herylene	100,000	100,000	100,000	< 270	270	800	240	470	260	1,000	250	290	260	< 250	250	< 240	240	< 260	260	1,900	240				
Benzo(k)fluoranthene	800	1,000	3,900	< 270	270	650	240	360	260	750	250	< 260	260	< 250	250	< 240	240	< 260	260	1,500	240				
Benzoic acid	~	~	~	< 780	780	< 680	680	< 740	740	< 720	720	< 740	740	< 730	730	< 690	690	< 730	730	< 680	680				
Benzyl butyl phthalate	~	~	~	< 270	270	< 240	240	< 260	260	< 250	250	< 260	260	< 250	250	< 240	240	< 260	260	< 240	240				
Bis(2-chloroethoxy)methane	~	~	~	< 270	270	< 240	240	< 260	260	< 250	250	< 260	260	< 250	250	< 240	240	< 260	260	< 240	240				
Bis(2-chloroethyl)ether	~	~	~	< 390	390	< 340	340	< 370	370	< 360	360	< 370	370	< 360	360	< 350	350	< 370	370	< 340	340				
Bis(2-ethylhexyl)phthalate	~	~	~	< 390	390	< 340	340	< 660	660	< 360	360	< 370	370	< 360	360	< 350	350	< 370	370	< 340	340				
Carbazole	~	~	~	< 390	390	< 340	340	< 370	370	< 360	360	< 370	370	< 360	360	< 350	350	< 370	370	< 340	340				
Chrysene	1,000	1,000	3,900	< 270	270	1,200	240	660	260	1,500	250	300	260	< 250	250	< 240	240	330	260	2,700	240				
Dibenz(a,h)anthracene	330	330	330	< 270	270	< 240	240	< 260	260	< 250	250	< 260	260	< 250	250	< 240	240	< 260	260	420	240				
Dibenzofuran	7,000	14,000	59,000	< 270	270	< 240	240	< 260	260	< 250	250	< 260	260	< 250	250	< 240	240	< 260	260	< 240	240				
Diethyl phthalate	~	~	~	< 270	270	< 240	240	< 260	260	< 250	250	< 260	260	< 250	250	< 240	240	< 260	260	< 240	240				
Dimethylphthalate	~	~	~	< 270	270	< 240	240	< 260	260	< 250	250	< 260	260	< 250	250	< 240	240	< 260	260	< 240	240				
Di-n-butylphthalate	~	~	~	< 390	390	< 340	340	< 370	370	< 360	360	< 370	370	< 360	360	< 350	350	< 370	370	< 340	340				
Di-n-octylphthalate	~	~	~	< 270	270	< 240	240	< 260	260	< 250	250	< 260	260	< 250	250	< 240	240	< 260	260	< 240	240				
Fluoranthene	100,000	100,000	100,000	< 270	270	2,200	240	1,400	260	3,200	250	480	260	< 250	250	< 240	240	430	260	4,900	240				
Fluorene	30,000	100,000	100,																						

Table 3C
Soil Analytical Data Tables
390 E 197th St.

Pesticides by EPA Method 8081B	NYSDEC Part 375.6 Unrestricted Use Soil Cleanup Objectives*	NYSDEC Part 375.6 Residential Soil Cleanup Objectives*	NYSDEC Part 375.6 Restricted Residential Soil Cleanup Objectives*	SB1 (0-2')		SB1 (2-4')		SB2 (0-2')		SB2 (2-4')		SB3 (4-6')		SB4 (0-2')		SB4 (2-4')		SB5 (2-4')		Duplicate			
				12/9/2025		12/9/2025		12/9/2025		12/9/2025		12/9/2025		12/9/2025		12/9/2025		12/9/2025		12/9/2025		12/9/2025	
				µg/Kg		µg/Kg		µg/Kg		µg/Kg		µg/Kg		µg/Kg		µg/Kg		µg/Kg		µg/Kg		µg/Kg	
				Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
4,4' -DDD	3.3	2,600	13,000	<2.3	2.3	<2.0	2.0	<2.2	2.2	<2.2	2.2	<2.2	2.2	<2.1	2.1	<2.2	2.2	<2.0	2.0	<2.0	2.0		
4,4' -DDE	3.3	1,800	8,900	<2.3	2.3	<2.0	2.0	<2.2	2.2	<2.2	2.2	<2.2	2.2	<2.1	2.1	<2.2	2.2	<2.0	2.0	<2.0	2.0		
4,4' -DDT	3.3	1,700	7,900	<2.3	2.3	<2.0	2.0	<2.2	2.2	<2.2	2.2	<2.2	2.2	4	2.2	<2.1	2.1	<3.0	3.0	<2.0	2.0		
a-BHC	20	97	480	<7.6	7.6	<6.7	6.7	<7.4	7.4	<7.3	7.3	<7.5	7.5	<7.3	7.3	<7.0	7.0	<7.5	7.5	<6.8	6.8		
a-Chlordane	94	910	4,200	<3.8	3.8	<3.4	3.4	<3.7	3.7	<3.7	3.7	<3.7	3.7	<3.6	3.6	<3.5	3.5	<3.7	3.7	<3.4	3.4		
Aldrin	5	19	97	<3.8	3.8	<3.4	3.4	<3.7	3.7	<3.7	3.7	<3.7	3.7	<3.6	3.6	<3.5	3.5	<3.7	3.7	<3.4	3.4		
b-BHC	36	72	360	<7.6	7.6	<6.7	6.7	<7.4	7.4	<7.3	7.3	<7.5	7.5	<7.3	7.3	<7.0	7.0	<7.5	7.5	<6.8	6.8		
Chlordane	~	~	~	<3.8	3.8	<3.4	3.4	<3.7	3.7	<3.7	3.7	<3.7	3.7	<3.6	3.6	<3.5	3.5	<3.7	3.7	<3.4	3.4		
d-BHC	40	100,000	100,000	<7.6	7.6	<6.7	6.7	<7.4	7.4	<7.3	7.3	<7.5	7.5	<7.3	7.3	<7.0	7.0	<7.5	7.5	<6.8	6.8		
Dieldrin	5	39	200	<3.8	3.8	<3.4	3.4	<3.7	3.7	<3.7	3.7	<3.7	3.7	<3.6	3.6	<3.5	3.5	<3.7	3.7	<3.4	3.4		
Endosulfan I	2,400	4,800	24,000	<7.6	7.6	<6.7	6.7	<7.4	7.4	<7.3	7.3	<7.5	7.5	<7.3	7.3	<7.0	7.0	<7.5	7.5	<6.8	6.8		
Endosulfan II	2,400	4,800	24,000	<7.6	7.6	<6.7	6.7	<7.4	7.4	<7.3	7.3	<7.5	7.5	<7.3	7.3	<7.0	7.0	<7.5	7.5	<6.8	6.8		
Endosulfan sulfate	2,400	4,800	24,000	<7.6	7.6	<6.7	6.7	<7.4	7.4	<7.3	7.3	<7.5	7.5	<7.3	7.3	<7.0	7.0	<7.5	7.5	<6.8	6.8		
Endrin	14	2,200	11,000	<7.6	7.6	<6.7	6.7	<7.4	7.4	<7.3	7.3	<7.5	7.5	<7.3	7.3	<7.0	7.0	<7.5	7.5	<6.8	6.8		
Endrin aldehyde	~	~	~	<7.6	7.6	<6.7	6.7	<7.4	7.4	<7.3	7.3	<7.5	7.5	<7.3	7.3	<7.0	7.0	<7.5	7.5	<6.8	6.8		
Endrin ketone	~	~	~	<7.6	7.6	<6.7	6.7	<7.4	7.4	<7.3	7.3	<7.5	7.5	<7.3	7.3	<7.0	7.0	<7.5	7.5	<6.8	6.8		
g-BHC	100	280	1,300	<1.5	1.5	<1.3	1.3	<1.5	1.5	<1.5	1.5	<1.5	1.5	<1.5	1.5	<1.4	1.4	<1.5	1.5	<1.4	1.4		
g-Chlordane	~	~	~	<3.8	3.8	<3.4	3.4	<3.7	3.7	<3.7	3.7	<3.7	3.7	<3.6	3.6	<3.5	3.5	<3.7	3.7	<3.4	3.4		
Heptachlor	42	420	2,100	<7.6	7.6	<6.7	6.7	<7.4	7.4	<7.3	7.3	<7.5	7.5	<7.3	7.3	<7.0	7.0	<7.5	7.5	<6.8	6.8		
Heptachlor epoxide	~	~	~	<7.6	7.6	<6.7	6.7	<7.4	7.4	<7.3	7.3	<7.5	7.5	<7.3	7.3	<7.0	7.0	<7.5	7.5	<6.8	6.8		
Methoxychlor	~	~	~	<3.8	3.8	<3.4	3.4	<3.7	3.7	<3.7	3.7	<3.7	3.7	<3.6	3.6	<3.5	3.5	<3.7	3.7	<3.4	3.4		
Toxaphene	~	~	~	<150	150	<130	130	<150	150	<150	150	<150	150	<150	150	<140	140	<150	150	<140	140		
PCBs By SW8082A																							
PCB-1016	100	1,000	~	<76	76	<67	67	<74	74	<73	73	<75	75	<73	73	<70	70	<75	75	<68	68		
PCB-1221	100	1,000	~	<76	76	<67	67	<74	74	<73	73	<75	75	<73	73	<70	70	<75	75	<68	68		
PCB-1232	100	1,000	~	<76	76	<67	67	<74	74	<73	73	<75	75	<73	73	<70	70	<75	75	<68	68		
PCB-1242	100	1,000	~	<76	76	<67	67	<74	74	<73	73	<75	75	<73	73	<70	70	<75	75	<68	68		
PCB-1248	100	1,000	~	<76	76	<67	67	<74	74	<73	73	<75	75	<73	73	<70	70	<75	75	<68	68		
PCB-1254	100	1,000	~	<76	76	<67	67	<74	74	<73	73	<75	75	<73	73	<70	70	<75	75	<68	68		
PCB-1260	100	1,000	~	<76	76	<67	67	<74	74	<73	73	<75	75	<73	73	<70	70	<75	75	<68	68		
PCB-1262	100	~	~	<76	76	<67	67	<74	74	<73	73	<75	75	<73	73	<70	70	<75	75	<68	68		
PCB-1268	100	~	~	<76	76	<67	67	<74	74	<73	73	<75	75	<73	73	<70	70	<75	75	<68	68		

NOTES:

NYSDEC - New York State Department of Conservation

* - 6 NYCRR Part 375-6 Remedial Program Soil Cleanup Objectives

mg/Kg - milligrams per Kilogram

ug/Kg - micrograms per Kilogram

~ - this indicates that no regulatory limit has been established for this analyte

RL - Reporting Limit

Any Regulatory Exceedences are color coded by Regulation

Bold Only- Detected above Reporting Limit but below Guidance Values

Table 3D
Soil Analytical Data Tables
390 E 197th St.

Metals Total	NYSDEC Part 375.6 Unrestricted Use Soil Cleanup Objectives*	NYSDEC Part 375.6 Residential Soil Cleanup Objectives*	NYDEC Part 375.6 Restricted Residential Soil Cleanup Objectives*	SB1 (0-2')		SB1 (2-4')		SB2 (0-2')		SB2 (2-4')		SB3 (4-6')		SB4 (0-2')		SB4 (2-4')		SB5 (2-4')		Duplicate			
				12/9/2025		12/9/2025		12/9/2025		12/9/2025		12/9/2025		12/9/2025		12/9/2025		12/9/2025		12/9/2025		12/9/2025	
				mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg	
				Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
Aluminum	~	~	~	12,900	53	4,980	5.4	5,080	5.7	3,530	5.7	10,900	51	8,960	56	14,100	51	5,470	5.9	4,840	4.8		
Antimony	~	~	~	<3.5	3.5	<3.6	3.6	<3.8	3.8	<3.8	3.8	<3.4	3.4	<3.7	3.7	<3.4	3.4	<3.9	3.9	<3.2	3.2		
Arsenic	13	16	16	3.37	0.70	1.79	0.72	6.05	0.76	5.96	0.76	3.81	0.68	3.5	0.74	1.82	0.67	2.57	0.78	1.63	0.64		
Barium	350	350	400	102	0.35	57.6	0.36	94.3	0.38	85.4	0.38	324	0.34	104	0.37	88.1	0.34	98.4	0.39	59.3	0.32		
Beryllium	7.2	14	72	0.56	0.28	<0.29	0.29	0.35	0.30	<0.30	0.30	0.37	0.27	0.42	0.30	0.45	0.27	<0.31	0.31	<0.26	0.26		
Cadmium	2.5	2.5	4.3	<0.35	0.35	<0.36	0.36	<0.38	0.38	0.38	0.38	0.46	0.34	0.39	0.37	0.37	0.34	<0.39	0.39	<0.32	0.32		
Calcium	~	~	~	13,100	53	13,200	54	11,300	5.7	5,800	5.7	17,400	51	34,200	56	6,060	5.1	15,900	59	8,330	4.8		
Chromium	~	~	~	16.8	0.35	16.3	0.36	10.4	0.38	9.41	0.38	25.6	0.34	19.8	0.37	38.5	0.34	13.1	0.39	15.4	0.32		
Cobalt	~	~	~	6.9	0.35	4.48	0.36	4.99	0.38	5.38	0.38	8.32	0.34	7.89	0.37	14	0.34	5.37	0.39	4.88	0.32		
Copper	50	270	270	22.8	0.7	12.3	0.7	28.8	0.8	32.5	0.8	36.7	0.7	29.2	0.7	33.1	0.7	31.5	0.8	11.7	0.6		
Iron	~	~	~	15,100	5.3	11,800	5.4	7,440	5.7	7,770	5.7	16,000	5.1	19,700	5.6	21,900	5.1	9,200	5.9	9,860	4.8		
Lead	63	400	400	101	0.35	391	0.36	176	0.38	270	0.38	432	0.34	169	0.37	36.7	0.34	322	0.39	320	0.32		
Magnesium	~	~	~	3,460	5.3	2,470	5.4	963	5.7	982	5.7	4,800	5.1	4,550	5.6	8,600	5.1	2,660	5.9	2,460	4.8		
Manganese	1,600	2,000	2,000	435	0.35	195	0.36	100	0.38	106	0.38	319	0.34	299	0.37	392	0.34	182	0.39	188	0.32		
Mercury	0.18	0.81	0.81	0.11	0.087	0.0909	0.077	<0.083	0.083	0.0838	0.083	0.193	0.085	3.36	0.25	0.416	0.079	0.0969	0.084	<0.077	0.077		
Nickel	30	140	310	15	0.35	13.8	0.36	18.7	0.38	14.9	0.38	19	0.34	17.1	0.37	36.4	0.34	13.1	0.39	10.7	0.32		
Potassium	~	~	~	1,170	53	877	54	709	5.7	704	5.7	1,480	51	1,530	56	2,330	51	889	59	866	48		
Selenium	3.9	36	180	<1.4	1.4	<1.4	1.4	<1.5	1.5	<1.5	1.5	<1.4	1.4	<1.5	1.5	<1.3	1.3	<1.6	1.6	<1.3	1.3		
Silver	2	36	180	<0.35	0.35	<0.36	0.36	<0.38	0.38	<0.38	0.38	<0.34	0.34	<0.37	0.37	<0.34	0.34	<0.39	0.39	<0.32	0.32		
Sodium	~	~	~	358	5.3	129	5.4	199	5.7	157	5.7	203	5.1	696	5.6	528	5.1	275	5.9	121	4.8		
Thallium	~	~	~	<3.2	3.2	<3.2	3.2	<3.4	3.4	<3.4	3.4	<3.0	3.0	<3.3	3.3	<3.0	3.0	<3.5	3.5	<2.9	2.9		
Vanadium	~	~	~	26.6	0.35	17.3	0.36	15.1	0.38	16	0.38	31.4	0.34	30.7	0.37	44.9	0.34	19.7	0.39	15.3	0.32		
Zinc	109	2,200	10,000	64.5	0.7	58.6	0.7	84.4	0.8	167	0.8	214	0.7	58.5	0.7	53.7	0.7	143	0.8	61.2	0.6		

NOTES:

NYSDEC - New York State Department of Conservation

* - 6 NYCRR Part 375-6 Remedial Program Soil Cleanup Objectives

mg/Kg - milligrams per Kilogram

ug/Kg - micrograms per Kilogram

~ - this indicates that no regulatory limit has been established for this analyte

RL - Reporting Limit

Any Regulatory Exceedences are color coded by Regulation

Bold Only- Detected above Reporting Limit but below Guidance Values

Table 3E
Soil Analytical Data Tables
390 E 197th St.
Bronx, NY

PFAS (EPA 1633 Target List)	NYSDEC Part 375 Remedial Soil Guidance PFAS Unrestricted- Oct 2020	NYSDEC Part 375 Remedial Soil Guidance PFAS Residential- Oct 2020	NYSDEC Part 375 Remedial Soil Guidance PFAS- Restricted Residential-Oct 2020	SB1 (2-4')		SB2 (2-4')	
				12/9/2025		12/9/2025	
				ng/g		ng/g	
				Result	RL	Result	RL
11Cl-PF3OUdS	~	~	~	< 0.734	0.734	< 0.804	0.804
1H,1H,2H,2H-Perfluorodecanesulfonic acid	~	~	~	< 0.734	0.734	< 0.804	0.804
1H,1H,2H,2H-Perfluorohexanesulfonic Acid	~	~	~	< 0.734	0.734	< 0.804	0.804
1H,1H,2H,2H-Perfluorooctanesulfonic acid	~	~	~	< 0.734	0.734	< 0.804	0.804
3:3FTCA	~	~	~	< 0.917	0.917	< 1.00	1.00
5:3FTCA	~	~	~	< 4.59	4.59	< 5.02	5.02
7:3FTCA	~	~	~	< 4.59	4.59	< 5.02	5.02
9Cl-PF3ONS	~	~	~	< 0.734	0.734	< 0.804	0.804
ADONA	~	~	~	< 0.734	0.734	< 0.804	0.804
HFPO-DA	~	~	~	< 0.734	0.734	< 0.804	0.804
NETFOSA	~	~	~	< 0.183	0.183	< 0.201	0.201
NETFOSAA	~	~	~	< 0.183	0.183	< 0.201	0.201
NETFOSE	~	~	~	< 1.83	1.83	< 2.01	2.01
NFDHA	~	~	~	< 0.367	0.367	< 0.402	0.402
NMeFOSA	~	~	~	< 0.183	0.183	< 0.201	0.201
NMeFOSAA	~	~	~	< 0.183	0.183	< 0.201	0.201
NMeFOSE	~	~	~	< 1.83	1.83	< 2.01	2.01
Perfluoro-1-decanesulfonic acid (PFDS)	~	~	~	< 0.183	0.183	< 0.201	0.201
Perfluoro-1-heptanesulfonic acid (PFHpS)	~	~	~	< 0.183	0.183	< 0.201	0.201
Perfluoro-1-octanesulfonamide (FOSA)	~	~	~	< 0.183	0.183	< 0.201	0.201
Perfluorobutanesulfonic acid (PFBS)	~	~	~	< 0.183	0.183	< 0.201	0.201
Perfluorodecanoic acid (PFDA)	~	~	~	< 0.183	0.183	0.0573	0.201
Perfluorododecane Sulfonic Acid (PFDoDS)	~	~	~	< 0.183	0.183	< 0.201	0.201
Perfluorododecanoic acid (PFDoA)	~	~	~	< 0.183	0.183	< 0.201	0.201
Perfluoroheptanoic acid (PFHpA)	~	~	~	< 0.183	0.183	0.0406	0.201
Perfluorohexanesulfonic Acid (PFHxS)	~	~	~	< 0.183	0.183	< 0.201	0.201
Perfluorohexanoic acid (PFHxA)	~	~	~	< 0.183	0.183	0.098	0.201
Perfluoro-n-butanoic acid (PFBA)	~	~	~	< 0.734	0.734	< 0.804	0.804
Perfluorononanesulfonic Acid (PFNS)	~	~	~	< 0.183	0.183	< 0.201	0.201
Perfluorononanoic acid (PFNA)	~	~	~	< 0.183	0.183	0.043	0.201
Perfluorooctanesulfonic Acid (PFOS)	0.88	8.8	44	< 0.183	0.183	0.37	0.201
Perfluorooctanoic acid (PFOA)	0.66	6.6	33	0.084	0.183	0.0843	0.201
Perfluoropentanesulfonic Acid (PFPeS)	~	~	~	< 0.183	0.183	< 0.201	0.201
Perfluoropentanoic acid (PFPeA)	~	~	~	< 0.367	0.367	< 0.402	0.402
Perfluorotetradecanoic acid (PFTA)	~	~	~	< 0.183	0.183	< 0.201	0.201
Perfluorotridecanoic acid (PFTrDA)	~	~	~	< 0.183	0.183	< 0.201	0.201
Perfluoroundecanoic acid (PFUnA)	~	~	~	< 0.183	0.183	< 0.201	0.201
PFEESA	~	~	~	< 0.367	0.367	< 0.402	0.402
PFMBA	~	~	~	< 0.367	0.367	< 0.402	0.402
PFMPA	~	~	~	< 0.367	0.367	< 0.402	0.402

NOTES:

NYSDEC - New York State Department of Conservation

* - 6 NYCRR Part 375-6 Remedial Program Soil Cleanup Objectives

mg/Kg - milligrams per Kilogram

ug/Kg - micrograms per Kilogram

~ - this indicates that no regulatory limit has been established for this analyte

RL - Reporting Limit

Any Regulatory Exceedences are color coded by Regulation

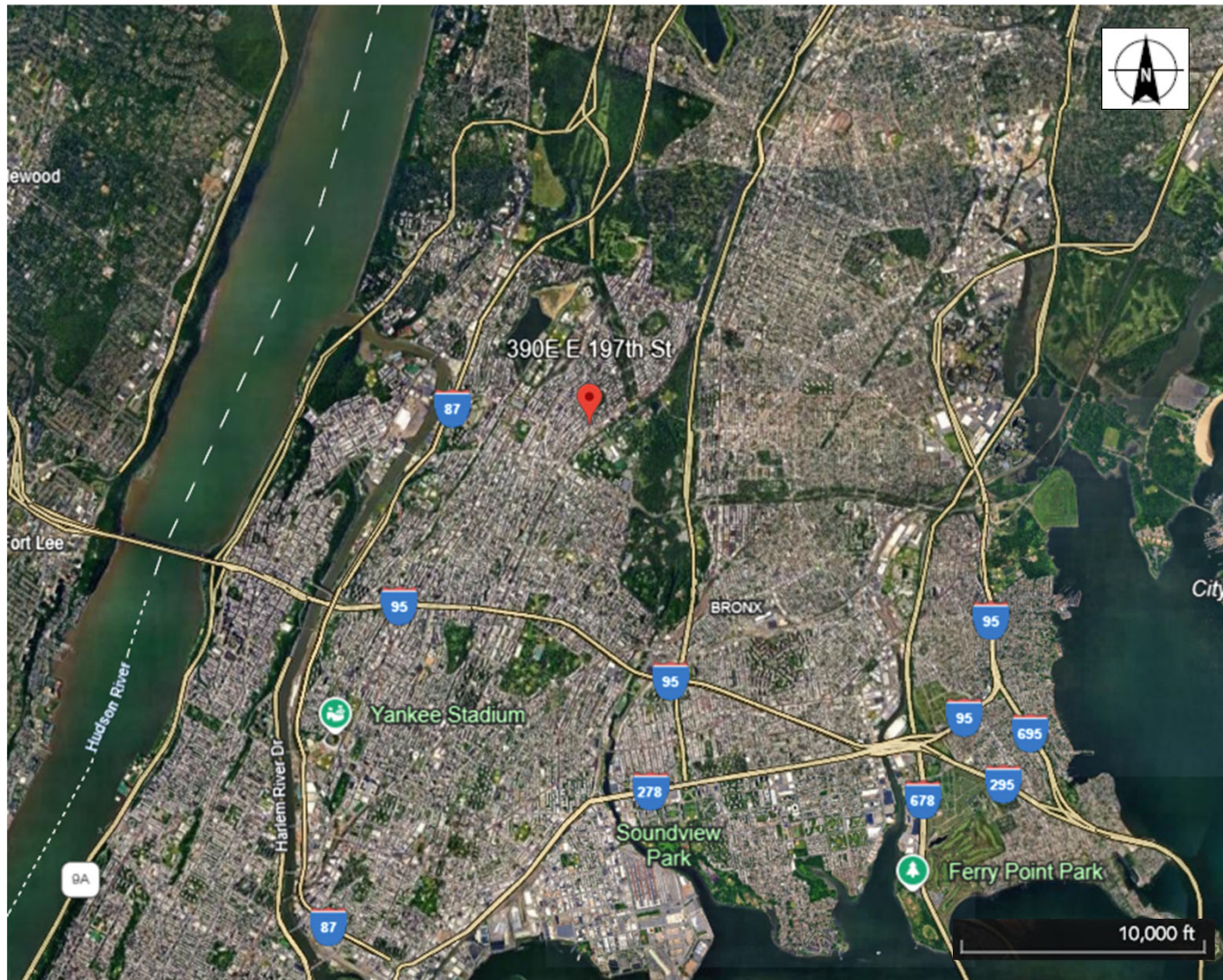
Bold Only- Detected above Reporting Limit but below Guidance Values

Table 5
Soil Vapor Sampling - VOCs (TO15)
390 E 197th St. Bronx, NY

Volatile Organic Compounds by EPA Method TO-15	NYSDOH Soil Vapor Intrusion Matrices A, B, C, D, E & F (Sub-Slab Guidance Levels*)	12/10/2025		12/10/2025		12/10/2025		12/10/2025		12/10/2025	
		SSV1		SV2		SV3		SSV4		SSV5	
		Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
1,1,1,2-Tetrachloroethane	~	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00
1,1,1-Trichloroethane	100	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00
1,1,2,2-Tetrachloroethane	~	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00
1,1,2-Trichloroethane	~	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00
1,1-Dichloroethane	~	< 5.02	5.02	< 5.02	5.02	< 5.02	5.02	< 5.02	5.02	< 5.02	5.02
1,1-Dichloroethene	6	< 1.00	1.00	< 1.00	1.00	< 1.00	1.00	< 1.00	1.00	< 1.00	1.00
1,2,4-Trichlorobenzene	~	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00
1,2,4-Trimethylbenzene	60	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01
1,2-Dibromoethane(EDB)	~	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00
1,2-Dichlorobenzene	~	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00
1,2-Dichloroethane	~	< 5.02	5.02	< 5.02	5.02	< 5.02	5.02	< 5.02	5.02	< 5.02	5.02
1,2-dichloropropane	~	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99
1,2-Dichlorotetrafluoroethane	~	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00
1,3,5-Trimethylbenzene	60	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01
1,3-Butadiene	~	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00
1,3-Dichlorobenzene	~	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00
1,4-Dichlorobenzene	~	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00
1,4-Dioxane	~	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01
2-Hexanone(MBK)	~	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99
4-Ethyltoluene	~	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01
4-Isopropyltoluene	~	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00
4-Methyl-2-pentanone(MIBK)	~	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99
Acetone	~	10.6	5.01	23.7	5.01	8.24	5.01	6.93	5.01	17	5.01
Acrylonitrile	~	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01
Benzene	60	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01
Benzyl chloride	~	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00
Bromodichloromethane	~	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00
Bromoform	~	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00
Bromomethane	~	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01
Carbon Disulfide	~	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01
Carbon Tetrachloride	6	< 1.00	1.00	< 1.00	1.00	< 1.00	1.00	< 1.00	1.00	< 1.00	1.00
Chlorobenzene	~	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01
Chloroethane	~	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01
Chloroform	~	7.47	4.98	< 4.98	4.98	16.9	4.98	55.1	4.98	< 4.98	4.98
Chloromethane	~	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99
Cis-1,2-Dichloroethene	6	< 1.00	1.00	< 1.00	1.00	1.39	1.00	< 1.00	1.00	< 1.00	1.00
cis-1,3-Dichloropropene	~	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99
Cyclohexane	60	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99
Dibromochloromethane	~	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00
Dichlorodifluoromethane	~	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99
Ethanol	~	21.3	5.01	29	5.01	14	5.01	9.1	5.01	26.6	5.01
Ethyl acetate	~	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01
Ethylbenzene	60	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99
Heptane	200	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00
Hexachlorobutadiene	~	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00
Hexane	200	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00
Isooctane	60	< 4.99	4.99	< 4.99	4.99	8.48	4.99	< 4.99	4.99	< 4.99	4.99
Isopropylalcohol	~	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01
Isopropylbenzene	~	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01
m,p-Xylene	200	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99
Methyl Ethyl Ketone	~	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01
Methyl tert-butyl ether(MTBE)	~	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01
Methylene Chloride	100	< 15.0	15.0	< 15.0	15.0	< 15.0	15.0	< 15.0	15.0	< 15.0	15.0
Naphthalene	~	< 5.23	5.23	< 5.23	5.23	< 5.23	5.23	< 5.23	5.23	< 5.23	5.23
n-Butylbenzene	~	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00
o-Xylene	60	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99
Propylene	~	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01
sec-Butylbenzene	~	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00
Styrene	~	< 4.98	4.98	< 4.98	4.98	< 4.98	4.98	< 4.98	4.98	< 4.98	4.98
Tetrachloroethene	100	381	1.25	8.61	1.25	915	1.25	30.3	1.25	466	1.25
Tetrahydrofuran	~	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01
Toluene	300	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	< 5.01	5.01	5.72	5.01
Trans-1,2-Dichloroethene	~	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99
trans-1,3-Dichloropropene	~	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99	< 4.99	4.99
Trichloroethene	6	73	0.99	< 0.99	0.99	81.6	0.99	11.8	0.99	277	0.99
Trichlorofluoromethane	~	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00
Trichlorotrifluoroethane	~	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00	< 5.00	5.00
Vinyl Chloride	6	< 1.00	1.00	< 1.00	1.00	< 1.00	1.00	< 1.00	1.00	< 1.00	1.00
Total PVOCs	~	0.00		0.00		8.48		0.00		5.72	
Total CVOCs	~	454.00		8.61		997.99		42.10		743.00	
Total VOCs	~	493.37		61.31		1,045.61		113.23		792.32	

Notes:
* - The minimum concentrations in Sub-Slab and Indoor Air which require "Identify Source(s) and Resample, or Mitigate" are Listed.
~ - No guidance level for these analytes.
PVOCs = Petroleum-related VOCs
CVOCs = Chlorinated VOCs
SS = Sub-Slab
IA = Indoor Air
RL = Reporting Limit
Bold Only - Analyte detected above the reporting limit but below guidance levels
Bold/Highlighted = CVOC detected above guidance levels
Bold/Highlighted = PVOC detected above guidance levels

FIGURES



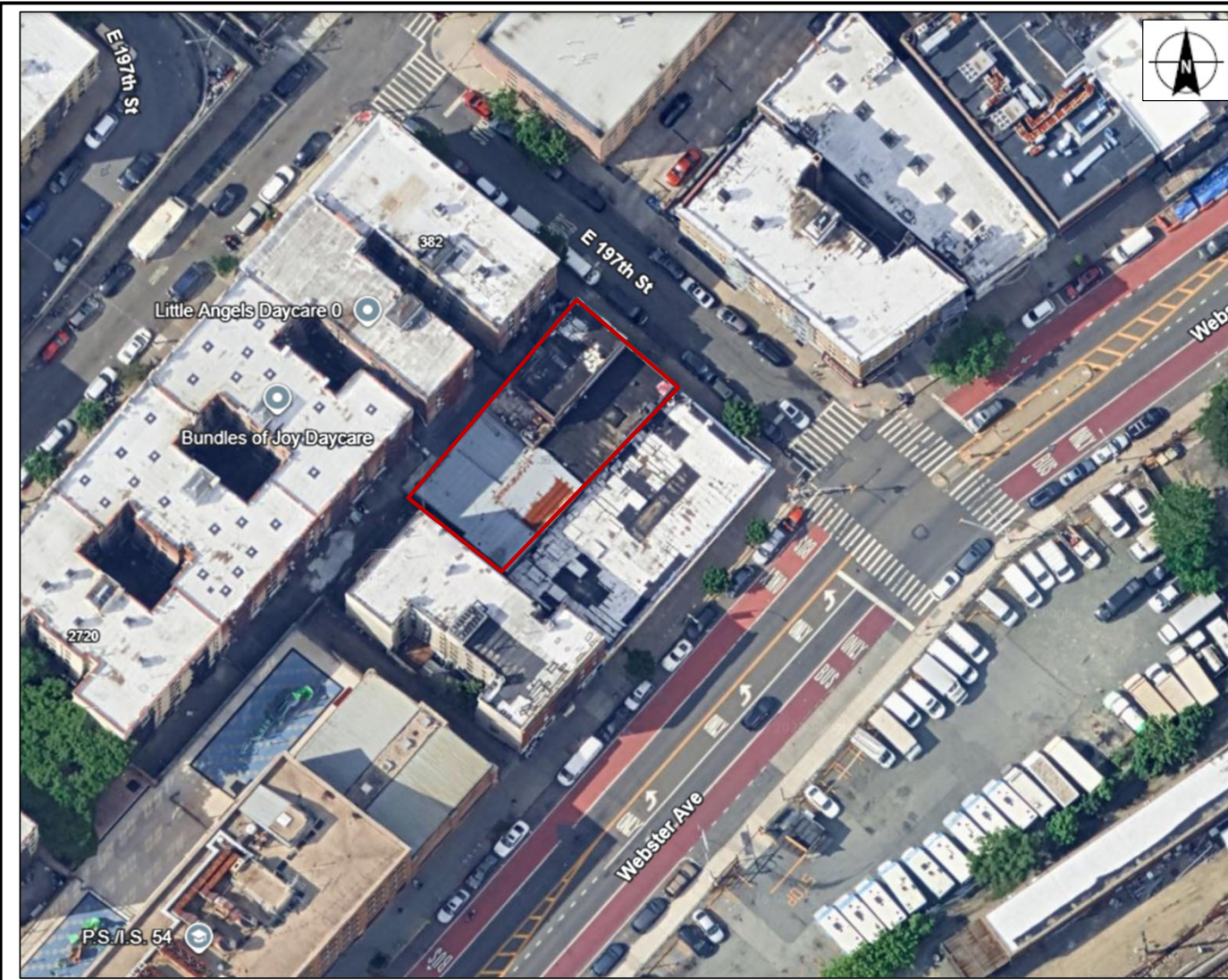
IMAGERY SOURCE: Google Earth




390 EAST 197TH STREET, BRONX, NY 10458

FIGURE 1 - SITE LOCATION MAP

JANUARY 2026



LEGEND:

 Property Boundary

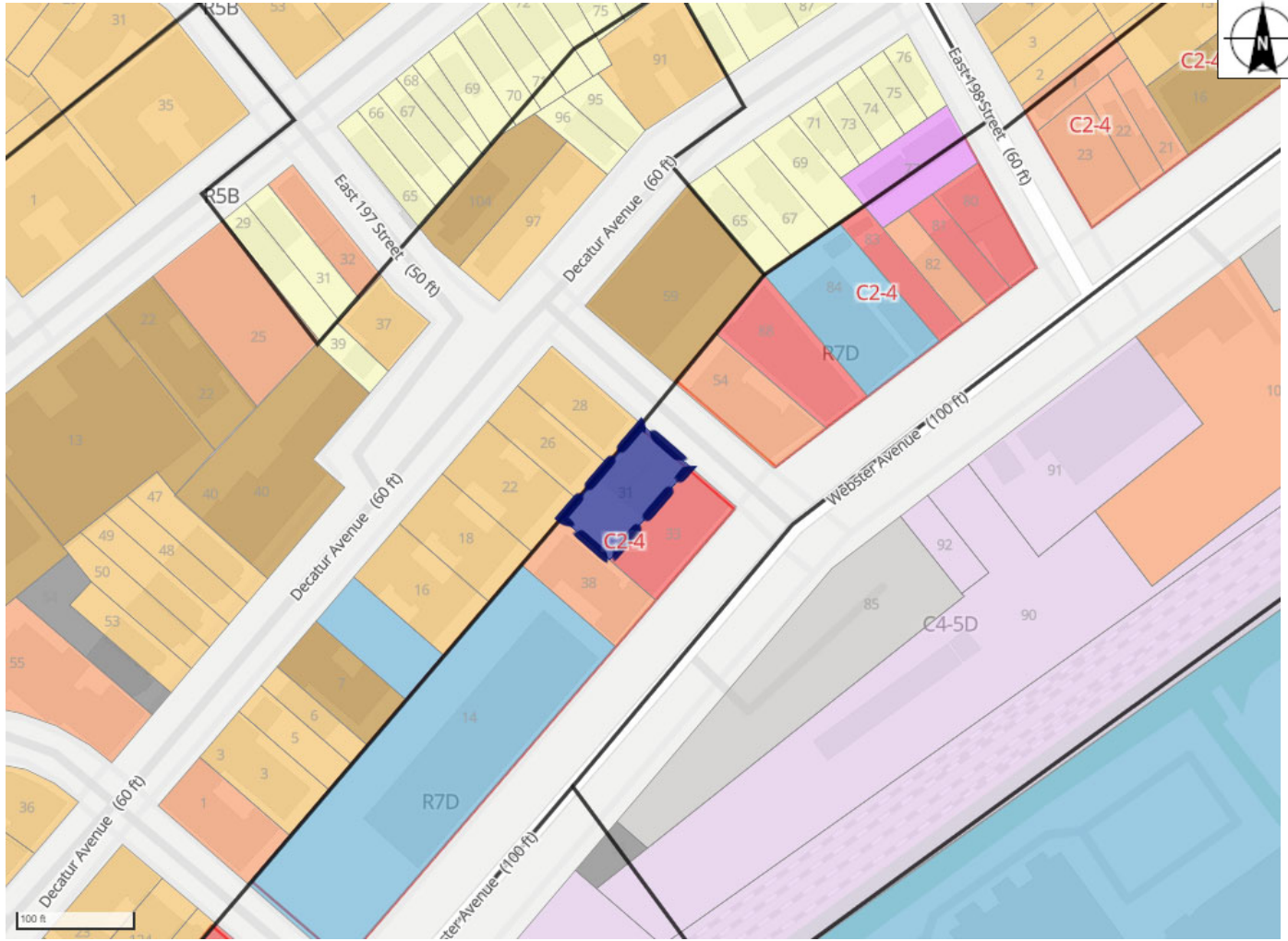
IMAGERY SOURCE: Google Earth



390 EAST 197TH STREET, BRONX, NY 10458

FIGURE 2- AERIAL SITE LOCATION MAP

JANUARY 2026



LEGEND:

Property Boundary

Zoning and Land Use

- Tax Lots
- One & Two Family Buildings
 - Multi-Family Walk-Up Buildings
 - Multi-Family Elevator Buildings
 - Mixed Residential & Commercial Buildings
 - Commercial & Office Buildings
 - Industrial & Manufacturing
 - Transportation & Utility
 - Public Facilities & Institutions
 - Open Space & Outdoor Recreation
 - Parking Facilities
 - Vacant Land
 - Other

Zoning Districts

- Commercial Districts
- Manufacturing Districts
- Residence Districts
- Parks
- Battery Park City


Commercial Overlays

- C1-1 through C1-5
- C2-1 through C2-5

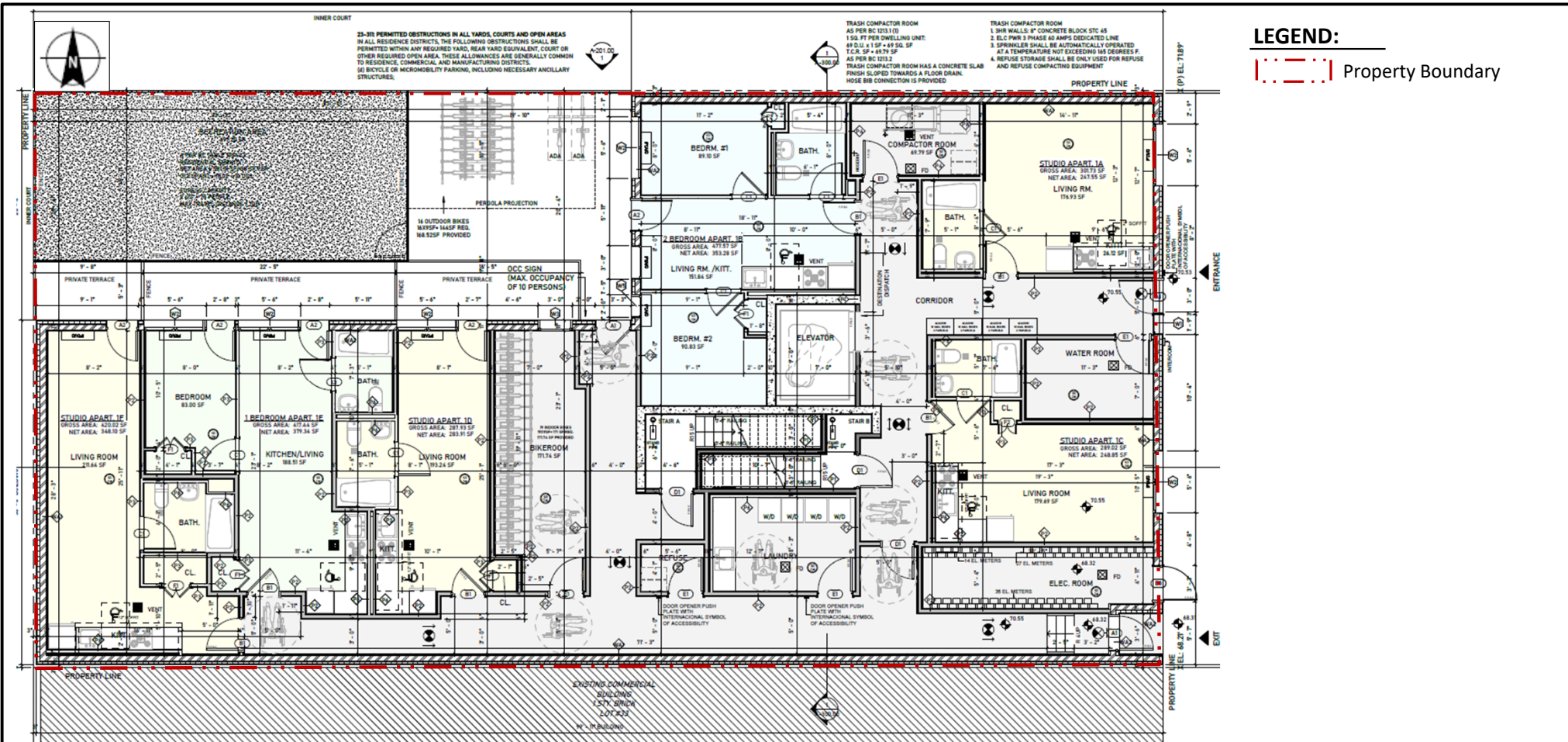
Basemaps

- Subways
- Building Footprints

IMAGERY SOURCE: NYC ZOLA PLANNING [ZoLa](#) | [NYC's Zoning & Land Use Map](#)



390 EAST 197TH STREET, BRONX, NY 10458
 FIGURE 3- SURROUNDING LAND USE MAP
 JANUARY 2026



IMAGERY SOURCE: Architectural Plans, SMS Studio, Architectural Design, dated 12.5.2025

390 EAST 197TH STREET, BRONX, NY 10458

RE
ROCHENVIRO

FIGURE 4- REDEVELOPMENT PLANS (FIRST FLOOR PLAN)

JANUARY 2026




LEGEND:

- Existing Building Footprints
- Property Boundary
- Existing Cellar (8 ft bsg)
- Proposed Slab-on-Grade (2 ft) & Footings (2-4 ft)
- Rear Yard Area (2 ft)
- Elevator Pit (7 ft)
- Soil Boring
- X Soil Boring and Temporary Groundwater Well
- Soil Vapor Point
- Anticipated Groundwater Flow

Due to the topographical gradient, the west side of the Site will require excavation to a depth of 5 feet lower than the east side to create a level foundation area. Therefore, the eastern boundary will remain unexcavated.

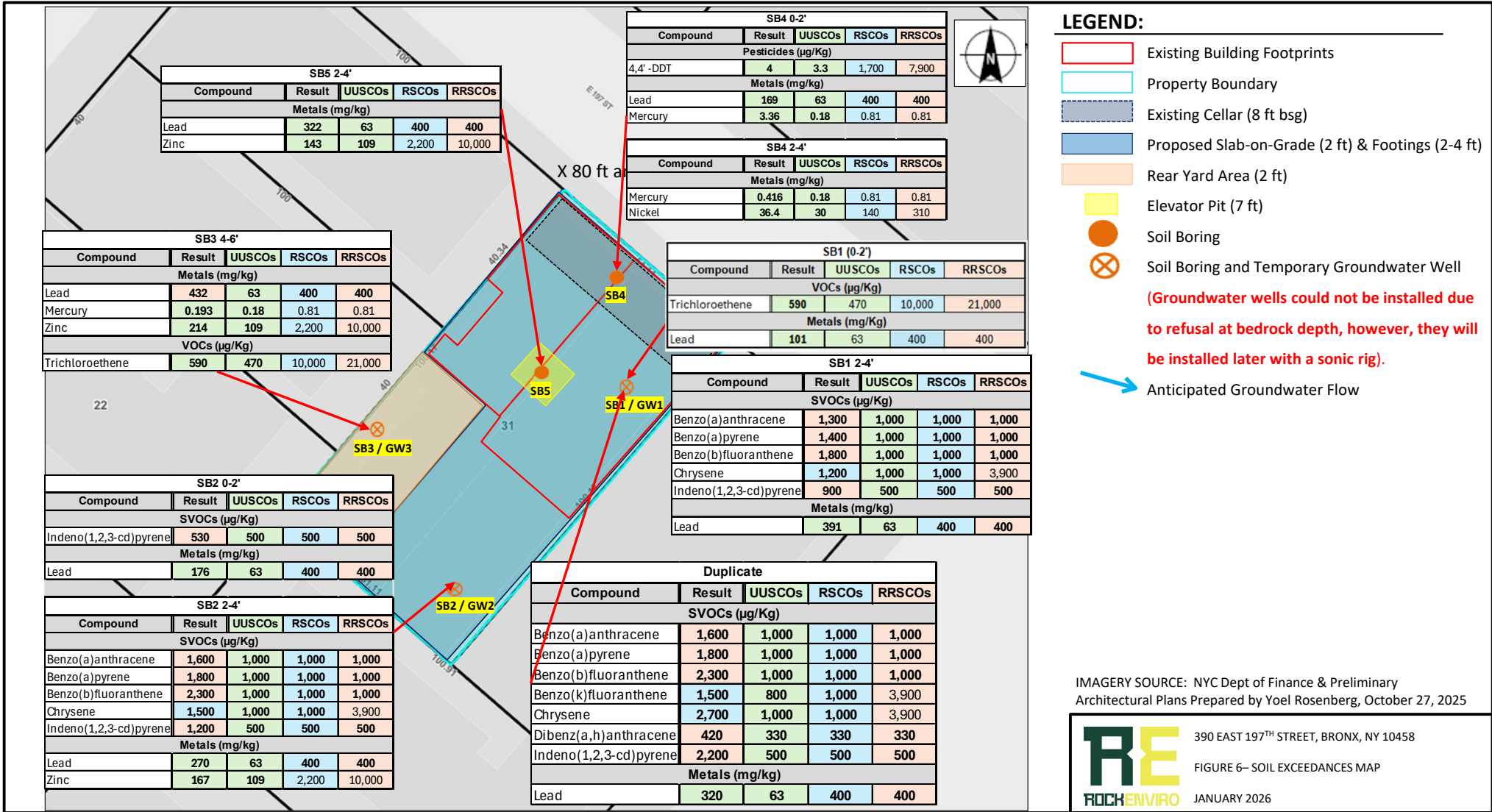
IMAGERY SOURCE: NYC Dept of Finance & Preliminary Architectural Plans Prepared by Yoel Rosenberg, October 27, 2025



390 EAST 197TH STREET, BRONX, NY 10458

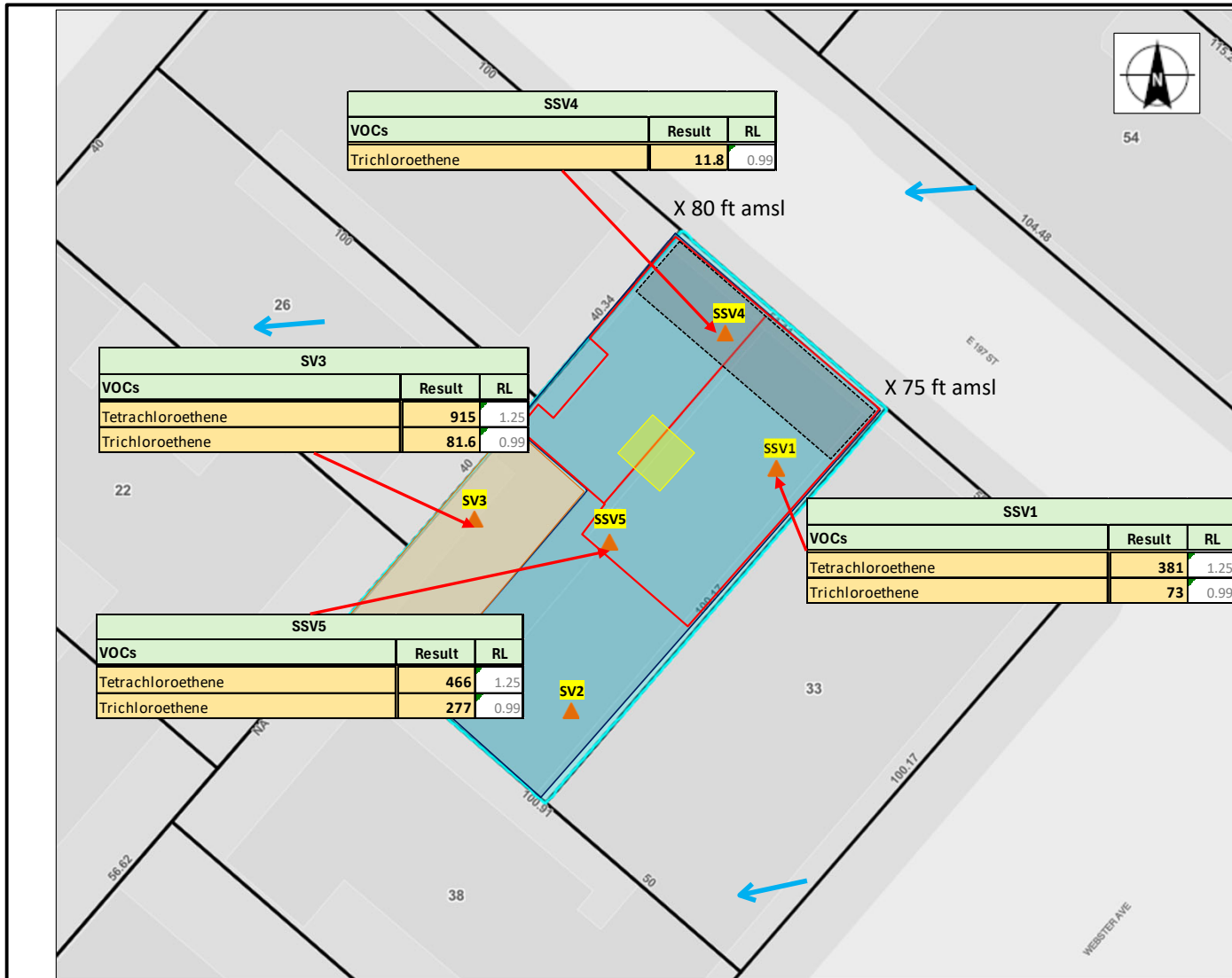
FIGURE 5- SAMPLE LOCATION MAP

JANUARY 2026



IMAGERY SOURCE: NYC Dept of Finance & Preliminary Architectural Plans Prepared by Yoel Rosenberg, October 27, 2025

390 EAST 197TH STREET, BRONX, NY 10458
 FIGURE 6- SOIL EXCEEDANCES MAP
 JANUARY 2026



LEGEND:

- Existing Building Footprints
- Property Boundary
- Existing Cellar (8 ft bsg)
- Proposed Slab-on-Grade (2 ft) & Footings (2-4 ft)
- Rear Yard Area (2 ft)
- Elevator Pit (7 ft)
- ▲ Soil Vapor Point
- ➔ Anticipated Groundwater Flow

IMAGERY SOURCE: NYC Dept of Finance & Preliminary Architectural Plans Prepared by Yoel Rosenberg, October 27, 2025



390 EAST 197TH STREET, BRONX, NY 10458
 FIGURE 7- SOIL VAPOR EXCEEDANCES MAP
 JANUARY 2026

ATTACHMENT C

Section III: Ecological Concerns

SECTION III: ECOLOGICAL CONCERNS

Fish and Wildlife Resources Impact Analysis

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

The Site was developed as early as the late 1800s for residential use until sometime between 1945 and 1950, the Site transitioned to a mixed-use residential and commercial use. The Site is located in the Bedford Park-Fordham North section of the Bronx. The Site provides little or no wildlife habitat or food value and/or access to the detected subsurface contamination. No natural waterways are present on or adjacent to the Site. The proposed future use of the Site is residential. As such, no unacceptable ecological risks are expected under the current and future use scenarios.

ATTACHMENT D

Section IV: Land Use Factors

SECTION IV: LAND USE FACTORS

Zoning

According to the New York City Planning Commission Zoning Map 3c, the Site is located within an R7D Residential zoning district with a C2-4 commercial overlay. The intended post-development use of the Site is as a new nine-story residential building.

Current Use

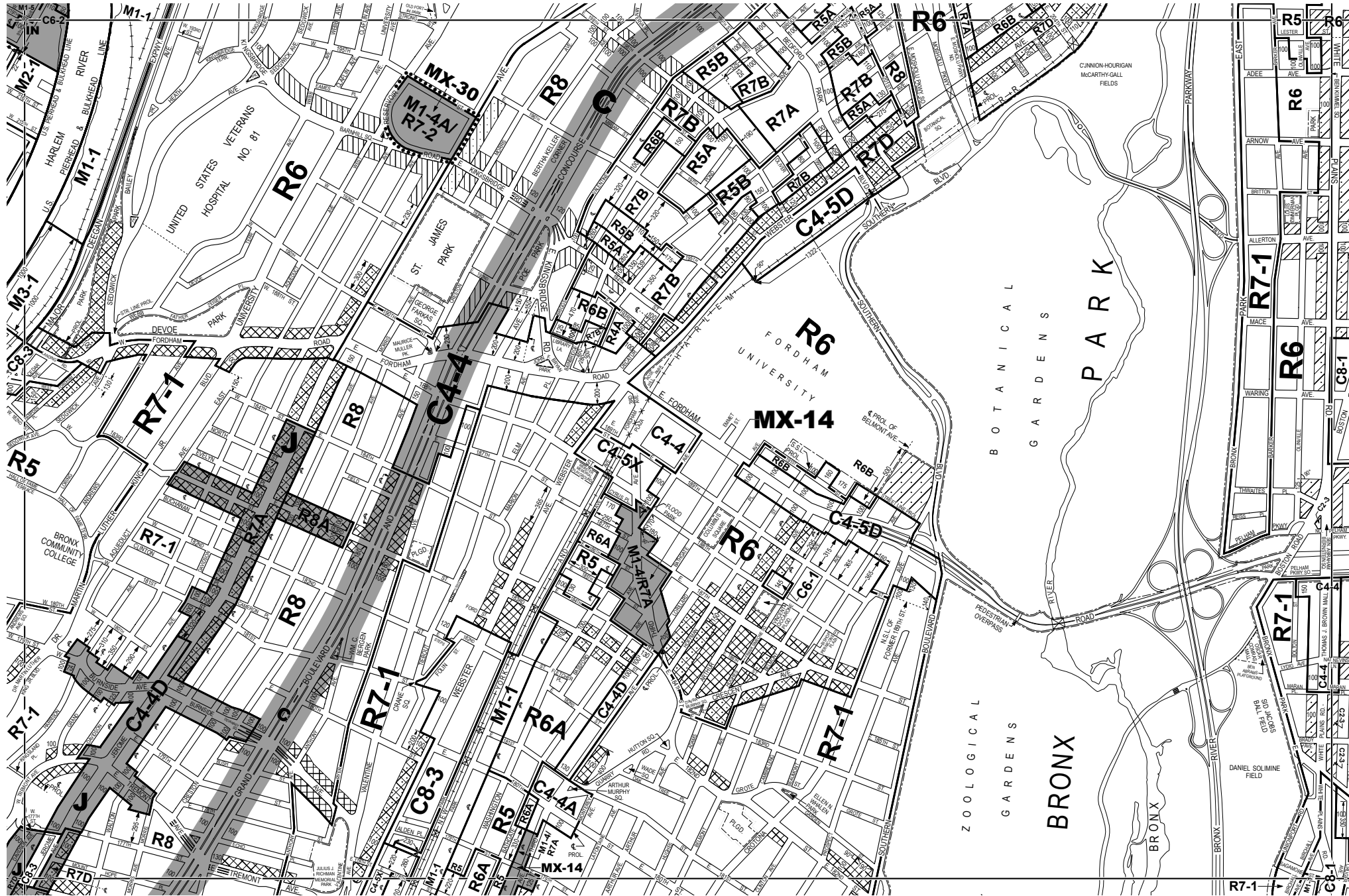
The approximately 5,196-sq-ft (0.119-acre) Site is currently vacant; the Site was vacated in February 2026, approximately one month prior to the Requestor taking ownership in March 2026. The Site remains vacant and is currently improved with a one-story commercial building and two-story mix-use building with a partial basement. According to previous reports, during years of operation as an auto repair facility there was a 275-gallon aboveground storage tank containing waste oil, multiple above ground vehicle lifts and existing sumps/floor drains at the Site which are possible contamination source areas.

Intended Use Post-Remediation

Although future development plans are in preliminary design phases, the proposed development will consist of constructing a new nine-story residential building with approximately 30 percent affordable housing units.

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

According to the New York City Planning Commission Zoning Map 3c, the Site is located within an R7D residential zoning district, with a C2-4 commercial. The Requestor plans to redevelop the Site with a new nine-story residential building. The proposed development of this property is consistent with the current zoning. The applicable zoning map is included as an attachment. The Site is located in a DAC.



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

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

- R** - RESIDENTIAL DISTRICT
- C** - COMMERCIAL DISTRICT
- M** - MANUFACTURING DISTRICT

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

AREA(S) REZONED

Effective Date(s) of Rezoning:

10-29-2025 C 250294 ZMX

Special Requirements:

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

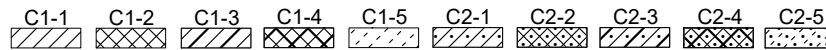
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

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

MAP KEY

1b	1d	2b
3a	3c	4a
3b	3d	4b

© Copyrighted by the City of New York



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

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

ZONING MAP 3C

ATTACHMENT E

Section V: Current and Historical Property Owner/Operator Information

SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER/OPERATOR INFORMATION

Current Owner and Operator

The Requestor, 390 East 197 LLC, is the current owner of the Site. The 0.119-acre Site is currently vacant.

The contact information for the Requestor is:

Shaye Schwimmer
 390 East 197 LLC
 130 Lee Avenue, PMB 483
 Brooklyn, New York 11211
 Phone: (917) 224-0770
 Email: shayeschwimmer@gmail.com

Previous Owners and Operators

A list of current and previous Site owners is provided in the below table.

Date	Document Type	First Party	First Party Address	Second Party	Relationship of First Party to Applicant	First Party Contact Information		
						Name	Address	Phone/Email
03/25/2026	Deed (Lot 31)	ATKETOL PROPERTIES, INC	390-392 East 197 th Street, Bronx, New York	390 East 197 LLC	None	Atanda Owolabi	Not Available	(845) 567-1897
05/15/2016	Deed (Lot 31)	Atanda Owolabi	390-392 East 197 th Street, Bronx, New York	ATKETOL PROPERTIES, INC	None	Atanda Owolabi	390-392 East 197 th Street	(845) 567-1897
01/09/2008	Deed (Lot 31)	ATKETOL INC.	1030 Rolling Ridge, New Windsor, New York	Atanda Owolabi	None	Atanda Owolabi and Olukemi Owolabi	1030 Rolling Ridge, New Windsor, New York	(845) 567-1897
10/01/2002	Deed (Lot 31)	BARJAC, LLC	25 Thixton Drive, Hewlitt Harbor, NY	ATKETOL INC.	None	Not Available	Not Available	Not Available
03/23/1999	Deed (Lot 31)	BROADWAY PLUMBING & HEATING CORP.	390 East 197 th Street,	BARJAC LLC	None	Not Available	Not Available	(212) 293-1150

			Bronx, New York					
01/29/1972	Deed (Lot 31)	Sidney Dinofer	244 Claremont Avenue, Mount Vernon, New York	BROADWAY PLUMBING & HEATING CORP	None	Sidney Dinofer	Not Available	Not Available
08/13/1970	Deed (Lot 31)	Sylvia Dinofer (deceased)	244 Claremont Avenue, Mount Vernon, New York	Sidney Dinofer and Sylvia Dinofer	None	Sylvia Dinofer	Not Available	Not Available

Reference: New York City Department of Finance Automated City Register Information System (ACRIS) website: <https://a836-acris.nyc.gov/DS/DocumentSearch/BBL>. All available and ascertainable current and former names, addresses, and telephone numbers of the previous property owners are included.

The Site is currently vacant. Previous Site operators are provided in the table below.

Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
Livery Management	Operator (2022)	390 East 197 th Street Phone: 347-862-6102	None
Super Tire Shop	Operator (2017-2019)	390 East 197 th Street Phone: 347-862-6102	None
Broadway Plumbing & Heating Corp	Owner and Operator (1971-2000)	390 East 197 th Street Phone: 212-293-1150	None
SIDCO Food Distribtrs Co	Operator (1965)	390 East 197 th Street	None
Sound Columns Inc	Operator (1961)	390 East 197 th Street	None
Kummerle Contrctg Corp Kummerle Fredk L b	Operator (1940-1949) Operator (1931)	390 East 197 th Street	None
Kummerle Bros Inc contrs	Operator (1927)	390 East 197 th Street	None

Reference: The EDR City Directory Abstract (inquiry number 7979832.5) is included in the Phase I Environmental Site Assessment (ESA) completed by MECC in June 2025. New York City Department of Finance ACRIS website: <https://a836-acris.nyc.gov/DS/DocumentSearch/BBL>. Google Maps street view 2011 through 2022. The majority of the addresses, and telephone numbers of the previous property operators are not available. Previous operator information prior to 1927 is not available.

THIS INDENTURE, made the 25th day of March, two thousand and twenty-six
BETWEEN ATKETOL PROPERTIES, INC., having a business address at 390 East 197th Street,
Bronx, New York 10458,

Party of the first part, and

Party of the second part 390 EAST 197 LLC, having a business address at ~~670 Myrtle Avenue, #234,~~
~~Brooklyn, New York 11205,~~ 130 Lee Ave, Ste 483, Brooklyn, NY 11211

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration 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, situate, lying and being in the Borough and County of the Bronx, City and State of New York, bounded as follows:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF

Said premises is being and intended to be the same premises described in a certain deed recorded in CRFFN 2016000212441.

Said premises being known as and by the street address 390 East 197th Street, Bronx, New York 10458.

Block: 3278 Lot: 31

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:

ATKETOL PROPERTIES, INC.

By: Atanda Owolabi
Atanda Owolabi, President

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of *Bronx*, ss:

On the *25* day of *March* in the year _____, before me, the undersigned, personally appeared *Atanda Owolabi*

_____, 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.

Mahandra Persaud *Mah P*
Notary Public State of New York
No. 02PE6021912
Qualified in Bronx County
Commission Expires March 22, 20*27*

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 _____ 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), 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 acknowledgement was taken).

Bargain and Sale Deed with covenant against Grantors Acts

Title No. EMC-3964-B

ATKETOL PROPERTIES, INC.

TO

390 EAST 197 LLC

SECTION:

BLOCK: 3278

LOT: 31

COUNTY OR TOWN: BRONX
390 East 197th Street
Bronx, New York 10458

RETURN BY MAIL TO:

Daniel Rabanipour, Esq.
25 Newbridge Road, Suite 405
Hicksville, New York 11801

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

State of New York }
County of Bronx } SS.:

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

390 EAST 197 STREET

Street Address Unit/Apt.

BRONX
Borough

New York,

3278
Block

31
Lot

(the "Premises");

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

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

ATKETOL PROPERTIES INC.

Name of Grantor (Type or Print)

By: Mahandra Persaud
Signature of Grantor

Name of Grantee (Type or Print)

[Signature]
Signature of Grantee

Sworn to before me

this 25 day of March 2026

Mahandra Persaud
Notary Public State of New York
No. 02PE6021912
Qualified in Bronx County
Commission Expires March 22, 2027

Sworn to before me

this 26 day of March 2026

ALEXANDER GREENWALD
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01GR6094410
Qualified in Kings County
Commission Expires June 16, 2027

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

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



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

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BRONX BLOCK: 3278 LOT: 31
- (2) Property Address: 390 EAST 197 STREET, BRONX, NY 10458
- (3) Owner's Name: 390 EAST 197 LLC
- Additional Name:

Affirmation:



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

130 Lee Ave # 403
Brooklyn NY 11211

Customer Billing Information:

Please Note:

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

Owner's Approval:

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

Print Name of Owner:

Signature: Alana Quintero : 3/25/26 Date (mm/dd/yyyy)

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



Department of
Housing Preservation
& Development
nyc.gov/hpd

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

AFFIDAVIT IN LIEU OF REGISTRATION STATEMENT

County of Kings) SS.:

State of New York)

390 EAST 197 LLC, being duly sworn, deposes and says:

1) I am personally familiar with the real property known by the street address of (insert street address):
390 EAST 197 STREET Block 3278, Lot 31,
and make this Affidavit as (describe capacity in which affidavit is made) GRANTEE
in connection with a ~~deed/lease/memorandum of lease~~ (delete inapplicable description) which transfers an
interest in the above real property, that is dated 3/26/2026, and is
between ATKETOL PROPERTIES, INC. and 390 EAST 197 LLC.

2) The statements made in the Affidavit are true of my own knowledge, and I submit this Affidavit in order that this Instrument be accepted for recording without being accompanied by a registration statement, as such is defined by Article 2 of Subchapter 4 of Chapter 2 of Title 27 of the Administrative Code of the City of New York.

3) Exemption from registration is claimed because the Instrument affects neither (a) an entire multiple dwelling as such is defined by §27-2004(a)(7) of Article 1 of Subchapter 1, of Chapter 2 of Title 27 of the Administrative Code of the City of New York and New York State Multiple Dwelling Law §4(7) nor (b) a private dwelling as such is defined by §27-2004 (a) (4) of Article 1 of Subchapter 1 of Chapter 2 of Title 27 of the Administrative Code of the City of New York and of the New York State Multiple Dwelling Law §4(6) that is required to register pursuant to, Article 2 of Subchapter 4 of Chapter 2 of Title 27 of the Administrative Code of the City of New York. The Instrument does not affect a multiple dwelling because it affects the following (check applicable item):

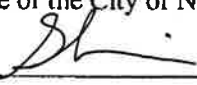
- a commercial building
- a one-or two family dwelling whose owner or a family member resides in the dwelling
- a condominium unit in a multiple dwelling
- cooperative corporation shares relating to a single residential unit in a multiple dwelling
- mineral, gas, water, air or other similar rights not affecting a multiple dwelling
- lease of commercial space in a multiple dwelling
- vacant land

4) I am aware that this Affidavit is required by law to be submitted in order that the Instrument be recorded or accepted for recording without being accompanied by a registration statement. I am aware that any false statements made in this Affidavit may be punishable as a felony or misdemeanor under Penal Law Article 210 or as an offense under Administrative Code of the City of New York §10-154.

Sworn To Before Me This

26 Day of March 2026

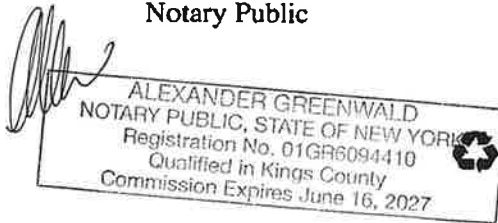
Notary Public



Signature

670 MYRTLE AVENUE, # 234
BROOKLYN, NY 11205

Address _____
Telephone # 999-999-9999



REAL PROPERTY TRANSFER TAX RETURN
 (Pursuant to Title 11, Chapter 21, NYC Administrative Code)

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

GRANTOR

● Name **ATKETOL PROPERTIES, INC.**

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

● Permanent mailing address after transfer (number and street) **390 EAST 197TH STREET**

● City and State **BRONX, NY** Zip Code **10458**

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

SOCIAL SECURITY NUMBER _____
 OR
 EMPLOYER IDENTIFICATION NUMBER **46-3144148**
 SINGLE MEMBER EIN OR SSN _____

GRANTEE

● Name **390 EAST 197 LLC**

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

● Permanent mailing address after transfer (number and street) ~~670 MYRTLE AVENUE, # 234~~
130 LEE AVE, Ste 483

● City and State **BROOKLYN, NY** Zip Code **11205 11211**

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

SOCIAL SECURITY NUMBER _____
 OR
 EMPLOYER IDENTIFICATION NUMBER **39-4992744**
 SINGLE MEMBER EIN OR SSN _____

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

Address (number and street)	Apt No	Borough	Block	Lot	# of Floors	Square Feet	Assessed Value of Property
390 EAST 197 STREET		BRONX	3278	31	2	3,720	120,600.00

● DATE OF TRANSFER TO GRANTEE: 3/26/2026 ● PERCENTAGE OF INTEREST TRANSFERRED: 100 %

CONDITION OF TRANSFER. See Instructions

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

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

● TYPE OF PROPERTY (✓)	● TYPE OF INTEREST (✓)																														
<ul style="list-style-type: none"> a. <input type="checkbox"/> 1-3 family house b. <input type="checkbox"/> Individual residential condominium unit c. <input type="checkbox"/> Individual cooperative apartment d. <input type="checkbox"/> Commercial condominium unit e. <input type="checkbox"/> Commercial cooperative f. <input type="checkbox"/> 4 family dwelling g. <input type="checkbox"/> Apartment building h. <input type="checkbox"/> Office building i. <input type="checkbox"/> Industrial building j. <input type="checkbox"/> Utility k. <input checked="" type="checkbox"/> OTHER (describe): <u>COMMERCIAL REAL ESTATE</u> 	<p>Check box at LEFT if you intend to record a document related to this transfer. Check box at RIGHT if you do not intend to record a document related to this transfer.</p> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:10%;"></th> <th style="width:80%;">REC.</th> <th style="width:10%;">NON REC.</th> </tr> </thead> <tbody> <tr> <td>a.</td> <td><input checked="" type="checkbox"/> Fee.....</td> <td><input type="checkbox"/></td> </tr> <tr> <td>b.</td> <td><input type="checkbox"/> Leasehold Grant</td> <td><input type="checkbox"/></td> </tr> <tr> <td>c.</td> <td><input type="checkbox"/> Leasehold Assignment or Surrender</td> <td><input type="checkbox"/></td> </tr> <tr> <td>d.</td> <td><input type="checkbox"/> Easement</td> <td><input type="checkbox"/></td> </tr> <tr> <td>e.</td> <td><input type="checkbox"/> Subterranean Rights</td> <td><input type="checkbox"/></td> </tr> <tr> <td>f.</td> <td><input type="checkbox"/> Development Rights</td> <td><input type="checkbox"/></td> </tr> <tr> <td>g.</td> <td><input type="checkbox"/> Stock</td> <td><input type="checkbox"/></td> </tr> <tr> <td>h.</td> <td><input type="checkbox"/> Partnership Interest</td> <td><input type="checkbox"/></td> </tr> <tr> <td>i.</td> <td><input type="checkbox"/> OTHER. (describe):</td> <td><input type="checkbox"/></td> </tr> </tbody> </table>		REC.	NON REC.	a.	<input checked="" type="checkbox"/> Fee.....	<input type="checkbox"/>	b.	<input type="checkbox"/> Leasehold Grant	<input type="checkbox"/>	c.	<input type="checkbox"/> Leasehold Assignment or Surrender	<input type="checkbox"/>	d.	<input type="checkbox"/> Easement	<input type="checkbox"/>	e.	<input type="checkbox"/> Subterranean Rights	<input type="checkbox"/>	f.	<input type="checkbox"/> Development Rights	<input type="checkbox"/>	g.	<input type="checkbox"/> Stock	<input type="checkbox"/>	h.	<input type="checkbox"/> Partnership Interest	<input type="checkbox"/>	i.	<input type="checkbox"/> OTHER. (describe):	<input type="checkbox"/>
	REC.	NON REC.																													
a.	<input checked="" type="checkbox"/> Fee.....	<input type="checkbox"/>																													
b.	<input type="checkbox"/> Leasehold Grant	<input type="checkbox"/>																													
c.	<input type="checkbox"/> Leasehold Assignment or Surrender	<input type="checkbox"/>																													
d.	<input type="checkbox"/> Easement	<input type="checkbox"/>																													
e.	<input type="checkbox"/> Subterranean Rights	<input type="checkbox"/>																													
f.	<input type="checkbox"/> Development Rights	<input type="checkbox"/>																													
g.	<input type="checkbox"/> Stock	<input type="checkbox"/>																													
h.	<input type="checkbox"/> Partnership Interest	<input type="checkbox"/>																													
i.	<input type="checkbox"/> OTHER. (describe):	<input type="checkbox"/>																													

SCHEDULE 1 - DETAILS OF CONSIDERATION

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

1. Cash.....	● 1.	2,250,000	00
2. Purchase money mortgage.....	● 2.	0	00
3. Unpaid principal of pre-existing mortgage(s).....	● 3.	0	00
4. Accrued interest on pre-existing mortgage(s).....	● 4.	0	00
5. Accrued real estate taxes.....	● 5.	0	00
6. Amounts of other liens on property.....	● 6.	0	00
7. Value of shares of stock or of partnership interest received.....	● 7.	0	00
8. Value of real or personal property received in exchange.....	● 8.	0	00
9. Amount of Real Property Transfer Tax and/or other taxes or expenses of the grantor which are paid by the grantee.....	● 9.	0	00
10. Other (describe):	● 10.	0	00
11. TOTAL CONSIDERATION (add lines 1 through 10 - must equal amount entered on line 1 of Schedule 2) (see instructions).....	● 11.	\$ 2,250,000	00

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

SCHEDULE 2 - COMPUTATION OF TAX

A. Payment	Pay amount shown on line 15 - See Instructions	Payment Enclosed	
1. Total Consideration (from line 11, above).....	● 1.	2,250,000	00
2. Excludable liens (see instructions).....	● 2.	0	00
3. Consideration (line 1 less line 2).....	● 3.	2,250,000	00
4. Tax Rate (see instructions).....	● 4.	2.625	%
5. HDFC Exemption (see Schedule L, line 15)	● 5.	0	00
6. Consideration less HDFC Exemption (line 3 less line 5)	● 6.	2,250,000	00
7. Percentage change in beneficial ownership (see instructions)	● 7.	100	%
8. Taxable consideration (multiply line 6 by line 7).....	● 8.	2,250,000	00
9. Tax (multiply line 8 by line 4).....	● 9.	59,062	50
10. Credit (see instructions).....	● 10.	0	00
11. Transfer tax previously paid (see Schedule L, line 18).....	● 11.	0	00
12. Tax due (line 9 less line 10 and 11) (if the result is negative, enter zero).....	● 12.	59,062	50
13. Interest (see instructions).....	● 13.	0	00
14. Penalty (see instructions).....	● 14.	0	00
15. Total Tax Due (add lines 12, 13 and 14).....	● 15.	\$ 59,062	50

GRANTOR'S ATTORNEY ▼

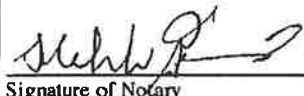
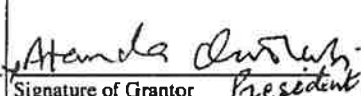


Name of Attorney MAHANDRA PERSAUD, ESQ.		Telephone Number (718) 231-6737	
Address (number and street) 4200 WHITE PLAINS ROAD, 2ND FLOOR		City and State BRONX, NY	Zip Code 10466
EMPLOYER IDENTIFICATION NUMBER	<input type="text"/> - <input type="text"/>	OR	SOCIAL SECURITY NUMBER
			<input type="text"/> - <input type="text"/> - <input type="text"/>

GRANTEE'S ATTORNEY ▼

Name of Attorney DANIEL RABANIPOUR, ESQ.		Telephone Number (516) 583-1334	
Address (number and street) 25 NEWBRIDGE ROAD, SUITE 405		City and State HICKSVILLE, NY	Zip Code 11801
EMPLOYER IDENTIFICATION NUMBER	<input type="text"/> - <input type="text"/>	OR	SOCIAL SECURITY NUMBER
			<input type="text"/> - <input type="text"/> - <input type="text"/>

CERTIFICATION ▼

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

GRANTOR		GRANTEE	
Sworn to and subscribed to		Sworn to and subscribed to	
before me on this <u>25</u> day	<u>46-3144148</u> EMPLOYER IDENTIFICATION NUMBER OR SOCIAL SECURITY NUMBER	before me on this <u>26</u> day	<u>39-4992744</u> EMPLOYER IDENTIFICATION NUMBER OR SOCIAL SECURITY NUMBER
of <u>March</u> , <u>2026</u> .	<u>ATKETOL PROPERTIES, INC.</u>	of <u>March</u> , <u>2026</u> .	<u>390 EAST 197 LLC</u>
	Name of Grantor		Name of Grantee
 Signature of Notary	 Signature of Grantor <i>President</i>	 Signature of Notary	 Signature of Grantee



Mahandra Persaud
Notary Public State of New York
No. 02PE6021912
Qualified in Bronx County
Commission Expires March 22, 2027



ALEXANDER GREENWALD
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01GR6094410
Qualified in Kings County
Commission Expires June 16, 2027

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 390 EAST 197 STREET BRONX 10458
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 390 EAST 197 LLC
LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

LAST NAME / COMPANY FIRST NAME

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

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

5. Deed Property Size FRONT FEET X DEPTH OR ACRES
 6. Ownership Type is Condominium
 7. New Construction on Vacant Land

8. Seller Name ATKETOL PROPERTIES, INC.
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 10 / 7 / 2025
Month Day Year

11. Date of Sale / Transfer 3 / 26 / 2026
Month Day Year

12. Full Sale Price \$ 2,250,000
 (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


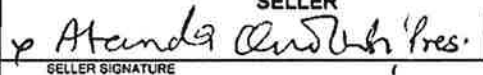
ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class G, 2 16. Total Assessed Value (of all parcels in transfer) 1,206,000
Month Day Year

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 BRONX 3278 31

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	
670 MYRTLE AVENUE, # 234					
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER	
				SELLER	
BROOKLYN				 SELLER SIGNATURE	3/25/26 DATE
CITY OR TOWN	STATE	ZIP CODE			
	NY	11205			



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

See Form TP-584-NYC-1, Instructions for Form TP-584-NYC, before completing this form. Print or type.

Schedule A - Information relating to conveyance

Form with sections for Grantor/Transferor and Grantee/Transferee, including fields for Name, Mailing address, City, State, ZIP code, Social Security number (SSN), and Employer identification number (EIN).

Location and description of property conveyed

Table with 5 columns: Tax map designation - Section, block & lot; SWIS code; Street address; City, town, or village; County.

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

- 1 One- to three-family house
2 Residential cooperative
3 Residential condominium
4 Vacant land
5 Commercial/Industrial
6 Apartment building
7 Office building
8 Four-family dwelling
9 Other

Date of conveyance

Date of conveyance grid showing 3/26/2026

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

Percentage of real property conveyed which is residential real property 100% (see instructions)

Condition of conveyance (mark all that apply)

- a. Conveyance of fee interest
b. Acquisition of a controlling interest
c. Transfer of a controlling interest
d. Conveyance to cooperative housing corporation
e. Conveyance pursuant to or in lieu of foreclosure
f. Conveyance which consists of a mere change of identity
g. Conveyance for which credit for tax previously paid will be claimed
h. Conveyance of cooperative apartment(s)
i. Syndication
j. Conveyance of air rights or development rights
k. Contract assignment
l. Option assignment or surrender
m. Leasehold assignment or surrender
n. Leasehold grant
o. Conveyance of an easement
p. Conveyance for which exemption from transfer tax claimed
q. Conveyance of property partly within and partly outside the state
r. Conveyance pursuant to divorce or separation
s. Other (describe)

For recording officer's use table with columns: Amount received (Schedule B, Part 1, 2, 3), Date received, Transaction number.

Schedule B – Real estate transfer tax return (Tax Law Article 31)

Part 1 – Computation of tax due (in addition to the tax on line 4, you must compute the tax on lines 5a and 5b, if applicable)

1	Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, mark an X in the Exemption claimed box, enter consideration and proceed to Part 4) <input type="checkbox"/> Exemption claimed	1.	2,250,000	00
2	Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)	2.	0	00
3	Taxable consideration (subtract line 2 from line 1)	3.	2,250,000	00
4	Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3	4.	9,000	00
5a	Tax: \$1.25 for each \$500, or fractional part thereof, of consideration for the conveyance of residential real property located in New York City if the amount on line 3 is \$3 million or more (see instructions)	5a.	0	00
5b	Tax: \$1.25 for each \$500, or fractional part thereof, of consideration for the conveyance of property located in New York City other than residential real property, if the amount on line 1 is \$2 million or more (see instructions)	5b.	5,625	00
6	Total before credit(s) claimed (add lines 4, 5a, and 5b)	6.	14,625	00
7	Amount of credit claimed for tax previously paid (see instructions and attach Form TP-584.1, Schedule G)	7.	0	00
8	Total tax due* (subtract line 7 from line 6)	8.	14,625	00

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

1	Enter amount of consideration for conveyance (from Part 1, line 1; if you are claiming an exemption from additional tax, enter 0, mark an X in the Exemption claimed box and proceed to Part 4, item 1.) <input type="checkbox"/> Exemption claimed	1.	2,250,000	00
2	Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)	2.	2,250,000	00
3	Total additional transfer tax due* (multiply line 2 by 1% (.01))	3.	0	00

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

1	Enter amount of consideration for conveyance (from Part 1, line 1)	1.	2,250,000	00
2	Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)	2.	2,250,000	00
3	Total supplemental transfer tax due* (multiply line 2 by tax rate, see instruction for rates)	3.	0	00

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

Part 4 – Explanation of exemption claimed (mark an X in any boxes that apply)

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

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

Schedule C – Credit Line Mortgage Certificate (Tax Law, Article 11)

Complete the following only if the interest being transferred is a fee simple interest.

I (we) certify that: (mark an X in the appropriate box)

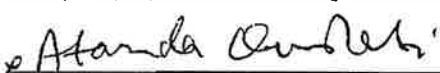

1. The real property being sold or transferred is not subject to an outstanding credit line mortgage.
2. The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
 - a. The transfer of real property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

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

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

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

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

 _____ Granlor signature	President _____ Title	 _____ Grantee signature	_____ Title
_____ Granlor signature	_____ Title	_____ Grantee signature	_____ Title

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

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

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

x *Atanda Anderson*

Grantor signature

President

Title

[Signature]

Grantee signature

Title

Grantor signature

Title

Grantee signature

Title

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

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

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

Part 1 – New York State residents

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

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

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

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

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

Part 2 – Nonresidents of New York State

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

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

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

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

- The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ to _____ (see instructions).
Date Date
- The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.
- The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

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

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

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

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

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

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

- The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ Date to _____ Date (see instructions).
- The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.
- The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

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

ATTACHMENT F

Section VI: Property's Environmental History

SECTION VI.1: REPORTS

The following environmental reports were prepared for the Site prior to the Requestors' application:

1. *Phase I Environmental Site Assessment, 2737-2747 Webster Avenue & 390 East 197th Street, Bronx, New York*, prepared by Merritt Environmental Consulting Corp., dated June 5, 2025.
2. *Focused Subsurface Site Investigation, 2737-2747 Webster Avenue & 390 East 197th Street, Bronx, New York*, prepared by Merritt Environmental Consulting Corp., dated June 2025.
3. *Phase II Work Plan, 390 East 197th Street, Bronx, New York*, prepared by Rock Enviro LLC, dated December 15, 2025.
4. *Remedial Investigation Report, 390 East 197th Street, Bronx, New York*, prepared by Rock Enviro LLC, dated February 2026.

Phase I Environmental Site Assessment, 2737-2747 Webster Avenue & 390 East 197th Street, Bronx, New York, prepared by Merritt Environmental Consulting Corp., dated June 5, 2025

Merritt Environmental Consulting Corp. (MECC) completed a Phase I Environmental Site Assessment (ESA) at 2737-2747 Webster Avenue & 390 East 197th Street, Bronx, New York in June 2025. MECC did not identify any Recognized Environmental Condition (REC), Historical RECs (HRECs), and/or Controlled RECs (CRECs) associated with the property. Additionally, the Phase I ESA notes that an "E-Designation" (E-249) has been assigned to 2737 Webster Avenue property and the 390 East 197th Street property by The City of New York, which requires a comprehensive environmental investigation prior to any redevelopment.

Focused Subsurface Site Investigation, 2737-2747 Webster Avenue & 390 East 197th Street, Bronx, New York, prepared by Merritt Environmental Consulting Corp., dated June 2025.

On May 22, 2025, MECC conducted a Focused Subsurface Site Investigation (FSSI) at 2737-2747 Webster Avenue & 390 East 197th Street, Bronx, New York to establish subsurface soil quality beneath the Site in connection with the potential of elevated concentrations of volatile organic compounds (VOCs). The FSSI attempted to determine if adverse environmental conditions may be encountered at the Site during future redevelopment.

As part of the FSSI, MECC installed four total soil borings (including two soil borings advanced into the partial basements under the buildings at 390 East 197th Street [B1 and B2]). Soil borings were advanced to between 4 and 5 feet below the basement floors, and one shallow soil sample was collected from each of the borings. Additionally, three total sub-slab vapor samples were collected during the FSSI (including one sub-slab vapor sample [SV-01] collected from beneath the basement floor of the vehicle repair shop at 390 East 197th Street). Groundwater was not encountered during the FSSI, and no groundwater samples were collected.

Soil samples were submitted for laboratory analysis of VOCs, polycyclic aromatic hydrocarbons (PAHs), and total analyte list (TAL) metals, and were compared to the Unrestricted Use Soil Cleanup Objectives (UUSCOs) as defined in the NYSDEC, Division of Environmental Remediation, 6 NYCRR Part 375, Environmental Remediation Programs, dated December 14, 2006. The soil sample results are summarized in the following:

- Trace concentrations of methylene chloride were detected above laboratory detection limits but below unrestricted use soil cleanup objectives (UUSCOs) in three of the four samples (B1 from 0.5'-1'; B2 from 0.5'-1'; and B3 2'-3'. No other VOCs were detected in any of the soil samples.
- Trace concentrations of PAHs, including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(g,h,i)perylene, chrysene, fluoranthene, and indeno(1,2,3-cd)pyrene, were detected above laboratory detection limits but below UUSCOs in the soil sample collected from soil boring B2 from 0.5'-1'.
- Concentrations of several metals were detected above laboratory detection limits but below UUSCOs in all four soil samples collected at the Site. Three metals, including mercury, chromium, and lead, were detected at concentrations exceeding UUSCOs in soil sample B2 0.5'-1'.

Sub-slab vapor samples were submitted for laboratory analysis of TO-15 VOCs, and were compared to the accordance with the New York State Department of Health Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York, October 2006, revised February 2024 Decision Matrices. The Sub-slab vapor sample results are summarized in the following:

- Concentrations of VOCs including cyclohexane, ethylbenzene, toluene, m/p-Xylene, o-Xylene, 1,2,4-Trimethylbenzene, 1,3,5-Trimethylbenzene, naphthalene, hexane, heptane, trichloroethene (TCE), and perchloroethylene (PCE) were detected above laboratory detection limit in at least one or more soil vapor sample at the site.
- No concentrations of the individual VOCs targeted by the Final Guidance Decision Matrices trigger a recommendation for further action.

Phase II Work Plan, 390 East 197th Street, Bronx, New York, prepared by Rock Enviro LLC, dated December 15, 2025

In December of 2025, Rock Enviro prepared and submitted a Phase II Investigation Work Plan for 390-392 East 197th Street, Bronx, NY 10458 to NYCOER in response to the proposed development project. As part of the Phase II Investigation Work Plan, Rock Enviro proposed the following scope:

- Installed five (5) soil borings across the entire project Site on December 9, 2025, and collected eight (8) soil samples plus one duplicate for chemical analysis from the soil borings to evaluate soil quality;
- Installed five (5) soil vapor probes across the Site perimeter on December 9, 2025 and collected five (5) soil vapor samples on December 10, 2025 for chemical analysis to assess the potential for vapor intrusion under current conditions;

Remedial Investigation Report, 390 East 197th Street, Bronx, New York, prepared by Rock Enviro LLC, dated February 2026

Rock Enviro conducted a RI as per the NYCOER approved work plan at the property located at 390 East 197th Street in the Bronx, New York to investigate in order to evaluate the nature and extent of contamination at the Site, and provide information for establishment of remedial action objectives, evaluation of remedial action alternatives, and selection of a remedy. The RI was conducted between December 9 and December 10, 2025. Five soil borings at depths between 4 and 6 feet bgs, and five soil vapor probes at depths between 1.5 to 2 feet bgs were installed at various points throughout the site.

Fill material generally consisted of urban fill material exhibiting broken concrete/rock fragments with brown very loose medium to coarse grained gravelly sand. Soil samples were collected and screened for visual and olfactory evidence of contamination. No visual or olfactory evidence of contamination was detected the soil borings. Groundwater was not encountered during the investigation.

Soil samples collected during the RI were compared to the NYSDEC Part 375.6-8(a) Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs), and Residential and Restricted Residential Use (Track 2) SCOs. Soil sample analytical results are summarized as follows:

- One VOC (trichloroethene (max. of 590 µg/kg in SB3 4-6') was detected at levels exceeding the UUSCOs.
- Seven SVOCs, including benz(a)anthracene (max. of 3,100 µg/kg), benzo(a)pyrene (max. of 3,500 µg/kg), benzo(b)fluoranthene (max. of 4,700 µg/kg), benzo(k)fluoranthene (max. of 1,500 µg/kg), chrysene (max. of 2,700 µg/kg), and indeno(1,2,3-cd)pyrene (max. of 2,200 µg/kg) were detected in SB1 (2-4'), SB2 (2-4'), and Duplicate sample (SB2 2-4') at concentrations exceeding the respective RRSCOs. Additionally, Exceedance of dibenz (a, h) anthracene (max. of 420 µg/kg) was detected at levels exceeding the residential and restricted residential in the duplicate sample, SB1 (2-4').
- One Pesticide, 4,4' -DDT (max. of µg/kg in SB4 0-2') was detected at levels exceeding the UUSCOs.
- Four metals, including lead (max. of 432 mg/kg in SB3 4-6'), mercury (max. of 3.36 mg/kg in SB4 0-2'), and nickel (max. of 36.4 mg/kg in SB4 2-4'), and zinc (max. of 214 mg/kg in SB3 4-6') were detected at levels exceeding the UUSCO, and the maximum lead levels exceeding RRSCOs

Soil vapor samples collected during the RI were compared to the guidance values for soil vapor listed in table 3.1 Air Guidance values derived by the New York State Department of Health (NYSDOH), located in the NYSDOH Final Guidance for Evaluating Soil vapor Intrusion, dated October 2006 and updated May 2017 and February 2024. Soil vapor sample analytical results are summarized as follows:

- Soil vapor results indicated detections of acetone (max. of 23.7 µg/m³ in SV2), chloroform (max. of 55.1 µg/m³ in SSV4) and ethanol (max. of 29 µg/m³ in SV2), which are common laboratory contaminants, in almost all samples.
- Tetrachloroethene (PCE) (ranging from 8.61 µg/m³ in SV2 to 915 µg/m³ in SV3) was detected in multiple samples, exceeding the NYSDOH Soil Vapor Matrix B value of 100 µg/m³ of PCE in SSV1, SV3, and SSV5.
- Trichloroethene (TCE) (ranging from 11.8 µg/m³ in SSV4 to 277 µg/m³ in SSV5) was detected in multiple samples, exceeding the NYSDOH Soil Vapor Matrix B value of 6 µg/m³ of PCE in SSV1, SV3, SSV4, and SSV5. The exceedance indicates a potential vapor intrusion concern.
- Low to high levels of chlorinated VOCs (CVOCs) were detected; however, CVOCs including 1-1-1 trichloroethane, 1,1-dichloroethene, carbon tetrachloride, cis-1,2-dichloroethene, methylene chloride, and vinyl chloride were not detected in any samples.
- BTEX (petroleum) compounds were not detected in any vapor samples collected from across the site.

SECTION VI.2: SAMPLING DATA – ANALYTICAL RESULTS SUMMARY TABLES

Soil Data

Analytes > RRSCOs	Detections > RRSCOs	Maximum Detection (ppb)	RRSCO (ppb)	Depth (ft bgs)
Tetrachloroethene (PCE)	0	250 (ug/kg)	18,000	4-6
Trichloroethene (TCE)	0	590 (ug/kg)	6,400	4-6
Benzo(a)anthracene	1	3,100 (ug/kg)	1,400	2-4
Benzo(a)pyrene	2	3,500 (ug/kg)	1,000	2-4
Benzo(b)fluoranthene	2	4,700 (ug/kg)	1,400	2-4
Dibenzo(a,h)anthracene	1	420 (ug/kg)	330	2-4
Indeno(1,2,3-cd)pyrene	2	2,200 (ug/kg)	1,400	2-4
Lead	2	432 (mg/kg)	400	4-6

Soil Vapor Data

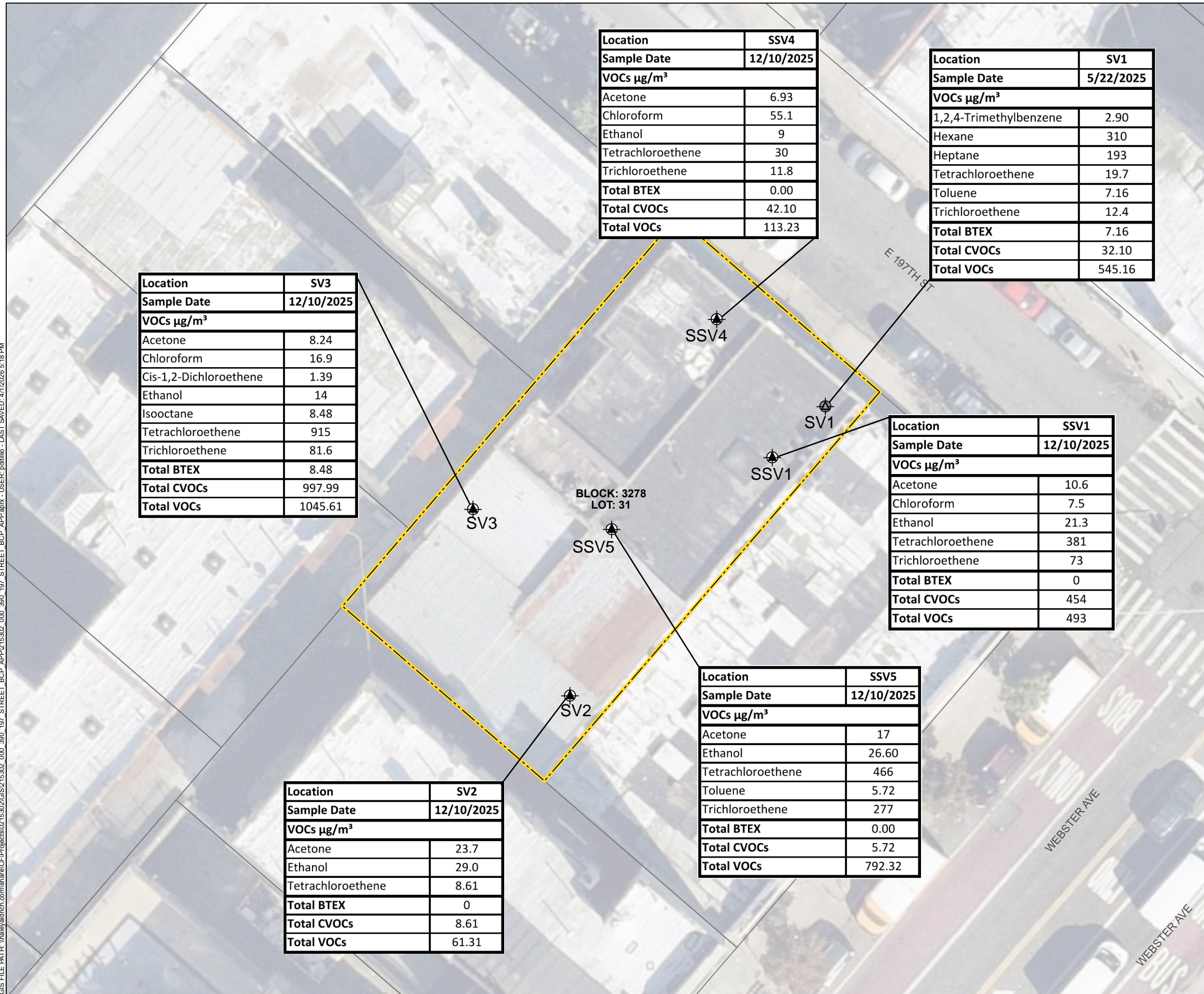
Analytes	Total Detections	Maximum Detection (ug/m3)	Type
Tetrachloroethene (PCE)	6	915	Sub-slab / Soil Vapor
Trichloroethene (TCE)	5	277	Sub-slab / Soil Vapor
Acetone	5	23.7	Sub-slab / Soil Vapor
Chloroform	3	55.1	Sub-slab / Soil Vapor
Ethanol	5	26.6	Sub-slab / Soil Vapor
Hexane	1	310	Soil Vapor
1,1,2-Trimethylbenzene	1	2.9	Soil Vapor
Heptane	1	193	Soil Vapor
Cis-1,2-Dichloroethene	1	1.39	Soil Vapor
Isooctane	1	8.48	Soil Vapor
Toluene	2	5.72	Sub-slab Vapor
Total BTEX	2	8.48	Soil Vapor
Total CVOCs	6	997.99	Sub-slab / Soil Vapor
Total VOCs	6	1045.61	Sub-slab / Soil Vapor

SECTION VI.3: SAMPLING DATA

For each impacted medium above, refer to Figures 7 and 8 below, which include detailed information requested in Application Section VI.3.

Figures from Previous Environmental Site Investigations for impacted medium, which include all information requested in Application Section VI.3 (Figures 7 and 8)

GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\2025\2025\GIS\2025\15302_000_390_197_STREET_BCP_APP\15302_000_390_197_STREET_BCP_APP\15302_000_390_197_STREET_BCP_APP.aprx - USER: pdillio - LAST SAVED: 4/1/2026 5:18 PM



Location	SSV4
Sample Date	12/10/2025
VOCs $\mu\text{g}/\text{m}^3$	
Acetone	6.93
Chloroform	55.1
Ethanol	9
Tetrachloroethene	30
Trichloroethene	11.8
Total BTEX	0.00
Total CVOCs	42.10
Total VOCs	113.23

Location	SV1
Sample Date	5/22/2025
VOCs $\mu\text{g}/\text{m}^3$	
1,2,4-Trimethylbenzene	2.90
Hexane	310
Heptane	193
Tetrachloroethene	19.7
Toluene	7.16
Trichloroethene	12.4
Total BTEX	7.16
Total CVOCs	32.10
Total VOCs	545.16

Location	SV3
Sample Date	12/10/2025
VOCs $\mu\text{g}/\text{m}^3$	
Acetone	8.24
Chloroform	16.9
Cis-1,2-Dichloroethene	1.39
Ethanol	14
Isooctane	8.48
Tetrachloroethene	915
Trichloroethene	81.6
Total BTEX	8.48
Total CVOCs	997.99
Total VOCs	1045.61

Location	SSV1
Sample Date	12/10/2025
VOCs $\mu\text{g}/\text{m}^3$	
Acetone	10.6
Chloroform	7.5
Ethanol	21.3
Tetrachloroethene	381
Trichloroethene	73
Total BTEX	0
Total CVOCs	454
Total VOCs	493

Location	SSV5
Sample Date	12/10/2025
VOCs $\mu\text{g}/\text{m}^3$	
Acetone	17
Ethanol	26.60
Tetrachloroethene	466
Toluene	5.72
Trichloroethene	277
Total BTEX	0.00
Total CVOCs	5.72
Total VOCs	792.32

Location	SV2
Sample Date	12/10/2025
VOCs $\mu\text{g}/\text{m}^3$	
Acetone	23.7
Ethanol	29.0
Tetrachloroethene	8.61
Total BTEX	0
Total CVOCs	8.61
Total VOCs	61.31

LEGEND

SITE BOUNDARY

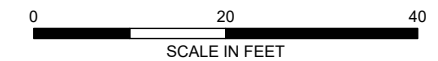
PARCEL BOUNDARY

JUNE 2025 FOCUSED SUBSURFACE SITE INVESTIGATION SOIL VAPOR PROBE LOCATION

FEBRUARY 2026 REMEDIAL INVESTIGATION SOIL VAPOR PROBE LOCATION

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
3. AERIAL IMAGERY SOURCE: NEARMAP, OCTOBER 1, 2025
4. JUNE 2025 SOIL VAPOR ANALYTICAL DATA FROM THE FOCUSED SUBSURFACE SITE INVESTIGATION REPORT BY MERRITT ENVIRONMENTAL CONSULTING CORP.
5. FEBRUARY 2026 SOIL VAPOR ANALYTICAL DATA FROM THE REMEDIAL INVESTIGATION REPORT BY ROCK ENVIRO, LLC.



HALEY ALDRICH 390 EAST 197TH STREET
BRONX, NEW YORK

SOIL VAPOR RESULTS SUMMARY MAP

APRIL 2026

FIGURE 8

ATTACHMENT G

Sections VII and VIII: Requestor Information and Contact Information

SECTION VII AND VIII: REQUESTORS' INFORMATION AND CONTACT INFORMATION

The entity requesting participation in the BCP (the Requestor) is 390 East 197 LLC. Shaye Schwimmer is the authorized signatory of 390 East 197 LLC.

The contact information for the Requestor is:

Shaye Schwimmer
390 East 197 LLC
130 Lee Avenue, PMB 483
Brooklyn, New York 11211
Phone: (917) 224-0770
Email: shayeschwimmer@gmail.com

Members of 390 East 197 LLC include Shaye Schwimmer, Moshe Berger, and Joel Kohn.

The proposed BCP Site is currently owned by the Requestor, 390 East 197 LLC, which is a New York State Limited Liability Company. 390 East 197 LLC purchased the Site in March 2026.

A printout of the entity information from the New York State Department of State's Corporation & Business Entity Database for 390 East 197 LLC is included in this attachment. The property deed for 390 East 197 LLC is also included in this attachment.

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

An official website of New York State.
[Here's how you know](#) ✓



Department of State Division of Corporations

Entity Information

[Return to Results](#)

[Return to Search](#)

Entity Details ^

ENTITY NAME: 390 EAST 197 LLC

DOS ID: 7738985

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: 10/21/2025

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 10/21/2025

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: KINGS

NEXT STATEMENT DUE DATE: 10/31/2027

JURISDICTION:

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: 130 LEE AVE PMB 483, BROOKLYN, NY, UNITED STATES, 11211

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](#)

ATTACHMENT H

Section X: Requestor Eligibility Information

SECTION X: REQUESTORS' ELIGIBILITY INFORMATION

Volunteer Status

The Requestor qualifies as a "Volunteer" in the BCP because it has no connection with any prior owner or operator, and did not cause, contribute, or permit the disposal of any contaminants at the Site, nor did the Requestor control the Site when such contamination occurred. The Requestor intends to address Site contamination via the BCP. The Requestor did not observe and is not aware of any continuing release. The property was vacant and no longer operating upon the Requestor taking control of the Site.

Upon receiving the analytical data generated by the NYCOER RI and the "P" Referral Package dated February 26, 2026 from NYCOER, which suggested for the project to be managed under the NYSDEC, the Requestor has promptly started the process of entry into the BCP. The Requestor retained an environmental consultant and an attorney who confirmed with NYSDEC on March 27, 2026 there was not a need for a pre-application meeting.

Since acquiring the property, the Requestor has taken the necessary steps to prevent any threatened, future release, and prevent and limit human, environmental or natural resource exposure to any previously released contamination at the Site such as maintaining vacancy of the building, maintaining the building footprint cover, and providing Site security in the form of locked exterior doors. As such, the Requestor qualifies as a Volunteer in accordance with ECL § 27-1405(1).

ATTACHMENT I

Section XII: Contact List Information and Acknowledgement from Repositories

SECTION XII – CONTACT LIST INFORMATION

SITE CONTACT LISTS

Executive

Role	Name	Phone	Mailing Address	Email / Contact
NYC Mayor	Mayor Zohran Mamdani	212-NEW-YORK	City Hall New York, NY 10007	https://www1.nyc.gov/office-of-the-mayor/mayor-contact.page
Director, NYC Mayor’s Office of Environmental Remediation	Shaminder Chawla	212-788-8841	100 Gold Street, 2nd Floor, New York, NY 10038	ShaminderC@dep.nyc.gov
NYC Department of City Planning Chairperson	Sideya Sherman	212-720-3300	120 Broadway, 31st Floor New York, NY 10271	https://www.nyc.gov/content/planning/pages/about-us/contact-us
Bronx Borough President	Vanessa L. Gibson	(718) 590-3500	851 Grand Concourse, 3rd Floor Bronx, New York 10451	https://bronxboropres.nyc.gov/
Bronx Community Board 7 District Manager	Karla Cabrera Carrera	(929) 496-0748	229-A East 204th Street Bronx, NY 10458	kcabreracarrera@cb.nyc.gov
New York City Council District 15	Oswald Feliz	718-842-8100	573 East Fordham Road Bronx, NY 10458	correspondence@council.nyc.gov
NY Senate District 33 Senator	Gustavo Rivera	718-933-2034	2432 Grand Concourse, Suite 506 Bronx, NY 10458	grivera@nysenate.gov
NY State Assembly District 78 Member	George Alvarez	718-933-2204	2633 Webster Avenue 1st Floor Bronx, NY 10458	alvarezg@nyassembly.gov
NYC Department of Health and Mental Hygiene (DOHMH)	Dr. Alister Martin, MD, MPP	212-639-9675	42-09 28th Street, Queens, NY 11101	opmc@health.ny.gov

Owners, Residents, Occupants

The tables below provide current contact information for the current owner and occupants of the Site.

Owner	Contact Name	Phone	Mailing Address	Email
390 East 197 LLC	Shaye Schwimmer	(917) 224-0770	130 Lee Avenue, PMB 483 Brooklyn, New York 11211	shayeschwimmer@gmail.com

Operator	Contact Name	Phone	Mailing Address	Email
N/A	N/A	N/A	N/A	N/A

Note: The Site is currently vacant.

Adjacent Properties

Below is a list of the adjoining properties, which are also detailed on Figure 6.

Owner/Entity Name	Contact Name	Site Use	Property Address	Owner Mailing Address
382 E 197TH STREET LLC	Nuchem Obsifeld	Multi-family Residential Building	382 East 197 th Street, Bronx, NY 10458	1764 49 th Street Brooklyn, NY 11204
DOMGJONI REALTY LLC	Gjergi Domgjoni	Multi-family Residential Building	2746 Decatur Avenue, Bronx, NY 10458	569 N Greenbush Road Blauvelt, NY 10913
2730 DECATUR AVE ESTATES	Shimon Liusman	Multi-family Residential Building	2730 Decatur Avenue, Bronx, NY 10458	P.O. Box 191024 Brooklyn, NY 11219
TEMPIRE LLC	Anthony Tinaj	Multi-family Residential Building	2760 Decatur Avenue, Bronx, NY 10458	343 E 65 th Street, 2RE New York, NY 10021
LONGHOUSE PROPERTIES LLC	Clinton Olsen	One-story Retail Building	2737 Webster Avenue, Bronx, NY 10458	25 Newbridge Roa, Suite 405 Hicksville, NY 11801
WEBSTER 2735 LLC	Yehuda Lowy	Multi-family Residential Building	2735 Webster Avenue, Bronx, NY 10458	P.O. Box 30 Lawrence, NY 11559
395 E 197TH STREET LLC	Nuchem Obsifeld	Residential Building	395 E 19 th Street, Bronx, NY 10458	1764 49 th Street Brooklyn, NY 11204

Local News and Media

Owner/Entity Name	Type	Address	Phone	Website
The Bronx Times	Online Media	N/A	718-260-4593	https://www.bxtimes.com/
ABC7NY	Television and Online Media	Abc7NY@abc.com	917-260-7700	https://abc7ny.com/

Public Water Supply

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

Owner/Entity Name	Contact	Address	Phone	Email
NYCDEP	Rohit T. Aggarwala - Chief Operating Officer	59-17 Junction Boulevard, Flushing, NY 11373	718-595-6565	Raggarwala@dep.nyc.gov
NYC Municipal Water Finance Authority	Philip Wasserman - Executive Director	255 Greenwich Street, 6th Floor, New York, NY 10007	212-788-4969	Not Available

Additional Requests

We are unaware of any requests to be included on the contact list for the Site located at 390 East 197th Street, Bronx, New York.

School or Day Care Located on or Proximal to the Site

The following schools or daycare facilities are located within a 1/2-mile radius of the Site:

School/Day Care Name	Approximate distance from Site (ft; direction)	Administrator	Phone	Address
Little Angels Daycare	~200 ft (west)	Titi Karla – On Site Provider	929-240-2519	2746 Decatur Ave Apt B1, Bronx, NY 10458
Over the Sun Daycare Corp	~400 ft (north)	Anel Fernandez - On Site Provider	Unknown	391 E 198th St APT 1, Bronx, NY 10458
P.S./I.S. 54 Elementary School	~400 ft (south)	Indhira Ventura - Principal	718-584-4203	2703 Webster Ave, Bronx, NY 10458
Fordham Preparatory School	~500 ft (east)	Joseph Petriello - Principal	718-367-7500	441 E Fordham Rd, Bronx, NY 10458
Laugh & Learn Daycare	~1000 ft (south)	Keyla Ortiz - On Site Provider	646-961-5288	360 E 195th St, Bronx, NY 10458
Sully Carpio Group Family Daycare	~1000 ft (west)	Sully Carpio - On Site Provider	917-622-9051	2700 Marion Ave, Bronx, NY 10458
My Little Lives Group Family Day Care	~1000 ft (northeast)	Milagros I. Vergara - On Site Provider	646-377-6738	2885 Marion Ave apt 102, Bronx, NY 10458
Happy City Day Care	~1000 ft (west)	Lourdes R. Belliard - On Site Provider	732-781-5727	2735 Marion Ave, Bronx, NY 10458

P.S. 046 Edgar Allen Poe	~1500 ft (northwest)	Dr. Jennifer Alexander Ade - Principal	718-584-4450	2760 Briggs Ave, Bronx, NY 10458
P469X – The Bronx School for Continuous Learners at PS 46	~1500 ft (west)	Dr. Janine Tubiolo - Principal	718-696-6440	279 E 196th St, Bronx, NY 10458
Early Learning Family Group Daycare	~1500 ft (west)	Cindy Del Villar – Director/Manager	347-636-7618	315 E 196th St Apt 2H, Bronx, NY 10458
Academy of Mount St. Ursula	~2000 ft (northwest)	Geraldine Lavery - President	718-364-5353	330 Bedford Park Blvd, Bronx, NY 10458
TAM Kids Daycare	~2000 ft (northwest)	Estefania P. Graveley - On Site Provider	718-450-8904	Bedford Park Blvd, Bronx, NY 10458
Our Lady of Refuge School	~2000 ft (southwest)	Dr. Lopez Ed.D - Principal	718-367-3081	2708 Briggs Ave, Bronx, NY 10458
J&A DayCare	~2000 ft (west)	Arliana L. De Jesus De Pimentel – On Site Provider	347-344-2449	2722 Valentine Ave Apt 2C, Bronx, NY 10458
Infinity Kids Group Daycare	~2000 ft (west)	Milagros Rosario - On Site Provider	929-704-2650	2710 Valentine Ave, Bronx, NY 10458
Lucero’s Club Group Daycare	~2500 ft (west)	Gabriela Lucero Tapia - On Site Provider	929-246-5715	2675 Grand Concourse, Bronx, NY 10468

Document Repository

The New York Public Library – Jerome Park Branch was contacted on March 30, 2026, with a request to use their branch as a document repository. Documentation of the acknowledgement from the New York Public Library – Jerome Park Branch is attached below.

Bronx Community Board 7 was contacted on March 30, 2026, with a request to use their branch as a document repository. Documentation of the acknowledgement from the Bronx Community Board 7 is attached below.

Repositories

Owner/Entity Name	Contact	Address	Phone	Email
New York Public Library - Jerome Park Branch	Maria Gomez Diaz	118 Eames Place Bronx, NY 10468	718-549-5200	jeromepark@nypl.org
Bronx Community Board 7	Karla Cabrera Carrera	229-A East 204th Street Bronx, NY 10458	718-933-5650	kcabreracarrera@cb.nyc.gov

Acknowledgement from New York Public Library – Jerome Park Branch



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

March 30, 2026
File No. 0215302

New York Public Library – Jerome Park Branch
118 Eames Place
Bronx, NY 10468
Via email: jeromepark@nypl.org
Attn: Managing Librarian

Subject: Brownfield Cleanup Program Application – Request for Repository Use
390 East 197th Street Redevelopment
390 East 197th Street
Bronx, New York 10458

To whom it may concern:

Haley & Aldrich of New York (Haley & Aldrich), on behalf of 390 East 197 LLC, is requesting use of the New York Public Library – Jerome Park Branch as a document repository for the anticipated project located at 390 East 197th Street, Bronx, NY. The New York State Department of Environmental Conservation (NYSDEC) requires a letter certifying that the proposed document repository is able to serve as a public repository for all documents pertaining to the environmental cleanup at the Site. Please sign below denoting that your facility would be amenable to serving as a temporary public repository.

Should you have any questions, please do not hesitate to give me a call at (929) 761-1900.

Thank you,
H & A OF NEW YORK ENGINEERING AND GEOLOGY, LLP

Ali Reach
Project Geologist

The New York Public Library – Jerome Park Branch is willing to act as a public document repository holding and making available of all provided environmental documents related to the 390 East 197th Street Brownfield Cleanup Project.

Maria Gomez Diaz
Name

04/03/2026
Date

Jerome Park Library Manager
Title

Acknowledgement from Bronx Community Board 7

March 30, 2026
File No. 0215302

Bronx Community Board 7
229-A East 204th Street
Bronx, NY 10458
Via email: kcabreracarrera@cb.nyc.gov
Attn: Karla Cabrera Carrera – District Manager

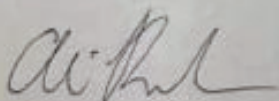
Subject: Brownfield Cleanup Program Application – Request for Repository Use
390 East 197th Street Redevelopment
390 East 197th Street
Bronx, New York 10458

Dear Karla Cabrera Carrera:

Haley & Aldrich of New York (Haley & Aldrich), on behalf of 390 East 197 LLC, is requesting use of the Bronx Community Board 7 as a document repository for the anticipated project located at 390 East 197th Street, Bronx, NY. The New York State Department of Environmental Conservation (NYSDEC) requires a letter certifying that the proposed document repository is able to serve as a public repository for all documents pertaining to the environmental cleanup at the Site. Please sign below denoting that your facility would be amenable to serving as a temporary public repository.

Should you have any questions, please do not hesitate to give me a call at (929) 761-1900.

Thank you,
H & A OF NEW YORK ENGINEERING AND GEOLOGY, LLP



Ali Reach
Project Geologist

The Bronx Community Board 7 is willing to act as a public document repository holding and making available of all provided environmental documents related to the 390 East 197th Street Brownfield Cleanup Project.

Karla G. Cabrera Carrera

Name

District Manager

Title

3/30/2026

Date