8th Regiment Partners LLC
Brownfield Cleanup Program Application
Bronx Kingsbridge Armory Site
1 West Kingsbridge Road Bronx, NY 10468



Legal & Consulting Team:
Knauf Shaw LLP & Langan
October 2026

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BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION / MAJOR MODIFICATION FORM

SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
   a. one file in non-fillable PDF which includes a Table of Contents, the application form, and supplemental information (excluding the previous environmental reports and work plans, if applicable);
   b. one PDF for each previous environmental report; and,
   c. one PDF for each work plan being submitted with the application, if applicable.
   d. one file (.jpeg or .png format) for each high resolution site photo
2. *OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.
   Please select only ONE submittal method – do NOT submit both via dropbox and ground mail.
   a. VIA SITE CONTROL DROPBOX:
      - Request an invitation to upload files to the Site Control submittal dropbox.
      - In the "Title" field, please include the following: "New BCP Application - *Proposed Site Name*".
      - After uploading files, an automated email will be sent to the submitter's email address with a link to verify the status of the submission. Please do not send a separate email to confirm receipt.
      - Application packages submitted through third-party file transfer services will not be accepted.
   a. VIA GROUND MAIL:
      - Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
      - Mail the external storage device to the following address:
        Chief, Site Control Section
        Division of Environmental Remediation
        625 Broadway, 12th Floor
        Albany, NY 12233-7015

SITE NAME: Bronx Kingsbridge Armory Site	
Is this an application to amend an existing BCA with a major modification? Please refer to the application instructions for further guidance related to BCA amendments. If yes, provide existing site number: _____	○ **Yes** ◉ **No**
Is this a revised submission of an incomplete application? If yes, provide existing site number: C203208	◉ **Yes** ○ **No**

NEW YORK STATE | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION / MAJOR MODIFICATION FORM

BCP App Rev 18 – July 2026

SECTION I: Property Information

PROPOSED SITE NAME Bronx Kingsbridge Armory Site

ADDRESS/LOCATION 1 West Kingsbridge Road

CITY/TOWN Bronx | ZIP CODE 10468

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

COUNTY Bronx | SITE SIZE (ACRES) 5.641

LATITUDE			LONGITUDE		
°	'	"	°	'	"
40	52	5.52	-73	53	52.548

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
1 West Kingsbridge Road	Bronx	3247	10	5.64

	Y	N
1. Do the proposed site boundaries correspond to tax map metes and bounds? If not, please attach an accurate map of the proposed site including a metes and bounds description.	◉	○
2. Are the required property map and high resolution site photo(s) of current site conditions included with the application? See application instructions for photo details *(Application will not be processed without map and photos*)	◉	○
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: _____ Percentage of property in En-zone (check one): ○ 0% ○ 1-49% ○ 50-99% ○ 100%	○	◉
4. Is the project located within a disadvantaged community? See application instructions for additional information.	◉	○
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	○	◉

SECTION I: Property Information (continued)	Y	N
6a. 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: _____	○	◉
6b. If you have answered YES to Question 6 above, include a detailed description of how a phased approach will comply with the requirements of DER-32 **Section V.A.5. Multiple Applications. b. and c.** See application instructions, Multiple Applications, for more details. Is this description included in application attachments? ○ Yes ○ No ◉ N/A		
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?	○	◉
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.	◉	○
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	○	◉
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____	○	◉
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: ___	○	◉
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. Easement/Right-of-Way Holder — Description	○	◉
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): Type — Issuing Agency — Description	○	◉
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?	◉	○
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within New York City.		
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.	◉	○
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?	○	◉
17. If you have answered *YES* to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?	○	◉

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

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., a NYC HPD or NYS HCR funding deadline, or private funding interim milestones from loan documents, that depend on a particular BCP milestone such as a work plan or report approval, decision document issuance, etc.

Is this information clearly identified in the BCP project schedule? (●) Yes ( ) No ( ) N/A

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

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

Is this information attached? (●) Yes ( ) No

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

( ) Yes (●) No

SECTION III: Ecological Concerns

	Y	N
1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site?	(●)	( )
2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?	( )	(●)
3. Is/are there a/any Contaminant(s) of Ecological Concern?	( )	(●)

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

4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application? ( ) N/A	( )	(●)

SECTION IV: Land Use Factors		
1. What is the property's current municipal zoning designation? M1-4A/R7-2 (MX) Districts		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential ☑ Commercial ☑ Industrial ☑		
3. Current use (select all that apply): Residential ☐ Commercial ☑ Industrial ☐ Recreational ☐ Vacant ☑		
	Y	**N**
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?	◉	○
5. Reasonably anticipated post-remediation use (check all that apply): Residential ☐ Commercial ☑ Industrial ☑ If residential, does it qualify as single-family housing? ◉ N/A	○	○
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	◉	○
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	○	◉
8. Do current and/or recent development patterns support the proposed use?	◉	○
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	◉	○
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	◉	○

SECTION V: Current and Historical Property Owner and Operator Information			
CURRENT OWNER City of New York c/o NYC Economic Development Corporation			
CONTACT NAME Julia Melzer, Senior Vice President			
ADDRESS One Liberty Plaza, 14th Floor			
CITY New York		STATE New York	ZIP CODE 10006
PHONE (212) 312-3800	EMAIL operations@edc.nyc		
OWNERSHIP START DATE April 11, 1996			
CURRENT OPERATOR Vacant - With occasional use by City of New York on upper floor of building			
CONTACT NAME Same as above			
ADDRESS			
CITY		STATE	ZIP CODE
PHONE	EMAIL		
OPERATION START DATE April 11, 1996			

SECTION VI: Property's Environmental History

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

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (*ASTM E1903*). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do NOT submit paper copies of ANY supporting documents.**
2. **SAMPLING DATA: Indicate (by selecting the options below) known contaminants and the media which are known to have been affected. Data summary tables should be included as an attachment, with laboratory reports referenced and included.**

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

*Please describe other known contaminants and the media affected:

3. 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

4. Indicate Past Land Uses (check all that apply):

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

Other:

Armory interior shooting range causing significant lead contamination on soil floor.

SECTION VII: Requestor Information					
NAME 8th Regiment Partners LLC					
ADDRESS 600 Third Avenue, 18th Floor					
CITY/TOWN New York		STATE NY		ZIP CODE 10016	
PHONE (516) 821-2003	EMAIL jmadruga@madddequities.com				
				Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?				◉	○
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the *NYS Department of State's Corporation & Business Entity Database.* A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?				◉	○
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? ○ N/A				◉	○
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of *DER-10: Technical Guidance for Site Investigation and Remediation* and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? **Documents that are not properly certified will not be approved under the BCP.**				◉	○

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Eli Weiss			
ADDRESS 600 Third Avenue, 18th Floor			
CITY New York	STATE NY	ZIP CODE 10016	
PHONE (212) 766-9651	EMAIL eli@joycon1st.com		
REQUESTOR'S CONSULTANT (CONTACT NAME) Paul McMahon, PE			
COMPANY Langan			
ADDRESS 368 Ninth Avenue, 8th Floor			
CITY New York	STATE NY	ZIP CODE 10001-2727	
PHONE (212) 479-5451	EMAIL pmcmahon@langan.com		
REQUESTOR'S ATTORNEY (CONTACT NAME) Linda Shaw, Esq.			
COMPANY Knauf Shaw LLP			
ADDRESS 2600 Innovation Square, 100 South Clinton Avenue			
CITY Rochester	STATE NY	ZIP CODE 14604	
PHONE (585) 546-8430	EMAIL lshaw@nyenvlaw.com		

SECTION IX: Program Fee		
Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor is required to pay a non-refundable program fee of $50,000. Requestors may apply for a fee waiver with supporting documentation.		
	Y	**N**
1. Is the requestor applying for a fee waiver?	○	◉
2. If yes, appropriate documentation must be provided with the application. See application instructions for additional information. Is the appropriate documentation included with this application? ◉ N/A	○	○

SECTION X: Requestor Eligibility		
If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.		
	Y	**N**
1. Are any enforcement actions pending against the requestor regarding this site?	○	◉
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	○	◉
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	○	◉
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?	○	◉
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	○	◉
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?	○	◉
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting 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?	○	◉
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	○	◉
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	○	◉
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	○	◉
11. Are there any unregistered bulk storage tanks on-site which require registration?	◉	○

SECTION X: Requestor Eligibility (continued)

12. The requestor must certify that he/she/they is/are either a participant or volunteer in accordance with ECL 27-1405(1) by checking one of the boxes below:

☐ PARTICIPANT	☑ VOLUNTEER
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.	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. **Provide a statement describing why the requestor should be considered a volunteer – be specific as to the appropriate care taken.** **Conclusory statements of Volunteer status based on no affiliation with prior owners and operators or restating the appropriate care standard, without specifically describing the actions taken by the requestor in its exercise of appropriate care with respect to contamination found at the site, generally will not be sufficient to demonstrate that an applicant qualifies as a Volunteer. Please note that requestors that are owners are Participants unless they show they meet the requirements for Volunteer status.**

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: future ground lessee

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

Is this proof attached? (●) Yes ( ) No ( ) N/A

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

SECTION XI: Property Eligibility Information		
	Y	**N**
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	○	◉
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____	○	◉
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: _____ EPA ID Number: _____ Date Permit Issued: _____ Permit Expiration Date: _____	○	◉
4. If the answer to question 2 or 3 above is *YES*, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. ◉ N/A	○	○
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	○	◉
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	○	◉

SECTION XII: Site Contact List

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

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

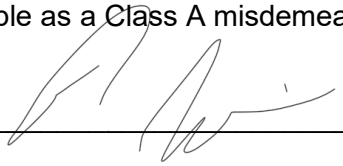
If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) 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 Co-Managing Member (title) of 8th Regiment Partners LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: 10.28.2026 Signature: 

Print Name: Eli Weiss

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 18

Please respond to the questions below and provide additional information and/or documentation as required. *Please refer to the application instructions.*	**Y**	**N**
1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?	◉	○
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	◉	○
3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?	○	◉
4. Is the property upside down or underutilized as defined below?		
Upside down	○	◉
Underutilized	◉	○

From ECL 27-1405(31):
"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.

From 6 NYCRR 375-3.2(l) 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:

(l) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and
  (1) the proposed use is at least 75 percent for industrial uses; or
  (2) at which:
    (i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;
    (ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and
    (iii) one or more of the following conditions exists, as certified by the applicant:
      (a) property tax payments have been in arrears for at least five years immediately prior to the application;
      (b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or
      (c) there are no structures.

"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.

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

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

   ○ Project is an Affordable Housing Project – regulatory agreement attached

   ○ Project is planned as Affordable Housing, but agreement is not yet available

   ◉ This is not an Affordable Housing Project

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

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

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

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

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

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

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

   ○ Yes – planned renewable energy facility site with documentation

   ○ Pending – planned renewable energy facility awaiting documentation
   *Selecting this option will result in a "pending" status. The appropriate documentation will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

   ◉ No – not a planned renewable energy facility site

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

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

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

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

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

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

   ○ Yes - *Selecting this option will result in a "pending" status, as a BOA conformance determination has not yet been made. Proof of conformance will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

   ◉ No

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

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

BCP APPLICATION SUPPORT DOCUMENT

Exhibit List

Exhibit A Site Location Map, Base Map, and Street Map
Exhibit B Tax Boundary Map, Survey Map
Exhibit C Brownfield Opportunity Area ("BOA") Map, Disadvantaged Communities Map ("DCM"), Environmental Justice ("EJ") Map and En-Zone Map
Exhibit D Flood Map
Exhibit E Zoning Map and Bronx Approved Resolution
Exhibit F 2025 Kingsbridge Armory Redevelopment Final Environmental Impact Statement Excerpt
Exhibit G Previous & Current Owners & Operators List
Exhibit H Armory Basement Demolition & Reinforcement Plans
Exhibit I Deed and Release
Exhibit J Site Access Agreement
Exhibit K Site Drawing Spider Maps
Exhibit L NYS DOS Entity Information
Exhibit M Written Consent
Exhibit N Site Contact List
Exhibit O Repository Letters
Exhibit P Underutilized Documentation

ENVIRONMENTAL REPORTS:

1. August 2000 Environmental Survey Report prepared by ATC Associates Inc. for ET Environmental Corporation;
2. September 2006 Phase I Environmental Site Assessment ("ESA") Report prepared by Metcalf & Eddy for New York City Economic Development Corporation;
3. September 2007 Phase II ESA Report prepared by TRC Environmental Corporation for New York City Economic Development Corporation;
4. October 2008 Asbestos Investigation Report prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. ("Langan") for Related Retail;
5. June 2009 Supplemental Groundwater Investigation Report prepared by Langan for Related Retail;
6. June 2013 Phase II Supplemental Environmental Site Investigation Report prepared by Langan for Kingsbridge National Ice Center c/o Correll Law Group;
7. December 2015 Limited Hazardous Materials Investigation Report prepared by GZA GeoEnvironmental of New York for KNIC Properties, LP;
8. November 2019 Limited Hazardous Building Material Survey Report prepared by Langan for Gilbane Building Company;
9. June 2023 Asbestos and Lead Paint Survey Report prepared by TRC Environmental Corporation for Girandola and Shutkind Construction Corp;
10. May 2026 Phase I ESA Report prepared by Langan for 8th Regiment Partners LLC;
11. July 2026 Draft Remedial Investigation Work Plan prepared by Langan for 8th Regiment Partners LLC;
12. NYS Spill Incident Report – Spill No.: 8802461;
13. NYS Spill Incident Report – Spill No.: 9211568; and

14. NYS Spill Incident Report – Spill No.: 9308016.

SECTION I – PROPERTY INFORMATION

The Site is located at the following address:

Parcel Address	Tax Parcel Identification No.	Acreage[1]
1 West Kingsbridge Road	Block 3247, Lot 10	5.641

The Site located in Bronx, New York 10468 ("Site" or "BCP Site"). The Site Location Map, Base Map and Street Map are in Exhibit A.

1. Site Boundary and Tax Parcel Information

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

2. Property Map

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

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

The Site BOA, Disadvantaged Communities, EJ and En-Zone Maps are in Exhibit C. The Site is not located in an En-Zone but is surrounded by En-Zones. Commercial properties such as this are often left out of En-Zones, which are based on residential poverty statistics. The Site is also not located in a BOA, but is located in an environmental justice area and disadvantaged community area. According to the New York State Disadvantaged Communities Map, the Site is located on Census Tract 36005026500, which has an environmental burden higher than 76.88 % of Census Tracts statewide and a population vulnerability higher than 91.71 % percent of Census Tracts statewide.

6-7. Please refer to the BCP Application Form.

8. Spills

There are three (3) spills associated with the Site, all of which have been reported closed. The exact location of each spill cannot be identified due to limited details being provided in the NYS Spill Incidents Database/Spill Reports. Please see summaries of each spill below:

NYSDEC Spill No. 8802461 – Reported in 1988 in relation to a failed tightness test for a No. 2 fuel oil underground storage tank ("UST"). No contamination was identified as a result of the tank tightness test failure; therefore, the spill was closed on August 10, 2004.

[1] Acreage was determined using the Survey prepared by Langan. in Exhibit B.

NYSDEC Spill No. 9211568 – Reported in 1993 in relation to contaminated soil observed following the removal of a diesel UST and associated piping. Nine drums were filed with the residual product and wastewater and were disposed of off-Site, along with seven (7) cubic yards of petroleum-contaminated soil. The spill was closed on March 28, 2005, with a note referring to Spill No. 9308016.

NYSDEC Spill No.: 9308016 – Reported in 1993 in relation to contaminated soil observed during the removal of a diesel UST. This spill is associated with NYSDEC Spill No. 9211568, and the two spills were consolidated in 2005. A total of 100 cubic yards of stockpiled, petroleum-contaminated soil is noted to have been disposed of off-site in relation to the spill. The spill was closed on June 3, 2008, with a note that the NYSDEC closed the spill based on the assumption that natural attenuation would have modified the original spill since it was reported in 1993.

The response to Question Section I.8 was answered "yes" because these minor spill cleanups occurred at the Site but these minor spills cleanups did not remediate the "property".

9-11. Please refer to the BCP Application Form.

12. Easements and Existing Right of Ways

There are no Easements or Existing Right-of-Ways located on the Site.

13. Please refer to BCP Application Form.

14. Property Description and Environmental Assessment

A. Site Location

The Site is located at the following address:

Parcel Address	Tax Parcel Identification No.
1 West Kingsbridge Road	Block 3247, Lot 10

The closest body of water to the Site is the Jerome Park Reservoir, which is approximately 0.25 miles north of the Site. However, the Site is not located in a flood zone. See Exhibit D – Flood Map. The Site is located directly adjacent and to the west of the Metro Transit Authority ("MTA") No. 4 Train Line.

B. Site Features

The Site is occupied by the historic Kingsbridge Armory building. The building was constructed between 1912 and 1917 and was constructed over an area originally excavated to be the east basin of the Jerome Park Reservoir. The main drill hall of the armory measures about 300 by 600 feet and is freely spanned by an arched roof framing that rises 110 feet above the drill hall floor. Three further levels extend beneath the main drill hall. These cellars formerly housed, among other things, a garage and shooting ranges. Some of the ground floor of the building where the shooting

range was located is an earthen floor and is not covered by any hard-scape material. South of the drill hall is a two-story head house with a single cellar floor and four towers. The easternmost portion of the sub-cellar underlies the Jerome Avenue sidewalk. The sub-cellar is accessible by a ramp extending from West 195th Street. An asphalt-paved parking area is located along the western edge of the Site along Reservoir Avenue. Along the southern edge of the perimeter, along West Kingsbridge Road, is landscaping.

The armory has remained largely unused since the City's acquisition in 1996; however, an interior parking area is used for the staging of City graffiti removal vehicles. Additionally, events are occasionally held in the central drill hall on an upper level floor, which are coordinated by the NYC Economic Development Corporation.

C. Current Zoning and Land Use

The Site is currently located in the M1-4A/R7-2 (MX) Districts. See Exhibit E - Zoning Map and Bronx Approved Resolution. These Districts together allow for commercial, residential and light industrial use. The Site has been largely vacant since 1996; however, an interior parking area is occasionally used for the staging of City graffiti removal vehicles, and the central drill hall is used occasionally and on a temporary basis for various events. The surrounding properties are residential, commercial, and institutional in nature. The nearest residential area is approximately 0.03 miles west of the Site.

D. Past Use of the Site

The Site has historically been home to the New York State ("NYS") National Guard Armory from approximate 1917, when the on-Site building was constructed, until 1996, when the National Guard released the Site back to the City of New York via a former Release Agreement. Please see Exhibit I – 1996 Release to City of NY. The Armory contained multiple earthen-floored firing ranges, a motor pool, and multiple above ground storage tanks ("AST") and USTs. The use of the earthen floor firing ranges led to significant hazardous waste levels of mostly lead contamination from the lead shot bullets used. Prior to being occupied by the NYS National Guard, it is believed that the Site was a party of the Jermone Park Racetrack, operated by the American Jockey Club from the 1860s to the 1890s. In the 1890s the City of New York condemned the property to be used for the Jermone Park Reservoir. From the 1890s to 1911, the property underwent excavation and construction for the Jermone Park Reservoir; however, in 1911 the New York State Legislature designated the land for a National Guard Armory, with construction on the building lasting from 1912 to 1917. The historical owners and operators associated with the Site are further described below and in Exhibit G - Previous & Current Owners & Operators List.

E. Site Geology and Hydrogeology

Based on Langan's 2008 Geotechnical Investigation, the Site is underlain by historic fill material to depths of 7 – 25 ft bgs. Fill extended down to a depth of 50 ft bgs along the northern exterior of the Armory. The fill consists of brown, coarse- to fine-grained sand with silt, gravel, brick, and rock. Silty sand underlies the fill material at a thickness varying from 3 to 37 ft. Decomposed rock, ranging from 2 to 17 ft thick, is located 9 ft to 50 ft bgs. Bedrock consisting of grey mica gneiss

was encountered at 9 to 58 ft bgs. According to the Bedrock and Engineering Geologic Maps of Bronx County and Parts of New York and Queens Counties, New York, by Charles A. Baskerville (1992), bedrock at the Site belongs to the Fordham Gneiss geologic unit. Rocks of the Fordham Gneiss are Proterozoic in age, and they are typically harder than neighboring units due to the interlocking texture attributable to formation under high-grade metamorphic conditions.

Based on groundwater level readings collected during the geotechnical investigation, Phase II environmental site assessment (ESI), and Phase II Supplemental ESI, groundwater elevations generally range from about el 115 on the eastern portion of the Site to el 109 on the western portion of the Site. The depth to groundwater in observation wells that were installed on paved exterior areas at sidewalk grade ranged from 11.6 ft below grade surface (bgs) along the northern exterior of the building to 30.4 ft bgs in the parking area near Reservoir Avenue. The depth to groundwater in the interior monitoring wells inside the sub-cellar ranged from 3.0 ft bgs on the northwestern portion of the sub-cellar to 10.4 ft bgs on the southwestern portion of the sub-cellar.

Groundwater elevation data indicates that groundwater at the Site flows towards the southwest, which generally conforms to the south-southwest sloping topographic gradient shown on the USGS Central Park, N.Y. Topographic Quadrangle Map, dated 1966 and revised in 1979. Groundwater flow in the fill may be influenced locally by underground structures like pipes, foundations, and buried structures. Groundwater in this area of New York City is not used as a potable water source. The potable water supply is provided by the City of New York and is derived from surface impoundments in the Croton, Catskill, and Delaware watersheds.

F. Environmental Assessment

In soil, SVOCs were detected in exceedance of the Restricted Commercial Soil Cleanup Objective (CSCOs) including benzo(a)anthracene (max of 40 mg/kg), benzo(a)pyrene (max of 27 mg/kg), benzo(b)fluoranthene (max of 37 mg/kg), dibenzo(a,h)anthracene (max of 5.2 mg/kg), and indeno(1,2,3-c,d)pyrene (max of 140 mg/kg). Metals were also detected in exceedance of the CSCOs including barium (max of 558 mg/kg), chromium, total (max of 44 mg/kg), and lead (max of 23,000 mg/kg).

In groundwater, VOCs were detected in exceedance of the Ambient Water Quality Standards (AWQS) including 1,2,4-trimethylbenzene (max of 21 µg/L), benzene (max of 2.9 µg/L), ethylbenzene (max of 7.3 µg/L), hexachlorobutadiene (max of 0.63 µg/L), isopropylbenzene (max of 11 µg/L), methylene chloride (max of 7.6 µg/L), and n-propylbenzene (max of 29 µg/L). Likewise, SVOCs were detected in exceedance of AWQS including naphthalene (max of 23 µg/L) and phenol (max of 8.4 µg/L). Total metals were detected in exceedance of AWQS including antimony (max of 47 µg/L), arsenic (max of 77 µg/L), barium (max of 9,600 µg/L), beryllium (max of 24 µg/L), cadmium (max of 20 µg/L), chromium, total (max of 1,700 µg/L), copper (max of 4,000 µg/L), iron (max of 960,000 µg/L), lead (max of 550 µg/L), magnesium (max of 411,000 µg/L), manganese (max of 16,800 µg/L), nickel (max of 1,600 µg/L), sodium (max of 392,000 µg/L), and zinc (max of 4,800 µg/L). Dissolved metals were also detected in exceedance of AWQS including magnesium (max of 36,900 µg/L), manganese (max of 1,500 µg/L), and sodium (max of 77,400 µg/L).

In soil vapor ambient air and indoor air, petroleum-related VOCs, chlorinated solvents, and other VOCs were detected within the 6 samples collected from the Site including 1,1,2-trichloro-1,2,2-trifluoroethane (max of 0.62 µg/m3), 1,2,4-trimethylbenzene (max of 1.2 µg/m3), 1,3,5-trimethylbenzene (mesitylene) (max of 0.37 µg/m3), 1,4-dichlorobenzene (max of 0.41 µg/m3), acetone (max of 89 µg/m3), benzene (max of 2 µg/m3), carbon tetrachloride (max of 0.47 µg/m3), cyclohexane (max of 1.3 µg/m3), dichlorodifluoromethane (max of 2.7 µg/m3), ethylbenzene (max of 1.7 µg/m3), isopropanol (max of 2.7 µg/m3), m,p-xylene (max of 5.6 µg/m3), methyl ethyl ketone (2-butanone) (max of 1.4 µg/m3), methylene chloride (max of 13 µg/m3), n-heptane (max of 51 µg/m3), n-hexane (max of 130 µg/m3), o-xylene (1,2-dimethylbenzene) (max of 1.8 µg/m3), tetrachloroethene (PCE) (max of 18 µg/m3), toluene (max of 27 µg/m3), trichloroethene (TCE) (max of 400 µg/m3), and trichlorofluoromethane (max of 1.9 µg/m3).

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

Requestor is seeking determination that the project will be eligible for the tangible property tax credits because the underutilized test has been met. Please see Exhibit P – Underutilization Documentation.

SECTION II: PROJECT DESCRIPTION

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

4. Short Project Description

The Planned remediation and redevelopment of the Site entails eliminating the hazardous building materials and the lead and other contaminants in the sub cellar level and then renovating the building to adaptively reuse the existing Armory building, totaling approximately 640,000 square feet of new uses. This would include approximately 130,000 square feet of community facility and cultural uses; up to 100,000 square feet of light manufacturing; 100,000 square feet of commercial use; a 17,000-person live event venue; and up to 150 valet parking spaces. New uses may include a swimming pool in the basement.

It is anticipated that at least 2 to 6 feet will need to be excavated in multiple areas of the cellar. The existing cellar level contains nearly 20 distinct floor elevations and multiple floor construction types. Due to the below-grade space, every inch is valuable for creating spaces with reasonable floor-to-ceiling heights, which limits the ability to raise the floor and create a cap. Based on current assumptions, the removal of existing slabs and underlying materials are anticipated in various locations to support accessible, code-compliant, and operationally functional floor conditions for the programs and tenants occupying the cellar.

Additionally, structural modifications are anticipated throughout the cellar columns and foundations, including the removal, replacement, or reinforcement of select columns to accommodate future programmatic needs, address deteriorated structural elements, and support new loading conditions associated with redevelopment of the Drill Hall and upper levels. Such modifications would likely require excavation for new, enlarged, or reinforced foundations in

multiple locations, along with installation of new below-grade waterproofing, which is urgently needed. While the final extent and location of these interventions will be determined through ongoing design development, excavation within areas of known contamination is reasonably anticipated and cannot be assumed to be limited to locations with little or no contamination. See Exhibit H - Armory Basement Demolition & Reinforcement Plans.

Schedule – Commencement through COC

A Remedial Investigation (RI) Work Plan (RIWP) has been submitted with the application. However, a Change of Use Form for Interior Demolition and Abatement Work Plan will be submitted soon after acceptance due to the fact that the Armory building is currently too dangerous to be accessed until abatement of hazardous building materials is performed. Please see the 2000 Environmental Survey Report, the 2008 Asbestos Investigation Report and the 2019 Limited Hazardous Building Materials Survey Reports. This Site preparation work is expected to commence by early 2027 soon after the BCP Site has been accepted into the BCP Program. Since a Remedial Investigation Work Plan was submitted with the application, the RI is expected to be completed on the BCP Site by early Spring 2027 after the abatement work is completed. The Remedial Investigation Report (RIR) and Remedial Action Work Plan (RAWP) will be completed in late Spring 2027. NYSDEC has a 45-day comment period to evaluate these documents and issue a Decision Document expected by early summer 2027. Any required remediation may commence immediately following the Decision Document, in early summer. The Certificate of Completion is anticipated to be issued on or before December 2028. There are no financing deadlines impacting this project.

5. Green and Sustainable Remediation (GSR)

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

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

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

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

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

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

Site Management: GSR will be incorporated into Site Management, including use of DEC's SMP template, resource and energy consumption reduction, waste minimization, and climate resiliency evaluation within Periodic Review Reports (PRRs). Further, progress with respect to green and

sustainable remediation metrics will be tracked, and reported in PRRs, as part of the Site Management program, and opportunities to further reduce the environmental footprint of the project will be identified as appropriate.

Redevelopment: The project will need to demonstrate that it can achieve LEED Gold.

6. Climate Change Screening or Vulnerability Assessment

The Site is entering the program at the investigation stage; therefore, a Climate Change Screening or Vulnerability Assessment is not required at this time. The remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the Site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities. The closest body of water to the Site is the Jerome Park Reservoir which is approximately 0.25 miles from the Site. However, the Site is not located in a flood zone. See Exhibit D – Flood Map. Stormwater is handled by pre-existing sewer infrastructure which prevents any pathways to the Jerome Park Reservoir.

SECTION III: ECOLOGICAL CONCERNS

1-3. Please refer to the BCP Application Form

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

This Site is located in a highly urbanized area, which is not located near an active fish or wildlife habitat. As noted above, stormwater is handled by pre-existing sewer infrastructure which prevents any pathways to the Jerome Park Reservoir.

The DEC Environmental Resource Mapper, located at the link below, does not identify any significant natural communities or rare plants or animals in the vicinity of the Site.
https://gisservices.dec.ny.gov/gis/erm/?_gl=1*faquhx*_ga*MTA0MDU5ODAxMi4xNjk2NTEwOTc0*_ga_QEDRGF4PYB*MTc0MTExNDEwMy4xNTkuMS4xNzQxMTE1MzUxLjAuMC4w

Therefore, FWRIA Part I, pursuant to DER-10 Section 3.10.1, is not required to be submitted with this application as further described below.

SECTION IV: LAND USE FACTORS

1. Current Zoning

The Site is within the M1-4A/R7-2 (MX) Districts. See Exhibit E - Zoning Map and Bronx Approved Resolution.

2. Allowed Uses

The M1-4A/R7-2 (MX) Districts together allow for commercial, residential and light industrial uses.

3-4. Current Use

This Site is vacant from any occupants and has been since 1996; however, an interior parking area is used for the staging of City graffiti removal vehicles. Additionally, events coordinated by the NYC Economic Development Corporation are occasionally held in the upper floor central drill hall.

5. Intended Use Post Remediation

After the remediation, the Site will be used for commercial and light industrial purposes.

6. Post Remediation Use

Post remediation use of the Site entails adaptively reusing the existing Armory building, totaling 640,000 square feet of new uses. This would include approximately 130,000 square feet of community facility and cultural uses; up to 100,000 square feet of light manufacturing; 100,000 square feet of commercial use; a 17,000-person live event venue; and up to 150 valet parking spaces. Post-remediation use would also include a swimming pool in the basement, and other uses of the basement would be improved by planned ceiling heightening to help level out the multi-tiered basements and sub-basements.

7. Renewable Energy Facility

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

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

Yes, current, historical and/or recent development patterns support the proposed use. The Armory building has been vacant for over 30 years and has been a blight on the surrounding community. Reactivating the use of this historic building for community purposes will enhance the redevelopment of the larger Bronx community.

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

Yes, the project is consistent with the New York City zoning laws and map.

A Final Environmental Impact Statement was published assessing the proposed project. This FEIS contemplated zoning map and zoning text amendments that have been since made by the City to facilitate the project. Within this FEIS, Chapter 9 discusses the findings of previous hazardous materials assessments and concluded that to avoid significant adverse impacts created by those hazardous materials during redevelopment, “Removing and properly disposing of soil, debris, and/or dust containing elevated lead levels from the rifle and pistol ranges on the Armory Site in

accordance with applicable regulations" is a mandatory requirement. See Exhibit F - 2025 Kingsbridge Armory Redevelopment Final Environmental Impact Statement Excerpt.

10. Consistent with the Master Plan?

Yes, the project is consistent with the *Together for Kingsbridge Vision Plan*, which intends to promote redevelopment of the Kingsbridge Armory to provide jobs and economic stimuli for the neighborhood, while bringing the community together.[2]

SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION

The owners of the Site are listed in the table below.

Parcel Address	Owner	Ownership Start Date
1 West Kingsbridge Road	City of New York c/o NYC Economic Development Corporation	April 11, 1996

See Exhibit I – Deed and 1996 Release to City of NY for additional information.

Requestor is not the owner of the Site. The City of New York, c/o NYC Economic Development Corporation is the current owner of the Site. See Exhibits I – Deed and 1996 Release to City of NY. The Requestor has received a temporary license from the City of New York to access the property to perform investigation and remediation work required by the BCP. See Exhibit J - Site Access Agreement. The Site has been mostly vacant since 1996, with occasional use by the City of New York. The Requestor will be a long-term ground lessee with a 49-year lease.

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

SECTION VI: PROPERTY'S ENVIRONMENTAL HISTORY

1. List of Environmental Reports

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

a) August 2000 Environmental Survey Report prepared by ATC Associates Inc. for ET Environmental Corporation;
b) September 2006 Phase I Environmental Site Assessment ("ESA") Report prepared by Metcalf & Eddy for New York City Economic Development Corporation;
c) September 2007 Phase II ESA Report prepared by TRC Environmental Corporation for New York City Economic Development Corporation;

[2] chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://edc.nyc/sites/default/files/2023-08/NYCEDC-Together-for-Kingsbridge-Vision-Plan-English.pdf, at p. 30.

d) October 2008 Asbestos Investigation Report prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. ("Langan") for Related Retail;
e) June 2009 Supplemental Groundwater Investigation Report prepared by Langan for Related Retail;
f) June 2013 Phase II Supplemental Environmental Site Investigation Report prepared by Langan for Kingsbridge National Ice Center c/o Correll Law Group;
g) December 2015 Limited Hazardous Materials Investigation Report prepared by GZA GeoEnvironmental of New York for KNIC Properties, LP;
h) November 2019 Limited Hazardous Building Material Survey Report prepared by Langan for Gilbane Building Company;
i) June 2023 Asbestos and Lead Paint Survey Report prepared by TRC Environmental Corporation for Girandola and Shutkind Construction Corp;
j) May 2026 Phase I Environmental Site Assessment prepared by Langan for 8th Regiment Partners LLC;
k) July 2026 Draft Remedial Investigation Work Plan prepared by Langan for 8th Regiment Partners LLC;
l) NYS Spill Incident Report – Spill No.: 8802461;
m) NYS Spill Incident Report – Spill No.: 9211568; and
n) NYS Spill Incident Report – Spill No.: 9308016.

2. Sampling Data

See Exhibit K - Spider Maps which include sampling data summaries.

3. Environmental Assessment

Based on the investigations conducted to date, the primary contaminants of concern are VOCs, SVOCs and metals in soil, VOCs, SVOCs and metals in groundwater, and chlorinated solvents in soil vapor. See Exhibit K - Site Drawing Spider Maps.

Soil:

Analytes > Commercial SCOs (CSCOs)	Detections > CSCOs	Maximum Detection (mg/kg)	CSCO (mg/kg)	Depth (ft-bgs)
SVOCs				
Benzo(a)anthracene	1	40	37	13–15
Benzo(a)pyrene	1	27	3.7	13–15
Benzo(b)fluoranthene	1	37	3.7	13–15
Dibenzo(a,h)anthracene	1	5.2	3.7	13–15
Indeno(1,2,3-c,d)pyrene	1	140	47	13–15
Metals				
Barium	1	558	410	1–5
Chromium	34	44	11	2–3
Lead	12	23,000	400	3–6

Groundwater:

Analyte > AWQS	Detections > AWQS	Max Detection (µg/L)	AWQS (µg/L)
VOCs			
1,2,4-Trimethylbenzene	1	21	5
Benzene	1	2.9	1
Ethylbenzene	1	7.3	5
Hexachlorobutadiene	1	0.63	0.5
Isopropylbenzene	1	11	5
Methylene Chloride	7	7.6	5
n-Propylbenzene	1	29	5
SVOCs			
Naphthalene	1	23	10
Phenol	1	8.4	1
Metals - Dissolved			
Magnesium	1	36,900	35,000
Manganese	2	1,500	300
Sodium	3	77,400	20,000
Metals - Total			
Antimony	1	47	3
Arsenic	1	77	25
Barium	1	9,600	1,000
Beryllium	1	24	3
Cadmium	1	20	5
Chromium, Total	1	1,700	50
Copper	1	4,000	200
Iron	7	960,000	300
Lead	1	550	25
Magnesium	3	411,000	35,000
Manganese	9	16,800	300
Nickel	1	1,600	100
Sodium	12	392,000	20,000
Zinc	1	4,800	2,000

Soil Vapor:

Analytes	Total Detections	Max Detection ($\mu g/m^3$)	Type
VOCs			
1,1,2-Trichloro-1,2,2-Trifluoroethane	1	0.62	Ambient Air
1,2,4-Trimethylbenzene	1	1.2	Ambient Air

1,3,5-Trimethylbenzene (Mesitylene)	1	0.37	Ambient Air
1,4-Dichlorobenzene	1	0.41	Ambient Air
Acetone	6	89	Soil Vapor
Benzene	1	2	Ambient Air
Carbon Tetrachloride	1	0.47	Ambient Air
Cyclohexane	1	1.3	Ambient Air
Dichlorodifluoromethane	1	2.7	Ambient Air
Ethylbenzene	1	1.7	Ambient Air
Isopropanol	1	2.7	Ambient Air
M,P-Xylene	1	5.6	Ambient Air
Methyl Ethyl Ketone (2-Butanone)	1	1.4	Ambient Air
Methylene Chloride	6	13	Soil Vapor
n-Heptane	5	51	Soil Vapor
n-Hexane	6	130	Soil Vapor
o-Xylene (1,2-Dimethylbenzene)	1	1.8	Ambient Air
Tetrachloroethene (PCE)	2	18	Soil Vapor
Toluene	5	27	Ambient Air
Trichloroethene (TCE)	1	400	Soil Vapor
Trichlorofluoromethane	1	1.9	Soil Vapor

4. Past Land Use

1. Past Use of the Site

It is believed that the Site was part of the Jerome Park Racetrack, operated by the American Jockey Club from the 1860s to the 1890s. Sometime in the 1890s, the City of New York condemned the property for a planned eastern basin of the Jermone Park Reservoir. From the 1890s to approximately 1911, the Site was excavated and under construction to be utilized as the eastern basin for the Jermone Park Reservoir. In 1911, the NYS Legislature designated the land for a National Guard Armory. Construction on the current Kingsbridge Armory building commenced in 1912 and was completed in 1917. The Armory building first housed the 8th Coastal Artillery Unit of the New York National Guard until approximately 1921 when it became occupied by the 258th Field Artillery Unit of the New York National Guard.

The National Guard's use of the Site contaminated the Site through their operation of earthen-floored firing ranges and a motor pool. Evidence of staining was observed in the former motor pool, and bulk storage tanks were and possibly still are located on Site as well. The Armory also appears to have been constructed on contaminated historic fill soils.

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

In August 2000, ATC Associates Inc. completed an Environmental Survey of the Site. The Survey sought to identify asbestos-containing materials (ACM), lead-based paints and coatings, mercury-containing switches or lamps, PCB containing light ballasts, storage tanks, and stored or abandoned materials. The Survey confirmed the presence of ACM throughout the Site that would

need to be properly removed and disposed of. The Survey also concluded that all painted surfaces and building components should be assumed to contain lead and handled accordingly. Additionally, the sand and wood dead stops in the shooting range should be handled and disposed of as lead contaminated material. The Survey further noted the presence of 14 storage tanks: 7 USTs and 7 ASTs. Two of the USTs have been closed and abandoned in place, but the remaining 5 USTs required additional investigation regarding their disposition. The Survey likewise recommended examining and testing the 7 ASTs. Finally, ATC Associates noted that the Site was identified as a large quantity generator of hazardous/regulated waste and recommended closing the registration out if it was no longer active.

In August 2006, Metcalf & Eddy, Inc. completed a Phase I Environmental Site Assessment (ESA) for the Site for NYS economic Development Corporation. Metcalf & Eddy began by noting that potential groundwater impacts beneath the Site may exist from on-Site fill materials and nearby industrial/commercial properties. Their visual inspection of the Site identified three 275-gallon ASTs: one in the northeast corner of the Site on the drill hall floor and the other two in the sub-basement on the Site's southwestern portion. They noted that none of the tanks still contained some fuel. The ESA mentioned ten 55-gallon steel drums located in the parking/vehicle storage area below the drill hall and that these drums were deteriorating, with rust and holes present on several drums. Potential oil staining was observed on the floor of this parking area. Further oil staining was observed where the floor had been cut away and backfilled with sand: Metcalf & Eddy stated that this may have been the location of a UST. Further, the ESA stated that the three earthen-floored shooting ranges likely contained elevated lead concentrations from spent munitions. Metcalf & Eddy believed that deteriorating equipment like the boiler in the southwestern portion of the Site and air conditioning units in the northeastern portion of the Site may contain asbestos, lubricating oils, and refrigerants. They also noted the potential for lead-based paints, PCB-containing light ballasts, and other ACM throughout the Site.

In September 2007, TRC Environmental Corporation completed a Phase II ESA for the Site. This Phase II identified the same three ASTs, noting that all three were inactive, but the one AST on the drill hall floor still contained fuel that needed to be removed. TRC also confirmed the presence of two USTs on the west of the Site. TRC believed these were the 3,000-gallon and 2,000-gallon that were reported as being closed in place in 1993. TRC notes that while several spill reports existed for the Site, they contained insufficient information by which to locate the areas of these spills for further investigation of potential impacts. The Spill Numbers were not listed in the report; however, it is assumed the spills referenced are Spill Nos.: 8802461, 9211568 and 9308016. Soil boring samples around the former UST location did not reveal any signs of petroleum impacts; however, odors, staining, and PID readings indicative of petroleum impacts were observed in 2 soil borings. Soil samples taken from the shooting ranges contained elevated levels of total and TCLP leachable lead, and a majority of the samples tested for leachable lead contained concentrations that exceeded hazardous waste characteristic criteria. TRC recommended proper removal and disposal of the soil from these shooting ranges as well as the timber wall of the western-most shooting range, in which lead shot was embedded.

In October 2008, Langan Engineering & Environmental Services completed an Asbestos Investigation at the Site. This Investigation confirmed the presence of ACM in both friable and non-friable forms throughout the Site. Pipe and joint insulation, wire wrap insulation, electric

transite switch panels, floor joint fill materials, wall panel glue, mirror glue, floor tiles and mastic, exterior and interior caulking, roofing and flashing materials, and debris present on-Site were all determined to be ACM. Langan also reaffirmed the finding from earlier investigations that lead-based paint had been used throughout the Site. Langan noted that this paint was now flaking, cracking, and falling to the floor. Suspected PCB/mercury containing electric articles were also observed throughout the Site.

Langan then completed a Supplemental Groundwater Investigation in June 2009. This Investigation concluded that elevated VOC and SVOC concentrations in groundwater detected in in previous work on-Site had attenuated to levels below regulatory standards. This Investigation looked for but did not find impacts associated with an off-Site spill from an adjacent property.

Langan returned to the Site in June 2013 to complete a Phase II Supplemental Environmental Site Investigation. This Phase II confirmed the presence of fill material in the subsurface at the Site. Fill material was encountered down to 20 feet bgs in outdoor sidewalk boring locations and 8 feet bgs in the indoor basement boring locations. Groundwater was encountered between 3 and 30 feet bgs at the Site, and the groundwater was presumed to flow southwest. Soils were found to contain SVOCs and metals consistent with historic fill concentrations. Three metals and one VOC, methylene chloride, were detected above AWQS in groundwater. Three VOCs were also detected above NYSDOH background levels in soil vapor, including TCE.

In December 2015, GZA GeoEnvironmental of New York prepared a Limited Hazardous Materials Investigation Report for the Site. This Report confirmed the presence of ACM throughout the Armory. It also confirmed that PCB was present in caulking materials in the building. Finally, GZA tested 21 paint samples from various locations around the Site. Every one of these samples tested positive for lead. GZA therefore concluded that "all painted surfaces and building components should be assumed to contain lead."

In November 2019, Langan completed a Limited Hazardous Building Materials Survey at the Site. This Survey identified ACM throughout the building, aside from the ground level drill area. Any ACM that will be impacted by any planned redevelopment must be properly removed prior to redevelopment activities. Langan also stated that the vast majority of painted building components contained lead in excess of 1.0 $mg/cm^{2.}$ In many areas, the paint was flaking, cracking, and deteriorating, and outside of the drill area, debris from damaged paint was found mixed with ACM and other debris. Debris clean-up and stabilization of painted surfaces will be required. Miscellaneous and universal waste like fluorescent light ballasts and bulbs, HID bulbs, HVAC units were identified throughout the Site and will need to be properly removed and disposed of.

In June 2023, TRC Environmental Corporation prepared an Asbestos and Lead Paint Survey Report for the Site. This survey was limited by the surveyors inability to access all portions of the basement and basement mezzanine. Moreover, this survey was conducted after asbestos abatement activities were performed on the Site in January 2023. Nonetheless, this Report found ACM throughout the Site. Lead-based paint was also found across the entire Site. Of the 68 total pain chip samples collected from the building's painted surfaces, 37 were found to be lead-based paint, and a further 27 were determined to be lead-containing paint. Put differently, 94% of all paint samples revealed lead contamination across the Site.

In May 2026, Langan completed a Phase I ESA for the Site. This Phase I identified three RECs, one de minimis condition, and four business environmental risks (BERs). The first REC was the Site's historic use by the New York National Guard 258th Field Artillery Unit from 1917 to 1984. These operations included the generation and disposal of hazardous wastes such as ignitable and corrosive wastes, lead, and spent halogenated and nonhalogenated solvents; additionally, these uses entailed petroleum bulk storage and use at the Site with documented spills and releases. The second REC was the presence of two 275-gallon ASTs, with petroleum-like staining observed on the debris near one of the ASTs. The third REC identified by Langan was the historic use of adjoining properties including an automotive repair shop, a gasoline station, and dry cleaners. The de minimis condition identified by Langan was the presence of interior surface staining observed on the concrete slab throughout the vehicle storage area in the northern portion of the Site. The first BER is the Site's E-Designation for Hazardous Materials. This E-Designation will require that the Site is investigated and remediated under the jurisdiction of New York City's Office of Environmental Remediation before any future use of the Site. The second BER was the presence of several 55-gallon drums on the Site containing unknown oils. The third BER was the presence of three permanent groundwater monitoring wells that may need to be abandoned and closed. Fourth, Langan noted the previous investigations determining that ACM, lead-based paints, and hazardous building materials were all present on-Site.

Langan completed a draft RIWP for the Site to submit with the application in July 2026. This RIWP identified four areas of concern (AOCs) to further investigate during the RI. The first AOC is the impacts of non-native fill material observed at depths ranging from 6 to 25 feet bgs across the Site and containing elevated concentrations of metals and SVOCs. The second AOC is the extent of the hazardous lead impacts detected in soil from 0 to 2.5 feet bgs beneath the former rifle and pistol ranges. The third AOC is the need to further investigate the extent of petroleum-related VOCs in groundwater and soil vapor. The fourth AOC is to further investigate chlorinated VOCs detected in soil vapor at the Site.

To investigate these AOCs, the RI proposed a geophysical survey, and additional soil, groundwater, and soil vapor sampling. The geophysical survey was proposed to help identify potential subsurface utilities and any potential USTs. The soil sampling proposed included 25 soil borings across the Site advanced to about 35 feet below sidewalk grade and collection of up to 3 samples from each boring. Additionally, in the former shooting ranges, 51 delineation borings were proposed to be advanced with up to 4 samples collected from each location in an attempt to vertically and horizontally delineate lead-impacted hazardous soil. Groundwater was proposed to be investigated through the installation of 10 permanent groundwater monitoring wells, and one sample taken from each well. Soil vapor sampling was proposed to consist of installation of 4 soil vapor points to about 5 feet bgs on the outside portions of the Site, 13 sub-slab soil vapor sample points below the basement slab, 6 indoor air samples co-located with the sub-slab vapor point locations, and one outdoor ambient air sample.

SECTION VII: REQUESTOR INFORMATION

The Requestor is 8th Regiment Partners LLC, a New York limited liability company, located at 15 Verbena Avenue, Suite 200, Floral Park, NY 11001. 8th Regiment Partners LLC is authorized

to do business in the State of New York. See Exhibit L - NYSDOS Entity Information. The members are as follows:

1. Eli Weiss;
2. Francesca Madruga;
3. Madruga Family Trust;
4. Amnon Shalhov;
5. The Amnon Shalhov Trust 2020;
6. Chava Lobel; and
7. The Chava Lobel 2019 Trust.

The Written Consent provides Eli Weiss with authority to sign all Brownfield Cleanup Program documents on behalf of the Requestor 8th Regiment Partners LLC. See Exhibit M - Written Consent.

SECTION VIII: REQUESTOR CONTACT INFORMATION

Please refer to the BCP Application Form.

SECTION IX: PROGRAM FEE

Please refer to the BCP Application Form.

SECTION X: REQUESTOR ELIGIBILITY

1-10. Please refer to BCP Application Form.

11. Unregistered bulk storage tanks

The 2000 Survey report noted the presence of 14 storage tanks: 7 USTs and 7 ASTs. Two of the USTs had been closed and abandoned in place, but the remaining 5 USTs required additional investigation regarding their disposition. Further, according to PBS Site No. 2-392014, two ASTs were closed and removed. Since there may be more tanks on Site than were registered, the response to this question on the application is "yes" because unregistered tanks may still be present.

REQUESTOR CERTIFICATION

The Requestor certifies that it is a Volunteer, because it does not have nor has ever had a relationship with any of the past owners or operators of the Site that caused the contamination other than it intends to long term lease the Site from the current owner of the Site. Requestor did not have involvement with the Site at the time of disposal. The Requestor has performed all required environmental due diligence prior to submitting this application and has implemented due care of the Site during any on-Site investigations.

SECTION XI: PROPERTY ELIGIBILITY INFORMATION

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

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

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

SECTION XII: SITE CONTACT LIST

See Exhibit N - Site Contact List. See Exhibit O - Repository Letters.

UNDERUTILIZED SITE - TANGIBLE PROPERTY TAX CREDITS

The Applicant has submitted a package of documents to demonstrate that the site meets the underutilized site definition requirements.

The "Underutilized" definition appears in 6 NYCRR § 375-3.2(o) as follows:

"Underutilized" means, as of the date of application, real property on which no more than 50 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 seventy-five percent for industrial uses; or

(2) at which:

(i) the proposed use is at least seventy-five 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, where *substantial government assistance* means a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity; 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.

The following statements and documents have been attached to this application in Exhibit P, which includes:

1. Commercial / Industrial Use Requirement – First, the applicant has signed under penalty of perjury that the proposed use will be 100% percent for commercial and/or light manufacturing industrial uses. There may be a small brewery or other local business small manufacturing facility as part of the redevelopment project but there will be no residential component. See also the BCP Party Certification.

2. Professional Engineer Structural Assessment – Second, a Structural Assessment report including photos depicting current conditions documenting structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard, is attached.

3. BCP Party Certification – Third, a BCP Party Certification is attached, which certifies that the BCP Party is aware no more than fifty percent of the permissible floor area of the Armory building has 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, that the Armory building has been vacant for many years, and despite significant State and City grants and other HTC funding to support the proposed remediation and development, without the additional tax credit assistance afforded from the BCP, which are also required to make the proposed remediation and development economically viable, it could not take place without this substantial government assistance as defined in 6 NYCRR § 3.2(o).

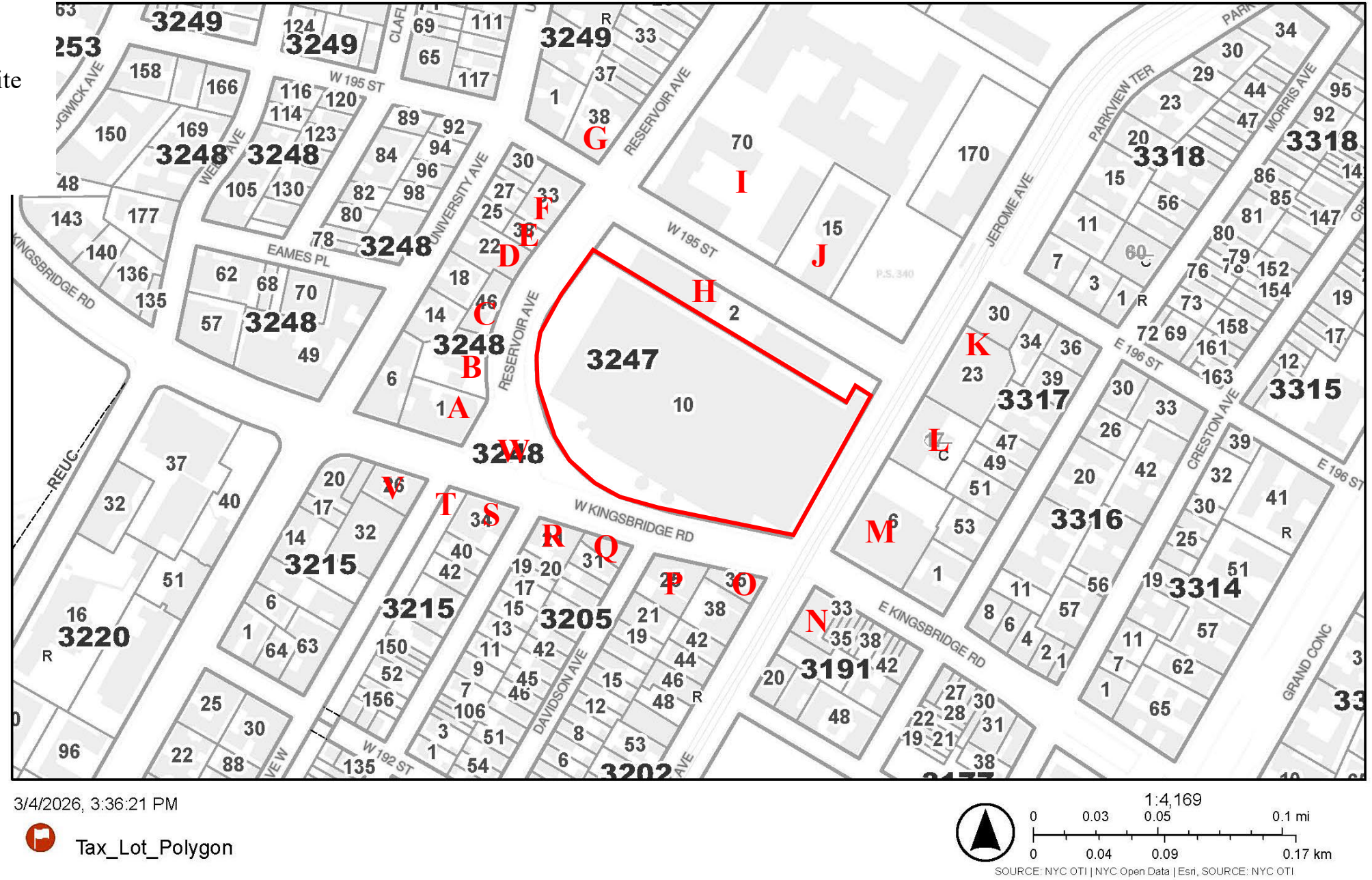
4. City Certification – Fourth and finally, the City Certification, which has been executed by NYC Economic Development Corporation, certifies that the prospective BCP Site satisfies all of the criteria to meet the underutilized definition by stating:

- the Armory has been underutilized for more than three years since it has been vacant for more than three years;
- the planned redevelopment project will be 100% commercial and industrial in nature;
- the proposed development could not take place without substantial government assistance despite significant State and City grants and other HTC funding to support the proposed project;
- the additional tax credit assistance afforded from the BCP is also required to make the Proposed Development economically viable; and
- the Structural Engineer's Report, which the City has also reviewed, has identified significant structural defects with the building's structural components, which present a public health or safety hazard.

EXHIBIT A

BASE MAP

Bronx Kingsbridge Armory Site
1 West Kingsbridge Road
Bronx, New York 10468
Block 3247, Lot 10



Legend:

Site Property Boundary

Corresponding page lists adjacent property owners by letter A – W

3/4/2026, 3:36:21 PM

Tax_Lot_Polygon

1:4,169

0 0.03 0.05 0.1 mi

0 0.04 0.09 0.17 km

SOURCE: NYC OTI | NYC Open Data | Esri, SOURCE: NYC OTI

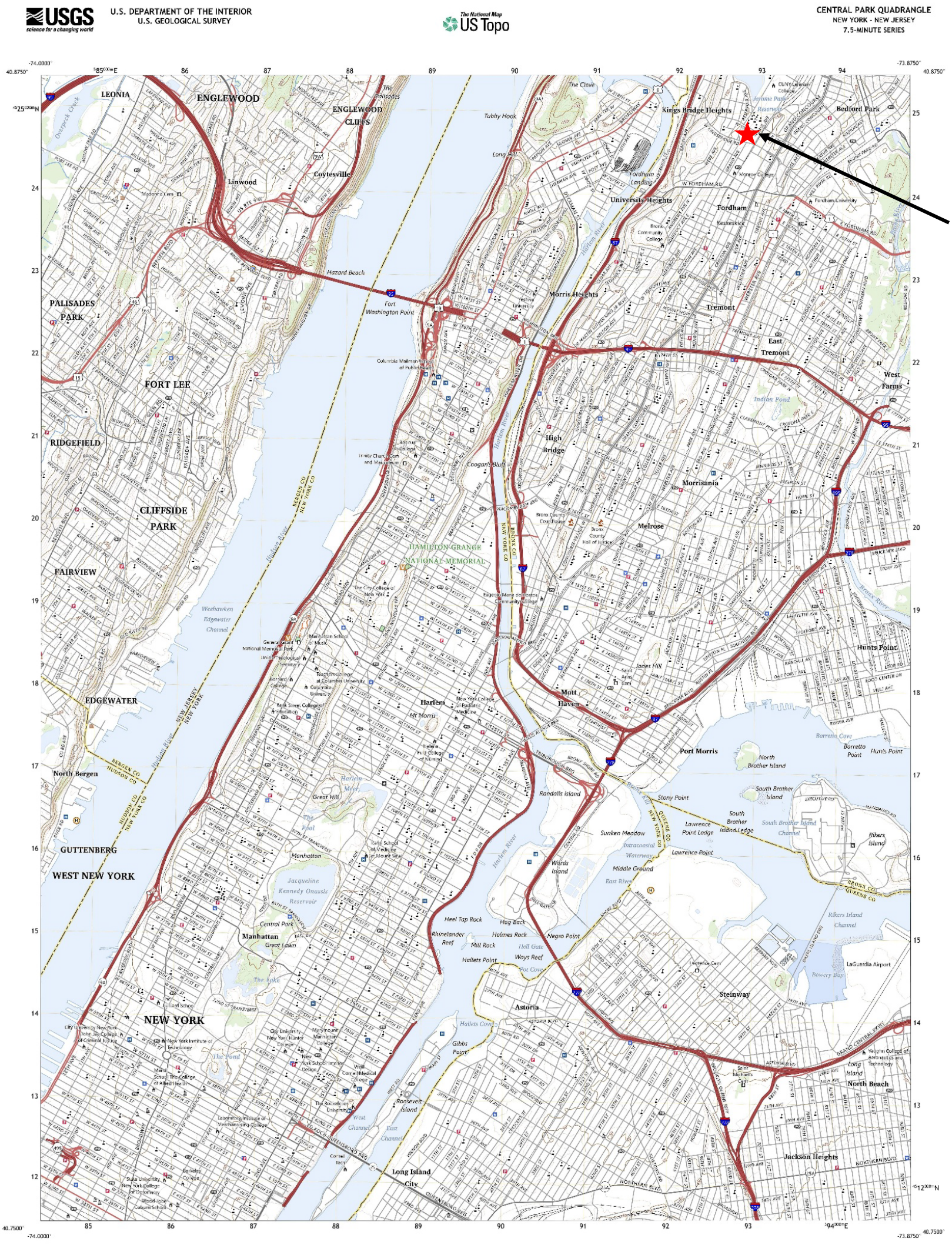
April 2026

Source: NYC Property Portal

Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
A	Parkash 2691 LLC	2691 Reservoir Avenue	Bronx-3248-1
B	Fordham Manor Church	2703 Reservoir Avenue	Bronx-3248-240
C	2717 Reservoir LLC	2717 Reservoir Avenue	Bronx-3248-46
D	University Realty Associates, LLC	2724 University Avenue	Bronx-3248-22
E	Diana Cortez	2727 Reservoir Avenue	Bronx-3248-38
F	Patoba Realty LLC	2745 Reservoir Avenue	Bronx-3248-33
G	Reservoir Ave Corp.	3755 Reservoir Avenue	Bronx-3249-38
H	State of New York	10 West 195th Street	Bronx-3247-2
I	Department of Education	2780 Reservoir Avenue	Bronx-3247-70
J	Department of Education	25 West 195th Street	Bronx-3247-15
K	Jerome 2720, LLC	2720 Jerome Avenue	Bronx-3317-23
L	CUCS Housing Development Fund Corporation 2700 Jerome Avenue LIHTC LLC	2700 Jerome Avenue	Bronx-3317-17 (Condo Lots 1001, 1002 and 1003)
M	Kingsbridge Jerome LLC	1 East Kingsbridge Road	Bronx-3317-6
N	K Brothers Kingsbridge LLC	2640 Jerome Avenue	Bronx-3191-30
O	HIOS Real Estate Corp.	2 West Kingsbridge Road	Bronx-3202-35
P	Daitch-Kingsbridge, LLC	2650 Davidson Avenue	Bronx-3202-25
Q	26 X LLC	26 West Kingsbridge Road	Bronx-3205-25
R	Riverdale Equities, LTD	40 West Kingsbridge Road	Bronx-3205-21
S	Jay Holding Corporation	50 West Kingsbridge Road	Bronx-3215-34
T	NYC Parks Department	Aqueduct Avenue	Bronx-3215-31
V	Bais Moishe Congregation	80 West Kingsbridge Road	Bronx-3215-26
W	NYC Parks Department	2690 Reservoir Avenue	Borx-3248-250

SITE LOCATION MAP

★ BCP Site Location



Street Map

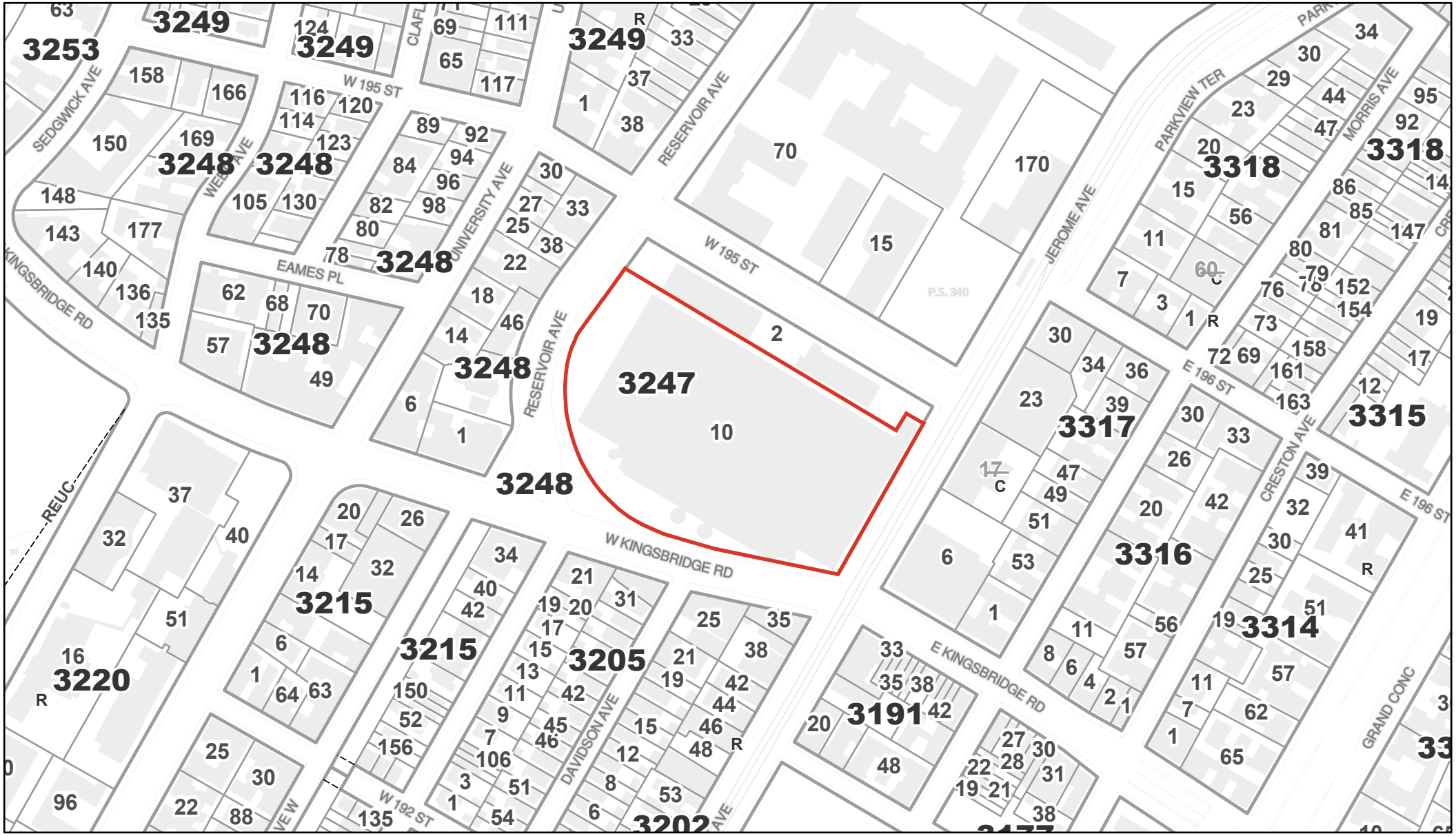
Bronx Kingsbridge Armory Site
1 West Kingsbridge Road
Bronx, New York 10468



Legend:

Site Property Boundary

EXHIBIT B



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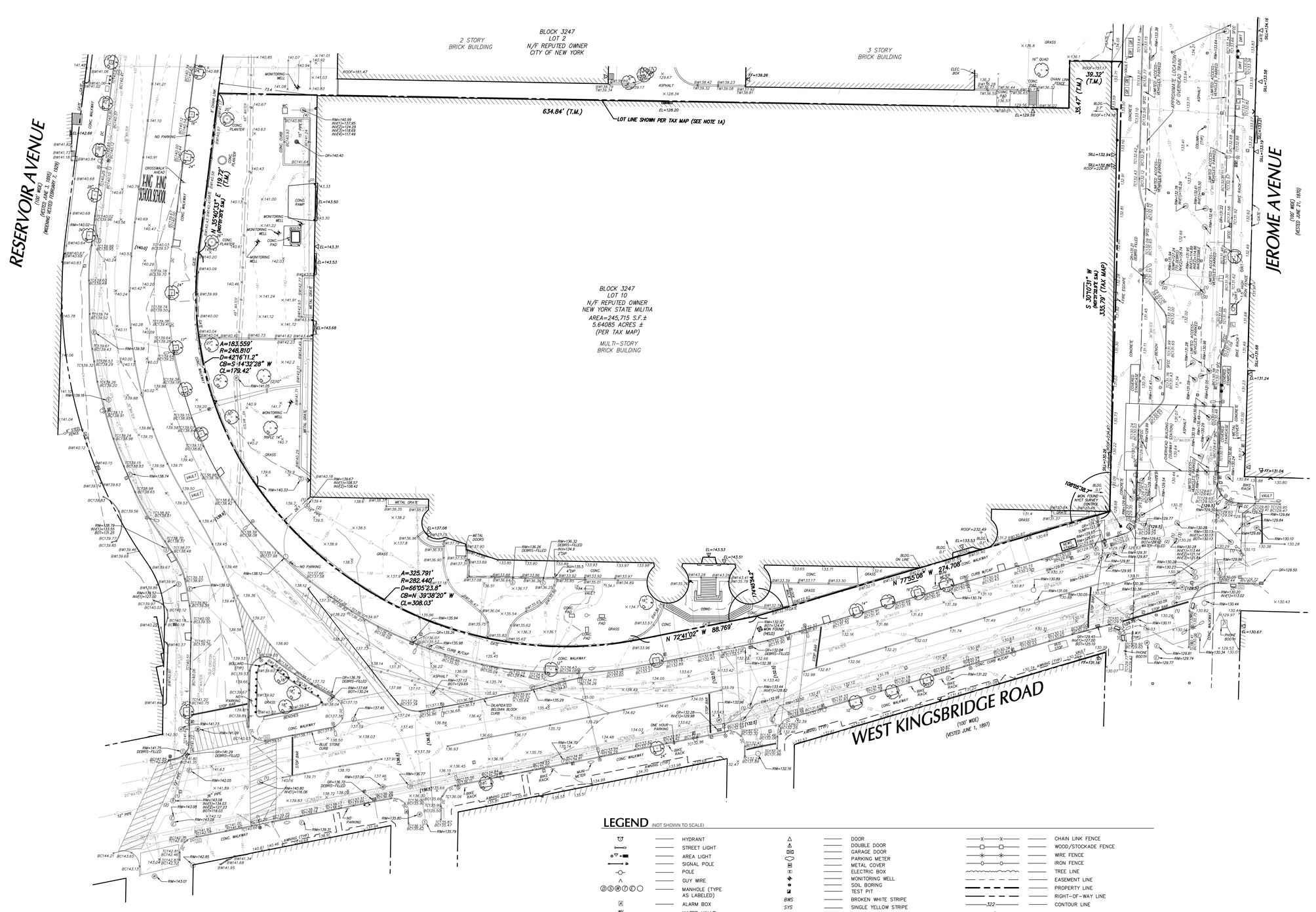
Tax_Lot_Polygon

1:4,169

0 0.03 0.05 0.1 mi

0 0.04 0.09 0.17 km

SOURCE: NYC OTI | NYC Open Data | Esri, SOURCE: NYC OTI



DATUM CONVERSION CHART

0.00' BOROUGH OF THE BRONX HIGHWAY DATUM		1.538'
0.00' NAVD 88	2.608'	
0.00' NGVD 29		1.070'

NOTES

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
   A. THE DIGITAL TAX MAP OF THE CITY OF NEW YORK SHOWING BRONX BLOCK 3247.
   B. MAP ENTITLED "FINAL SECTION MAP 20, AS AMENDED, FINAL SECTION FILED DECEMBER 17, 1895", LAST AMENDED JULY 1, 1999.
   C. MAP ENTITLED "RECORD MAP, SECTION 20", LAST REVISED MARCH 4, 1974.
   D. MAP ENTITLED "SECTION 12, BLOCKS 3246 TO 3271" SHOWING STREET TITLE DATA.
   E. BRONX BOROUGH BENCHMARK SHEET No. 16.
   F. REEL 266, PAGE 1921 SHOWING THE CITY OF NEW YORK AS OWNER OF THE SUBJECT PROPERTY.
   G. MAP SHOWING UNDERGROUND COMMUNICATION FACILITIES IN THE AREA PROVIDED BY AT&T LNS.
   H. MAP SHOWING UNDERGROUND COMMUNICATION FACILITIES IN THE AREA PROVIDED BY CABLEVISION.
   I. MAPS SHOWING UNDERGROUND WATER AND SEWER FACILITIES IN THE AREA PROVIDED BY THE NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION.
   J. MAPS SHOWING UNDERGROUND TELECOMMUNICATION FACILITIES PROVIDED BY EMPIRE CITY SUBWAY/VERIZON.
   K. MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY, KINGSBRIDGE ARMORY, LOTS 2 & 10, BLOCK 3247, BOROUGH AND COUNTY OF BRONX, CITY AND STATE OF NEW YORK," DATED AUGUST 25, 2008, PREPARED BY CONTROL POINT ASSOCIATES.
2. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.
3. THE MERIDIAN OF OF THIS SURVEY IS REFERENCED TO NORTH AMERICAN DATUM OF 1983, NEW YORK LONG ISLAND COORDINATE SYSTEM (NAD 83 NYLI) AS ESTABLISHED THROUGH GPS METHODS.
4. ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED USING BRONX BOROUGH BENCHMARKS 1617 AND 1618, AND CONVERTED USING METHODS CITED IN THE ADMINISTRATIVE CODE OF NYC SECTION 28–104.7.6 LOCAL LAW 96 OF 2013 TABLE 107.7.6.1 AND VERTCON PROGRAM AS PROVIDED BY THE NATIONAL GEODETIC SURVEY.

   USING THIS METHOD 0.000' NAVD88 IS EQUAL TO –1.538 BOROUGH OF THE BRONX HIGHWAY DATUM (SEE DATUM CONVERSION CHART).
5. STREET NAMES AND R.O.W. WIDTHS AS PER MAP REFERENCED IN NOTE 1D. BLOCK AND LOT NUMBERS AS PER MAP REFERENCED IN NOTE 1A.
6. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING, ENVIRONMENTAL SURVEYING, LANDSCAPE ARCHITECTURE, AND GEOLOGY D.P.C. FIELD WORK COMPLETED DURING THE MONTHS OF OCTOBER AND NOVEMBER 2015, UPDATED BY VISUAL INSPECTION DURING MAY 2019, AND UPDATED BY VISUAL INSPECTION AND TOPOGRAPHY ALONG JEROME AVENUE DURING APRIL, 2026.
7. FEMA INFORMATION

   CURRENT:
   AS PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES, PANEL 82 OF 457, MAP NO. 36049700B2F, REVISED SEPTEMBER 5, 2007" THE ENTIRE SUBJECT PROPERTY LIES WITHIN ZONE X (NOT SHADED), AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

   PRELIMINARY:

   AS PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES, PANEL 82 OF 457, MAP NO. 36049700B2G, PRELIMINARY DATED DECEMBER 5, 2013", THE ENTIRE SUBJECT PROPERTY LIES WITHIN ZONE X (NOT SHADED), AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
8. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
9. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
10. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED, DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.

    ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS,

    UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.

    PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

    UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPILE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON.

   A. SEE REFERENCES LISTED ABOVE IN NOTES 1G–1K
   B. ONSITE UTILITY MARK OUT BY SOFTDIG UNDERGROUND SERVICES DURING OCTOBER 2015.
11. THIS IS TO CERTIFY THAT THERE ARE NO STREAMS OR NATURAL WATERCOURSES ON THE PROPERTY AS SHOWN ON THIS SURVEY.
12. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
13. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB–DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
14. THIS SURVEY IS NOT VALID UNLESS EMBOSSED OR BLUE INKED STAMPED WITH THE SEAL OF THE PROFESSIONAL.

LEGEND (NOT SHOWN TO SCALE)

HYDRANT		DOOR		CHAIN LINK FENCE	
STREET LIGHT		DOUBLE DOOR		WOOD/STOCKADE FENCE	
AREA LIGHT		GARAGE DOOR		WIRE FENCE	
SIGNAL POLE		PARKING METER		IRON FENCE	
POLE		METAL COVER		TREE LINE	
GUY WIRE		ELECTRIC BOX		EASEMENT LINE	
MANHOLE (TYPE AS LABELED)		MONITORING WELL		PROPERTY LINE	
ALARM BOX		SOIL BORING		RIGHT–OF–WAY LINE	
WATER VALVE		TEST PIT		CONTOUR LINE	322
GAS VALVE		BROKEN WHITE STRIPE		STORM DRAIN	D
SHRUB		SINGLE YELLOW STRIPE		SANITARY LINE	S
CATCH BASIN		CONCRETE CURB		COMBINED UTILITY LINE	COMB
SPOT ELEVATION	x123.45 [123.4]	CONCRETE	CONC	FIRE DEPT. COMMUNICATION LINE	FDNY
LEGAL GRADE CONVERTED FROM BRONX HIGHWAY DATUM (SEE NOTE 4)		DOUBLE YELLOW STRIPE	DYS	UNKNOWN UTILITY LINE	UNK
CLEAN OUT		SINGLE WHITE STRIPE	SWS	GAS LINE	G
TREE		REINFORCED CONCRETE PIPE	RCP	WATER LINE	W
SIGN		DUCTILE IRON PIPE	DIP	ELECTRIC LINE	E
VENT		CORRUGATED METAL PIPE	CMP	TELEPHONE LINE	T
BOLLARD		NO VISIBLE PIPE	NVP	CABLE TV LINE	C
PEDESTRIAN WALK SIGNAL		EDGE OF PAVEMENT	EP	STEAM LINE	ST
ANCHOR POLE		LANDSCAPED AREA	LSA	REFERENCED UTILITY LINE (TYPE AS NOTED) BASED ON RECORD MAPPING	(_)*
		SURVEYED BEARING & DISTANCE	(S)		
		DEED BEARING & DISTANCE	(D)		
		TAX MAP	T.M.		
		SECTIONAL MAP	S.M.		
		OVERHEAD WIRE			
		GUIDE RAIL (TYPE AS NOTED)			

THE FOLLOWING REQUESTS FOR UTILITY INFORMATION HAVE BEEN MADE.	
UTILITY	RECEIVED
WATER	NYC DEP 05/14/26
SEWER	NYC DEP 05/14/26
GAS	NOT YET RECEIVED
ELECTRIC	NOT YET RECEIVED
STEAM	NOT YET RECEIVED
COMM./ OTHER	ECS/VERIZON 03/09/15, CABLEVISION 03/18/15, AT&T LNS 03/05/15, SPRINT 03/10/15, SOFTDIG 11/10/15, AT&T CORE 03/05/15, LEVEL 3 07/20/15

8/07/26	REVISED PLAN SET WITH INDIVIDUAL LOT SHEETS	3
6/17/26	UPDATED TOPOGRAPHY ALONG JEROME AVENUE	2
5/21/19	REVISED BY VISUAL INSPECTION, UPDATE AREA PREVIOUSLY UNDER CONSTRUCTION & ADD LOT LINE PER TAX MAP	1
Date	Description	No.

REVISIONS

"I hereby state that this plan is based on a field survey made by me or under my supervision in accordance with NYSPLS Code of Practice for Land Surveys, and to the best of my knowledge and belief, and in my professional opinion, it correctly represents the conditions found on the ground during a survey of the subject property."

8-07-2026

SIGNATURE — TIMOTHY J. CONNOR, LICENSED LAND SURVEYOR, No. 051194–01 — DATE SIGNED

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
368 Ninth Avenue, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project: KINGSBRIDGE ARMORY
BLOCK No. 3247, LOT No. 10
BOROUGH OF THE BRONX
CITY OF NEW YORK
BRONX COUNTY NEW YORK

Drawing Title: TOPOGRAPHIC, BOUNDARY & UTILITY SURVEY

Project No. 170321302	Drawing No. VT101
Date NOVEMBER 24, 2015	
Scale 1"=30'	
Drawn By KCW/HW/MH/WB	Checked By GAV/PDF/TO
Submission Date NOVEMBER 24, 2015	Sheet 002A of 002

SCALE IN FEET: 30 0 15 30

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

LANGAN

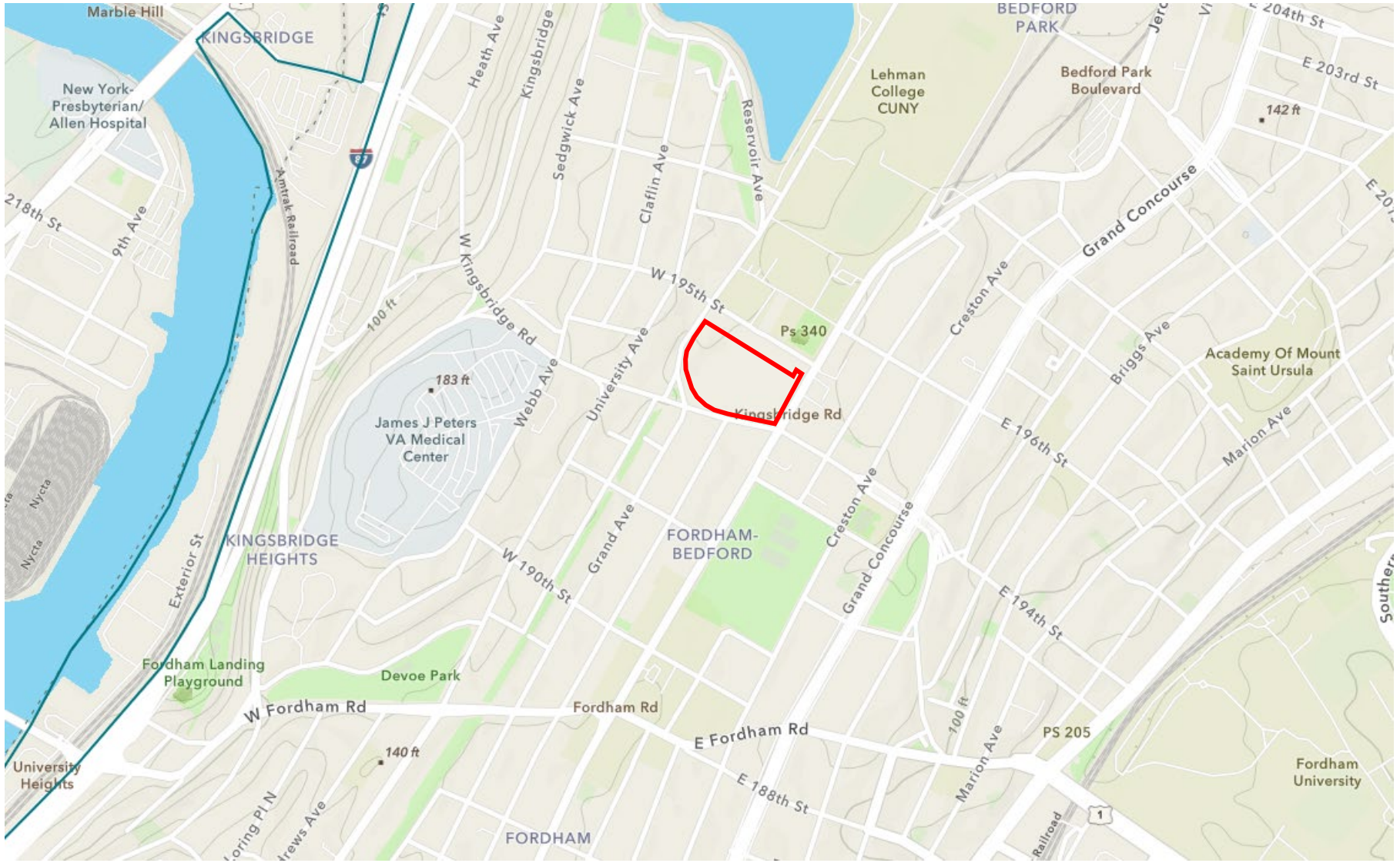
PROJECT NO. 170321302

© 2026 Langan

EXHIBIT C

BOA Map

Bronx Kingsbridge Armory Site
1 West Kingsbridge Road
Bronx, New York 10468



Legend:

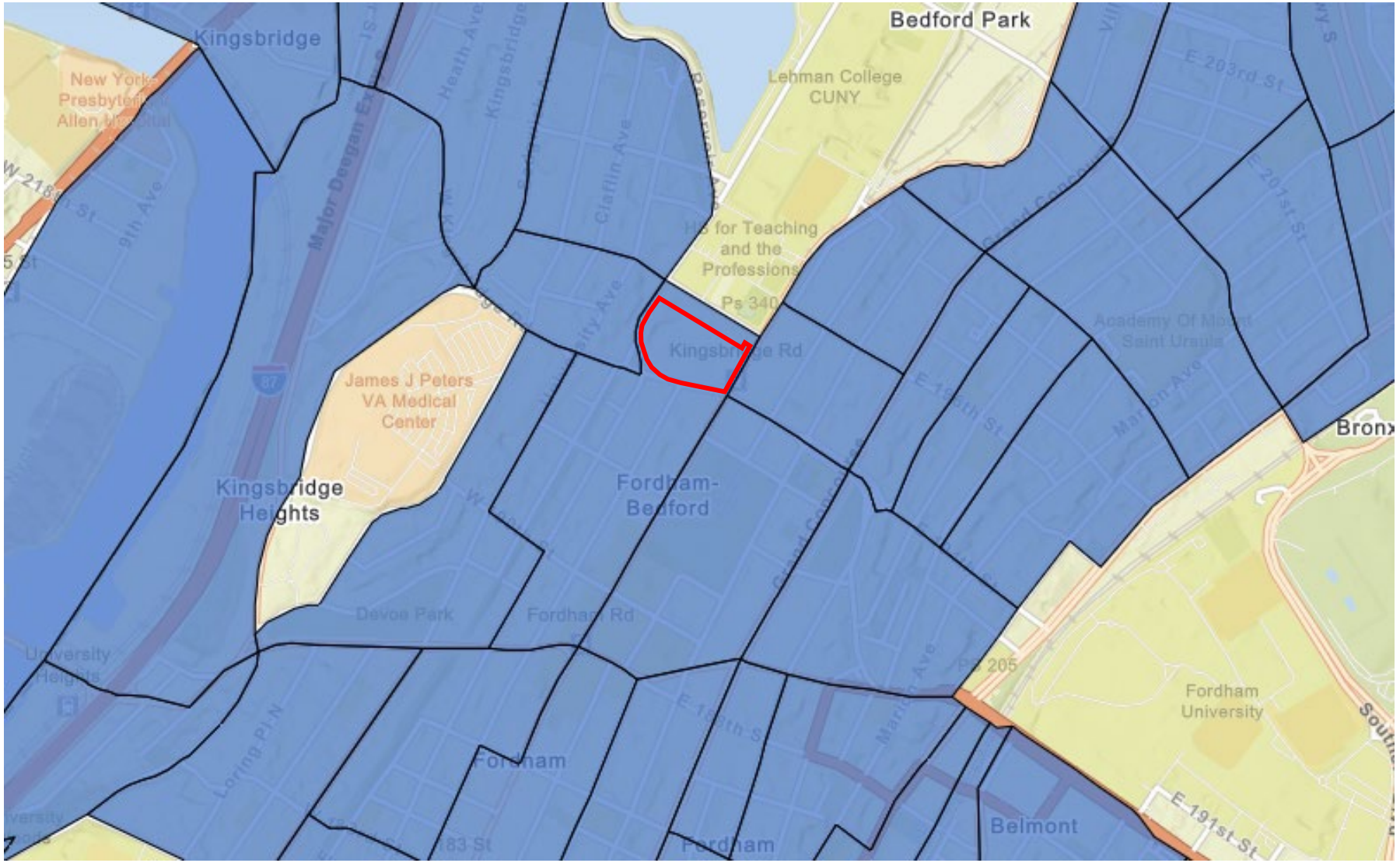
BCP Site Location

Brownfield Opportunity Area Boundary

April 2026
Source: NYS DOS Geographic Gateway

Disadvantaged Communities Map

Bronx Kingsbridge Armory Site
1 West Kingsbridge Road
Bronx, New York 10468



DAC

GEOID: 36005026500
Household Count: 2151
Population Count: 7851
Regional Economic Development Council: New York City

Legend:

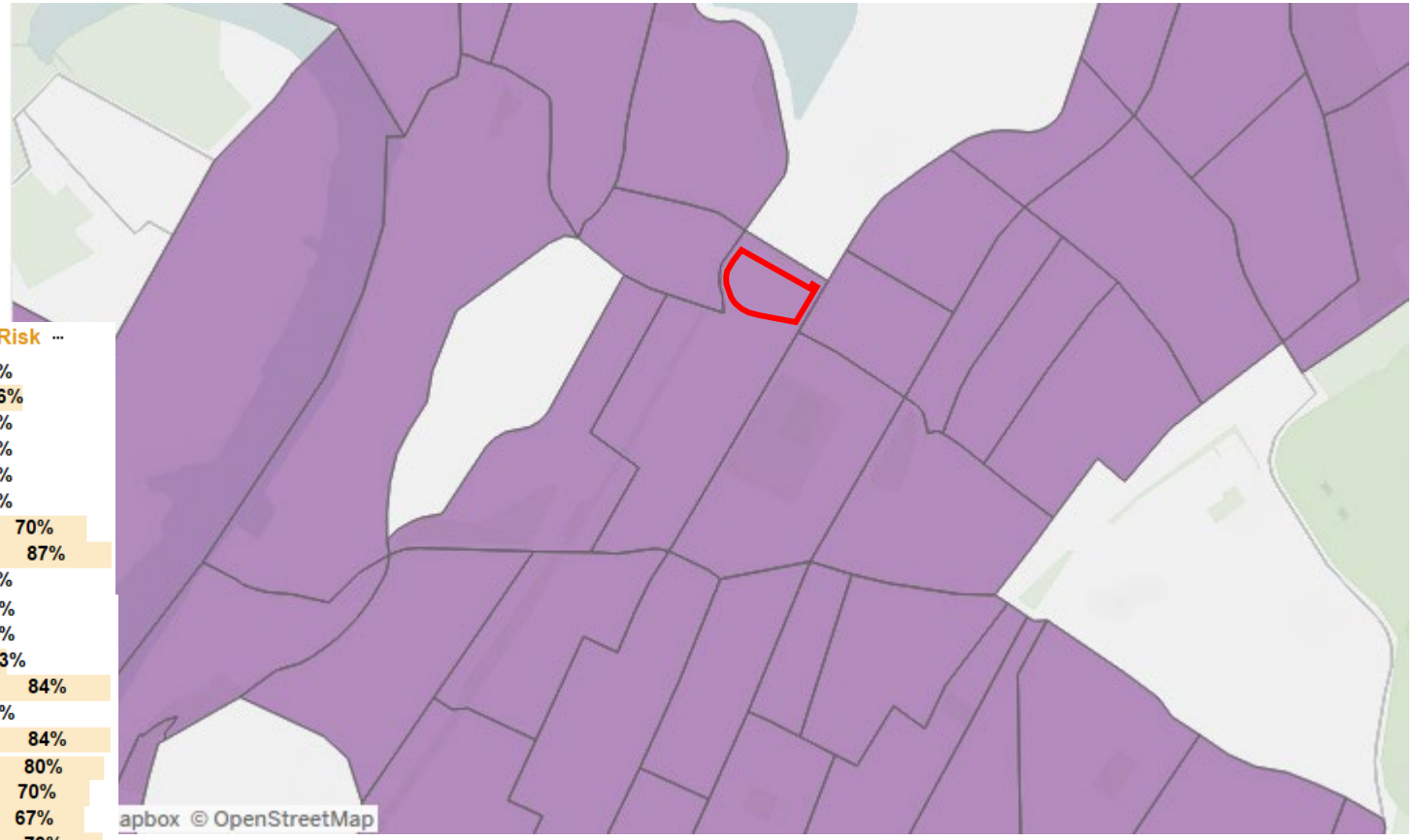
Site Boundary

Disadvantaged Community

Source: NYSERDA

Census Tract 36005026500 is **Designated a DAC**
This Tract covering **New York city** has a population of **7,851**

Environmental Burden is higher than **77%** of Census Tracts statewide
Population Vulnerability is higher than **92%** of Census Tracts statewide



Population Characteristics & Vulnerability

Health Impacts & Burdens	Asthma ED visits	89%
	COPD ED visits	41%
	Heart attack (MI) Hospitalization	54%
	Low Birthweight	78%
	Pct Adults Age 65+	4%
	Pct w/ Disabilities	19%
	Pct w/o Health Insurance	95%
	Premature Deaths	63%
Housing, Mobility, Communications	Energy Poverty / Cost Burden	83%
	Homes Built Before 1960	67%
	Housing Cost Burden (Rental C..	89%
	Manufactured Homes	19%
	Pct Renter-Occupied Homes	97%
	Pct w/o Internet (home or cellul..	80%
Income	Pct <100% of Federal Poverty ..	84%
	Pct <80% Area Median Income	93%
	Pct Single-Parent Households	90%
	Pct w/o BachelorÆs Degree	98%
	Unemployment Rate	97%
Race/Ethnicity	Historical Redlining Score	18%
	Limited English Proficiency	93%
	Pct Asian	50%
	Pct Black or African American	68%
	Pct Latino/a or Hispanic	99%
	Pct Native American or Indigen..	29%

Environmental Burden & Climate Change Risk

Land Use & Historic Discrimination	Active Landfills	0%
	Housing Vacancy Rate	26%
	Industrial/Manufacturing/Mining La..	0%
	Major Oil Storage Facilities	0%
	Municipal Waste Combustors	0%
	Power Generation Facilities	0%
	Regulated Management Plan (Ch..	70%
	Remediation Sites	87%
	Scrap Metal Processing	0%
Potential Climate Change Risk	Agricultural Land Use	0%
	Coastal Flooding and Storm Risk ..	0%
	Driving Time to Urgent/Critical Care	13%
	Extreme Heat Projections (>90? d..	84%
	Inland Flooding Risk Areas	0%
	Low Vegetative Land Cover	84%
Potential Pollution Exposure	Benzene Concentration (Modeled)	80%
	Particulate Matter (PM2.5)	70%
	Traffic: Diesel Trucks	67%
	Traffic: Number of Vehicles	79%
	Wastewater Discharge	60%

Legend:

Site Boundary

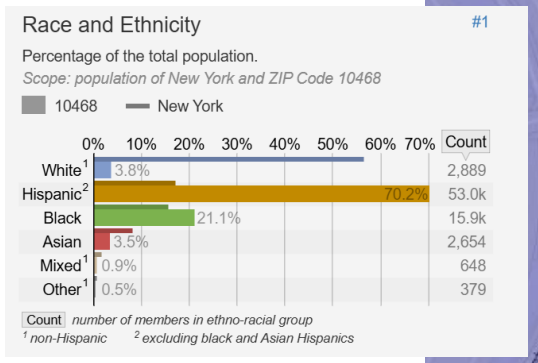
Disadvantaged Community

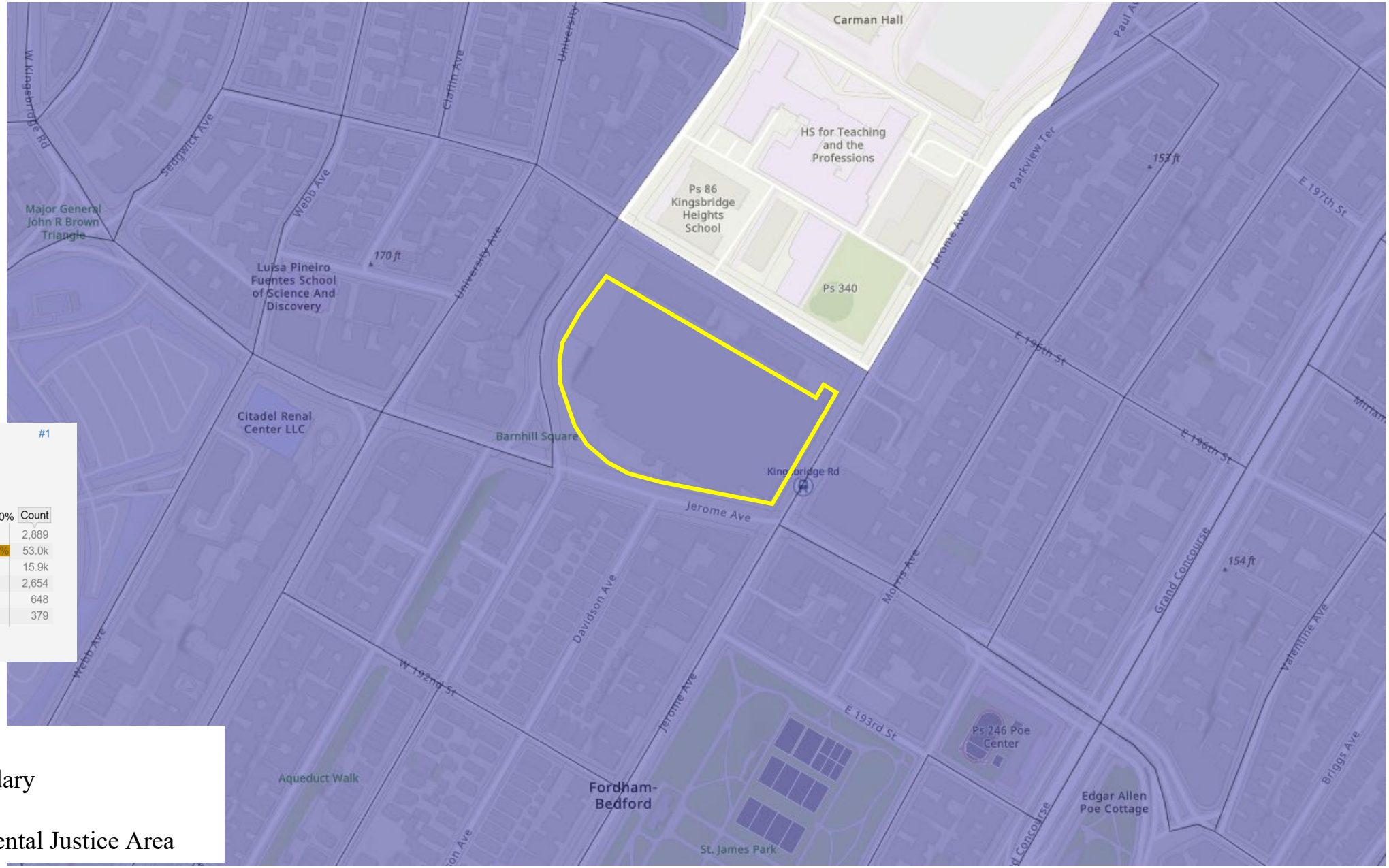
Source: Climate Act

EJ MAP

Bronx Kingsbridge Armory Site
1 West Kingsbridge Road
Bronx, New York 10468

https://statisticalatlas.com/zip/10468/Race-and-Ethnicity





Legend:

Site Property Boundary

Potential Environmental Justice Area

En-Zone Map

Bronx Kingsbridge Armory Site
1 West Kingsbridge Road
Bronx, New York 10468



Legend:

Site Property Boundary

April 2026
Source: Google Earth

EXHIBIT D

FLOOD MAP

Bronx Kingsbridge Armory Site
1 West Kingsbridge Road
Bronx, New York 10468

Legend:

★ Site Location

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

April 2026
Source: FEMA Flood Map



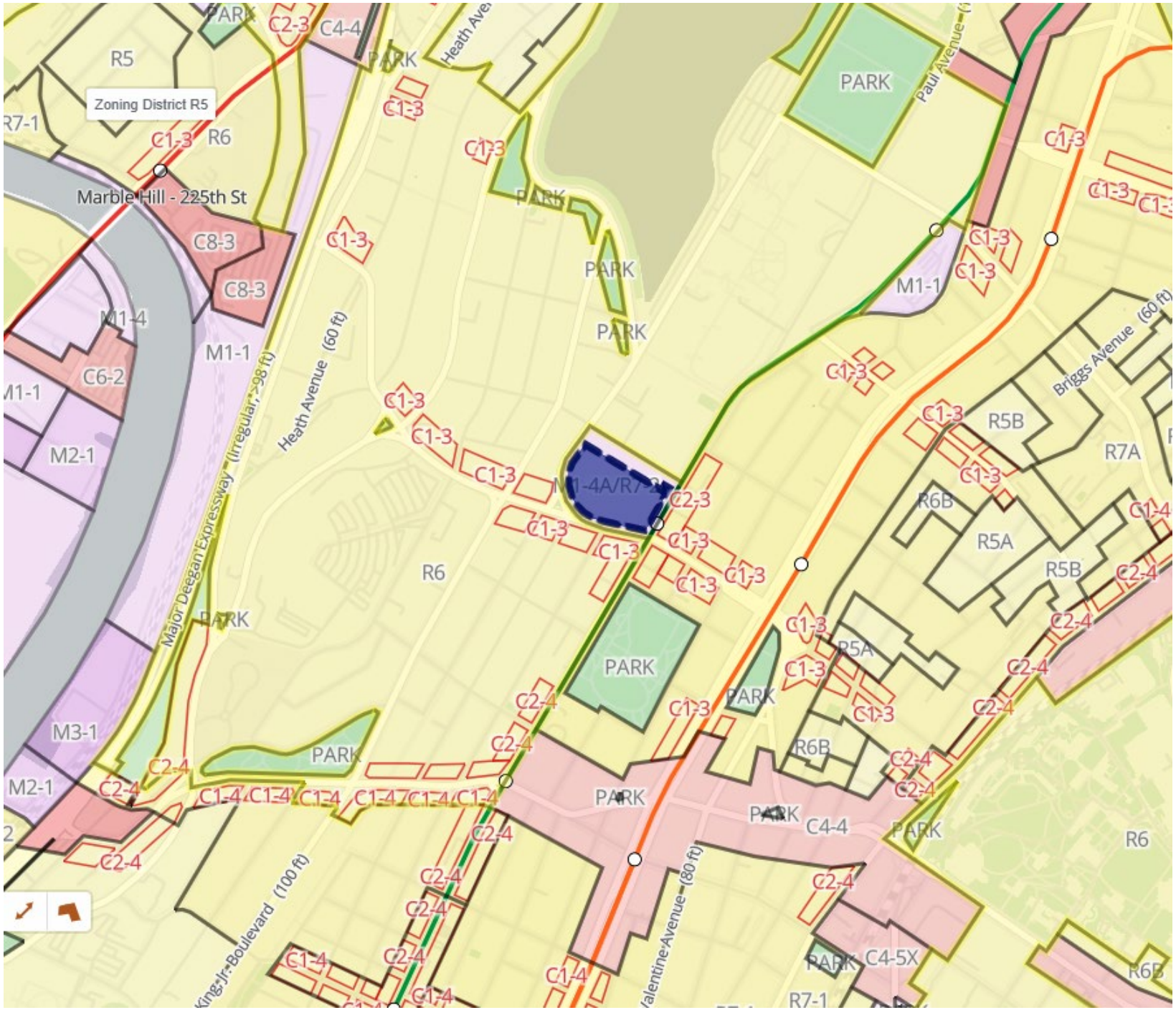
EXHIBIT E

ZONING MAP

Bronx Kingsbridge Armory Site
1 West Kingsbridge Road
Bronx, New York 10468

Legend:

Site
Zoning Districts: M1-4A/R7-2



April 2026
Source: NYC ZOLA

Manufacturing Districts: M1

M1 districts range from the Garment District in Manhattan and Port Morris in the Bronx with multistory lofts, to parts of Red Hook or College Point with one- or two-story warehouses characterized by loading bays. M1 districts are often buffers between M2 or M3 districts and adjacent residential or commercial districts. M1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities. Nearly all industrial uses are allowed in M1 districts if they meet the stringent M1 performance standards. Offices, hotels and most retail uses are also permitted. Certain community facilities, such as hospitals, are allowed in M1 districts only by special permit, but houses of worship are allowed as-of-right.

Other than M1 districts paired with residence districts in Special Mixed Use Districts, M1-5M and M1-6M districts (by special permit) and M1-D districts (by authorization or certification) are the only manufacturing districts in which residences are permitted. However, in M1-6D districts, residential use may be allowed as-of-right on zoning lots under certain conditions.

In M1-5M and M1-6M districts, mapped in parts of Chelsea, space in an industrial building may be converted to residential use, provided a specified amount of floor area is preserved for particular industrial and commercial uses.

Floor area ratios in M1 districts range from 1.0 to 10.0, depending on location; building height and >setbacks are controlled by a sky exposure plane which may be penetrated by a tower in certain districts. Although new industrial buildings are usually low-rise structures that fit within sky exposure plane, commercial and community facility buildings can be constructed as towers in M1-3 through M1-6 districts. In the highest density manufacturing district, M1-6, mapped only in Manhattan, an FAR of 12 can be achieved with a bonus for a public plaza. Except along district boundaries, no side yards are required. Rear yards at least 20 feet deep are usually required, except within 100 feet of a corner.

Parking and loading requirements vary with district and use. M1-1, M1-2 and M1-3 districts are subject to parking requirements based on the type of use and size of an establishment. For example, a warehouse in an M1-1 district requires one off-street parking space per 2,000 square feet of floor area or per every three employees, whichever would be less. Parking is not required in Long Island City or M1-4, M1-5 and M1-6 districts, mapped mainly in Manhattan. Requirements for loading berths of specified dimensions differ according to district, size and type of use.

Residence Districts: R7 - R7A - R7B - R7D - R7X

R7 districts are medium-density apartment house districts mapped in much of the Bronx as well as the Upper West Side in Manhattan and Brighton Beach in Brooklyn. The height factor regulations for R7 districts encourage lower apartment buildings on smaller zoning lots and, on larger lots, taller buildings with less lot coverage. As an alternative, developers may choose the optional Quality Housing regulations to build lower buildings with greater lot coverage.

Regulations for residential development in R7-1 and R7-2 districts are essentially the same except that R7-2 districts, which are mapped primarily in upper Manhattan, have lower parking requirements.

Height factor buildings are often set back from the street and surrounded by open space and on-site parking. The floor area ratio (FAR) in R7 districts ranges from 0.87 to a high of 3.44; the open space ratio (OSR) (OSR) ranges from 15.5 to 25.5. As in other non-contextual districts, a taller building may be obtained by providing more open space. For example, 76% of the zoning lot with a 14-story building must be open space (3.44 FAR x 22.0 OSR). The maximum FAR is achievable only where the zoning lot is large enough to accommodate a practical building footprint as well as the required amount of open space. The building must be set within a sky exposure plane which, in R7 districts, begins at a height of 60 feet above the street line and then slopes inward over the zoning lot.

Off-street parking is generally required for 60 percent of a building's dwelling units in an R7-1 district and 50 percent in an R7-2 district, but requirements are lower for income-restricted housing units (IRHU) and are further modified in certain areas, such as within the Transit Zone and the Manhattan Core, or for lots less than 15,000 square feet in R7-1 districts. Off-street parking requirements can be waived if 5 or fewer parking spaces are required in R7-1 districts, or if 15 or fewer parking spaces are required or if the zoning lot is 10,000 square feet or less in R7-2 districts.

The optional Quality Housing regulations in R7 districts utilize height limits to produce lower, high lot coverage buildings set at or near the street line. With floor area ratios that are equal to or greater than can be achieved in height factor buildings, the optional Quality Housing regulations produce new buildings in keeping with the scale of many traditional neighborhoods in the East Village and upper Manhattan, the west Bronx, and sections of Queens and Brooklyn.

The optional Quality Housing regulations for buildings on wide streets outside the Manhattan Core are the same as in R7A districts. The maximum FAR is 4.0 and the base height before setback is 40 to 75 feet with a maximum building height of 80 feet, or 85 feet if providing a qualifying ground floor. The maximum FAR on narrow streets and within the Manhattan Core is 3.44, and the base height before setback is 40 to 65 feet with a maximum building height of 75 feet. The area between a building's street wall and the street line must be planted, and the building must have interior amenities for residents pursuant to the Quality Housing Program.

Off-street parking is generally required for 50 percent of a building's dwelling units, but requirements are lower for income-restricted housing units (IRHU) and are further modified in certain areas, such as within the Transit Zone and the Manhattan Core, or for lots less than 15,000 square feet in R7-1 districts. Off-street parking requirements can be waived if 5 or fewer parking spaces are required in R7-1 districts, or if 15 or fewer parking spaces are required or if the zoning lot is 10,000 square feet or less in R7-2 districts.

Higher maximum FAR and heights are available for buildings participating in the Inclusionary Housing Program or that provide certain senior facilities.

BRONX BOROUGH PRESIDENT VANESSA L. GIBSON

BRONX BOROUGH BOARD
RESOLUTION APPROVING

A DISPOSITION BY LEASE FROM THE CITY OF NEW YORK TO THE NEW YORK CITY LAND DEVELOPMENT CORPORATION ("NYCLDC") AND ASSIGNMENT OF THAT LEASE TO 8TH REGIMENT PARTNERS, LLC OR AN AFFILIATE ("8TH REGIMENT PARTNERS" OR "LESSEE"), OF LAND LOCATED AT 29 WEST KINGSBRIDGE ROAD, BRONX, NEW YORK 10468, PURSUANT TO NEW YORK CITY CHARTER SECTION 384(b)(4)

WHEREAS, the City of New York (the "City") is the owner of that certain real property designated as Block 3247, Lot 10 (the "Armory Premises") and Block 3247, Lot 2 (the "National Guard Premises") on the Tax Map for the Borough of the Bronx, County of Bronx, City and State of New York (the Armory Premises and National Guard Premises, collectively the "Premises"); and

WHEREAS, the Armory Premises was previously operated as an armory and primarily used for military purposes by the New York State National Guard ("National Guard") until 1994; and

WHEREAS, in 1996, the National Guard relinquished its use of the Armory Premises and released the Armory Premises to the City pursuant to New York State Miliary Law Section 180;

WHEREAS, the National Guard Premises is exclusively used and occupied by the National Guard, and to deliver the Project (as defined herein), it is contemplated that the National Guard shall vacate the National Guard Premises, relinquish its use thereof, and release the National Guard Premises to the City; and

WHEREAS, New York City Economic Development Corporation ("NYCEDC") launched the Together for Kingsbridge Community Vision planning process in October 2022 in coordination with elected officials and community leaders prior to NYCEDC's issuance of a Request for Proposals ("RFP") to redevelop the Premises; and

WHEREAS, based on the responses to the RFP and certain supplementary information and materials submitted to NYCEDC in connection therewith, NYCEDC selected 8th Regiment Partners on December 18, 2024 to redevelop the Premises; and

WHEREAS, 8th Regiment Partners proposes the redevelopment and adaptive reuse of the Premises to include 1) up to 660,000 square feet of commercial and/or community facility space and up to 100,000 square feet of light manufacturing space; 2) construction of a new building with up to 500 units of permanently affordable housing and up to 20,000 square feet of local retail; 3) up to 328 parking spaces; and 4) up to 1.5 acres of publicly accessible plaza and open space (the "Project"); and

WHEREAS, it is anticipated that New York City Land Development Corporation ("NYCLDC"), a not-for-profit local development corporation incorporated under Section 1411 of the New York State Not-for-Profit Corporation Law, and the City will enter into a ground lease for up to 99 years for each of the Armory Premises and the National Guard Premises (collectively, the "Leases"), which Leases shall be immediately assigned by NYCLDC to Developer to facilitate the Project; and

WHEREAS, NYCEDC will administer the Leases on behalf of the City; and

WHEREAS, 8th Regiment Partners and NYCEDC submitted a Uniform Review Land Use Procedure ("ULURP") application on May 6, 2025 requesting the following: 1) disposition of the Premises pursuant to New York City Charter Section 197-c; 2) zoning map amendment to rezone the Development Site from C4-4 to an M1-4A/R7-2 ("MX") district; 3) zoning text amendment to Zoning Resolution Section 123-90 to establish the proposed MX district; 4) zoning text amendment to Zoning Resolution Section 74-182(b) to increase permitted indoor arena capacity; 5) special permit pursuant to Zoning Resolution Section 74-182(b) to allow an indoor arena and modify signage regulations; and 6) special permit pursuant to Zoning Resolution Section 74-195 to allow a public parking garage with a maximum capacity of 248 spaces; and

WHEREAS, following its June 17, 2025 meeting, Bronx Community Board 7 issued a resolution on June 20, 2025, recommending approval of that application; and

WHEREAS, the proposed ULURP actions were approved by the City Planning Commission (the "CPC") on September 17, 2025 and by the City Council on October 29, 2025; and

WHEREAS, NYCEDC presented to the Borough Board the terms for the disposition of the Premises on December 15, 2025; now,

THEREFORE BE IT RESOLVED, that the Borough Board has considered the purposes, terms and conditions of the above-described land lease transactions, and has found them to be in the public interest; and,

THEREFORE BE IT FURTHER RESOLVED, that the Borough Board hereby approves the disposition and above-described leases by the City of the Premises, as substantially described in the submission by NYCEDC to the Borough Board pursuant to Section 384(b)(4) of the New York City Charter.

BRONX BOROUGH PRESIDENT VANESSA L. GIBSON

Adopted by the Bronx Borough Board on the 15th day of December 2025.

Vanessa L. Gibson
Bronx Borough President
Chair of the Bronx Borough Board

12/15/25

CHRISTINE PAULINO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PA6406695
Qualified in Bronx County
Commission Expires April 6, 2025

BRONX BOROUGH PRESIDENT VANESSA L. GIBSON

BRONX BOROUGH BOARD MEETING DECEMBER 15, 2025

	Chair	***Attendance***
BP	**Vanessa L. Gibson**	***Y***
CB1	**Paola Martinez**	***Y***
CB2	**Robert Crespo**	***Y***
CB3	**Joetta Brown**	***Y***
CB4	**Beverly Bond**	***Y***
CB5	**Osiris Guzman**	***Y***
CB6	**Evonne Capers**	***X***
CB7	**Leurys Acosta**	***Y***
CB8	**Julie Reyes**	***Y***
CB 9	**Mohammed N. Mujumder**	***X***
CB 10	**Joseph Russo**	***Y***
CB11	**Cynthia Rodriguez**	***X***
CB12	**Clinton Myke**	***Y***
District	***City Council Member***	***Rep***
8th	**Hon Diana Ayala**	***Y***
11th	**Hon Eric Dinowitz**	***Y***
12	**Hon Kevin Riley**	***Y***
13	**Hon Kristy Marmorato**	***X***
14	**Hon Pierina Sanchez**	***Y***
15	**Hon Oswald Feliz**	***Y***
16	**Hon Althea Stevens**	***Y***
17	**Hon. Rafael Salamanca**	***X***
18	**Hon Amanda Farias**	***Y***

BRONX BOROUGH PRESIDENT VANESSA L GIBSON
MEETING OF
THE BRONX BOROUGH BOARD

BRONX BOROUGH BOARD DECEMBER 15, 2025

VOTE TALLY

Kingsbridge Armory

	Chair	***Vote***
BP	**Vanessa L. Gibson**	***Y***
CB1	**Paola Martinez**	
CB2	**Robert Crespo**	
CB3	**Joetta Brown**	
CB4	**Beverly Bond**	
CB5	**Osiris Guzman**	
CB6	**Evonne Capers**	
CB7	**Leurys Acosta**	***Y***
CB8	**Julie Reyes**	
CB 9	**Mohammed N. Mujumder**	
CB 10	**Joseph Russo**	
CB11	**Cynthia Rodriguez**	
CB12	**Clinton Myke**	
District	***City Council Member***	***Rep***
8th	**Hon Diana Ayala**	***Y***
11th	**Hon Eric Dinowitz**	***Y***
12	**Hon Kevin Riley**	***Y***
13	**Hon Kristy Marmorato**	***ABSENT***
14	**Hon Pierina Sanchez**	***Y***
15	**Hon Oswald Feliz**	***Y***
16	**Hon Althea Stevens**	***Y***
17	**Hon. Rafael Salamanca**	***ABSENT***
18	**Hon Amanda Farias**	***Y***

Those eligible to vote are the Borough President, members of the City Council and the Chair of Community Board #7.
The vote was 9 affirmative, 0 negative and 0 abstentions.

EXHIBIT F

A. INTRODUCTION

This chapter presents the findings of the hazardous materials assessment and identifies potential areas of concern that could pose a hazard to workers, the community, and/or the environment during or after construction of the Kingsbridge Armory Redevelopment ("Proposed Project"). The Project Site includes the Armory Site at 1 West Kingsbridge Road (Block 3247, Lot 10) and the National Guard Site at 10 West 195th Street (Block 3247, Lot 2) (collectively, the "Project Site").

As described in Chapter 1, "Project Description," the Proposed Project includes the adaptive reuse of the vacant Armory ~~with~~to provide up to approximately ~~730,226~~735,800 gross square feet (gsf) of new uses, including a mix of ~~new commercial,~~ community facility and cultural space, ~~and~~ light manufacturing space~~industrial uses~~, commercial office space, a 17,000-person live event venue, and other entertainment uses, along with parking and loading docks. ~~the redevelopment of t~~The National Guard Site would be redeveloped with a new residential building (up to approximately ~~497,000~~494,500 gsf) containing 500 new permanently affordable dwelling units (DUs) and approximately 14,400 gsf of ground floor retail, replacing a one-story garage and a two-story office building. The Proposed Project would include a total of up to approximately 1,230,300 gsf of development at the Project Site.

This hazardous materials assessment is based on the findings of the Phase I Environmental Site Assessment (ESA) of the Project Site, prepared by AKRF Inc. (February 28, 2025) in conformance with ASTM Standard E1527-21 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* and the requirements of ASTM Standard E2600-15 *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions* (see **Appendix C**). AKRF's Phase I ESA included an evaluation of findings from prior environmental assessments and investigations conducted at the Project Site, which are referenced below:

- *Phase I Environmental Site Assessment*, Metcalf & Eddy | AECOM, August 2006;
- *Phase II Environmental Site Assessment Report, Kingsbridge Armory*, TRC Environmental Corporation, September 19, 2007;
- *Phase II Environmental Site Investigation (ESI) Report, Kingsbridge Armory—29 West Kingsbridge Road*, Langan Engineering & Environmental Services, P.C., Draft November 6, 2008;
- *Supplemental Groundwater Investigation Report, Kingsbridge Armory*, Langan Engineering & Environmental Services, P.C., June 17, 2009;
- *Phase I Environmental Site Assessment, Kingsbridge Armory—29 West Kingsbridge Road*, AECOM, October 2013;

- *Phase II Supplemental Environmental Site Investigation Report*, Langan Engineering & Environmental Services, P.C., June 7, 2013;
- *Soil Sampling Results of Kingsbridge Armory*, GZA GeoEnvironmental of New York, January 12, 2016; and
- *Phase I ESA, Kingsbridge Armory Redevelopment, Bronx, New York*, AKRF, Inc., February 28, 2025.

AKRF's Phase I ESA also summarized the findings of the following previous hazardous materials surveys to identify the presence of lead, asbestos-containing materials (ACMs), and/or polychlorinated biphenyls (PCBs), and lead-based paint (LBP) at the Project Site:

- *Kingsbridge Armory Roof Rehabilitation Project Environmental Survey Report* (ET Environmental Corporation, September 15, 2000);
- *Asbestos Investigation, Kingsbridge Armory* (Langan Engineering & Environmental Services, P.C., October 6, 2008);
- *Limited Hazardous Materials Investigation Report* (GZA GeoEnvironmental of New York, December 21, 2015);
- *Results of the Supplemental Asbestos-Containing Material Survey, Kingsbridge Armory, 29 West Kingsbridge Road, Bronx, New York* (GZA GeoEnvironmental of New York, January 5, 2016); and
- *Asbestos and Lead Paint Survey Report* (TRC Environmental Corporation, June 6, 2023).

B. PRINCIPAL CONCLUSIONS

The Proposed Project would entail limited ground disturbance on the Armory Site, and the demolition of the National Guard buildings and redevelopment of the National Guard Site. To avoid any potential for hazardous materials exposure on the Project Site, all federal, state, and local requirements and regulations would be followed, as well as the following:

- Based on the contamination present (identified by prior investigations on the Project Site, references for which were provided in the 2025 Phase I ESA), an (E) Designation for hazardous materials (E-850) will be placed on the Project Site (Block 3247, Lots 2 and 10).
- Additional ACM testing of materials to be disturbed by renovations, as warranted. Prior to demolition, an ACM survey within the National Guard and Armory buildings, and other previously untested structures would be conducted. Any identified ACM would be removed prior to the renovation or demolition activities at the Project Site.
- Performing any demolition activities with the potential to disturb lead-based paint (LBP) materials in accordance with the applicable regulatory requirements.
- Disposing of affected suspect mercury-containing or suspect PCB-containing equipment affected by the Proposed Project in accordance with applicable regulatory requirements. Additional PCB sampling may be necessary in the Armory and National Guard buildings for identification and delineation purposes.

- Removing and properly disposing of soil, debris, and/or dust containing elevated lead levels from the rifle and pistol ranges on the Armory Site in accordance with applicable regulations. Additional sampling/surveying may be warranted to quantify affected areas/materials.
- Removing and properly disposing of known petroleum tanks and 55-gallon drums in accordance with applicable regulations. This may require testing for handling and disposal purposes of any of the tank and drum contents. If any unforeseen aboveground or underground storage tanks (ASTs/USTs) are encountered, removing the tanks and any associated contamination in accordance with New York State Department of Environmental Conservation (NYSDEC) regulations.
- Evaluating all deteriorating mechanical equipment in the Armory building and mechanical equipment in the National Guard Site slated for demolition/removal to determine if they contain any fluids, including petroleum and/or hazardous substances, and properly disposing of them.
- Transporting material leaving the Project Site for off-site disposal in accordance with all applicable requirements covering licensing of haulers and trucks, placarding, truck routes, manifesting, etc.
- If dewatering activities are required, conducting them in accordance with local requirements for discharge to sanitary/combined sewers. Pretreatment would be performed as necessary to meet the DEP requirements.

With the implementation of these procedures, no significant adverse impacts related to hazardous materials would result from the Proposed Project.

C. EXISTING CONDITIONS

TOPOGRAPHY AND SUBSURFACE CONDITIONS

Based on the United States Geological Survey (USGS), Central Park, New York 2019 Quadrangle map, the Project Site is approximately 135 feet above the North American Vertical Datum (NAVD) of 1988 (an approximation of mean sea level). Topography at the Project Site was relatively level, with a slight downward slope to the southeast.

The findings of Langan's June *2013 Phase II Supplemental Environmental Site Investigation Report* indicates that the depth to groundwater ranged from 11.6 feet along the northern exterior of the Armory building to 30.4 feet in the parking area on the Armory Site near Reservoir Avenue. The depth to groundwater measurements from beneath the building ranged from 3.0 feet on the northwestern portion of the sub-cellar to 10.4 feet on the southwestern portion of the sub-cellar.

Groundwater elevation data indicates that groundwater at the Armory Site flows towards the southwest, which generally conforms to the south-southwest sloping topographic gradient of the surrounding area shown on the USGS Central Park, New York 2019 Topographic Quadrangle Map. However, actual groundwater depth and flow direction may be influenced by other factors, including past pumping and/or subsurface obstructions such as building foundations, subway tunnels, and other utilities. Groundwater in the Bronx is not used as a source of drinking water.

SUMMARY OF AKRF'S PHASE I ESA FINDINGS

PHASE I ESA, KINGSBRIDGE ARMORY REDEVELOPMENT, BRONX, NEW YORK, AKRF—FEBRUARY 28, 2025

AKRF's Phase I ESA included an analysis of the prior assessments and investigations conducted for the Project Site noted in Section A. The following Recognized Environmental Conditions (RECs)/Vapor Encroachment Conditions (VECs) and *de minimis* conditions were identified:

- Two unlisted 275-gallon above-ground storage tanks (ASTs) were observed on the Armory's basement level. Both tanks may have previously contained fuel but appeared to be empty at the time of reconnaissance. One tank was standing on its end, and one tank was tipped on its side. Staining was observed on the concrete floor under one of the tanks.
- Several 55-gallon drums observed at the Project Site were unlabeled and were either empty or filled with unknown substances. Some of the drums exhibited signs of corrosion and, in one case, evidence of a small release.
- Elevated levels of lead from spent munitions were detected during previous investigations in the two rifle ranges and four pistol ranges in the Armory basement. Waste classification samples were determined to contain leachable lead at concentrations exceeding the hazardous waste criteria for lead.
- Resource Conservation and Recovery Act (RCRA) hazardous waste generating activities were identified on the Project Site. The Armory was identified as a generator of hazardous waste several times between 1985 and 2012, including as a non-generator of lead in 2012.
- The Project Site is listed in the NY MANIFEST database for the shipment of 4,195 pounds and 923 gallons of ignitable waste and 2,195 pounds of spent halogenated solvents.
- Sump pits were observed in the southeast portion of the Armory building basement and on the National Guard Site in the east building basement boiler room and on the ground level of the west building. In addition, floor drains (possibly dry wells) were observed in the east National Guard building basement. The sumps and possible dry wells have the potential to have affected the Project Site subsurface.
- Adjacent and nearby properties were identified in the regulatory databases, historical Sanborn maps, City Directory listings, and during site reconnaissance with some potential to affect the Project Site subsurface, including former and/or current automotive-related and commercial facilities, and dry cleaners.
- The National Guard Site was listed in the Petroleum Bulk Storage (PBS) database with the five closed/removed fuel oil and gasoline underground storage tanks (USTs) and two diesel aboveground storage tanks (ASTs) (PBS Facility ID: 2-392014. Two abandoned USTs were discovered in the western parking lot on the National Guard Site during the 2007 Phase II ESA undertaken by TRC, which were suspected to be two of the tanks registered as closed/removed. It is possible other tanks were not closed and/or removed properly, potentially affecting the Project Site subsurface.

- The Project Site was listed in the NYS Spills Information Database (NY SPILLS) and Leaking Underground Storage Tanks (LTANKs) database with the four closed-status spills
- Based on the age of the Project Site buildings and observations during reconnaissance, as well as findings of previous hazardous materials surveys, ACMs, PCBs, and LBPs are present within building material, debris, and/or in buried fill materials at the Project Site.
- Petroleum-containing equipment, including an elevator hydraulic oil reservoir tank and a generator with an associated 5-gallon fuel tank, were observed in the Armory; no evidence of leaks was observed near the generator or its fuel tank. In addition, deteriorating mechanical equipment at the Armory building may contain residual fluids, such as petroleum-based fluids or fluids containing hazardous materials.
- Extensive water damage was observed throughout the Armory building.
- Animal/bird carcasses and excreta were present in much of the mezzanine and second levels of the Armory headhouse.
- Small containers of paint, cleaning supplies, and gasoline associated with building maintenance and groundskeeping activities were present at the Project Site.
- Approximately 100 five-gallon buckets of graffiti remover and paint were observed in storage room S4 in the southwest portion of the Armory building basement mezzanine.
- Various 55-gallon drums were observed in the eastern portion of the Armory's basement garage were labelled as non-hazardous purged groundwater from a previous subsurface investigation and did not show any obvious signs of leakage or breeching.

Provided below are the summaries of prior analyses and investigations that were referenced in AKRF's Phase I ESA:

2007 PHASE II ESA FINDINGS

PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT, KINGSBRIDGE ARMORY (TRC ENVIRONMENTAL CORPORATION, SEPTEMBER 19, 2007)

The 2007 Phase II ESA prepared by TRC was conducted to investigate RECs for the Armory Site identified in the 2006 Metcalf & Eddy | AECOM Phase I ESA report. The report summarized results of a geophysical survey conducted in August 2000, and TRC coordinated a follow-up geophysical survey during the Phase II ESA, which found no evidence of buried metal near the location of a 12-foot by 15-foot saw-cut area but noted a near-by fill pipe labeled with the word "Gasoline."

The investigation confirmed the presence of the three ASTs and stated that the AST on the drill hall floor still contained diesel fuel for an emergency generator that was no longer operable. TRC's subsurface investigation included excavation of three test pits, advancement of 13 soil borings, and installation of four groundwater monitoring wells along the western portion of the property near the potential USTs. In addition, 18 soil

samples were collected from the upper 1.5-foot depth interval in the pistol and rifle ranges. TRC reported the following findings:

Test Pits near Maintenance Building: Test pit excavations confirmed two abandoned USTs west of the maintenance building. The tanks appeared to have been cut open and filled with sand and gravel. The report noted that the tanks were likely a 3,000-gallon diesel and a 2,000-gallon gasoline USTs that were reportedly closed in September 1993.

Soil Samples West of the Armory Building: Slightly elevated organic vapor concentrations were detected in two borings advanced on the northwest portion of the property west of the maintenance building near the former USTs. Semi-volatile organic compounds (SVOCs) and metals (beryllium, chromium, copper, iron, nickel, and zinc) were detected at concentrations above applicable standards in multiple soil samples collected from the western portion of the Site.

Groundwater Samples West of the Armory Building: Hexachlorobutadiene was detected at a concentration above the NYSDEC drinking water standards in a groundwater sample collected from the well located adjacent to the former gasoline UST near the western exterior of the Armory. TRC noted that hexachlorobutadiene does not occur naturally in the environment and is formed during the processing of other chlorinated compounds. Several metals (iron, magnesium, manganese, and sodium) were also detected at concentrations that exceeded standards in each groundwater sample. TRC concluded that the metals are naturally occurring; therefore, the detections were likely attributable to background soil and/or bedrock conditions in the area.

PHASE II ESI REPORT, KINGSBRIDGE ARMORY—29 WEST KINGSBRIDGE ROAD (LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, P.C., DRAFT NOVEMBER 6, 2008)

The 2008 Phase II ESI prepared by Langan was conducted to assess environmental remediation costs associated with proposed Armory property development, including those associated with the lead contamination in the former pistol and rifle ranges, historic fill material below the basement and western parking area, and former USTs in the western parking area and off-site maintenance area (at the National Guard Site) northwest of the Armory. The investigation consisted of: a geophysical survey in the western exterior parking area; 17 soil borings from which 23 soil samples were collected in the western parking area, basement, and pistol and rifle ranges; 10 test pits from which 10 soil samples were collected in the basement; and monitoring wells from which three groundwater samples were collected in the basement.

The geophysical survey did not identify obvious indications of USTs. Soil underlying the Armory Site was found to consist of historic fill comprised of sand with traces of silt, gravel, brick, and ash. The fill generally extended to depths of 4 to 7 feet below the cellar floor slab and to approximately 20 to 25 feet below ground surface (bgs) in the western parking area. Weathered rock was encountered from 12 to 15 feet below the sub-cellar floor slab. Groundwater was encountered in the monitoring wells at depths of approximately 4 to 7 feet below the sub-cellar floor slab.

Elevated organic vapor concentrations, stained soil, and petroleum odors were observed in two test pits and one boring in the northwest portion of the sub-cellar. Impacted soil was observed at depths of between 2 and 12 feet below the floor slab, and a petroleum

odor and an elevated organic vapor reading were detected in soil collected from the 25 to 30 feet depth interval in one boring in the western parking area. In general, soil samples exhibited concentrations of SVOCs and metals typical of historic urban fill and did not indicate a spill at the Site. Six of the 17 soil samples collected from the pistol and rifle ranges exhibited Toxicity Characteristic Leaching Procedure (TCLP) lead concentrations indicative of hazardous waste. Elevated concentrations or organic compounds were also detected in a few groundwater samples.

The report concluded that groundwater under the northwestern portion of the sub-cellar had been impacted with petroleum. Additional groundwater sampling on the National Guard Site was recommended to determine whether the two historical USTs on the National Guard Site were the source of the impacts.

2009 SUPPLEMENTAL GROUNDWATER INVESTIGATION REPORT, KINGSBRIDGE ARMORY (LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, P.C., JUNE 17, 2009)

Langan conducted a groundwater investigation via the installation of monitoring wells on the National Guard and Armory Sites to evaluate the source of groundwater impacts in the northwestern portion of the basement in the Armory building. The field observations and analytical results did not indicate the presence of a spill on the National Guard Site associated with decommissioned on-site USTs or other conditions.

2013 PHASE II SUPPLEMENTAL ENVIRONMENTAL SITE INVESTIGATION REPORT (LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, P.C., JUNE 7, 2013)

Langan completed a supplemental site investigation at the Armory Site in May 2013 that included: a geophysical survey; installation of five subsurface soil vapor points and collection of five soil gas samples and one ambient air sample; collection of 18 soil samples from nine environmental borings to depths ranging between 8 to 35 feet below grade surface; and installation and sampling of five temporary groundwater monitoring wells and sampling of two existing permanent monitoring wells.

Several VOCs, SVOCs, and metals were detected in soil samples above applicable standards. VOCs, SVOCs, and metals were also detected above drinking water standards, though the groundwater is not used as a potable source. Several VOCs were detected in the soil vapor samples at concentrations that exceeded background concentrations established in New York State Department of Health's (NYSDOH's) October 2006 *Guidance for Evaluating Soil Vapor Intrusion in the State of New York*.

2016 SOIL SAMPLING RESULTS OF KINGSBRIDGE ARMORY (GZA GEOENVIRONMENTAL OF NEW YORK, JANUARY 12, 2016)

GZA GeoEnvironmental (GZA) collected soil samples from five test pit locations within the Armory building on December 17, 2015, to characterize excavated material for disposal.

Soil samples were collected from the top 2 feet of soil below the existing basement slab elevation. Analytical results indicated that several organic compounds exceeded their respective in one soil sample. Several metals, including chromium, copper, lead, mercury, and zinc were detected at elevated concentrations. However, analysis for

RCRA characteristics (ignitability, corrosivity, and reactivity) and chemical analysis of the other samples indicated that material from these areas could be considered non-hazardous waste.

HAZARDOUS MATERIALS SURVEY FINDINGS

Based on the findings of the previous hazardous materials surveys identified in Section A, "Introduction" above, ACM, PCBs, and lead-based paint (LBP) are present within building material, debris, and/or in buried fill materials at the Project Site, as follows:

- ACM was identified in building components throughout the Armory, including in pipe and pipe fitting/joint insulation, wire wrap insulation, debris, roofing and flashing materials, flooring materials, plaster walls and ceilings, cove base and adhesive, wall panel glue, mirror glue, window glazing, exterior and interior caulking, façade mastic, duct vibration cloth, tank mastic, an electric transite switch panel, tank mastics, and exterior joint, seam, and crack fill materials. ACM was observed to be in poor condition throughout the Armory building.
- Suspect PCBs were identified in Armory building components based on visual inspection, and the presence of PCBs in lighting ballasts, lighting fixtures, and caulking, was confirmed based on a review of product labels and/or laboratory analysis of collected samples. In addition, hazardous levels of PCBs were detected in one caulking sample collected by GZA as part of their *Limited Hazardous Materials Investigation Report*, dated December 2015.
- LBP was identified on a variety of Armory building components and it was recommended that all painted surfaces at the Armory building be considered LBP. In addition, as documented in the August 2000 *Environmental Survey Report* by ATC, leachable lead was detected above 5 parts per million (ppm) in samples collected from the earthen floors of the rifle and pistol ranges in the Armory basement, indicating that these materials are hazardous lead-containing solid waste.

D. THE FUTURE WITHOUT THE PROPOSED PROJECT

In the Future Without the Proposed Project (the No Action condition), the Armory would remain vacant and substantially underutilized and the National Guard buildings on the National Guard Site would remain in use by the National Guard. The adaptive reuse of the Armory would not be implemented, the buildings on the National Guard Site would not be demolished, and the National Guard Site would not be redeveloped.

E. THE FUTURE WITH THE PROPOSED PROJECT

In the future with the Proposed Project, the Armory would be adaptively reused with a mix of new commercial, community facility, and light industrial uses with limited ground disturbance on the Armory Site. The National Guard buildings would be demolished and the National Guard Site redeveloped with a new residential building containing up to 500 new permanently affordable DUs.

The potential for significant adverse impacts would be avoided by following the requirements:

Based on the contamination present (identified by prior investigations on the Project Site, references for which were provided in AKRF's Phase I ESA) an (E) Designation for hazardous materials (E-850) will be placed on the Project Site (Block 3247, Lots 2 and 10).

The requirements for hazardous materials under E-850 are as follows:

TASK 1—SAMPLING PROTOCOL

The applicant submits to OER, for review and approval a Phase I of the site along with a solid, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum-based contamination and non-petroleum-based contamination), and the reminder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

TASK 2—REMEDIATION DETERMINATION AND PROTOCOL

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

A constructed-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

With this (E) designation in place, no significant adverse impacts related to hazardous materials would occur.

Additional measures would include the following:

- Additional ACM testing of materials to be disturbed by renovations, as warranted. Prior to demolition, an ACM survey within the National Guard and Armory buildings, and other previously untested structures would be conducted. Any identified ACM would be removed prior to the renovation or demolition activities at the Project Site.
- Performing any demolition activities with the potential to disturb lead-based paint (LBP) materials in accordance with the applicable regulatory requirements.

- Disposing of affected suspect mercury-containing or suspect PCB-containing equipment affected by the Proposed Project in accordance with applicable regulatory requirements. Additional PCB sampling may be necessary in the Armory and National Guard buildings for identification and delineation purposes.
- Removing and properly disposing of soil, debris, and/or dust containing elevated lead levels from the rifle and pistol ranges on the Armory Site in accordance with applicable regulations. Additional sampling/surveying may be warranted to quantify affected areas/materials.
- Removing and properly disposing of known petroleum tanks and 55-gallon drums in accordance with applicable regulations. This may require testing for handling and disposal purposes of any of the tank and drum contents. If any unforeseen aboveground or underground storage tanks (ASTs/USTs) are encountered, removing the tanks and any associated contamination in accordance with NYSDEC regulations.
- Evaluating all deteriorating mechanical equipment in the Armory building and mechanical equipment on the National Guard Site slated for demolition/removal to determine if they contain any fluids, including petroleum and/or hazardous substances, and properly disposing of them.
- Transporting material leaving the Project Site for off-site disposal in accordance with all applicable requirements covering licensing of haulers and trucks, placarding, truck routes, manifesting, etc.
- If dewatering activities are required, conducting them in accordance with local requirements for discharge to sanitary/combined sewers. Pretreatment would be performed as necessary to meet DEP requirements.

With the placement of E-850 and the implementation of the procedures described above, no significant adverse impacts related to hazardous materials would result from the Proposed Project. ✴

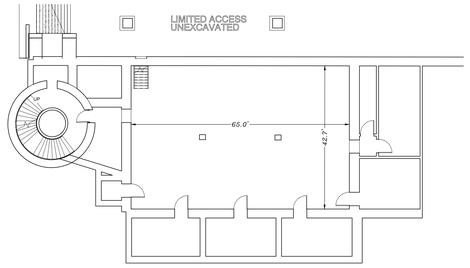
EXHIBIT G

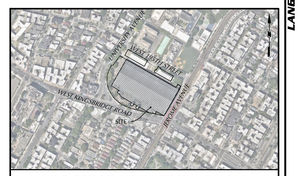
PREVIOUS & CURRENT OWNERS & OPERATORS LIST
Bronx Kingsbridge Armory Site
1 West Kingsbridge Road
Bronx, New York 10468

Year	Contact Information Owners	Status	Relation to Requestor
1860s – 1890s	American Jockey Club – Jerome Park Racetrack - Horse Racetrack Address: c/o The Jockey Club Phone: (212) 371-5970 250 Park Avenue New York, New York 10177-0001	Inactive	None
1890s	The City of New York Condemned Property for Jermone Park Reservoir	N/A	N/A
1890s – 1950	The City of New York Address: c/o NYC Economic Development Corporation One Liberty Plaza Phone: (212) 312-3563 New York, New York 10006	Active	None
1950 – 1996	The State of New York Address: c/o NYS Division of Military & Navel Affairs NYS National Guard Office Phone: (518) 786-4581 330 Old Niskayuna Road Latham, New York 12110-3514	Active	None
1996 – Present	The City of New York Address: c/o NYC Economic Development Corporation One Liberty Plaza Phone: (212) 312-3563 New York, New York 10006	Active	None
Operators			
1860s – 1890s	American Jockey Club – Jerome Park Racetrack - Horse Racetrack Address: c/o The Jockey Club Phone: (212) 371-5970 250 Park Avenue New York, New York 10177-0001	Inactive	None
1890s – 1911	Jerome Park Reservoir (Excavation/Construction) Address: c/o NYC Department of Environmental Protection 59-17 Junction Boulevard, 13th Floor Phone: (212) 639-9675 Flushing, New York 11373	Active	None
1911	State Legislature – Designated Land for a National Guard Armory	N/A	N/A
1912	Construction began on the Kingsbridge Armory Building	N/A	N/A
1917 – 1921	NYS National Guard - Kingsbridge Armory (8th Coastal Artillery Unit) Address: c/o NYS Division of Military & Navel Affairs NYS National Guard Office Phone: (518) 786-4581 330 Old Niskayuna Road Latham, New York 12110-3514	Active	None
1921 – 1996	NYS National Guard - Kingsbridge Armory (258th Field Artillery Unit) Address: c/o NYS Division of Military & Navel Affairs NYS National Guard Office Phone: (518) 786-4581 330 Old Niskayuna Road Latham, New York 12110-3514	Active	None
1996 – Present	Vacant – Occasional Event Space via Temporary License (Coordinated by the NYC Economic Development Corporation) Address: c/o NYC Economic Development Corporation One Liberty Plaza Phone: (212) 312-3563 New York, New York 10006	Active	None

EXHIBIT H

STRUCTURAL DEMOLITION AND REINFORCEMENT STRATEGY IS BASED ON CONCEPTUAL DRAWINGS. STRUCTURAL STRATEGY TO BE FURTHER DEVELOPED DURING SCHEMATIC DESIGN.





PROJECT LOCATION MAP
SCALE: NOT TO SCALE

2 SUB-BASEMENT
1/16" = 1'-0"

Existing structural elements to be demolished



SLAB DEMO - UP TO 3 FEET

SLAB DEMO - UP TO 4 FEET

SLAB DEMO - UP TO 5.75 FEET

SLAB DEMO - UP TO 2 FEET

SLAB DEMO - UP TO 1.5'

SLAB DEMO - UP TO 7.5 FEET

SLAB DEMO - UP TO 3.5 FEET

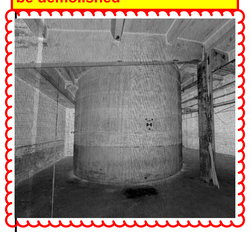
SLAB DEMO - UP TO 3.5 FEET

SLAB DEMO - UP TO 4.5 FEET

SLAB DEMO - UP TO 3 FEET

ELEVATOR PIT DEMO AREA

Existing structural elements to be demolished



1 BASEMENT
1/16" = 1'-0"

COLOR CODING LEGEND

- ANTICIPATED SLAB DEMOLITION EXTENTS
- ANTICIPATED COLUMN DEMOLITION
- ANTICIPATED NEW SLAB FILL AREAS
- ANTICIPATED COLUMN REINFORCEMENT *(NEW FOUNDATIONS MAY BE REQUIRED)*

No.	Date	Description
2	9/12/23	Revised Level Names and Updated as per Comments
1	8/4/23	Added Dimensions and Truss Details

REVISIONS

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
KINGSBRIDGE ARMORY
WEST KINGSBRIDGE ROAD
BLOCK No. 3247, LOT No. 10
BRONX
BRONX COUNTY NEW YORK

Drawing Title
BASEMENT AND SUB-BASEMENT

Project No.	170784601
Date	6/23/2023
Drawn By	JR
Checked By	MCS
Drawing No.	A101
Sheet	2 of 11

PROJECT NO. 170784601

Filename: Z:\NYC\data\6\170784601\Project Data_Discipline\Survey\CAD\3D Modeling\170784601 - Kingsbridge Armory Sheet File 2023.dwg Date: 9/13/2023 Time: 19:06 User: mscjole Style Table: Langan.stb Layout: A101

Exhibit I

RELEASE

STATE OF NEW YORK
EXECUTIVE DEPARTMENT

In the Matter of the Release of the Kingsbridge Road Armory (Bronx) to the City of New York

Pursuant to Military Law Section 180, I, John H. Fenimore V, The Adjutant General, declare the following described real property owned by the City of New York and devoted to the use of the organized militia is no longer needed and do hereby relinquish the State's use thereof and return the same to the City of New York without consideration the land and facility located at 29 West Kingsbridge Road, Bronx, New York, (with the exception of the parcel and associated improvements designated as "Armory Annex" on attachment "A", which is hereby made part of this release) hereinafter described:

The armory is more particularly described as follows:

29 West Kingsbridge Road, Bronx, New York

A parcel bounded northerly by the southerly line of West 195th Street; easterly by the westerly line of Jerome Avenue; westerly and southwesterly by the easterly and northeasterly line of Reservoir Avenue and southerly by the northerly line of West Kingsbridge Road, as said streets are now laid out; said land being lots 2 and 10 in Block 3247, Section 12, on tax maps of the City of New York.

Being the same lands authorized to be conveyed to the People State of New York by resolution of the board of estimate of the City of New York (CAL. #608) adopted by said board on April 27, 1950; and being the same premises conveyed to the people state of New York by deed from the City of New York (on condition of continued military presence), dated June 27, 1950 and recorded in the City Register's office, Bronx County, on February 2, 1952, Liber 1896, of Conveyances at page 59.

I reserve the right to remove certain military artifacts of historical significance.

The effective date of this release is April 11, 1996.

John H. Fenimore V

The People of the State of New York, acting by
John H. Fenimore V, their Adjutant General

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

On this 3rd day of May, 1996, before me, the subscriber, personally came JOHN H. FENIMORE V, to me known, who being by me duly sworn, did depose and say that he resides at 251A East Mountain Road North, Cold Spring, New York 10516; that he is The Adjutant General of the corporation described in and which executed the foregoing Release; and he acted pursuant to Section 180 of the Military Law.

Peter A. Chiefari
Notary Public, State of New York

PETER A. CHIEFARI
Notary Public, State of New York
No. 4945851
Qualified in Saratoga County
Commission Expires January 27, 1997

Approved as to form and
manner of execution

DENNIS C. VACCO
Attorney General

By Henry A Dlatos
Assist. Atty Gen 5-9-96

ACCEPTANCE

The relinquishment and return of the premises hereinabove described by the City of New York effective _____, 1996.

THE CITY OF NEW YORK

_____
Acting by

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

On this _____ day of _____, 1996, before me, the subscriber, personally came_____, to me known to be the _____ of the City of New York, who being by me duly sworn, did depose and say that s/he resides at _____; that s/he is the City Clerk of the City of New York, the corporation described in and which executed the foregoing instrument; that s/he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed as provided by law, and that s/he signed his/her name thereto said instrument by virtue of an authorization of the Mayor of the City of New York dated _____ and filed in the Office of the City Clerk of the City of New York on _____ and which has not been revoked; that s/he saw him subscribe, execute and deliver the same and that s/he acknowledged to him/her, that s/he execute and delivered the same, and s/he thereupon subscribed his/her name thereto.

_____
Notary Public, State of New York

Approved this 10th day of
May, 1996

Director of the Budget

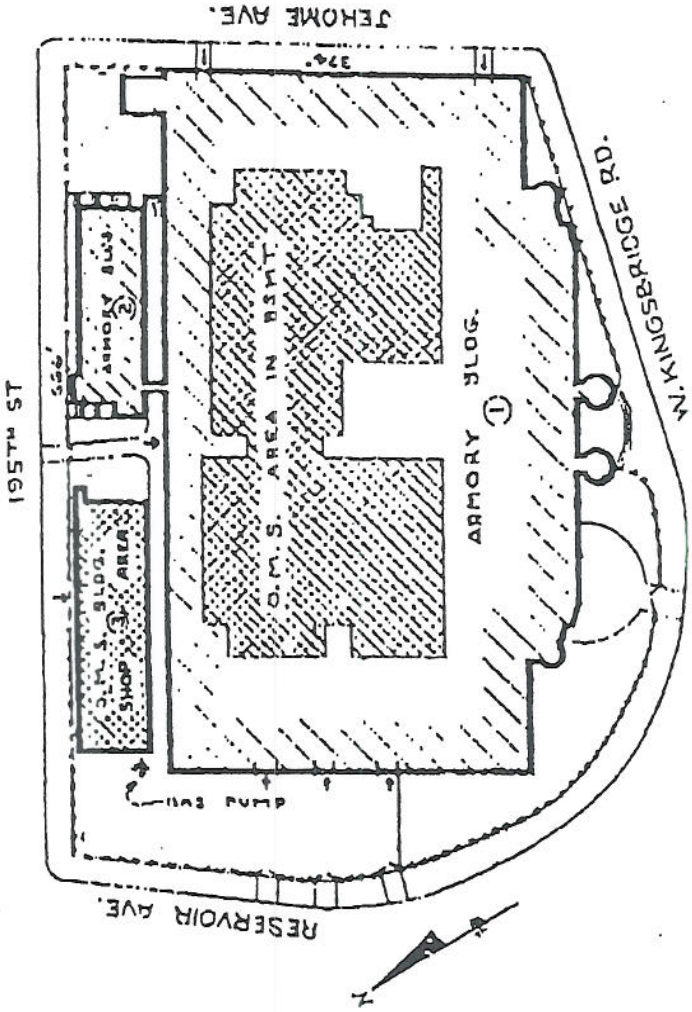
By _____

SHIELDS/1/RELEASE3.DOC

ATTACHMENT "A"

Kingsbridge Road, Bronx, Armory

Parcel and improvements to be retained by the State of New York for military purposes:



The area highlighted (building #2, #3 and the property along 195th Street) will be retained by the State of New York

Kingsbridge Road, Borough of The Bronx, City of New York

THIS INDENTURE, made this 27th day of June, in the year one thousand nine hundred fifty, between THE CITY OF NEW YORK, a municipal corporation, having its principal office at the City Hall, Borough of Manhattan, City of New York, party of the first part, and the PEOPLE OF THE STATE OF NEW YORK, with offices at Albany, Albany County, State of New York, party of the second part.

WHEREAS the Board of Estimate of The City of New York, pursuant to Chapter 522 of the Laws of 1950, adopted a resolution on April 27, 1950 (Calendar No. 608), authorized a conveyance to the State of New York, without consideration, of certain armory properties, one of which is the following described armory property in the Borough of The Bronx.

NOW, THEREFORE, WITNESSETH: That the party of the first part, without consideration, does hereby grant and release unto the party of the second part, their successors and assigns:

ALL that certain piece or parcel of land with the buildings and improvements thereon situate, lying and being in the Borough of The Bronx, County of The Bronx, City and State of New York, designated and shown upon the Tax Maps of The City of New York for the Borough of The Bronx as Section 12, Block 3247, Lots 2 and 10, said property being known as and by the street number 29 West Kingsbridge Road; being all that block of land situate, lying and being in the Borough of the Bronx, in the County of Bronx, in the City and State of New York, bounded northerly by the southerly line of West 195th Street; easterly by the westerly line of Jerome Avenue; westerly and southwesterly by the easterly and northeasterly line of Reservoir Avenue and southerly by the northerly line of West Kingsbridge Road, as said streets are now laid out; said land being lots 2 and 10 in Block 3247, Section 12, on the Tax Maps of The City of New York for the Borough of The Bronx, and being a portion of the premises which were acquired by The City of New York on April 16, 1895, in condemnation proceedings duly had and taken and entitled "In the Matter of Petition of Michael T. Daly, Commissioner of Public Works of The City of New York, under and in pursuance of

Chapter 490 of the Laws of 1883 and Chapter 196 of the Laws of 1887, and on behalf of the Mayor, Aldermen and Commonalty of the City of New York, for the appointment of Commissioners of Appraisal under said acts," the petition in which said proceeding was filed in the office of the Clerk of the County of New York on April 16, 1895.

Reserving to The City of New York in said property for the use of the Department of Water Supply, Gas and Electricity an easement for the use, maintenance and repair of the Catskill Aqueduct drain for Shaft No. 4 of the Catskill Aqueduct and armory sewer.

TOGETHER with all the appurtenances and all the estate and rights of the party of the first part in and to the said premises, subject to the following conditions:

The above described property shall be used for armory or other military purposes only and in the event that said property shall at any time hereafter cease to be available, used or applied to and for armory or other military purposes, the title thereto including all additions and improvements thereon by whomsoever constructed shall thereupon revert to The City of New York.

TO HAVE AND TO HOLD said premises unto the party of the second part, their successors and assigns forever.

IN WITNESS WHEREOF, The City of New York, party of the first part, has caused these presents to be subscribed to by the Deputy Mayor and by its City Clerk, and its corporate seal to be hereunto affixed the day and year first above written.

(SEAL OF THE CITY OF NEW YORK)

THE CITY OF NEW YORK

By William Reid
DEPUTY MAYOR

Murray W. Stand
CITY CLERK

Approved as to form:

Charles F. Preusse
Acting Corporation Counsel

JUN 21 1950

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

On this 27th day of June, 1950, before me personally came MURRAY W. STAND, with whom I am personally acquainted, and known to me to be the City Clerk of The City of New York, who being by me duly sworn, did depose and say that he resides at 171 Broome Street, in the Borough of Manhattan, City of New York; that he is the City Clerk of The City of New York, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed as provided by law, and that he signed his name thereto as City Clerk by like authority, and further, that he knows and is acquainted with WILLIAM REID and knows him to be the person described in and who, as Deputy Mayor of The City of New York, executed the said instrument; that he executed the said instrument by virtue of an authorization of the Mayor of The City of New York dated January 2, 1950, and filed in the office of the City Clerk of The City of New York on January 5, 1950 and which has not been revoked; that he saw him subscribe, execute and deliver the same, and that he acknowledged to him, the said MURRAY W. STAND, that he executed and delivered the same, and he, the said MURRAY W. STAND, thereupon subscribed his name thereto.

William A. Stephens

(NOTARY PUBLIC SEAL)

WILLIAM A. STEPHENS
Notary Public, State of New York
No. 41-3836600
Qualified in Queens Co., Cert. filed with
N.Y., Kings, Bronx, Richmond
County Clerks & Registers
Term Expires March 30, 1951

Deed

THE CITY OF NEW YORK

to

THE PEOPLE OF THE STATE OF NEW YORK

Dated: June 27, 1950

STATE OF NEW YORK
County of Bronx
County ~~Clerk's~~ Register's Office } ss.:

RECORDED on the 4th day of February, 1952, at 10:16 o'clock A.M., in Book No. 1896 of Conveyances at Page 59 and indexed under Block Number 3247 on the "Land Map of the County of Bronx".

Lewis Orgel
CITY REGISTER

APPROVED as to form and manner of execution.

NATHANIEL L. GOLDSTEIN
Attorney General

By WARREN H. GILMAN
Assistant Attorney General NJB

The land affected by the within instrument lies in Section 12, Block 3247, on the Tax Map of The City of New York, County of The Bronx.

STATE OF NEW YORK :
COUNTY OF NEW YORK)

BOARD OF ESTIMATE

CITY OF NEW YORK

(Cal. No. 608)

Resolved, That the Board of Estimate, pursuant to the provisions of Chapter 522 of the Laws of 1950, hereby authorizes a conveyance to the State of New York, without consideration, of the following described armory properties in the Boroughs of The Bronx and Richmond:

Parcel 1

All that certain piece or parcel of land with the buildings and improvements thereon situate, lying and being in the Borough of The Bronx, County of The Bronx, City and State of New York, designated and shown upon the Tax Maps of The City of New York for the Borough of The Bronx as Section 12, Block 3247, Lots 2 and 10, said property being known as and by the street number 29 West Kingsbridge Road;

Reserving to The City of New York in said property for the use of the Department of Water Supply, Gas and Electricity an easement for the use, maintenance and repair of the Catskill Aqueduct drain for Shaft No. 4 of the Catskill Aqueduct and armory sewer.

Parcel 2

All that certain piece or parcel of land with the buildings and improvements thereon situate, lying and being in the Borough of Richmond, County of Richmond, City and State of New York, designated upon the Tax Maps of The City of New York for the Borough of Richmond as Ward 1, Block 332, Lot 4, said property being known as and by the street number 321 Manor Road.

--said conveyance to be subject to the following conditions:

The properties shall be used for armory or other military purposes only and in the event that said properties shall at any time hereafter cease to be available, used or applied to and for armory or other military purposes, the title thereto including all additions and improvements thereon by whomsoever constructed shall thereupon revert to The City of New York.

Resolved, That the Corporation Counsel be and he is hereby directed to prepare the proper instrument to carry the purpose of this resolution into effect and the Mayor or Deputy Mayor and the City Clerk are authorized to execute said instrument on behalf of The City of New York;

Resolved, That the action taken by the Board of Estimate by this resolution in authorizing the conveyance of the above described armory properties to the State of New York shall not be construed as a policy or precedent to effect the Board of Estimate's action on any similar requests that may be made by the State of New York in the futura.

A true copy of resolution adopted by the Board of Estimate on APRIL 27, 1950.

. . . .Hilda.G. Schwartz. . . . . .
Secretary

Re: Executive Department - Division of Military and Naval Affairs - Acquisition of State Armory, No. 29 West Kingsbridge Road, Borough of The Bronx, City of New York

HDU 1936 PAGE 159

THIS INDENTURE, made this 27th day of JUNE in the year one thousand nine hundred fifty, between THE CITY OF NEW YORK, a municipal corporation, having its principal office at the City Hall, Borough of Manhattan, City of New York, party of the first part, and the PEOPLE OF THE STATE OF NEW YORK, with offices at Albany, Albany County, State of New York, party of the second part.

WHEREAS the Board of Estimate of The City of New York, pursuant to Chapter 522 of the Laws of 1950, adopted a resolution on April 27, 1950 (Calendar No. 608), authorized a conveyance to the State of New York, without consideration, of certain armory properties, one of which is the following described armory property in the Borough of The Bronx.

NOW, THEREFORE, WITNESSETH: That the party of the first part, without consideration, does hereby grant and release unto the party of the second part, their successors and assigns:

ALL that certain piece or parcel of land with the buildings and improvements thereon situate, lying and being in the Borough of The Bronx, County of The Bronx, City and State of New York, designated and shown upon the Tax Maps of The City of New York for the Borough of The Bronx as Section 12, Block 3247, Lots 2 and 10, said property being known as and by the street number 29 West Kingsbridge Road; being all that block of land situate, lying and being in the Borough of the Bronx, in the County of Bronx, in the City and State of New York, bounded northerly by the southerly line of West 195th Street; easterly by the westerly line of Jerome Avenue; westerly and southwesterly by the easterly and northeasterly line of Reservoir Avenue and southerly by the northerly line of West Kingsbridge Road, as said streets are now laid out; said land being lots 2 and 10 in Block 3247, Section 12, on the Tax Maps of The City of New York for the Borough of The Bronx, and being a portion of the premises which were acquired by The City of New York

on April 16, 1895, in condemnation proceedings duly had and taken and entitled "In the Matter of Petition of Michael T. Daly, Commissioner of Public Works of The City of New York, under and in pursuance of Chapter 490 of the Laws of 1883 and Chapter 196 of the Laws of 1887, and on behalf of the Mayor, Aldermen and Commonalty of the City of New York, for the appointment of Commissioners of Appraisal under said acts," the petition in which said proceeding was filed in the office of the Clerk of the County of New York on April 16, 1895.

Reserving to The City of New York in said property for the use of the Department of Water Supply, Gas and Electricity an easement for the use, maintenance and repair of the Catskill Aqueduct drain for Shaft No. 4 of the Catskill Aqueduct and armory sewer.

TOGETHER with all the appurtenances and all the estate and rights of the party of the first part in and to the said premises, subject to the following conditions:

The above described property shall be used for armory or other military purposes only and in the event that said property shall at any time hereafter cease to be available, used or applied to and for armory or other military purposes, the title thereto including all additions and improvements thereon by whomsoever constructed shall thereupon revert to The City of New York.

TO HAVE AND TO HOLD said premises unto the party of the second part, their successors and assigns forever.

IN WITNESS WHEREOF, The City of New York, party of the first part, has caused these presents to be subscribed to by the Deputy Mayor and by its City Clerk, and its corporate seal to be hereunto affixed the day and year first above written.

THE CITY OF NEW YORK

By J. Wilson Reid
DEPUTY MAYOR

Approved as to Form
Acting Corporation Counsel

Raymond Ingold
CITY CLERK

JUN 1 1950

LIBER 1896 PAGE 61

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

On this 27th day of ~~May~~ JUNE, 1950, before me personally came MURRAY W. STAND, with whom I am personally acquainted, and known to me to be the City Clerk of The City of New York, who being by me duly sworn, did depose and say that he resides at 171 Broome Street, in the Borough of Manhattan, City of New York; that he is the City Clerk of The City of New York, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed as provided by law, and that he signed his name thereto as City Clerk by like authority, and further, that he knows and is acquainted with WILLIAM REID and knows him to be the person described in and who, as Deputy Mayor of The City of New York, executed the said instrument; that he executed the said instrument by virtue of an authorization of the Mayor of The City of New York dated January 2, 1950, and filed in the office of the City Clerk of The City of New York on January 5, 1950 and which has not been revoked; that he saw him subscribe, execute and deliver the same, and that he acknowledged to him, the said MURRAY W. STAND, that he executed and delivered the same, and he, the said MURRAY W. STAND, thereupon subscribed his name thereto.

ACR

WILLIAM A. STEPHENS
Notary Public, State of New York
No. 41-4514600
Qualified in Queens Co. Cert. filed with
N.Y., Kings, Bronx, Richmond
County Clerks & Registers
Term Expires March 30, 1951

BOARD OF ESTIMATE

LIBER 1896 PAGE 62 CITY OF NEW YORK

115

(Cal. No. 608)

Resolved, That the Board of Estimate, pursuant to the provisions of Chapter 522 of the Laws of 1950, hereby authorizes a conveyance to the State of New York, without consideration, of the following described armory properties in the Boroughs of The Bronx and Richmond:

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All that certain piece or parcel of land with the buildings and improvements thereon situate, lying and being in the Borough of The Bronx, County of The Bronx, City and State of New York, designated and shown upon the Tax Maps of The City of New York for the Borough of The Bronx as Section 12, Block 3247, Lots 2 and 10, said property being known as and by the street number 29 West Kingsbridge Road;

Reserving to The City of New York in said property, for the use of the Department of Water Supply, Gas and Electricity an easement for the use, maintenance and repair of the Catskill Aqueduct drain for Shaft No. 4 of the Catskill Aqueduct and armory sewer.

Parcel 2

All that certain piece or parcel of land with the buildings and improvements thereon situate, lying and being in the Borough of Richmond, County of Richmond, City and State of New York, designated upon the Tax Maps of The City of New York for the Borough of Richmond as Ward 1, Block 332, Lot 4, said property being known as and by the street number 321 Manor Road.

—said conveyance to be subject to the following conditions:

The properties shall be used for armory or other military purposes only and in the event that said properties shall at any time hereafter cease to be available, used or applied to and for armory or other military purposes, the title thereto including all additions and improvements thereon by whomsoever constructed shall thereupon revert to The City of New York.

Resolved, That the Corporation Counsel be and he is hereby directed to prepare the proper instrument to carry the purpose of this resolution into effect and the Mayor or Deputy Mayor and the City Clerk are authorized to execute said instrument on behalf of The City of New York;

Resolved, That the action taken by the Board of Estimate by this resolution in authorizing the conveyance of the above described armory properties to the State of New York shall not be construed as a policy or precedent to effect the Board of Estimate's action on any similar requests that may be made by the State of New York in the future.

A true copy of resolution adopted by the Board of Estimate on APRIL 27, 1950.

Hilda G. Schwartz

Secretary

EXAMINED BY | FEES PA
LOCATION VERIFIED | O.K. IN INDEX
COMPARED | INDEXED IN ALPHA
INDEXED IN BLOCK | CHECKED IN TICKLER

The land affected by the within instrument lies in Section 12, Block 3247, on the Tax Map of The City of New York, County of The Bronx.

1952 FEB 4 AM 10 16

C 912 FEB 452

Deed

NO CHARGE

THE CITY OF NEW YORK

NOT TAXABLE to

THE PEOPLE OF THE STATE OF NEW YORK

Dated: June 27, 1950

STATE OF NEW YORK
County of
County Clerk's Office } ss.:

RECORDED on the day of

, 195 , at o'clock

M., in Book No. of

Deeds at Page and examined.

BLOCK VER:
LOT 2 X 10

CLERK

APPROVED as to form and manner of execution.

NATHANIEL L. GOLDSTEIN
Attorney General

By Warren N. Gilman
Assistant Attorney General

Mail to
N. Y. State Department of Law
Real Property Bureau
The Capitol, Albany, N. Y.

Lewis O[illegible]

[illegible] City of New York
FEBRUARY 4, 1952
10:15 A
1896 59 of
3247

LIBER 1896 PAGE 63

Exhibit J

NYC DCAS
Citywide Administrative Services

Yume Kitasei
Commissioner

PJ Berg
Deputy Commissioner
Real Estate Services

April 14, 2026

Site Control Section
New York State Department of
Environmental Conservation
650 Broadway, 11th Floor
Albany, NY 12233

Re: Proof of Site Access for BCP Site
1 West Kingsbridge Road
Block 3247, Lot 10
Borough of the Bronx

To Whom It May Concern:

I am writing with regard to 8th Regiment Partners LLC's application to the Brownfield Cleanup Program ("BCP") for the above-referenced site (the "Property"). The City of New York (the "City") is the owner of the Property. Pursuant to a Pre-Development Agreement signed between the New York City Economic Development Corporation ("NYCEDC") and 8th Regiment Partners LLC (the "Applicant") dated December 18, 2024, the City and NYCEDC intend to lease the Property to the Applicant to facilitate the redevelopment of the Property, including for entertainment, recreational, and commercial uses.

In furtherance of the above, the City has signed a license agreement (the "License") with the Applicant to enable the Applicant and its contractors to undertake certain investigations as well as remedial work required under the BCP. If, during the period necessary to complete activities required under the BCP an environmental easement on the Property is required, in order to further this redevelopment the City would intend to execute and record such easement, subject to any applicable land use approvals.

Please accept this letter as proof of site access for purposes of the Applicant's BCP application.

Sincerely,

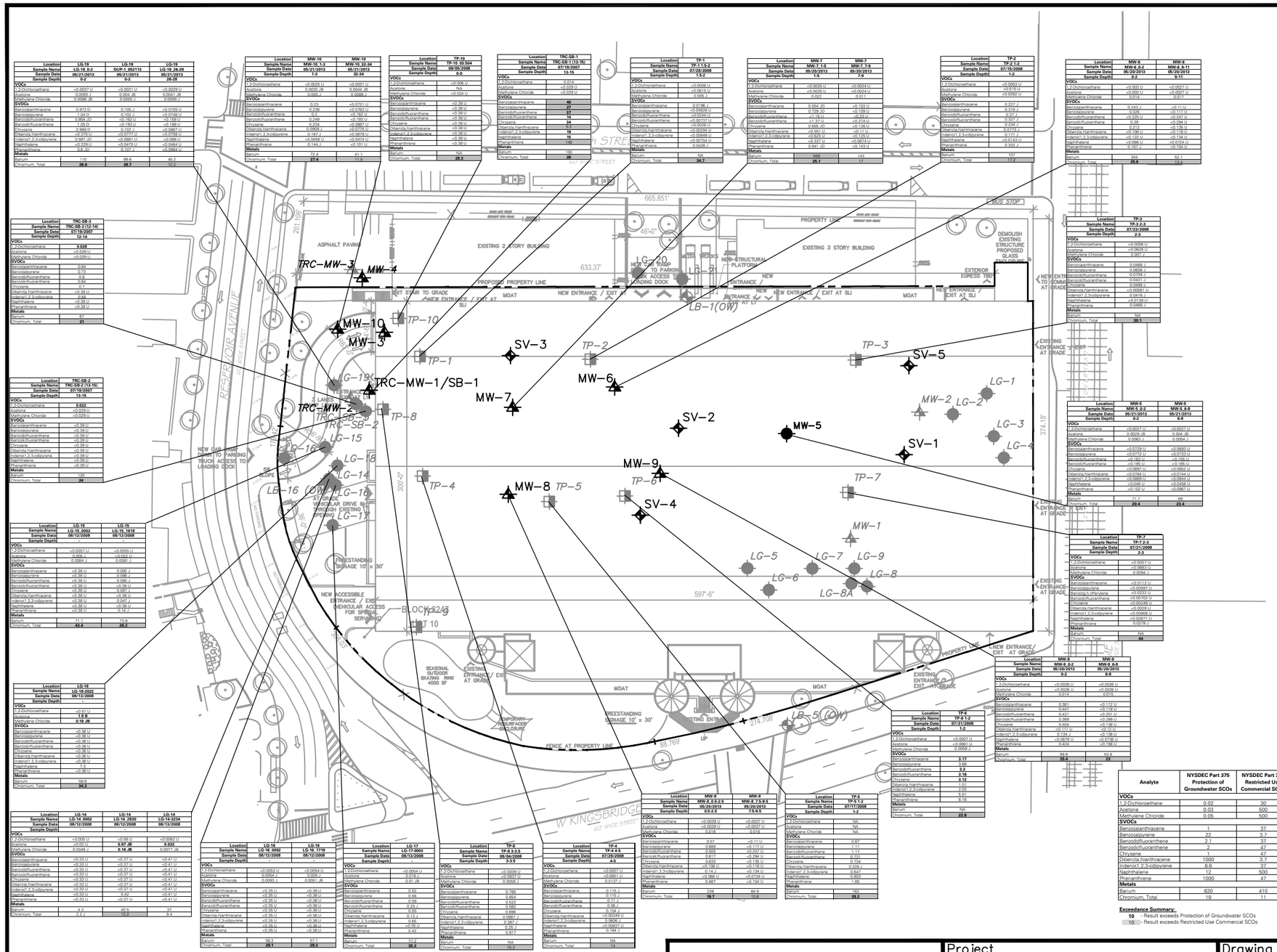
Matthew Berk

Matthew Berk
Assistant Commissioner
Planning, Dispositions & Property Management

Enclosure

C: Ilan Har-El
Tiffany Lacker
John Lovejoy

Exhibit K



Location	LG-19	LG-19	LG-19
Sample Name	LG-19_0-2	DUP-1_052113	LG-19_26-28
Sample Date	05/21/2013	05/21/2013	05/21/2013
Sample Depth	0-2	0-2	26-28
VOCs			
1,2-Dichloroethane	<0.0037 U	<0.0031 U	<0.0029 U
Acetone	0.0093 J	0.004 JB	0.0041 JB
Methylene Chloride	0.0066 JB	0.0055 J	0.0059 J
SVOCs			
Benzo(a)anthracene	0.972 D	0.126 J	<0.0705 U
Benzo(a)pyrene	1.04 D	0.102 J	<0.0748 U
Benzo(b)fluoranthene	0.858 JD	<0.182 U	<0.158 U
Benzo(k)fluoranthene	1.05 D	<0.193 U	<0.188 U
Chrysene	0.869 D	0.102 J	<0.0867 U
Dibenz(a,h)anthracene	<0.376 U	<0.0777 U	<0.0758 U
Indeno(1,2,3-cd)pyrene	0.597 JD	<0.0881 U	<0.0986 U
Naphthalene	<0.229 U	<0.0475 U	<0.0464 U
Phenanthrene	0.6 JD	0.107 J	<0.0884 U
Metals			
Barium	110	89.6	45.2
Chromium, Total	**26.8**	**28.7**	12.2

Location	MW-10	MW-10
Sample Name	MW-10_1-3	MW-10_32-34
Sample Date	05/21/2013	05/21/2013
Sample Depth	1-3	32-34
VOCs		
1,2-Dichloroethane	<0.0028 U	<0.0031 U
Acetone	0.0033 JB	0.0044 JB
Methylene Chloride	0.005 J	0.0088 J
SVOCs		
Benzo(a)anthracene	0.23	<0.0727 U
Benzo(a)pyrene	0.238	<0.0783 U
Benzo(b)fluoranthene	0.2	<0.182 U
Benzo(k)fluoranthene	0.249	<0.193 U
Chrysene	0.234	<0.0897 U
Dibenz(a,h)anthracene	0.0909 J	<0.0778 U
Indeno(1,2,3-cd)pyrene	0.187 J	<0.0879 U
Naphthalene	<0.0509 U	<0.0475 U
Phenanthrene	0.144 J	<0.101 U
Metals		
Barium	77.4	41.1
Chromium, Total	**27.4**	11.6

Location	TP-10	
Sample Name	TP-10 02.5O4	
Sample Date	08/05/2008	
Sample Depth	0-0	
VOCs		
1,2-Dichloroethane	<0.008 U	
Acetone	NA	
Methylene Chloride	<0.024 U	
SVOCs		
Benzo(a)anthracene	<0.38 U	
Benzo(a)pyrene	<0.38 U	
Benzo(b)fluoranthene	<0.38 U	
Benzo(k)fluoranthene	<0.38 U	
Chrysene	<0.38 U	
Dibenz(a,h)anthracene	<0.38 U	
Indeno(1,2,3-cd)pyrene	<0.38 U	
Naphthalene	<0.38 U	
Phenanthrene	<0.38 U	
Metals		
Barium	NA	
Chromium, Total	**29.3**	

Location	TRC-SB-1	
Sample Name	TRC-SB-1 (13)-15O	
Sample Date	07/18/2007	
Sample Depth	13-15	
VOCs		
1,2-Dichloroethane	0.014	
Acetone	<0.023 U	
Methylene Chloride	<0.029 U	
SVOCs		
Benzo(a)anthracene	**40**	
Benzo(a)pyrene	**27**	
Benzo(b)fluoranthene	**37**	
Benzo(k)fluoranthene	**14**	
Chrysene	**34**	
Dibenz(a,h)anthracene	**5.3**	
Indeno(1,2,3-cd)pyrene	**19**	
Naphthalene	**15**	
Phenanthrene	**140**	
Metals		
Barium	100	
Chromium, Total	**26**	

Location	TP-1	
Sample Name	TP-1 1.5-2	
Sample Date	07/28/2008	
Sample Depth	1.5-2	
VOCs		
1,2-Dichloroethane	<0.0006 U	
Acetone	<0.0615 U	
Methylene Chloride	0.005 J	
SVOCs		
Benzo(a)anthracene	0.0196 J	
Benzo(a)pyrene	<0.00626 U	
Benzo(b)fluoranthene	<0.0243 U	
Benzo(k)fluoranthene	<0.00727 U	
Chrysene	<0.00226 U	
Dibenz(a,h)anthracene	<0.00284 U	
Indeno(1,2,3-cd)pyrene	<0.00848 U	
Naphthalene	<0.00704 U	
Phenanthrene	0.0439 J	
Metals		
Barium	NA	
Chromium, Total	**34.7**	

Location	MW-7	MW-7
Sample Name	MW-7_1-5	MW-7_7-9
Sample Date	05/29/2013	05/30/2013
Sample Depth	1-5	7-9
VOCs		
1,2-Dichloroethane	<0.0035 U	<0.0024 U
Acetone	<0.0035 U	<0.0024 U
Methylene Chloride	0.022	0.011
SVOCs		
Benzo(a)anthracene	0.584 JD	<0.103 U
Benzo(a)pyrene	0.728 JD	<0.109 U
Benzo(b)fluoranthene	<1.15 U	<0.23 U
Benzo(k)fluoranthene	<1.37 U	<0.274 U
Chrysene	0.656 JD	<0.126 U
Dibenz(a,h)anthracene	<0.561 U	<0.111 U
Indeno(1,2,3-cd)pyrene	<0.625 U	<0.125 U
Naphthalene	<0.337 U	<0.0674 U
Phenanthrene	0.841 JD	<0.143 U
Metals		
Barium	568	143
Chromium, Total	**25.1**	17

Location	TP-2	
Sample Name	TP-2 1-2	
Sample Date	07/15/2008	
Sample Depth	1-2	
VOCs		
1,2-Dichloroethane	<0.0063 U	
Acetone	<0.515 U	
Methylene Chloride	<0.0292 U	
SVOCs		
Benzo(a)anthracene	0.227 J	
Benzo(a)pyrene	0.318 J	
Benzo(b)fluoranthene	0.27 J	
Benzo(k)fluoranthene	0.337 J	
Chrysene	0.234 J	
Dibenz(a,h)anthracene	0.0772 J	
Indeno(1,2,3-cd)pyrene	0.171 J	
Naphthalene	<0.0143 U	
Phenanthrene	0.332 J	
Metals		
Barium	107	
Chromium, Total	17.2	

Location	MW-6	MW-6
Sample Name	MW-6_0-2	MW-6_9-11
Sample Date	05/30/2013	05/30/2013
Sample Depth	0-2	9-11
VOCs		
1,2-Dichloroethane	<0.003 U	<0.0027 U
Acetone	<0.003 U	<0.0027 U
Methylene Chloride	0.014	0.011
SVOCs		
Benzo(a)anthracene	0.243 J	<0.111 U
Benzo(a)pyrene	0.326	<0.111 U
Benzo(b)fluoranthene	0.225 U	<0.247 U
Benzo(k)fluoranthene	0.29	<0.294 U
Chrysene	0.312	<0.135 U
Dibenz(a,h)anthracene	<0.198 U	<0.119 U
Indeno(1,2,3-cd)pyrene	<0.122 U	<0.134 U
Naphthalene	<0.0724 U	<0.0724 U
Phenanthrene	0.167 J	<0.154 U
Metals		
Barium	244	52.1
Chromium, Total	**26.6**	13.6

Location	TP-3	
Sample Name	TP-3 2-3	
Sample Date	07/23/2008	
Sample Depth	2-3	
VOCs		
1,2-Dichloroethane	<0.0006 U	
Acetone	<0.0609 U	
Methylene Chloride	0.0077 J	
SVOCs		
Benzo(a)anthracene	0.0488 J	
Benzo(a)pyrene	0.0606 J	
Benzo(b)fluoranthene	0.0728 J	
Benzo(k)fluoranthene	0.0431 J	
Chrysene	0.0488 J	
Dibenz(a,h)anthracene	<0.00581 U	
Indeno(1,2,3-cd)pyrene	0.0414 J	
Naphthalene	<0.0139 U	
Phenanthrene	0.0468 J	
Metals		
Barium	NA	
Chromium, Total	**30.1**	

Location	MW-5	MW-5
Sample Name	MW-5_0-2	MW-5_6-8
Sample Date	05/21/2013	05/21/2013
Sample Depth	0-2	6-8
VOCs		
1,2-Dichloroethane	<0.0027 U	<0.0027 U
Acetone	0.0079 JB	0.004 JB
Methylene Chloride	0.0063 J	0.0064 J
SVOCs		
Benzo(a)anthracene	<0.0729 U	<0.0693 U
Benzo(a)pyrene	<0.0772 U	<0.0719 U
Benzo(b)fluoranthene	<0.183 U	<0.185 U
Benzo(k)fluoranthene	<0.195 U	<0.185 U
Chrysene	<0.0897 U	<0.0852 U
Dibenz(a,h)anthracene	<0.0784 U	<0.0744 U
Indeno(1,2,3-cd)pyrene	<0.0886 U	<0.0844 U
Naphthalene	<0.048 U	<0.0458 U
Phenanthrene	<0.102 U	<0.0967 U
Metals		
Barium	71.1	69
Chromium, Total	**20.4**	**23.4**

Location	TP-7	
Sample Name	TP-7 2-3	
Sample Date	07/21/2008	
Sample Depth	2-3	
VOCs		
1,2-Dichloroethane	<0.0007 U	
Acetone	<0.0683 U	
Methylene Chloride	0.0094 J	
SVOCs		
Benzo(a)anthracene	<0.0137 U	
Benzo(a)pyrene	<0.00597 U	
Benzo(b,k)Fluoranthene	<0.00737 U	
Chrysene	<0.00702 U	
Dibenz(a,h)anthracene	<0.00238 U	
Indeno(1,2,3-cd)pyrene	<0.00208 U	
Naphthalene	<0.00671 U	
Phenanthrene	0.02378 J	
Metals		
Barium	NA	
Chromium, Total	**44**	

Location	MW-9	MW-9
Sample Name	MW-9_0-2	MW-9_6-8
Sample Date	06/20/2013	06/20/2013
Sample Depth	0-2	6-8
VOCs		
1,2-Dichloroethane	<0.0038 U	<0.0026 U
Acetone	<0.0036 U	<0.0036 U
Methylene Chloride	0.0114	0.013
SVOCs		
Benzo(a)anthracene	0.361	<0.122 U
Benzo(a)pyrene	0.447	<0.118 U
Benzo(b)fluoranthene	0.431	<0.261 U
Benzo(k)fluoranthene	0.369	<0.299 U
Chrysene	0.404	<0.138 U
Dibenz(a,h)anthracene	<0.131 U	<0.12 U
Indeno(1,2,3-cd)pyrene	0.134 J	<0.136 U
Naphthalene	<0.0679 U	<0.0736 U
Phenanthrene	0.424	<0.156 U
Metals		
Barium	99.6	53.6
Chromium, Total	**25.4**	**23**

Location	TP-8	
Sample Name	TP-8 1-2	
Sample Date	07/31/2008	
Sample Depth	1-2	
VOCs		
1,2-Dichloroethane	<0.0007 U	
Acetone	<0.0661 U	
Methylene Chloride	0.0059 J	
SVOCs		
Benzo(a)anthracene	**3.17**	
Benzo(a)pyrene	3.69	
Benzo(b)fluoranthene	**3.3**	
Benzo(k)fluoranthene	**1.16**	
Chrysene	**3.12**	
Dibenz(a,h)anthracene	1.01	
Indeno(1,2,3-cd)pyrene	2.03	
Naphthalene	5.51	
Phenanthrene	8.16	
Metals		
Barium	NA	
Chromium, Total	**22.6**	

Location	MW-8	MW-8
Sample Name	MW-8_0.5-2.5	MW-8_7.5-9.5
Sample Date	05/20/2013	05/20/2013
Sample Depth	0.5-2.5	7.5-9.5
VOCs		
1,2-Dichloroethane	<0.0029 U	<0.0027 U
Acetone	<0.0029 U	<0.0027 U
Methylene Chloride	0.018	0.016
SVOCs		
Benzo(a)anthracene	0.57	<0.11 U
Benzo(a)pyrene	0.689	<0.117 U
Benzo(b)fluoranthene	0.555	<0.237 U
Benzo(k)fluoranthene	0.617	<0.284 U
Chrysene	0.633	<0.135 U
Dibenz(a,h)anthracene	<0.136 U	<0.118 U
Indeno(1,2,3-cd)pyrene	0.14 J	<0.134 U
Naphthalene	<0.0643 U	<0.0724 U
Phenanthrene	0.667	<0.154 U
Metals		
Barium	226	64.9
Chromium, Total	**19.7**	13.6

Location	TP-5	
Sample Name	TP-5 1-2	
Sample Date	07/17/2008	
Sample Depth	1-2	
VOCs		
1,2-Dichloroethane	NA	
Acetone	NA	
Methylene Chloride	NA	
SVOCs		
Benzo(a)anthracene	0.67	
Benzo(a)pyrene	1.11	
Benzo(b)fluoranthene	1.17	
Benzo(k)fluoranthene	0.733	
Chrysene	0.734	
Dibenz(a,h)anthracene	0.339 J	
Indeno(1,2,3-cd)pyrene	0.647	
Naphthalene	0.869	
Phenanthrene	1.65	
Metals		
Barium	163	
Chromium, Total	**39.2**	

Location	LG-15	LG-15
Sample Name	LG-15_0002	LG-15_1618
Sample Date	08/12/2008	08/12/2008
Sample Depth	-	-
VOCs		
1,2-Dichloroethane	<0.0057 U	<0.0055 U
Acetone	0.006 J	<0.522 U
Methylene Chloride	0.0064 J	0.0081 J
SVOCs		
Benzo(a)anthracene	<0.38 U	0.082 J
Benzo(a)pyrene	<0.38 U	0.098 J
Benzo(b)fluoranthene	<0.38 U	0.086 J
Benzo(k)fluoranthene	<0.38 U	<0.36 U
Chrysene	<0.38 U	0.087 J
Dibenz(a,h)anthracene	<0.38 U	<0.36 U
Indeno(1,2,3-cd)pyrene	<0.38 U	0.047 J
Naphthalene	<0.38 U	<0.36 U
Phenanthrene	<0.38 U	0.14 J
Metals		
Barium	71.1	73.9
Chromium, Total	**43.4**	**26.2**

Location	LG-18	
Sample Name	LG-18_0502	
Sample Date	08/13/2008	
Sample Depth	-	
VOCs		
1,2-Dichloroethane	<0.57 U	
Acetone	**1.8 B**	
Methylene Chloride	**0.18 JB**	
SVOCs		
Benzo(a)anthracene	<0.38 U	
Benzo(a)pyrene	<0.38 U	
Benzo(b)fluoranthene	<0.38 U	
Benzo(k,)fluoranthene	<0.38 U	
Chrysene	<0.38 U	
Dibenz(a,h)anthracene	<0.38 U	
Indeno(1,2,3-cd)pyrene	<0.38 U	
Naphthalene	<0.38 U	
Phenanthrene	<0.38 U	
Metals		
Barium	55.6	
Chromium, Total	**34.3**	

Location	LG-14	LG-14	LG-14
Sample Name	LG-14_0002	LG-14_2930	LG-14_3234
Sample Date	08/12/2008	08/12/2008	08/12/2008
Sample Depth	-	-	-
VOCs			
1,2-Dichloroethane	<0.005 U	<0.98 U	<0.0082 U
Acetone	<0.031 U	**0.97 JB**	**0.032**
Methylene Chloride	0.0049 J	**0.16 JB**	0.0077 JB
SVOCs			
Benzo(a)anthracene	<0.33 U	<0.37 U	<0.41 U
Benzo(a)pyrene	<0.33 U	<0.37 U	<0.41 U
Benzo(b)fluoranthene	<0.33 U	<0.37 U	<0.41 U
Benzo(k)fluoranthene	<0.33 U	<0.37 U	<0.41 U
Chrysene	<0.33 U	<0.37 U	<0.41 U
Dibenz(a,h)anthracene	<0.33 U	<0.37 U	<0.41 U
Indeno(1,2,3-cd)pyrene	<0.33 U	<0.37 U	<0.41 U
Naphthalene	<0.33 U	0.42	<0.41 U
Phenanthrene	<0.33 U	<0.37 U	<0.41 U
Metals			
Barium	4.3	40.5	37
Chromium, Total	2.2 J	**19.2**	9.4

Location	TRC-SB-3	
Sample Name	TRC-SB-3 (12-14)	
Sample Date	07/19/2007	
Sample Depth	12-14	
VOCs		
1,2-Dichloroethane	**0.038**	
Acetone	<0.029 U	
Methylene Chloride	<0.029 U	
SVOCs		
Benzo(a)anthracene	0.84	
Benzo(a)pyrene	0.73	
Benzo(b)fluoranthene	0.8	
Benzo(k)fluoranthene	0.64	
Chrysene	0.7	
Dibenz(a,h)anthracene	<0.38 U	
Indeno(1,2,3-cd)pyrene	0.58	
Naphthalene	<0.38 U	
Phenanthrene	<0.38 U	
Metals		
Barium	97	
Chromium, Total	**21**	

Location	TRC-SB-2	
Sample Name	TRC-SB-2 (13-15)	
Sample Date	07/19/2007	
Sample Depth	13-15	
VOCs		
1,2-Dichloroethane	**0.022**	
Acetone	<0.0229 U	
Methylene Chloride	<0.0229 U	
SVOCs		
Benzo(a)anthracene	<0.39 U	
Benzo(a)pyrene	<0.39 U	
Benzo(b)fluoranthene	<0.39 U	
Benzo(k)fluoranthene	<0.39 U	
Chrysene	<0.39 U	
Dibenz(a,h)anthracene	<0.39 U	
Indeno(1,2,3-cd)pyrene	<0.39 U	
Naphthalene	<0.39 U	
Phenanthrene	<0.39 U	
Metals		
Barium	120	
Chromium, Total	**24**	

Location	LG-16	LG-16
Sample Name	LG-16_0002	LG-16_1719
Sample Date	08/12/2008	08/12/2008
Sample Depth	-	-
VOCs		
1,2-Dichloroethane	<0.0053 U	<0.0054 U
Acetone	0.0054 J	0.009 J
Methylene Chloride	0.0093 J	0.0061 JB
SVOCs		
Benzo(a)anthracene	<0.35 U	<0.36 U
Benzo(a)pyrene	<0.35 U	<0.36 U
Benzo(b)fluoranthene	<0.35 U	<0.36 U
Benzo(k)fluoranthene	<0.35 U	<0.36 U
Chrysene	<0.35 U	<0.36 U
Dibenz(a,h)anthracene	<0.35 U	<0.36 U
Indeno(1,2,3-cd)pyrene	<0.35 U	<0.36 U
Naphthalene	<0.35 U	<0.36 U
Phenanthrene	<0.35 U	<0.36 U
Metals		
Barium	58.2	63.1
Chromium, Total	**28.1**	**28.3**

Location	LG-17	
Sample Name	LG-17-0002	
Sample Date	08/13/2008	
Sample Depth	-	
VOCs		
1,2-Dichloroethane	<0.0054 U	
Acetone	0.018 J	
Methylene Chloride	0.01 JB	
SVOCs		
Benzo(a)anthracene	0.52	
Benzo(a)pyrene	0.56	
Benzo(b)fluoranthene	0.59	
Benzo(k)fluoranthene	0.25 J	
Chrysene	0.56	
Dibenz(a,h)anthracene	0.12 J	
Indeno(1,2,3-cd)pyrene	0.66	
Naphthalene	<0.35 U	
Phenanthrene	0.42	
Metals		
Barium	27.2	
Chromium, Total	**16.2**	

Location	TP-8	
Sample Name	TP-8 2.3-3.5	
Sample Date	08/04/2008	
Sample Depth	2-3.5	
VOCs		
1,2-Dichloroethane	<0.0009 U	
Acetone	<0.0857 U	
Methylene Chloride	0.0059 J	
SVOCs		
Benzo(a)anthracene	0.785	
Benzo(a)pyrene	0.654	
Benzo(b)fluoranthene	0.522	
Benzo(k)fluoranthene	0.582	
Chrysene	0.696	
Dibenz(a,h)anthracene	0.0967 J	
Indeno(1,2,3-cd)pyrene	0.367 J	
Naphthalene	0.25 J	
Phenanthrene	0.917	
Metals		
Barium	NA	
Chromium, Total	**16.3**	

Location	TP-4	
Sample Name	TP-4 4-5	
Sample Date	07/29/2008	
Sample Depth	4-5	
VOCs		
1,2-Dichloroethane	<0.0007 U	
Acetone	<0.0661 U	
Methylene Chloride	0.0137 J	
SVOCs		
Benzo(a)anthracene	0.176 J	
Benzo(a)pyrene	0.176 J	
Benzo(b)fluoranthene	0.11 J	
Benzo(k)fluoranthene	0.09 J	
Chrysene	0.194 J	
Dibenz(a,h)anthracene	<0.00349 U	
Indeno(1,2,3-cd)pyrene	0.0606 J	
Naphthalene	<0.00937 U	
Phenanthrene	0.164 J	
Metals		
Barium	NA	
Chromium, Total	**14**	

Analyte	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Commercial SCOs
VOCs		
1,2-Dichloroethane	0.02	30
Acetone	0.03	500
Methylene Chloride	0.05	500
SVOCs		
Benzo(a)anthracene	1	37
Benzo(a)pyrene	22	3.7
Benzo(b)fluoranthene	2.1	37
Benzo(k)fluoranthene	2	47
Chrysene	1	47
Dibenz(a,h)anthracene	1000	3.7
Indeno(1,2,3-cd)pyrene	8.6	37
Naphthalene	12	500
Phenanthrene	1000	47
Metals		
Barium	820	410
Chromium, Total	19	11

Exceedance Summary:
10 - Result exceeds Protection of Groundwater SCOs
10 - Result exceeds Restricted Use Commercial SCOs

NOTES:

1. SOIL SAMPLE ANALYTICAL RESULTS ARE COMPARED TO THE NYSDEC TITLE 6 OF THE OFFICIAL COMPILATION OF NYCRR PART 375 PROTECTION OF GROUNDWATER (PGW) SOIL CLEANUP OBJECTIVES (SCO) AND RESTRICTED USE COMERCIAL SCO.
2. NYSDEC PART 375 PGW SCO EXCEEDANCES ARE BOLDED.
3. NYSDEC PART 375 RESTRICTED USE COMERCIAL SCO EXCEEDANCES ARE HIGHLIGHTED.
4. VOCs = VOLATILE ORGANIC COMPOUNDS
5. SOIL SAMPLE RESULTS ARE DISPLAYED IN UNITS OF MILLIGRAM PER KILOGRAM (mg/kg)
6. U = THE ANALYTE WAS ANALYZED FOR, BUT WAS NOT DETECTED AT A LEVEL. GREATER THAN OR EQUAL TO THE REPORTING LIMIT (RL); THE VALUE SHOWN IN THE TABLE IS THE RL.
7. J = THE ANALYTE WAS DETECTED ABOVE THE METHOD DETECTION LIMIT (MDL), BUT BELOW THE RL; THEREFORE, THE RESULT IS AN ESTIMATED CONCENTRATION.
8. B = THE ANALYTE WAS FOUND IN THE ASSOCIATED ANALYSIS BATCH BLANK
9. D = THE CONCENTRATION REPORTED IS A RESULT OF A DILUTED SAMPLE
10. DUP-1 (052113) IS A DUPLICATE SAMPLE OF LG-19 (0-2)
11. NA = NOT TESTED

100 0 50 100
SCALE IN FEET

REFERENCE:
BASE MAP FROM 2013 CONCEPTUAL SITE PLAN BY BBB ARCHITECTS

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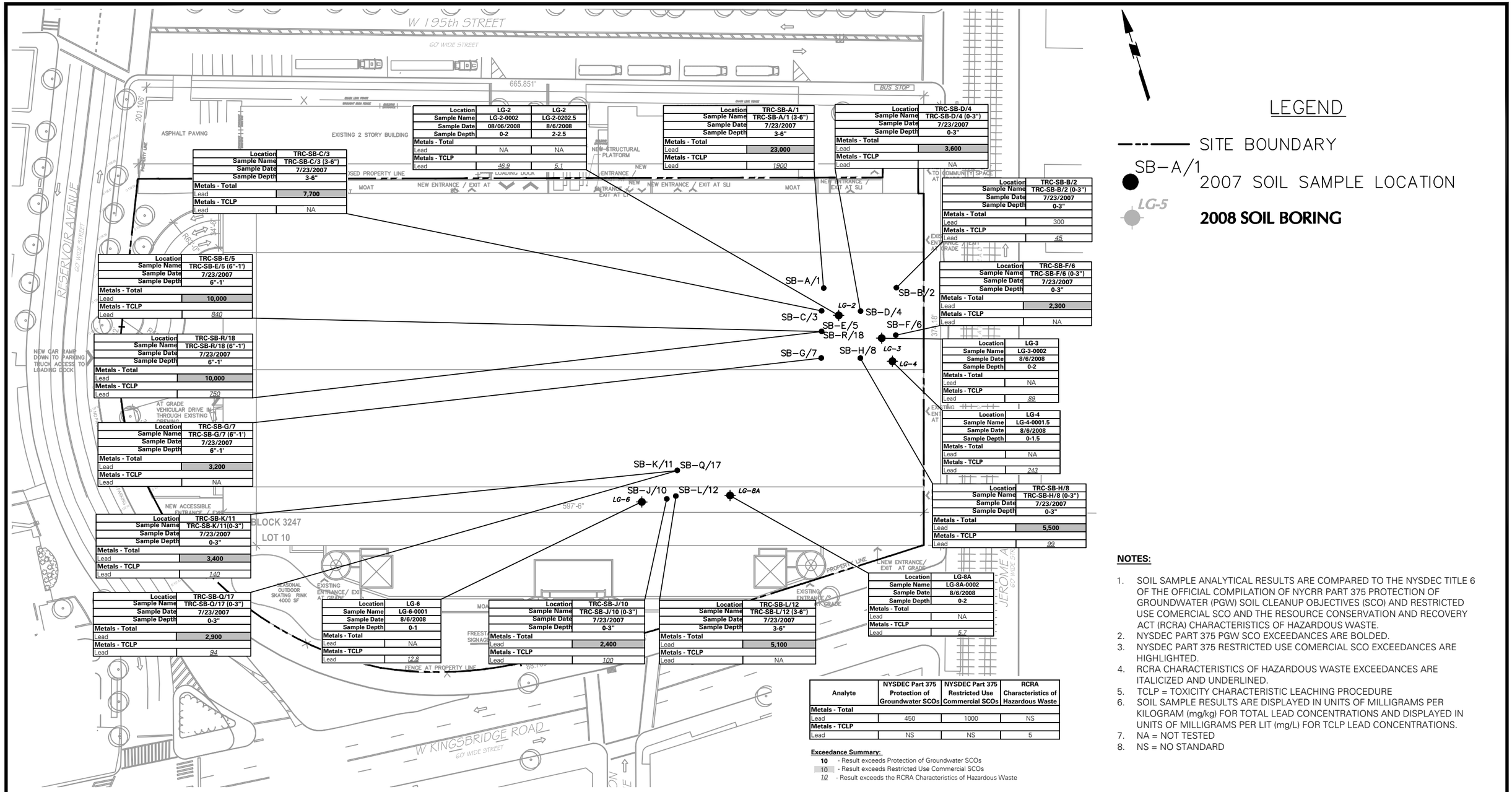
Project
KINGSBRIDGE ARMORY
BLOCK No. 3247, LOT No. 10
BRONX NEW YORK

Drawing Title
SOIL SAMPLE LOCATIONS AND RESULTS MAP

Project No. 170900201	Drawing No. 1A
Date 3/4/2026	
Scale 1" = 80'	
Drawn By PM	
Submission Date	

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Filename: \\langan.com\data\NYC\data2\170900201\Project Data\CAD-PW\01\SheetFiles\Tags Figures for BCP App\Figure 3A - Soil Sample Locations and Results Map.dwg Date: 3/13/2026 Time: 07:34 User: kwexler Style Table: ---- Layout: ANSIB-BL



Location	TRC-SB-C/3
Sample Name	TRC-SB-C/3 (3-6")
Sample Date	7/23/2007
Sample Depth	3-6"
Metals - Total	
Lead	**7,700**
Metals - TCLP	
Lead	NA

Location	LG-2	LG-2
Sample Name	LG-2-0002	LG-2-0202.5
Sample Date	08/06/2008	8/6/2008
Sample Depth	0-2	2-2.5
Metals - Total		
Lead	NA	NA
Metals - TCLP		
Lead	*46.9*	*5.1*

Location	TRC-SB-A/1
Sample Name	TRC-SB-A/1 (3-6")
Sample Date	7/23/2007
Sample Depth	3-6"
Metals - Total	
Lead	**23,000**
Metals - TCLP	
Lead	*1900*

Location	TRC-SB-D/4
Sample Name	TRC-SB-D/4 (0-3")
Sample Date	7/23/2007
Sample Depth	0-3"
Metals - Total	
Lead	**3,600**
Metals - TCLP	
Lead	NA

Location	TRC-SB-B/2
Sample Name	TRC-SB-B/2 (0-3")
Sample Date	7/23/2007
Sample Depth	0-3"
Metals - Total	
Lead	300
Metals - TCLP	
Lead	*45*

Location	TRC-SB-E/5
Sample Name	TRC-SB-E/5 (6"-1')
Sample Date	7/23/2007
Sample Depth	6"-1'
Metals - Total	
Lead	**10,000**
Metals - TCLP	
Lead	*840*

Location	TRC-SB-F/6
Sample Name	TRC-SB-F/6 (0-3")
Sample Date	7/23/2007
Sample Depth	0-3"
Metals - Total	
Lead	**2,300**
Metals - TCLP	
Lead	NA

Location	TRC-SB-R/18
Sample Name	TRC-SB-R/18 (6"-1')
Sample Date	7/23/2007
Sample Depth	6"-1'
Metals - Total	
Lead	**10,000**
Metals - TCLP	
Lead	*750*

Location	LG-3
Sample Name	LG-3-0002
Sample Date	8/6/2008
Sample Depth	0-2
Metals - Total	
Lead	NA
Metals - TCLP	
Lead	*89*

Location	TRC-SB-G/7
Sample Name	TRC-SB-G/7 (6"-1')
Sample Date	7/23/2007
Sample Depth	6"-1'
Metals - Total	
Lead	**3,200**
Metals - TCLP	
Lead	NA

Location	LG-4
Sample Name	LG-4-0001.5
Sample Date	8/6/2008
Sample Depth	0-1.5
Metals - Total	
Lead	NA
Metals - TCLP	
Lead	*243*

Location	TRC-SB-H/8
Sample Name	TRC-SB-H/8 (0-3")
Sample Date	7/23/2007
Sample Depth	0-3"
Metals - Total	
Lead	**5,500**
Metals - TCLP	
Lead	*99*

Location	TRC-SB-K/11
Sample Name	TRC-SB-K/11(0-3")
Sample Date	7/23/2007
Sample Depth	0-3"
Metals - Total	
Lead	**3,400**
Metals - TCLP	
Lead	*140*

Location	LG-8A
Sample Name	LG-8A-0002
Sample Date	8/6/2008
Sample Depth	0-2
Metals - Total	
Lead	NA
Metals - TCLP	
Lead	*5.7*

Location	TRC-SB-O/17
Sample Name	TRC-SB-O/17 (0-3")
Sample Date	7/23/2007
Sample Depth	0-3"
Metals - Total	
Lead	**2,900**
Metals - TCLP	
Lead	*94*

Location	LG-6
Sample Name	LG-6-0001
Sample Date	8/6/2008
Sample Depth	0-1
Metals - Total	
Lead	NA
Metals - TCLP	
Lead	*12.8*

Location	TRC-SB-J/10
Sample Name	TRC-SB-J/10 (0-3")
Sample Date	7/23/2007
Sample Depth	0-3"
Metals - Total	
Lead	**2,400**
Metals - TCLP	
Lead	*100*

Location	TRC-SB-L/12
Sample Name	TRC-SB-L/12 (3-6")
Sample Date	7/23/2007
Sample Depth	3-6"
Metals - Total	
Lead	**5,100**
Metals - TCLP	
Lead	NA

Analyte	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Commercial SCOs	RCRA Characteristics of Hazardous Waste
Metals - Total			
Lead	450	1000	NS
Metals - TCLP			
Lead	NS	NS	5

Exceedance Summary:

10 - Result exceeds Protection of Groundwater SCOs

10 - Result exceeds Restricted Use Commercial SCOs

10 - Result exceeds the RCRA Characteristics of Hazardous Waste

LEGEND

SITE BOUNDARY

SB–A/1 2007 SOIL SAMPLE LOCATION

LG-5 **2008 SOIL BORING**

NOTES:

1. SOIL SAMPLE ANALYTICAL RESULTS ARE COMPARED TO THE NYSDEC TITLE 6 OF THE OFFICIAL COMPILATION OF NYCRR PART 375 PROTECTION OF GROUNDWATER (PGW) SOIL CLEANUP OBJECTIVES (SCO) AND RESTRICTED USE COMERCIAL SCO AND THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) CHARACTERISTICS OF HAZARDOUS WASTE.
2. NYSDEC PART 375 PGW SCO EXCEEDANCES ARE BOLDED.
3. NYSDEC PART 375 RESTRICTED USE COMERCIAL SCO EXCEEDANCES ARE HIGHLIGHTED.
4. RCRA CHARACTERISTICS OF HAZARDOUS WASTE EXCEEDANCES ARE ITALICIZED AND UNDERLINED.
5. TCLP = TOXICITY CHARACTERISTIC LEACHING PROCEDURE
6. SOIL SAMPLE RESULTS ARE DISPLAYED IN UNITS OF MILLIGRAMS PER KILOGRAM (mg/kg) FOR TOTAL LEAD CONCENTRATIONS AND DISPLAYED IN UNITS OF MILLIGRAMS PER LIT (mg/L) FOR TCLP LEAD CONCENTRATIONS.
7. NA = NOT TESTED
8. NS = NO STANDARD

80 0 40 80

SCALE IN FEET

REFERENCE:
BASE MAP FROM 2013 CONCEPTUAL SITE PLAN BY BBB ARCHITECTS

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Project

KINGSBRIDGE ARMORY

BLOCK No. 3247, LOT No. 10

BRONX **NEW YORK**

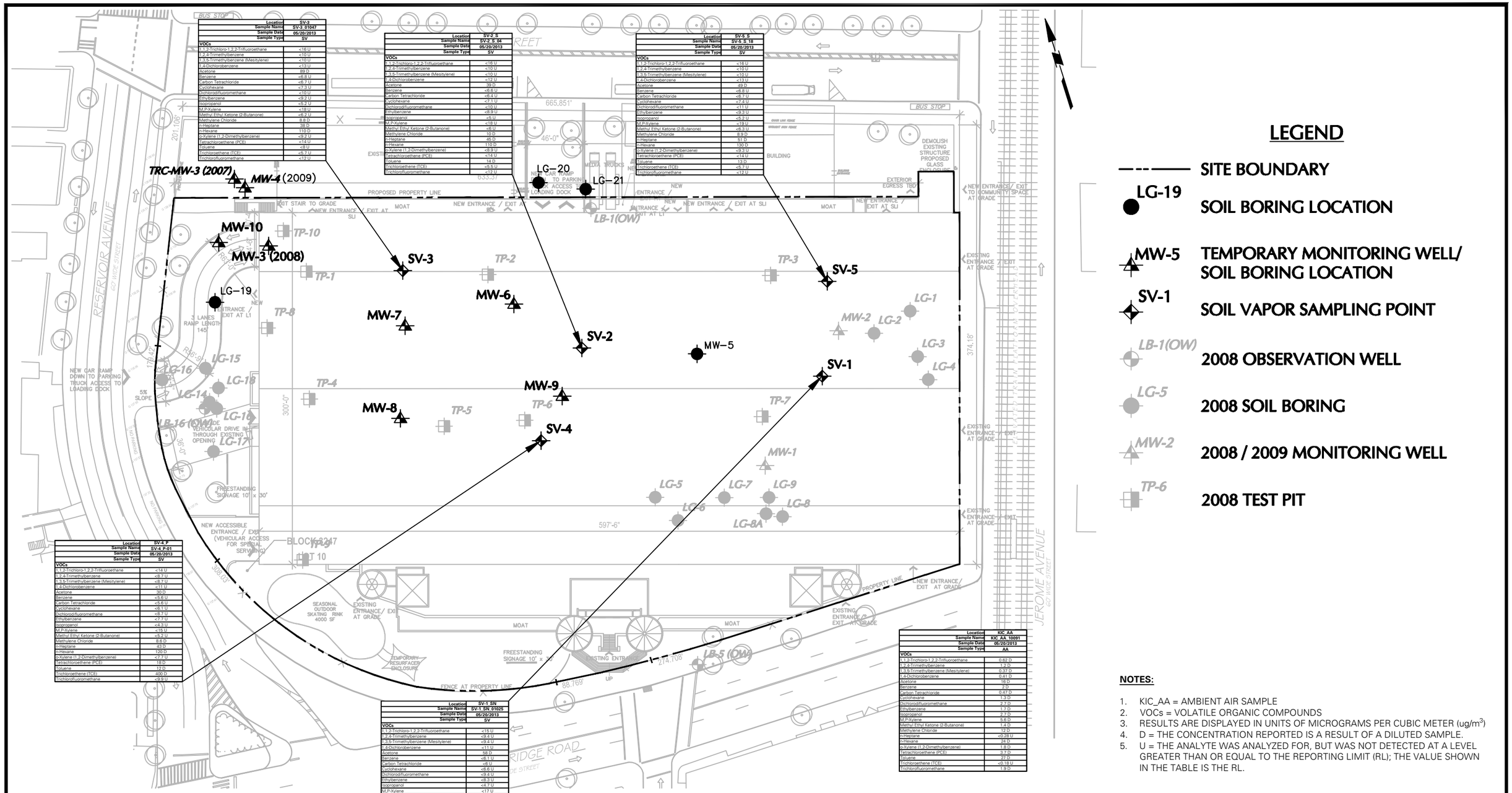
Drawing Title

SOIL SAMPLE LOCATIONS AND RESULTS MAP - TOTAL AND TCLP LEAD

Project No. 170900201	Drawing No. **1B**
Date 3/4/2026	
Scale 1" = 80'	
Drawn By PM	
Submission Date	

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Filename: \\langan.com\data\NYC\data2\170900201\Project Data\CAD-PW\01\SheetFiles\Tags Figures for BCP App\Figure 3b - Soil Sample Locations and Results Map - Total & TCLP Lead_recover.dwg Date: 3/13/2026 Time: 09:37 User: kwexler Style Table: ----
Layout: ANSIB-BL



Location	SV-3
Sample Name	SV-3_01047
Sample Date	05/20/2013
Sample Type	SV
VOCs	
1,1,2-Trichloro-1,2,2-Trifluoroethane	<16 U
1,2,4-Trimethylbenzene	<10 U
1,3,5-Trimethylbenzene (Mesitylene)	<10 U
1,4-Dichlorobenzene	<13 U
Acetone	89 D
Benzene	<6.8 U
Carbon Tetrachloride	<6.7 U
Cyclohexane	<7.3 U
Dichlorodifluoromethane	<10 U
Ethylbenzene	<9.2 U
Isopropanol	<5.2 U
M,P-Xylene	<18 U
Methyl Ethyl Ketone (2-Butanone)	<6.2 U
Methylene Chloride	8.8 D
n-Heptane	38 D
n-Hexane	110 D
o-Xylene (1,2-Dimethylbenzene)	<9.2 U
Tetrachloroethene (PCE)	<14 U
Toluene	<8 U
Trichloroethene (TCE)	<5.7 U
Trichlorofluoromethane	<12 U

Location	SV-2_S
Sample Name	SV-2_S_04
Sample Date	05/20/2013
Sample Type	SV
VOCs	
1,1,2-Trichloro-1,2,2-Trifluoroethane	<16 U
1,2,4-Trimethylbenzene	<10 U
1,3,5-Trimethylbenzene (Mesitylene)	<10 U
1,4-Dichlorobenzene	<12 U
Acetone	39 D
Benzene	<6.6 U
Carbon Tetrachloride	<6.4 U
Cyclohexane	<7.1 U
Dichlorodifluoromethane	<10 U
Ethylbenzene	<8.9 U
Isopropanol	<5 U
M,P-Xylene	<18 U
Methyl Ethyl Ketone (2-Butanone)	<6 U
Methylene Chloride	10 D
n-Heptane	45 D
n-Hexane	110 D
o-Xylene (1,2-Dimethylbenzene)	<8.9 U
Tetrachloroethene (PCE)	<14 U
Toluene	14 D
Trichloroethene (TCE)	<5.5 U
Trichlorofluoromethane	<12 U

Location	SV-5_S
Sample Name	SV-5_S_18
Sample Date	05/20/2013
Sample Type	SV
VOCs	
1,1,2-Trichloro-1,2,2-Trifluoroethane	<16 U
1,2,4-Trimethylbenzene	<10 U
1,3,5-Trimethylbenzene (Mesitylene)	<10 U
1,4-Dichlorobenzene	<13 U
Acetone	49 D
Benzene	<6.8 U
Carbon Tetrachloride	<6.7 U
Cyclohexane	<7.4 U
Dichlorodifluoromethane	<11 U
Ethylbenzene	<9.3 U
Isopropanol	<5.2 U
M,P-Xylene	<19 U
Methyl Ethyl Ketone (2-Butanone)	<6.3 U
Methylene Chloride	8.9 D
n-Heptane	51 D
n-Hexane	130 D
o-Xylene (1,2-Dimethylbenzene)	<9.3 U
Tetrachloroethene (PCE)	<14 U
Toluene	13 D
Trichloroethene (TCE)	<5.7 U
Trichlorofluoromethane	<12 U

Location	SV-4_P
Sample Name	SV-4_P-01
Sample Date	05/20/2013
Sample Type	SV
VOCs	
1,1,2-Trichloro-1,2,2-Trifluoroethane	<14 U
1,2,4-Trimethylbenzene	<8.7 U
1,3,5-Trimethylbenzene (Mesitylene)	<8.7 U
1,4-Dichlorobenzene	<11 U
Acetone	30 D
Benzene	<5.6 U
Carbon Tetrachloride	<5.6 U
Cyclohexane	<6.1 U
Dichlorodifluoromethane	<8.7 U
Ethylbenzene	<7.7 U
Isopropanol	<4.3 U
M,P-Xylene	<15 U
Methyl Ethyl Ketone (2-Butanone)	<5.2 U
Methylene Chloride	8.6 D
n-Heptane	43 D
n-Hexane	120 D
o-Xylene (1,2-Dimethylbenzene)	<7.7 U
Tetrachloroethene (PCE)	18 D
Toluene	12 D
Trichloroethene (TCE)	400 D
Trichlorofluoromethane	<9.9 U

Location	SV-1_SN
Sample Name	SV-1_SN_01025
Sample Date	05/20/2013
Sample Type	SV
VOCs	
1,1,2-Trichloro-1,2,2-Trifluoroethane	<15 U
1,2,4-Trimethylbenzene	<9.4 U
1,3,5-Trimethylbenzene (Mesitylene)	<9.4 U
1,4-Dichlorobenzene	<11 U
Acetone	58 D
Benzene	<8.1 U
Carbon Tetrachloride	<8 U
Cyclohexane	<8.6 U
Dichlorodifluoromethane	<9.4 U
Ethylbenzene	<8.3 U
Isopropanol	<4.7 U
M,P-Xylene	<17 U
Methyl Ethyl Ketone (2-Butanone)	<5.6 U
Methylene Chloride	13 D
n-Heptane	47 D
n-Hexane	120 D
o-Xylene (1,2-Dimethylbenzene)	<8.3 U
Tetrachloroethene (PCE)	<13 U
Toluene	15 D
Trichloroethene (TCE)	<5.1 U
Trichlorofluoromethane	<11 U

Location	KIC_AA
Sample Name	KIC_AA_10091
Sample Date	05/20/2013
Sample Type	AA
VOCs	
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.62 D
1,2,4-Trimethylbenzene	1.2 D
1,3,5-Trimethylbenzene (Mesitylene)	0.37 D
1,4-Dichlorobenzene	0.41 D
Acetone	16 D
Benzene	2 D
Carbon Tetrachloride	0.47 D
Cyclohexane	1.3 D
Dichlorodifluoromethane	2.2 D
Ethylbenzene	1.7 D
Isopropanol	2.7 D
M,P-Xylene	5.6 D
Methyl Ethyl Ketone (2-Butanone)	1.4 D
Methylene Chloride	12 D
n-Heptane	<0.28 U
n-Hexane	24 D
o-Xylene (1,2-Dimethylbenzene)	1.8 D
Tetrachloroethene (PCE)	3.7 D
Toluene	27 D
Trichloroethene (TCE)	<0.18 U
Trichlorofluoromethane	1.9 D

LEGEND

- SITE BOUNDARY
- LG-19 — SOIL BORING LOCATION
- MW-5 — TEMPORARY MONITORING WELL/ SOIL BORING LOCATION
- SV-1 — SOIL VAPOR SAMPLING POINT
- LB-1(OW) — 2008 OBSERVATION WELL
- LG-5 — 2008 SOIL BORING
- MW-2 — 2008 / 2009 MONITORING WELL
- TP-6 — 2008 TEST PIT

NOTES:

1. KIC_AA = AMBIENT AIR SAMPLE
2. VOCs = VOLATILE ORGANIC COMPOUNDS
3. RESULTS ARE DISPLAYED IN UNITS OF MICROGRAMS PER CUBIC METER (ug/m^3)
4. D = THE CONCENTRATION REPORTED IS A RESULT OF A DILUTED SAMPLE.
5. U = THE ANALYTE WAS ANALYZED FOR, BUT WAS NOT DETECTED AT A LEVEL GREATER THAN OR EQUAL TO THE REPORTING LIMIT (RL); THE VALUE SHOWN IN THE TABLE IS THE RL.

80 0 40 80
SCALE IN FEET

REFERENCE:
BASE MAP FROM 2013 CONCEPTUAL SITE PLAN BY BBB ARCHITECTS

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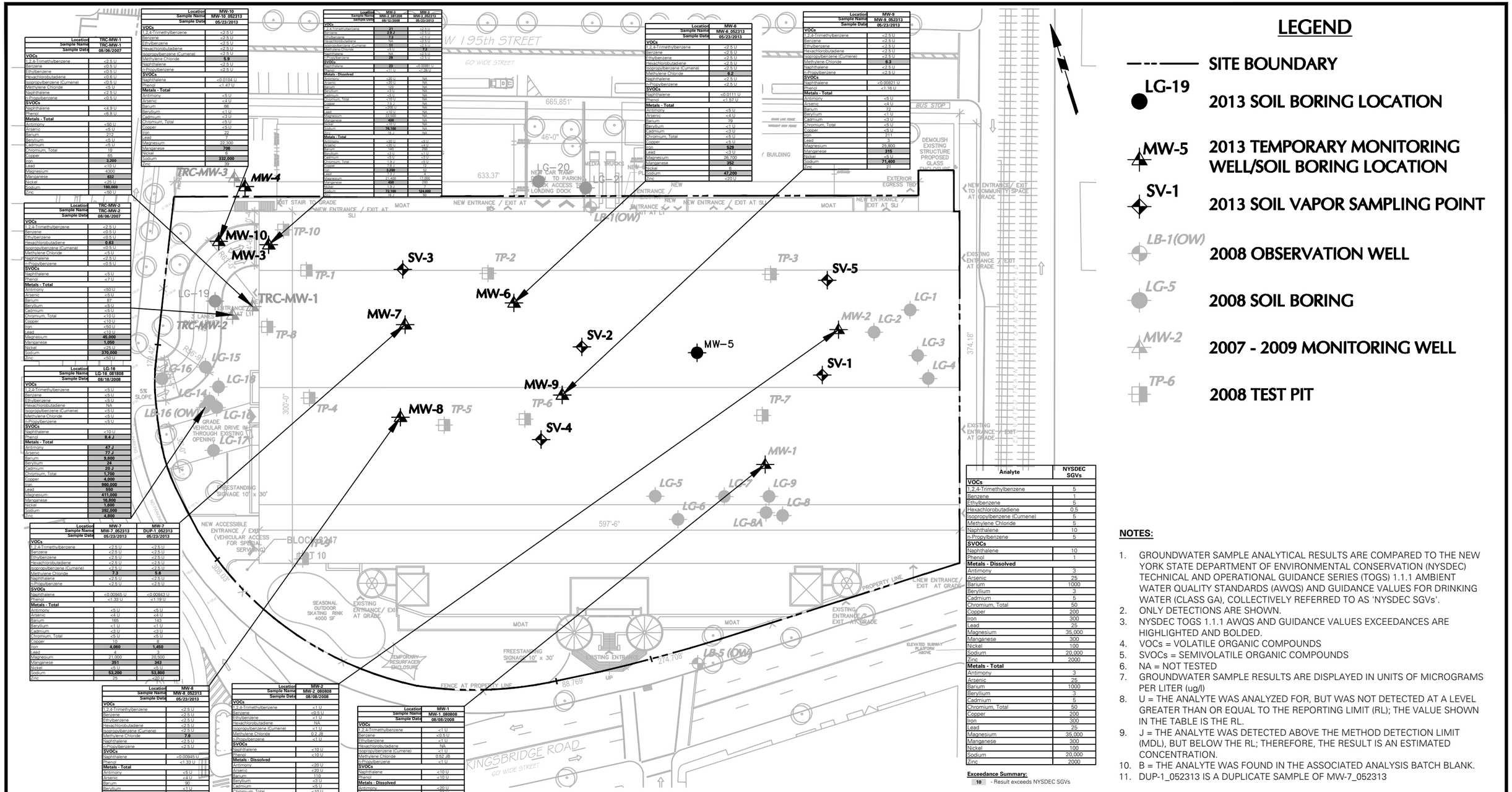
Project
KINGSBRIDGE ARMORY
BLOCK No. 3247, LOT No. 10
BRONX NEW YORK

Drawing Title
SOIL VAPOR SAMPLE LOCATIONS AND RESULTS MAP

Project No. 170900201	Drawing No. 3
Date 3/4/2026	
Scale 1" = 80'	
Drawn By MB	
Submission Date	

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Filename: \\langan.com\data\NYC\data2\170900201\Project Data\CAD-PW\01\SheetFiles\Tags Figures for BCP App\Figure 5 - SV Sample Locations and Results Map.dwg Date: 3/5/2026 Time: 10:17 User: fbrazier Style Table: Langan.stb Layout: ANSIB-BL



Location	TRC-MW-1
Sample Name	TRC-MW-1
Sample Date	08/06/2007
VOCs	
1,2,4-Trimethylbenzene	<2.5 U
Benzene	<0.5 U
Ethylbenzene	<0.5 U
Hexachlorobutadiene	<0.5 U
Isopropylbenzene (Cumene)	<0.5 U
Methylene Chloride	<5 U
Naphthalene	<2.5 U
n-Propylbenzene	<0.5 U
SVOCs	
Naphthalene	<4.9 U
Phenol	<6.8 U
Metals - Total	
Antimony	<50 U
Arsenic	<5 U
Barium	212
Beryllium	<5 U
Cadmium	<5 U
Chromium, Total	10
Copper	65
Iron	**3,200**
Lead	<10 U
Magnesium	4,300
Manganese	**632**
Nickel	<25 U
Sodium	**190,000**
Zinc	<50 U

Location	TRC-MW-2
Sample Name	TRC-MW-2
Sample Date	08/06/2007
VOCs	
1,2,4-Trimethylbenzene	<2.5 U
Benzene	<0.5 U
Ethylbenzene	<0.5 U
Hexachlorobutadiene	**0.83**
Isopropylbenzene (Cumene)	<0.5 U
Methylene Chloride	<5 U
Naphthalene	<2.5 U
n-Propylbenzene	<0.5 U
SVOCs	
Naphthalene	<5 U
Phenol	<7 U
Metals - Total	
Antimony	<50 U
Arsenic	<5 U
Barium	87
Beryllium	<5 U
Cadmium	<5 U
Chromium, Total	<10 U
Copper	<10 U
Iron	<50 U
Lead	<10 U
Magnesium	**45,000**
Manganese	**1,050**
Nickel	<25 U
Sodium	**270,000**
Zinc	<50 U

Location	LG-16
Sample Name	LG-16 081808
Sample Date	08/18/2008
VOCs	
1,2,4-Trimethylbenzene	<5 U
Benzene	<5 U
Ethylbenzene	<5 U
Hexachlorobutadiene	NA
Isopropylbenzene (Cumene)	<5 U
Methylene Chloride	<5 U
n-Propylbenzene	<5 U
SVOCs	
Naphthalene	<10 U
Phenol	**8.4 J**
Metals - Total	
Antimony	**47 J**
Arsenic	**77 J**
Barium	**9,000**
Beryllium	**24**
Cadmium	**20 J**
Chromium, Total	**1,700**
Copper	**4,000**
Iron	**360,000**
Lead	**550**
Magnesium	**411,000**
Manganese	**16,800**
Nickel	**1,600**
Sodium	**392,000**
Zinc	**4,800**

Location	MW-10
Sample Name	MW-10_052313
Sample Date	05/23/2013
VOCs	
1,2,4-Trimethylbenzene	<2.5 U
Benzene	<2.5 U
Ethylbenzene	<2.5 U
Hexachlorobutadiene	<2.5 U
Isopropylbenzene (Cumene)	<2.5 U
Methylene Chloride	**5.9**
Naphthalene	<2.5 U
n-Propylbenzene	<2.5 U
SVOCs	
Naphthalene	<0.0104 U
Phenol	<1.47 U
Metals - Total	
Antimony	<5 U
Arsenic	<4 U
Barium	66
Beryllium	<1 U
Cadmium	<3 U
Chromium, Total	<5 U
Copper	9
Iron	22
Lead	7
Magnesium	22,300
Manganese	**706**
Nickel	6
Sodium	**332,000**
Zinc	21

Location	MW-7	DUP-1
Sample Name	MW-7_052313	DUP-1_052313
Sample Date	05/23/2013	05/23/2013
VOCs		
1,2,4-Trimethylbenzene	<2.5 U	<2.5 U
Benzene	<2.5 U	<2.5 U
Ethylbenzene	<2.5 U	<2.5 U
Hexachlorobutadiene	<2.5 U	<2.5 U
Isopropylbenzene (Cumene)	<2.5 U	<2.5 U
Methylene Chloride	**7.3**	**5.6**
Naphthalene	<2.5 U	<2.5 U
n-Propylbenzene	<2.5 U	<2.5 U
SVOCs		
Naphthalene	<0.00945 U	<0.00983 U
Phenol	<1.33 U	<1.19 U
Metals - Total		
Antimony	<5 U	<5 U
Arsenic	<4 U	<4 U
Barium	165	143
Beryllium	<1 U	<1 U
Cadmium	<3 U	<3 U
Chromium, Total	<5 U	<5 U
Copper	10	8
Iron	**4,060**	**1,450**
Lead	3	3
Magnesium	21,000	20,500
Manganese	**351**	**343**
Nickel	<5 U	<5 U
Sodium	**53,200**	**53,800**
Zinc	25	<20 U

Location	MW-8
Sample Name	MW-8_052313
Sample Date	05/23/2013
VOCs	
1,2,4-Trimethylbenzene	<2.5 U
Benzene	<2.5 U
Ethylbenzene	<2.5 U
Hexachlorobutadiene	<2.5 U
Isopropylbenzene (Cumene)	<2.5 U
Methylene Chloride	**7.8**
Naphthalene	<2.5 U
n-Propylbenzene	<2.5 U
SVOCs	
Naphthalene	<0.00945 U
Phenol	<1.33 U
Metals - Total	
Antimony	<5 U
Arsenic	<4 U
Barium	90
Beryllium	<1 U
Cadmium	<3 U
Chromium, Total	<5 U
Copper	<5 U
Iron	144
Lead	<3 U
Magnesium	25,500
Manganese	**1,660**
Nickel	<4 U
Sodium	**59,500**
Zinc	29

Location	MW-2
Sample Name	MW-2_080808
Sample Date	08/08/2008
VOCs	
1,2,4-Trimethylbenzene	<1 U
Benzene	<0.5 U
Ethylbenzene	<1 U
Hexachlorobutadiene	NA
Isopropylbenzene (Cumene)	<1 U
Methylene Chloride	0.2 JB
n-Propylbenzene	<1 U
SVOCs	
Naphthalene	<10 U
Phenol	<10 U
Metals - Dissolved	
Antimony	<20 U
Arsenic	<20 U
Barium	110
Beryllium	<3 U
Cadmium	<5 U
Chromium, Total	<10 U
Copper	5.5 J
Iron	<200 U
Lead	<10 U
Magnesium	**38,900**
Manganese	130
Nickel	7.1 J
Sodium	**77,400**
Zinc	7.4 J
Metals - Total	
Antimony	<20 U
Arsenic	<20 U
Barium	150
Beryllium	<3 U
Cadmium	<5 U
Chromium, Total	9.9 J
Copper	21
Iron	**5,400**
Lead	4.4 J
Magnesium	**40,900**
Manganese	260
Nickel	12
Sodium	**81,600**
Zinc	24 J

Location	MW-1
Sample Name	MW-1 080808
Sample Date	08/08/2008
VOCs	
1,2,4-Trimethylbenzene	<1 U
Benzene	<0.5 U
Ethylbenzene	<1 U
Hexachlorobutadiene	NA
Isopropylbenzene (Cumene)	<1 U
Methylene Chloride	0.52 JB
n-Propylbenzene	<1 U
SVOCs	
Naphthalene	<10 U
Phenol	<10 U
Metals - Dissolved	
Antimony	<20 U
Arsenic	<20 U
Barium	99
Beryllium	<3 U
Cadmium	<5 U
Chromium, Total	<10 U
Copper	4 J
Iron	<200 U
Lead	<10 U
Magnesium	34,100
Manganese	**1,500**
Nickel	9.8 J
Sodium	**62,200**
Zinc	<50 U
Metals - Total	
Antimony	<20 U
Arsenic	<20 U
Barium	97
Beryllium	<3 U
Cadmium	<5 U
Chromium, Total	<10 U
Copper	3.6 J
Iron	**370**
Lead	<10 U
Magnesium	33,700
Manganese	**1,500**
Nickel	4.3 J
Sodium	**61,700**
Zinc	<50 U

Location	MW-3	MW-3
Sample Name	MW-3_081208	MW-3_052313
Sample Date	08/12/2008	05/23/2013
VOCs		
1,2,4-Trimethylbenzene	**21**	<2.5 U
Benzene	**7.9 J**	<2.5 U
Ethylbenzene	**7.8**	<2.5 U
Hexachlorobutadiene	NA	<2.5 U
Isopropylbenzene (Cumene)	**11**	<2.5 U
Methylene Chloride	<5 U	**7.2**
Naphthalene	NA	<2.5 U
n-Propylbenzene	**25**	<2.5 U
SVOCs		
Naphthalene	**23**	<0.00981 U
Phenol	<1 U	<1.28 U
Metals - Dissolved		
Antimony	<20 U	NA
Arsenic	<20 U	NA
Barium	120	NA
Beryllium	<3 U	NA
Cadmium	<5 U	NA
Chromium, Total	<10 U	NA
Copper	5.5 J	NA
Iron	<200 U	NA
Lead	<10 U	NA
Magnesium	22,500	NA
Manganese	**620**	NA
Nickel	9.5 J	NA
Sodium	**75,100**	NA
Zinc	11 J	NA
Metals - Total		
Antimony	<20 U	<5 U
Arsenic	<20 U	<4 U
Barium	120	109
Beryllium	<3 U	<1 U
Cadmium	<5 U	<3 U
Chromium, Total	<10 U	<5 U
Copper	7.8 J	10
Iron	**3,200**	9
Lead	<10 U	<3 U
Magnesium	21,400	17,400
Manganese	**497**	291
Nickel	11 J	5
Sodium	**124,000**	16
Zinc	16	<20 U

Location	MW-6
Sample Name	MW-6_052313
Sample Date	05/23/2013
VOCs	
1,2,4-Trimethylbenzene	<2.5 U
Benzene	<2.5 U
Ethylbenzene	<2.5 U
Hexachlorobutadiene	<2.5 U
Isopropylbenzene (Cumene)	<2.5 U
Methylene Chloride	**6.2**
Naphthalene	<2.5 U
n-Propylbenzene	<2.5 U
SVOCs	
Naphthalene	<0.0111 U
Phenol	<1.57 U
Metals - Total	
Antimony	<5 U
Arsenic	<4 U
Barium	79
Beryllium	<1 U
Cadmium	<3 U
Chromium, Total	<5 U
Copper	<5 U
Iron	**529**
Lead	<3 U
Magnesium	26,700
Manganese	**352**
Nickel	<5 U
Sodium	**47,200**
Zinc	<20 U

Location	MW-9
Sample Name	MW-9_052313
Sample Date	05/23/2013
VOCs	
1,2,4-Trimethylbenzene	<2.5 U
Benzene	<2.5 U
Ethylbenzene	<2.5 U
Hexachlorobutadiene	<2.5 U
Isopropylbenzene (Cumene)	<2.5 U
Methylene Chloride	**6.3**
Naphthalene	<2.5 U
n-Propylbenzene	<2.5 U
SVOCs	
Naphthalene	<0.00821 U
Phenol	<1.16 U
Metals - Total	
Antimony	<5 U
Arsenic	<4 U
Barium	72
Beryllium	<1 U
Cadmium	<3 U
Chromium, Total	<5 U
Copper	<5 U
Iron	211
Lead	3
Magnesium	25,800
Manganese	**315**
Nickel	<5 U
Sodium	**71,400**
Zinc	21

Analyte	NYSDEC SGVs
VOCs	
1,2,4-Trimethylbenzene	5
Benzene	1
Ethylbenzene	5
Hexachlorobutadiene	0.5
Isopropylbenzene (Cumene)	5
Methylene Chloride	5
Naphthalene	10
n-Propylbenzene	5
SVOCs	
Naphthalene	10
Phenol	1
Metals - Dissolved	
Antimony	3
Arsenic	25
Barium	1000
Beryllium	3
Cadmium	5
Chromium, Total	50
Copper	200
Iron	300
Lead	25
Magnesium	35,000
Manganese	300
Nickel	100
Sodium	20,000
Zinc	2000
Metals - Total	
Antimony	3
Arsenic	25
Barium	1000
Beryllium	3
Cadmium	5
Chromium, Total	50
Copper	200
Iron	300
Lead	25
Magnesium	35,000
Manganese	300
Nickel	100
Sodium	20,000
Zinc	2000

Exceedance Summary:

10 - Result exceeds NYSDEC SGVs

LEGEND

- SITE BOUNDARY
- LG-19 — 2013 SOIL BORING LOCATION
- MW-5 — 2013 TEMPORARY MONITORING WELL/SOIL BORING LOCATION
- SV-1 — 2013 SOIL VAPOR SAMPLING POINT
- LB-1(OW) — 2008 OBSERVATION WELL
- LG-5 — 2008 SOIL BORING
- MW-2 — 2007 - 2009 MONITORING WELL
- TP-6 — 2008 TEST PIT

NOTES:

1. GROUNDWATER SAMPLE ANALYTICAL RESULTS ARE COMPARED TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) TECHNICAL AND OPERATIONAL GUIDANCE SERIES (TOGS) 1.1.1 AMBIENT WATER QUALITY STANDARDS (AWQS) AND GUIDANCE VALUES FOR DRINKING WATER (CLASS GA), COLLECTIVELY REFERRED TO AS 'NYSDEC SGVs'.
2. ONLY DETECTIONS ARE SHOWN.
3. NYSDEC TOGS 1.1.1 AWQS AND GUIDANCE VALUES EXCEEDANCES ARE HIGHLIGHTED AND BOLDED.
4. VOCs = VOLATILE ORGANIC COMPOUNDS
5. SVOCs = SEMIVOLATILE ORGANIC COMPOUNDS
6. NA = NOT TESTED
7. GROUNDWATER SAMPLE RESULTS ARE DISPLAYED IN UNITS OF MICROGRAMS PER LITER (ug/l)
8. U = THE ANALYTE WAS ANALYZED FOR, BUT WAS NOT DETECTED AT A LEVEL GREATER THAN OR EQUAL TO THE REPORTING LIMIT (RL); THE VALUE SHOWN IN THE TABLE IS THE RL.
9. J = THE ANALYTE WAS DETECTED ABOVE THE METHOD DETECTION LIMIT (MDL), BUT BELOW THE RL; THEREFORE, THE RESULT IS AN ESTIMATED CONCENTRATION.
10. B = THE ANALYTE WAS FOUND IN THE ASSOCIATED ANALYSIS BATCH BLANK.
11. DUP-1_052313 IS A DUPLICATE SAMPLE OF MW-7_052313

80 0 40 80

SCALE IN FEET

REFERENCE:
BASE MAP FROM 2013 CONCEPTUAL SITE PLAN BY BBB ARCHITECTS

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
KINGSBRIDGE ARMORY
BLOCK No. 3247, LOT No. 10
BRONX NEW YORK

Drawing Title
GROUNDWATER SAMPLE LOCATIONS AND RESULTS MAP

Project No. 170900201	Drawing No. 2
Date 3/4/2026	
Scale 1" = 80'	
Drawn By MB	
Submission Date	

© 2026 Langan

Filename: \\langan.com\data\NYC\data2\170900201\Project Data\CAD-PW\01\SheetFiles\Tags Figures for BCP App\Figure 4 - GW Sample Locations and Results Map.dwg Date: 3/11/2026 Time: 16:52 User: fbrazier Style Table: Langan.stb Layout: ANSIB-BL

Exhibit L

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: 8TH REGIMENT PARTNERS LLC

DOS ID: 7484938

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTIONOF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 12/13/2024

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 12/13/2024

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: NASSAU

NEXT STATEMENT DUE DATE: 12/31/2026

JURISDICTION: NEW YORK, UNITED STATES

NFP CATEGORY:

ENTITY DISPLAY | NAME HISTORY | FILING HISTORY | MERGER HISTORY | ASSUMED NAME HISTORY

Service of Process on the Secretary of State as Agent

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

Name: CORPORATION SERVICE COMPANY

Address: 80 STATE STREET, ALBANY, NY, UNITED STATES, 12207 - 2543

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

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share

Exhibit M

WRITTEN CONSENT

The undersigned, being a Co-Managing Member of 8th Regiment Partners LLC, hereby certifies as follows:

1. 8th Regiment Partners LLC is the prospective volunteer for the prospective Brownfield Cleanup Program (BCP) Site located at 1 West Kingsbridge Road, Bronx, NY 10468 (Tax Block 3247 Lot 10) (the "BCP Site").

2. The following person, Eli Weiss, a Co-Managing Member of 8th Regiment Partners LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer 8th Regiment Partners LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 14th day of April 2026.

Francesca Madruga
Co-Managing Member of 8th Regiment Partners LLC

Exhibit N

Site Contact List

Bronx Kingsbridge Armory Site

1 West Kingsbridge Road, Bronx, New York 10468

Name	Title	Address	City	State	Zip
Charles Schumer	U.S. Senator	780 Third Avenue, Suite 2301	New York	NY	10017
Kristen Gillibrand	U.S. Senator	885 Third Avenue, Suite 2402	New York	NY	10022
Adriano Espaillat	U.S. House of Representatives, 13th District	163 West 125th Street, Suite 508	New York	NY	10027
Robert Jackson	New York State Senator, 31st District	5030 Broadway, Suite 701	New York	NY	10034
Vanessa L. Gibson	Bronx Borough President	851 Grant Concourse, 3rd Floor	Bronx	NY	10451
Juton M. Mortstman	Bonx Borough, Planning and Development, Director	851 Grant Concourse, 3rd Floor	Bronx	NY	10451
Zohran Kwame Mamdani	Mayor of NYC	City Hall	New York	NY	10007
Shaminder Chawla	NYC Mayor's Office of Environmental Remediation, Director	100 Gold Street, 2nd Floor	New York	NY	10038
Sideya Sherman	NYC Planning Commission	120 Broadway, 31st Floor	New York	NY	10271
Daniel Garodnick	NYC Department of Planning	120 Broadway, 31st Floor	New York	NY	10271
Lisa F. Garcia	NYC Environmental Protection, Commissioner	59-17 Junction Boulevard, 13th Floor	Flushing	NY	11373
Nerissa Moray	NYC Water Board, Executive Director	59-17 Junction Boulevard, 8th Floor	Flushing	NY	11373
Bronx Times	Media Outlet	3604 East Tremont Avenue	Bronx	NY	10465
Maria Gomez	Jermone Park Library - NY Public Library - Document Repository	118 Eames Place	Bronx	NY	10468
Karla Cabrera Carrera	Bronx Community Board 7 - Document Repository	229-A East 204th Street	Bronx	NY	10458
Josephine Luces Louison	Public School 310 - Marble Hill	260 W Kingsbridge Road	Bronx	NY	10463
Susan Rivera	Public School 360	2880 Kingsbridge Terrace	Bronx	NY	10463
Eduardo Mora	The New School for Leadership and Arts	120 W 231st Street	Bronx	NY	10463
Gaby Flores	Public School 315 - Lab School	2865 Claflin Avenue	Bronx	NY	10468
Dr. Amy Rowe	St. Phillip Neri School	3031 Grand Concourse, #1497	Bronx	NY	10468
Gicel Adon	International School for Liberal Arts	2780 Reservoir Avenue	Bronx	NY	10468
Renny Tranello	Public School 86 - The Kingsbridge Heights School	2756 Reservoir Avenue	Bronx	NY	10468
A. Johnson	Public School 246 - Poe Center	2641 Grand Concourse	Bronx	NY	10468
Indhira Ventura	Public School/I.S. 54	2703 Webster Avenue	Bronx	NY	10458
Joseph Petriello	Fordham Preparatory School	441 E. Fordham Road	Bronx	NY	10458
Elizabeth Berger	Brilla Caritas Elementary & Middle School	2336 Andrews Avenue N	Bronx	NY	10468
Lynette Santos	Public School 33 - Timothy Dwight	2392 Jermone Avenue	Bronx	NY	10468
Sara Medina	Public School 85 - Great Expectations	2400 Marion Avenue	Bronx	NY	10458
Javier Ocampo	I.S. 254	2452 Washington Avenue	Bronx	NY	10458
Jennifer Rivera	Public School 291	2195 Andrews Avenue N	Bronx	NY	10453
Tara O'Brien	Public School 207	3030 Godwin Terrace	Bronx	NY	10463
John Carter	KIPP Inquire Elementary School	2720 Jermone Avenue	Bronx	NY	10468
Ambar Dilone	Tiny Hearts Group Family Daycare	2691 Reservoir Avenue, Apt 1B	Bronx	NY	10468
Sandivell Gonzalez	Tiny Blessings Daycare	2710 Morris Avenue	Bronx	NY	10468
Juleen Everett	A Continuation of A Dream Daycare, Director	30 W. 190th Street	Bronx	NY	10468
Ms. Sandoval	D'jesus Daycare and 3K Program	50 E. 191st Street	Bronx	NY	10468
Emely de Leon Martinez	Blessings from Heaven Daycare Corp., On-Site Administrator	2558 Grand Concourse, Apt. 2C	Bronx	NY	10458
Angela M. Fructuoso Peguero	Little Angel Daycare	2625 Grand Concourse, BB	Bronx	NY	10468
Israel Florimon Soto	Laugh & Learn Daycare, On-Site Provider	360 E. 195th Street	Bronx	NY	10458

Cindy Del Villar	Early Learning Family Group Care, Director	315 E. 196th Street	Bronx	NY	10458
Maria Gutierrez	Rincon De Sonrisas Group Family Daycare	2701 Valentine Avenue	Bronx	NY	10458
Nadeska M. Cabrera	Little Bright Minds NYC Group, Director	2809 Claflin Avenue	Bronx	NY	10468
Laury M. Jimenez	Lali's Daycare, Director	2800 Creston Avenue, #1a	Bronx	NY	10468
Maria Pimentel	Daycare Little Derek's, Director	2874 Grand Concourse, AA	Bronx	NY	10458
Fabi Cabrera	Fabiola Cabrera Family Daycare, Founder and Lead Caregiver	222 Bedford Park Blvd., Aprt 4D, 4th Floor	Bronx	NY	10458
Jaidubys J. Lora	Little Sun Group Family Daycare, Director	2765 Kingsbridge Terrace, Apt. a32	Bronx	NY	10463
City of New York, c/o NYC EDC	Owner/Operator of Site Property, 1 West Kingsbridge Rd.	One Liberty Plaza	New York	NY	10006
Parkash 2691 LLC	Adjacent Property Owner of 2691 Reservoir Avenue	172-14 89th Avenue	Jamaica	NY	11432
Darianna Fruit & Meat Market Corp	Adjacent Property Operator of 2691 Reservoir Avenue	73 W. Kingsbridge Road	Bronx	NY	10468
Kuky Travel	Adjacent Property Operator of 2691 Reservoir Avenue	71 W. Kingsbridge Road	Bronx	NY	10468
Vargas Hardware & Paint Store	Adjacent Property Operator of 2691 Reservoir Avenue	63 W. Kingsbridge Road	Bronx	NY	10468
Kennedy Fried Chicken	Adjacent Property Operator of 2691 Reservoir Avenue	67 W. Kingsbridge Road	Bronx	NY	10468
Silvia House Daycare	Adjacent Property Operator of 2691 Reservoir Avenue	2691 Reservoir Avenue	Bronx	NY	10468
Fordham Manor Church	Adjacent Property Owner and Operator of 2703 Reservoir Avenue	2705 Reservoir Avenue	Bronx	NY	10468
2717 Reservoir LLC	Adjacent Property Owner of 2717 Reservoir Avenue	223 Westside Avenue, Unit A	Freeport	NY	11520
Armory Auto Parts & Repair Inc.	Adjacent Property Operator of 2717 Reservoir Avenue	2717 Reservoir Avenue	Bronx	NY	10468
University Realty Associates, LLC	Adjacent Property Owner and Operator of 2724 University Avenue	2724 University Avenue	Bronx	NY	10468
Diana Cortez	Adjacent Property Owner of 2727 Reservoir Avenue	1123 Park View Drive, Building 1	Covina	CA	91724
Astrologer Sanju Bronx	Adjacent Property Operator of 2727 Reservoir Avenue	2727 Reservoir Avenue	Bronx	NY	10468
Patoba Realty LLC	Adjacent Property Owner of 2745 Reservoir Avenue	PO Box 410	Yonkers	NY	10704
Reservoir Ave Corp.	Adjacent Property Owner of 3755 Reservoir Avenue	2975 Westchester Avenue, Suite GO1	Purchase	NY	10577
State of New York	Adjacent Property Owner of 10 West 195th Street	1 Liberty Plaza	New York	NY	10006
NY Army - National Guard	Adjacent Property Operator of 10 West 195th Street	10 W. 195th Street	Bronx	NY	10468
Department of Education	Adjacent Property Owner of 2780 Reservoir Ave and 25 West 195 St	119 W. 23rd Street, Suite 903	New York	NY	10011
Jerome 2720, LLC	Adjacent Property Owner of 2720 Jerome Avenue	1501 Broadway, Floor 10	New York	NY	10036
CUCS Housing Development Fund Corporation	Adjacent Property Owner of 2700 Jerome Avenue	198 E. 121st Street	New York	NY	10035
Healthy Choice	Adjacent Property Operator of 2700 Jerome Avenue	2698 Jermone Avenue	Bronx	NY	10468
LoopitZ Arts & Photography	Adjacent Property Operator of 2700 Jerome Avenue	2700 Jermone Avenue	Bronx	NY	10468
Kingsbridge Jerome LLC	Adjacent Property Owner of 1 East Kingsbridge Road	18 E. 48th Street, 19th Floor	New York	NY	10017
Sama Department Store	Adjacent Property Operator of 1 East Kingsbridge Road	3 E. Kingsbridge Road	Bronx	NY	10468
K Brothers Kingsbridge LLC	Adjacent Property Owner of 2640 Jerome Avenue	1412 Jerome Avenue	Bronx	NY	10452
Baskin-Robins	Adjacent Property Operator of 2640 Jerome Avenue	2 E. Kingsbridge Road	Bronx	NY	10468
Dunkin	Adjacent Property Operator of 2640 Jerome Avenue	2 E. Kingsbridge Road	Bronx	NY	10468
Habibi Halal Express	Adjacent Property Operator of 2640 Jerome Avenue	2 E. Kingsbridge Road	Bronx	NY	10468
HIOS Real Estate Corp.	Adjacent Property Owner & Operator of 2 West Kingsbridge Road	2 W. Kingsbridge Road	Bronx	NY	10468
Family Restaurant	Adjacent Property Operator of 2 West Kingsbridge Road	2 W. Kingsbridge Road	Bronx	NY	10468
Daitch-Kingsbridge, LLC	Adjacent Property Owner of 2650 Davidson Avenue	2 Windermere Brook Lane	Suffern	NY	10901
Billards Bar	Adjacent Property Operator of 2650 Davidson Avenue	24 W. Kingsbridge Road	Bronx	NY	10468
H&R Block	Adjacent Property Operator of 2650 Davidson Avenue	24 W. Kingsbridge Road	Bronx	NY	10468
JP 99 UP Express	Adjacent Property Operator of 2650 Davidson Avenue	20 W. Kingsbridge Road	Bronx	NY	10468
26 X LLC and 26 West Kingsbridge LLC	Adjacent Property Owner of 26 West Kingsbridge Road	4 W. Red Oak Lane, Suite 200	White Plains	NY	10604
Kings Bridge Market	Adjacent Property Operator of 26 West Kingsbridge Road	30 W. Kingsbridge Road	Bronx	NY	10468
J. Helen Beauty Supplies	Adjacent Property Operator of 26 West Kingsbridge Road	26 W. Kingsbridge Road	Bronx	NY	10468
Riverdale Equities, LTD	Adjacent Property Owner of 40 West Kingsbridge Road	6132 Riverdale Avenue	Bronx	NY	10471
New Nail Design SPA	Adjacent Property Operator of 40 West Kingsbridge Road	42 W. Kingsbridge Road	Bronx	NY	10468

Mirador Restaurant	Adjacent Property Operator of 40 West Kingsbridge Road	44 W. Kingsbridge Road	Bronx	NY	10468
Jay Holding Corporation	Adjacent Property Owner of 50 West Kingsbridge Road	PO Box 1676	New Canaan	CT	06840
Envio de Valores La Nacional-W&E Income Tax	Adjacent Property Operator of 50 West Kingsbridge Road	50 W. Kingsbridge Road	Bronx	NY	10468
Mente Freca Graphic Design LLC	Adjacent Property Operator of 50 West Kingsbridge Road	50 W. Kingsbridge Road	Bronx	NY	10468
MC Bakery and Coffeeshop	Adjacent Property Operator of 50 West Kingsbridge Road	58 W. Kingsbridge Road	Bronx	NY	10468
Riteway Cleaners Inc	Adjacent Property Operator of 50 West Kingsbridge Road	62 W. Kingsbridge Road	Bronx	NY	10468
No. 1 China Wok	Adjacent Property Operator of 50 West Kingsbridge Road	64 W. Kingsbridge Road	Bronx	NY	10468
NYC Parks Department	Adjacent Property Owner of Aqueduct Ave and 2690 Reservoir Ave	Arsenal West, 830 5th Avenue	New York	NY	10065
Bais Moishe Congregation	Adjacent Property Owner & Operator of 80 West Kingsbridge Road	80 W. Kingsbridge Road	Bronx	NY	10468
Super Sonido El Aguila Inc	Adjacent Property Operator of 80 West Kingsbridge Road	80 W. Kingsbridge Road	Bronx	NY	10468
Emilio's Pizza	Adjacent Property Operator of 80 West Kingsbridge Road	80 W. Kingsbridge Road	Bronx	NY	10468
Mambo Buffet Restaurant Corp	Adjacent Property Operator of 80 West Kingsbridge Road	80 W. Kingsbridge Road	Bronx	NY	10468
Lions Roar Muay Thai	Adjacent Property Operator of 80 West Kingsbridge Road	80 W. Kingsbridge Road	Bronx	NY	10468
Hair Care Beauty Salon	Adjacent Property Operator of 80 West Kingsbridge Road	80 W. Kingsbridge Road	Bronx	NY	10468
El Mangú Restaurant	Adjacent Property Operator of 80 West Kingsbridge Road	80 W. Kingsbridge Road	Bronx	NY	10468
Oshi's Threading	Adjacent Property Operator of 80 West Kingsbridge Road	80 W. Kingsbridge Road	Bronx	NY	10468

Exhibit O

KNAUF SHAW LLP

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

LINDA R. SHAW
ATTORNEY AT LAW

T 585.546.8430
C 585.414.3122
lshaw@nyenvlaw.com

Maria Gomez, Library Director
Jerome Park Library
NY Public Library
118 Eames Place
Bronx, New York 10468
mariagomez@nypl.org
jeromepark@nypl.org

RE: Brownfield Cleanup Program Application
Applicant: 8th Regiment Partners LLC
Site Name: Bronx Kingsbridge Armory Site
Site Address: 1 West Kingsbridge Road, Bronx, NY 10468

Dear Ms. Gomez:

We represent 8th Regiment Partners LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at 1 West Kingsbridge Road, Bronx, NY 10468. We respectfully request that the Jerome Park Library – NY Public Library serve as a document repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with a letter certifying that the local library is willing and able to serve as a document repository for all documents pertaining to the cleanup of this property. The library will serve as a digital document repository and all documents will be sent to the Library via a downloadable link.

Please sign below and return the executed letter as an attachment to an email to my paralegal, Rebecca Owten, at rowten@nyenvlaw.com, if you are able to certify that the Jerome Park Library – NY Public Library is willing and able to act as a temporary public repository for this Brownfield Cleanup Program Project.

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW, ESQ.

The Jerome Park Library – NY Public Library is willing and able to act as a document repository for the Brownfield Cleanup Program Project located at 1 West Kingsbridge Road, Bronx, NY 10468.

Maria Gomez
Maria Gomez, Library Director

4/8/2026
Date

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

LINDA R. SHAW
ATTORNEY AT LAW

T 585.546.8430
C 585.414.3122
lshaw@nyenvlaw.com

April 8, 2026

VIA ELECTRONIC MAIL

Karla Cabrera Carrera, District Manager
Bronx Community Board No. 7
229-A East 204th Street
Bronx, New York 10458
kcabreracarrera@cb.nyc.gov

RE: Brownfield Cleanup Program Application
Applicant: 8th Regiment Partners LLC
Site Name: Bronx Kingsbridge Armory Site
Site Address: 1 West Kingsbridge Road, Bronx, NY 10468

Dear Ms. Cabrera Carrera:

We represent 8th Regiment Partners LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at 1 West Kingsbridge Road, Bronx, NY 10468. We respectfully request that the Community Board serve as a document repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with a letter certifying that the local Community Board is willing and able to serve as a document repository for all documents pertaining to the cleanup of this property. To avoid significant use of your shelf space, all documents will be sent ~~in CD format.~~ via USB (Thumb Drive).

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

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW, ESQ.

The Bronx Community Board No. 7 is willing and able to act as a document repository for the Brownfield Cleanup Program Project located at 1 West Kingsbridge Road, Bronx, NY 10468.

Karla Cabrera Carrera, District Manager

4-8-2026
Date

Exhibit P

BCP PARTY CERTIFICATION

In Support of New York State Brownfield Cleanup Program ("BCP")
Tangible Property Tax Credit Underutilized Site Financial Analysis

BCP PARTY:

Name: 8th Regiment Partners LLC

Address: 15 Verbena Avenue, Suite 200, Floral Park, NY 11001

SITE INFORMATION:

Site Name: Bronx Knightsbridge Armory
Site Owner: The City of New York c/o New York City Economic Development Corporation
One Liberty Plaza, 14th Floor, New York, New York 10006
Site Address: 1 West Kingsbridge Road Bronx, NY 10468
Tax Lot: Block 3247, Lot 10
Municipality: City of New York **County:** Bronx **NYSDEC Region:** 2
Site Size: 5.638 acres
Percentage of Site located in an EnZone: 0%

A legal description of the prospective BCP Site subject to this Certification is attached as Exhibit A.

CERTIFICATE ISSUANCE

The BCP Party hereby certifies that the proposed commercial redevelopment of the pre-existing Bronx Knightsbridge Armory Site could not take place without substantial government assistance in satisfaction of the criterion set forth at Title 6 of New York State's Code of Rules and Regulations ("NYCRR"), Part 375, Section 3.2(o). Despite significant State and City grants and other HTC funding to support the Proposed Development, the additional tax credit assistance afforded from the BCP is also required to make the Proposed Development economically viable.

The BCP Party also certifies that it is aware no more than fifty percent of the permissible floor area of the Armory building 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. The Armory building has been vacant for years.

CERTIFICATE TRANSFERABILITY

This Certificate may be transferred to the Certificate holder's successors or assigns.

By: _____ Date: August 13, 2026

8th Regiment Partners LLC
Eli Weiss, Authorized Signatory

EXHIBIT A

All that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Bronx, City and State of New York, being known as Tax Lot No. 10, in Block 3247, and further bounded and described as follows:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST KINGBRIDGE ROAD (VARIABLE WIDTH) AND THE WESTERLY RIGHT-OF-WAY LINE OF JEROME AVENUE (100 FEET WIDE); AND

RUNNING THENCE ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 73 DEGREES 27 MINUTES 13 SECONDS WEST, 274.71 FEET TO A POINT;

THENCE CONTINUING ALONG THE SAME SOUTH 78 DEGREES 41 MINUTES 10 SECONDS WEST, 88.77 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ALONG THE SAME WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 282.44 FEET, AN INTERNAL ANGLE OF 66 DEGREES 05 MINUTES 23.6 SECONDS, AN ARC LENGTH OF 325.791 FEET AND A CHORD BEARING NORTH 68 DEGREES 15 MINUTES 59 SECONDS WEST, 308.03 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE CONTINUING ALONG THE SAME WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 248.81 FEET AND AN INTERNAL ANGLE OF 42 DEGREES 16 MINUTES 11.2 SECONDS, AN ARC LENGTH OF 183.559 FEET AND A CHORD BEARING NORTH 14 DEGREES 05 MINUTES 11 SECONDS WEST, 179.42 FEET TO A POINT OF TANGENCY;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF RESERVOIR AVENUE (100 FEET WIDE) NORTH 07 DEGREES 02 MINUTES 54 SECONDS EAST, 119.716 FEET TO A POINT;

THENCE THE FOLLOWING THREE (3) COURSES ALONG THE COMMON LINE OF LOT NOS. 10 AND 2, IN BLOCK 324:
(1) SOUTH 89 DEGREES 02 MINUTES 30 SECONDS EAST, 634.84 FEET TO A POINT;
(2) NORTH 00 DEGREES 48 MINUTES 00 SECONDS EAST, 35.47 FEET;
(3) SOUTH 89 DEGREES 22 MINUTES 28 SECONDS EAST, 39.32 FEET TO A POINT;

THENCE ALONG THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY OF JEROME AVENUE SOUTH 01 DEGREE 32 MINUTES 52 SECONDS WEST, 335.79 FEET TO THE POINT OR PLACE OF **BEGINNING**.

ACREAGE: 5.638

CITY CERTIFICATION

In Support of New York State Brownfield Cleanup Program ("BCP")
Tangible Property Tax Credit Underutilized Site Analysis

CERTIFICATE HOLDER(S):

BCP Party: 8th Regiment Partners LLC

Address: 15 Verbena Avenue, Suite 200
Floral Park, NY 11001

SITE INFORMATION:

Site Name: Kingsbridge Armory
Site Owner: The City of New York c/o New York City Economic Development Corporation
One Liberty Plaza, 14th Floor, New York, New York 10006
Site Address: 1 West Kingsbridge Road, Bronx, NY 10468
Municipality: City of New York **County:** Bronx **NYSDEC Region:** 2
Site Size: 5.638 acres
Tax Map Identification Number(s): Block 3247 Lot 10
Percentage of Site located in an EnZone: 0%

A legal description of the Prospective BCP Site subject to this Certification is attached as Exhibit A.

CERTIFICATE ISSUANCE

This certificate, hereinafter referred to as the "Certificate," is issued by New York City Economic Development Corporation ("NYCEDC"), in its capacity as manager of the Site on behalf of the City of New York (the "City"), pursuant to Title 6 of New York State's Code of Rules and Regulations ("NYCRR"), Part 375, Section 3.2(o)(2)(ii). This Certificate relies upon NYCEDC's own management history and knowledge related to the challenges associated with redevelopment of this prospective BCP Site, the Structural Engineers Report attached hereto in Exhibit B, and the BCP Party's Certificate, attached hereto in Exhibit C, which certifies all information provided therein is accurate and complete.

NYCEDC hereby certifies as the Site manager that the Armory has been underutilized for more than three years. The planned redevelopment project is intended to be used exclusively for commercial, community, and industrial purposes. The existing Armory building is intended to be renovated into a mixed-use building consisting of a 17,000-person live event venue, community space, and spaces for manufacturing, commercial, and entertainment uses (the "Proposed Development"). The Proposed Development aligns with the 2023 Together for Kingsbridge Community Vision Plan for the Site and should provide a unique opportunity to transform a long-vacant landmark and major City asset into a catalyst for economic development in the local community, the Bronx, and the City as a whole.

NYCEDC also hereby certifies that the Proposed Development could not take place without substantial government assistance in satisfaction of the criterion set forth at Title 6 of New York State's Code of Rules and Regulations ("NYCRR"), Part 375, Section 3.2(o)(2)(ii).

The Structural Engineer's Report in Exhibit B, which NYCEDC has also reviewed, has identified structural defects with the building's structural components, which present a public health or safety hazard.

Therefore, the prospective BCP Site satisfies all of the criteria to meet the underutilized definition.

By: Daniel Suckewer Date: 3/9/2026

Daniel Suckewer
New York City Economic Development Corporation

EXHIBIT A

All that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Bronx, City and State of New York, being known as Tax Lot No. 10, in Block 3247, and further bounded and described as follows:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST KINGBRIDGE ROAD (VARIABLE WIDTH) AND THE WESTERLY RIGHT-OF-WAY LINE OF JEROME AVENUE (100 FEET WIDE); AND

RUNNING THENCE ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 73 DEGREES 27 MINUTES 13 SECONDS WEST, 274.71 FEET TO A POINT;

THENCE CONTINUING ALONG THE SAME SOUTH 78 DEGREES 41 MINUTES 10 SECONDS WEST, 88.77 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ALONG THE SAME WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 282.44 FEET, AN INTERNAL ANGLE OF 66 DEGREES 05 MINUTES 23.6 SECONDS, AN ARC LENGTH OF 325.791 FEET AND A CHORD BEARING NORTH 68 DEGREES 15 MINUTES 59 SECONDS WEST, 308.03 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE CONTINUING ALONG THE SAME WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 248.81 FEET AND AN INTERNAL ANGLE OF 42 DEGREES 16 MINUTES 11.2 SECONDS, AN ARC LENGTH OF 183.559 FEET AND A CHORD BEARING NORTH 14 DEGREES 05 MINUTES 11 SECONDS WEST, 179.42 FEET TO A POINT OF TANGENCY;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF RESERVOIR AVENUE (100 FEET WIDE) NORTH 07 DEGREES 02 MINUTES 54 SECONDS EAST, 119.716 FEET TO A POINT;

THENCE THE FOLLOWING THREE (3) COURSES ALONG THE COMMON LINE OF LOT NOS. 10 AND 2, IN BLOCK 324:
(1) SOUTH 89 DEGREES 02 MINUTES 30 SECONDS EAST, 634.84 FEET TO A POINT;
(2) NORTH 00 DEGREES 48 MINUTES 00 SECONDS EAST, 35.47 FEET;
(3) SOUTH 89 DEGREES 22 MINUTES 28 SECONDS EAST, 39.32 FEET TO A POINT**;**

THENCE ALONG THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY OF JEROME AVENUE SOUTH 01 DEGREE 32 MINUTES 52 SECONDS WEST, 335.79 FEET TO THE POINT OR PLACE OF **BEGINNING**.

ACREAGE: 5.638

EXHIBIT B

STRUCTURAL ENGINEER REPORT

EXHIBIT C

BCP PARTY CERTIFICATE

Severud Associates
CONSULTING ENGINEERS P. C.

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Re: #18003
Structural Conditions
Kingsbridge Armory
29 Kingsbridge Road
Bronx, New York

8th Regiment Partners LLC
15 Verbana Ave, Suite 200
Floral Park, NY 11001

To Whom It May Concern:

This report presents our assessment of the structural integrity of the Kingsbridge Armory located in the Bronx, New York.

Building Description

The building is a decommissioned armory originally constructed in 1917. The structure consists primarily of an approximately 180,000 square foot drill hall at ground level with a mezzanine/balcony level. Fourteen (14) double arch steel trusses form the roof and encase this primary region. Additionally, there are two cellar levels and a two story headhouse with stair towers and bulkheads adjacent to the drill hall. The floor framing is primarily encased (plaster/lath) steel beams.

Site Visits and Observations

Site visits were performed on April 21st and May 6th, 2025. The visit on April 21st focused on ground level and above within the drill hall and headhouse, while the visit on May 6th focused on the sub-levels.

April 21st, 2025

The steel trusses supporting the roof appear will require closer examination as the inspection was conducted from the drill hall floor. At a few locations, protective paint has detached from the surface of steel members at the drill hall floor (Photos 1-2).

The steel members supporting the balcony have select areas with sustained heavy rusting (Photo 3). Surface rust should be removed from steel members for further evaluation.

The overall condition of wood flooring within the headhouse is poor. Many wood planks have deteriorated (Photo 4).

The encased steel beams within the headhouse are mostly still encased, and thus could not be inspected, but exposed areas reveal substantial rusting on the steel beams (Photo 5). Any existing surface rust should be removed from the steel beams for further evaluation.

The original mortar in the brick walls appears to be in fair condition due to recently repaired mortar at the third floor bulkhead walls (Photo 6). However, there are regions of severely cracked walls within the stair bulkheads (Photo 7). Brick walls at many locations were not inspected within the building as they were covered with drywall. Therefore, their condition remains unknown.



Photo 1: Steel members at base of roof trusses with deteriorating paint.



Photo 2: Steel trusses supporting roof.

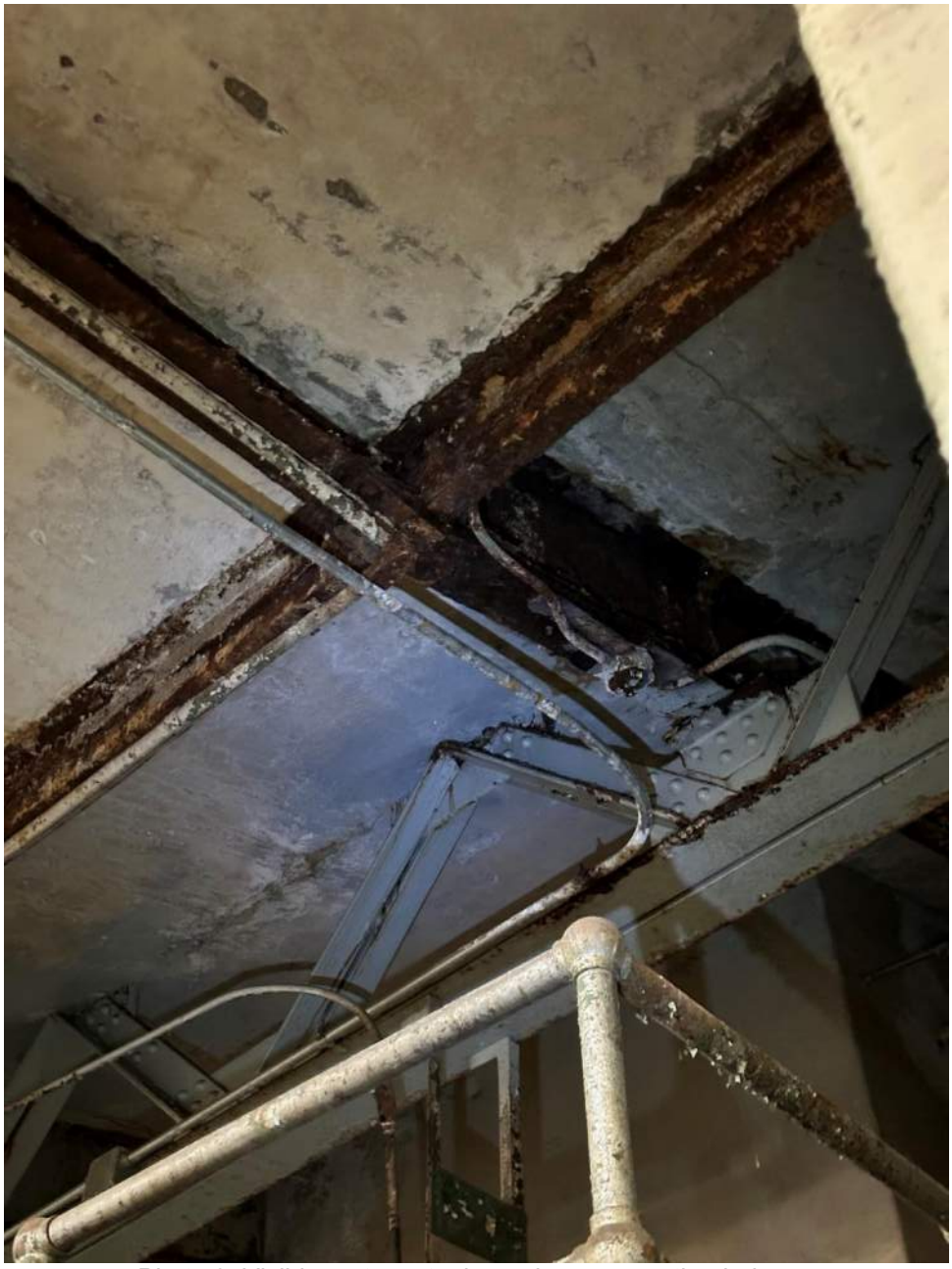


Photo 3: Visible rust on steel members supporting balcony.



Photo 4: Split wooden planks on second and third floors.



Photo 5: Encasement heavily removed/detached from steel beams, exposing beams to adverse conditions.



Photo 6: Combination of old and repaired mortar at third floor bulkhead walls.



Photo 7: Split brick wall and roof at headhouse stair bulkhead with severe cracking.

May 6th, 2025

Encasement of the existing steel beams with bottom flanges exposed is generally covered with rust (Photos 8-10). Any existing surface rust should be removed from the steel beams for further evaluation.

Steel columns beneath the drill hall all exhibit rusting (Photos 11-12).

Exposed reinforcement at underside of concrete slabs show frequent areas with exposed an rusting reinforcement (Photo 13).



Photo 8: Encased beams with bottom flanges exposed.



Photo 9: Encased beams with bottom flanges exposed.



Photo 10: Encased beams with bottom flanges exposed.

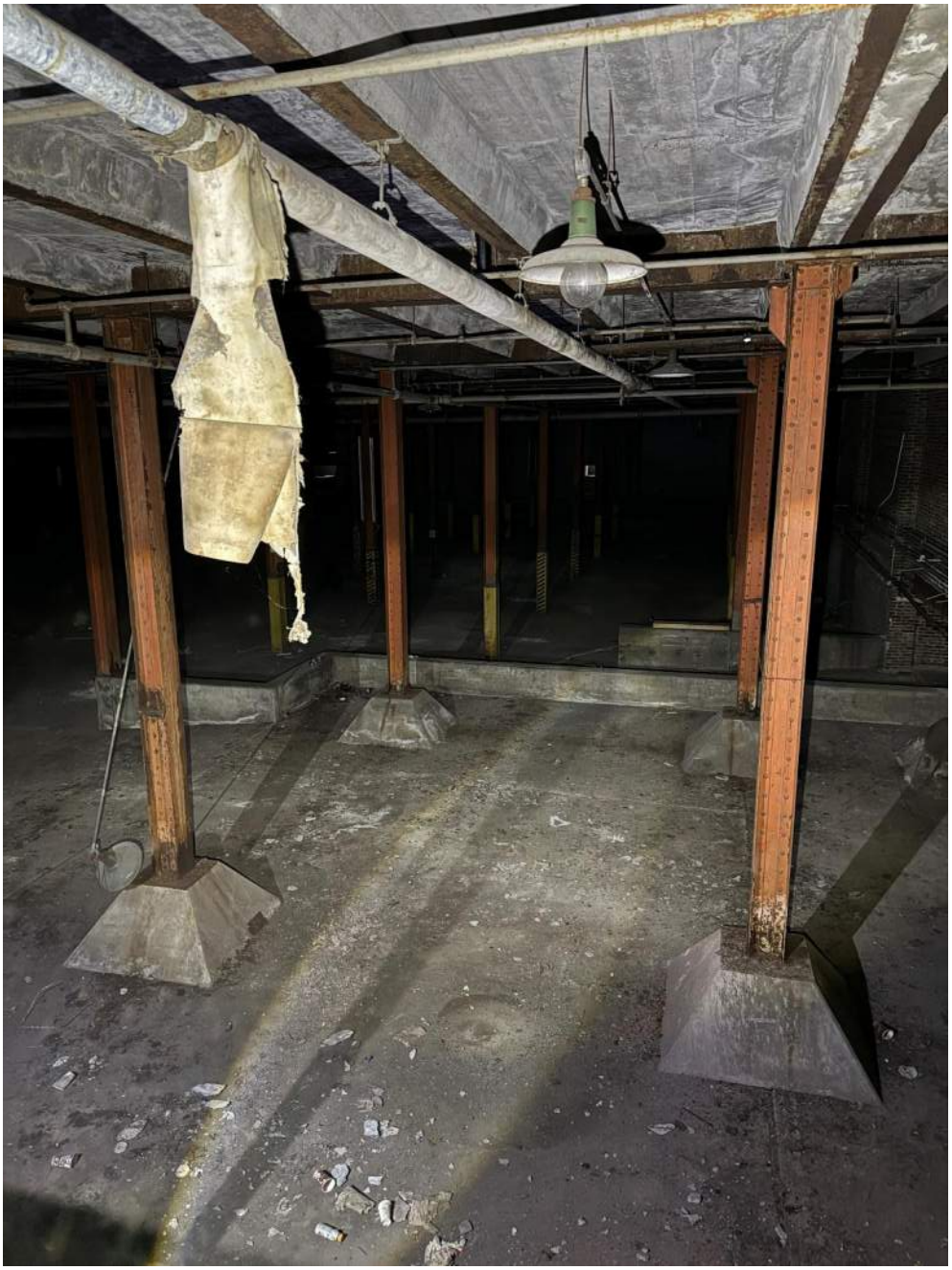


Photo 11: Columns below drill hall.



Photo 12: Columns below drill hall.



Photo 13: Exposed reinforcement at underside of concrete slab.

Conclusion

Overall, there are many structural issues, and some areas that could not be evaluated; this leaves a large number of unknown suspect structural conditions in the building unevaluated.

Select cracking in brick walls within the headhouse stairwells appears to be the most significant damage related to load bearing structure within the building, as well as substantial deterioration in the headhouse itself.

The cellar is currently condemned with restricted access due to environmental hazards that are not within the scope of our design services.

Very truly yours,

Severud Associates



Steve Najarian, P.E.
Principal

Exhibit Q
























CAUTION



