

APPENDIX Q

Property Shark Report

Property Report for:

230 Kent Ave, Brooklyn, NY 11249

A. Overview

A1. Your Notes

No notes found.

A2. Photos



[Upload photos for this property](#)



Uploaded in June, 2012 by Christopher Bride



[Google StreetView](#) [Microsoft Bird's Eye View](#)

A3. Overview

Address

Primary address	230 Kent Ave
Zip code	11249
Borough	Brooklyn
Block & lot	02362-0001
First 3 alt addresses	76-80 River St 230-232 Kent Ave 29-37 N 1 St

Neighborhood

My neighborhood	Williamsburg
Historic district	None
Community board	1
Closest police station	0.92 Miles - 
Closest fire station	0.34 Miles - 
School district	14
School rating	Greatschools
Census tract	0555.00

Valuation

Lot

Lot sf	5,862
Lot dimensions	57.33 ft x 102.25 ft
Corner lot	No
Buildings on lot	1

Floor Area Ratio (FAR)

Max allowed FAR	2
Built far	1
Maximum usable floor area	11,724
Usable floor area	5,862

Building

C-of-O	Click here
Building class	Miscellaneous Warehouse (E9)
Landmark	None
Building SF	5,862
Bldg dimensions	57.33 ft x 102.25 ft
Stories	1

Tax class	4	Has garage	n/a
Market value	\$286,025	Year built	1910 (estimated)
Tentative market value' (as defined by NYC)	\$443,000	Year last altered	n/a
Property Taxes		Use	
Annual tax bill	12579.81426	Res units	n/a
Annual tax bill projected	\$14,159	Storage SF	5,862
Owner		Zoning	
Full name	Jaylac Corp	Allzoning1	M3-1
Address	230 Kent Ave	Property Maps	
City state zip	Brooklyn, NY 11249	Zoning map	12c
Check the Building Contacts section for ways to reach the owner!		Tax map	30805
		Sanborn map	304 001
		Hazards & Environment	
		Toxic site on this property	Yes
		Neighboring toxic sites	No
		E-Designation	None

A4. Comparable Sales in Building

A5. Current Listings in Building

A6. Price History

A7. For Sale

Post Ad

Market Your Commercial Listing for FREE.

Have your listing displayed in front of thousands of potential buyers by posting it in our commercial for sale section. This enables you to:

Market your listing for free - no subscription required.

Reach a targeted audience - thousands of real estate investors visit our commercial for sale section each month.

Promote your listing in great detail - specify the type of property, upload photos, floor plans and much more.

A8. Web Mentions

Published	Publication	Title linked to article	One line address
2014-03-10	Brownstoner	Apts and Lofts Joins The Brownstoner Marketplace Brownstoner	184 Kent Ave
2014-03-10	Brownstoner	Williamsburg Brownstoner	184 Kent Ave
2014-03-10	Brownstoner	Kushner Moves Into Williamsburg With \$33.8 Million Purchase of Rental Building Brownstoner	52 N 1 St
2014-03-05	TheRealDeal	Jared Kushner Real Estate Kushner Companies	52 N 1 St
2013-06-11	Brownstoner	Last Week's Biggest Sales	53 N 1 St
2012-01-25	TheRealDeal	220 Water Street to open in January	184 Kent Ave
2012-01-25	TheRealDeal	Landmark status may disrupt condo plans	184 Kent Ave
2012-01-25	TheRealDeal	Landmark saga for 184 Kent Avenue ends	184 Kent Ave
2012-01-25	TheRealDeal	Bloomberg vetoes Councils Commission veto	184 Kent Ave
2012-01-06	TheRealDeal	A new Brooklyn land grab The Real Deal	184 Kent Ave
2011-12-24	TheRealDeal	New residential developments The Real Deal New York Real Estate News	66 N 1 St
2011-12-23	TheRealDeal	Nursery school signs for ground floor at Williamsburgs 184 Kent Avenue The Real Deal New York Real Estate News	184 Kent Ave
2010-10-29	TheRealDeal	New residential developments The Real Deal New York Real Estate News	184 Kent Ave
2010-06-02	TheRealDeal	Inside the home of Doug Steiner The Real Deal New York Real Estate News	53 N 1 St
2010-06-02	TheRealDeal	Openings and closings: Dumbo Muffin opens, Madras Cafe closes ... and more The Real Deal New York Real Estate News	206 Kent Ave

To have your articles and blog posts included here, contact calin@propertyshark.com.

A9. Form FNMA - General Appraisal Report

A10. Forcs Stats & Trends

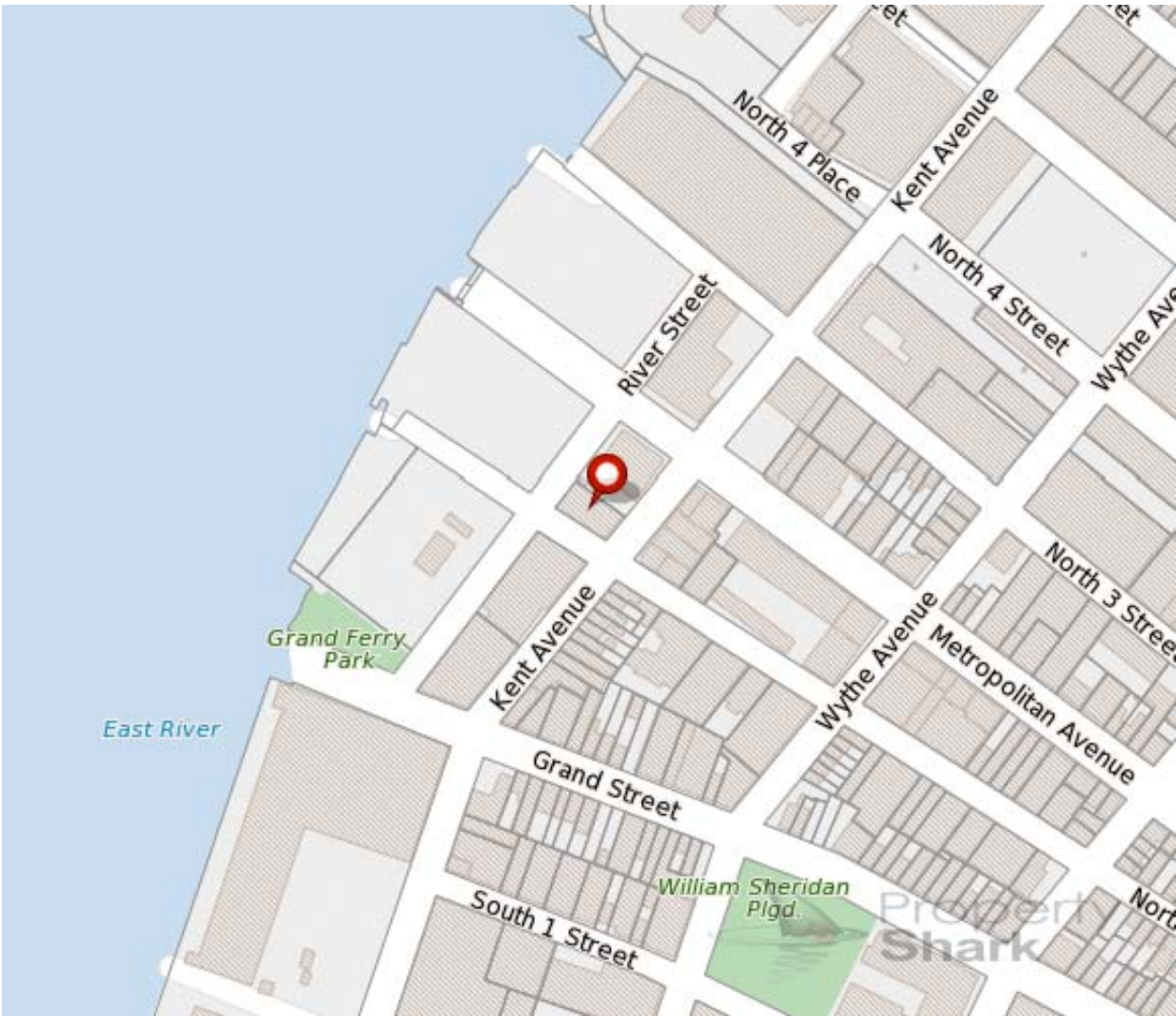
A11. Comps Stats & Trends

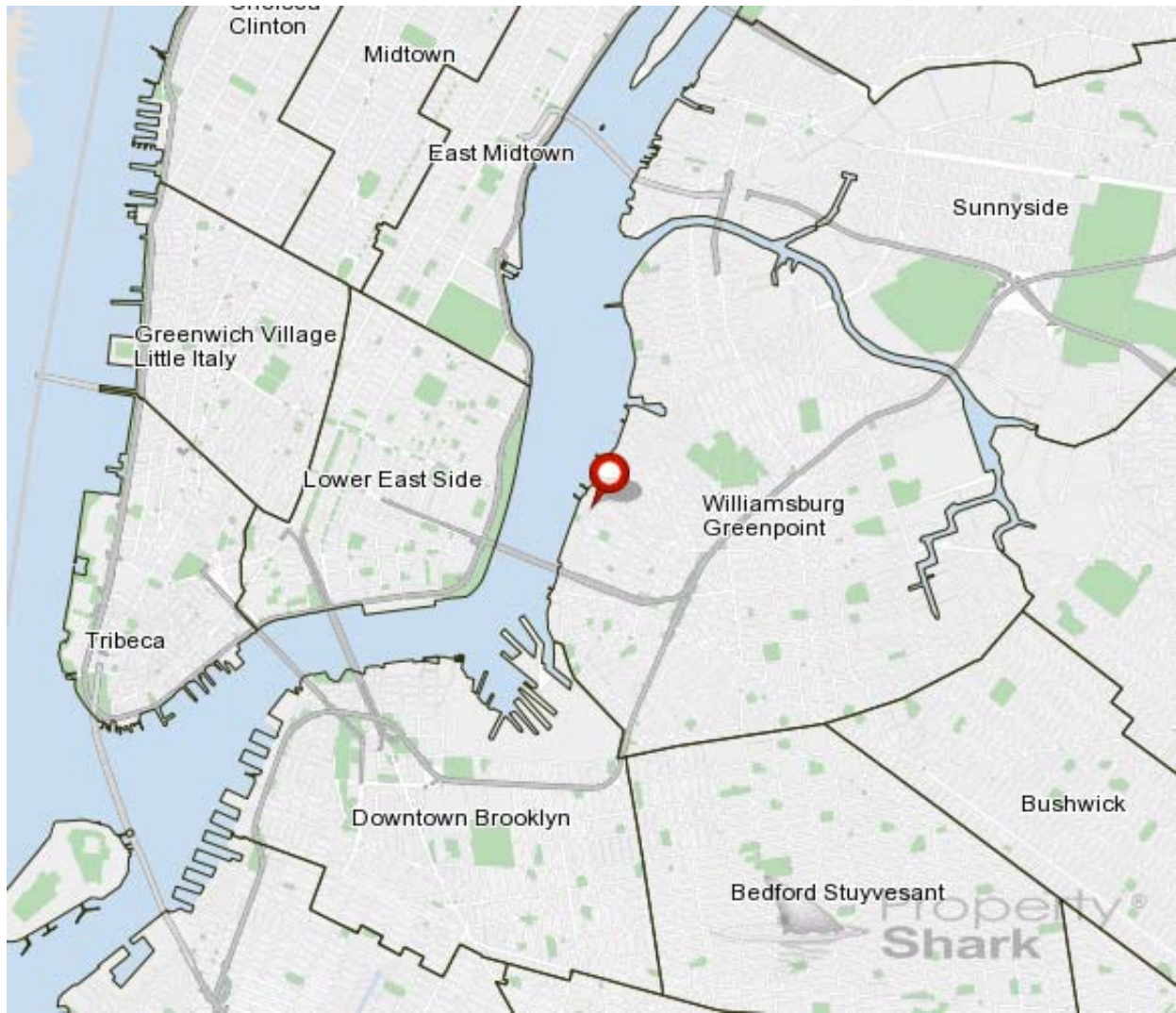
A12. Sale & Property History

Property History

Event	Amount	Date
Lis Pendens filed	 Subscribe to Lis Pendens	 Subscribe Now

A13. Maps





B. Owners & Residents

B1. Ownership

Jaylac Corp

Address: 230 Kent Ave, Brooklyn, NY 11249

Source: Assessment Roll

Last recorded: 6/10/2014



[Link this owner to other properties](#)

[See who is behind the LLC](#)

[Add to Address Book](#)



Want to reach the owner? See the section below!



[See past the LLC: 3 Ways to Unmask the real Owner](#)

B2. Building Contacts

Contact Details from Permits

Pre filing date	Owner	Address	Phone number	Job type	Permit
11/28/2012	Joy Feinstein	230 Kent Avenue Brooklyn NY 11249	(516) 374-7975	Alteration Type 2	
2/2/2010	William Feinstein	230 Kent Avenue Brooklyn NY 11211	(718) 388-4130	Alteration Type 2	
2/3/1995	William Feinstein	229 Kent Avenue Brooklyn, NY 11211	(718) 388-4130	Alteration Type 2	
12/19/1994	William Finstein	230 Kent Avenue Brooklyn, NY 11211	(718) 388-4130	Alteration Type 2	

Still haven't found the owner? By opening the permit, you can see who filed the permit and get his/her phone number!

See our dedicated [Permit section](#) for details on all filed permits.

Phone Records of Tenants

Name	Unit	Phone number	Listed	Export
Andre R & Donau Soleil		(347) 763-1250	2011	Add to Address Book

[Download in Excel format](#)

C. Title History











C1. Liens

PropertyShark has records of liens going back to 1985 and updates them nightly.

Call us today at 718-715-1758 and upgrade your subscription.

C2. Title Documents

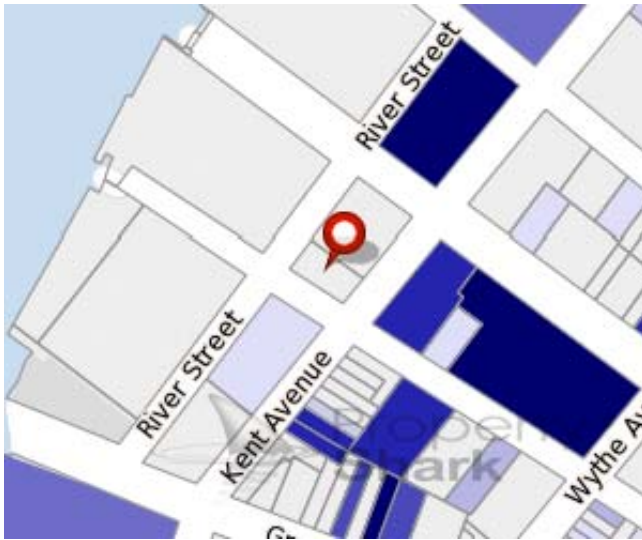
Document date	Type	Amount	Party1	Party2	Link To Doc	Link to Doc Image
8/13/2014 (DocDate) 8/20/2014 (Recorded)	Tax Lien Sale Certificate	n/a	City Of New York 1 Centre Street New York NY 10007	Bank Of New York 101 Barclay Street New York NY 10286		
11/9/2011	Discharge Of	n/a	The Bank Of New York Mellon			

(DocDate) 6/19/2012 (Recorded)	Tax Lien		101 Barclay Street 4W New York NY 10286		
11/9/2011 (DocDate) 6/19/2012 (Recorded)	Discharge Of Tax Lien	n/a	The Bank Of New York Mellon 101 Barclay Street 4W New York NY 10286		
6/30/2011 (DocDate) 11/30/2011 (Recorded)	Assignment Of Tax Lien	n/a	The Bank Of New York NYCTL 2009-A Trust 101 Barclay Street New York NY 10286	The Bank Of New York NYCTL 1998-2 Trust 101 Barclay Street New York NY 10286	 
6/30/2011 (DocDate) 11/30/2011 (Recorded)	Assignment Of Tax Lien	n/a	The Bank Of New York NYCTL 2008-A Trust 101 Barclay Street New York NY 10286	The Bank Of New York NYCTL 1998-2 Trust 101 Barclay Street New York NY 10286	 
8/18/2009 (DocDate) 8/25/2009 (Recorded)	Tax Lien Sale Certificate	n/a	City Of New York 1 Centre Street New York NY	Bank Of New York 101 Barclay Street Brooklyn NY 10286	
6/26/2008 (DocDate) 7/15/2008 (Recorded)	Tax Lien Sale Certificate	n/a	City Of New York 1 Centre Street New York NY 10007	Bank Of New York 101 Barclay Street New York NY 10286	
4/9/2008 (DocDate) 4/14/2008 (Recorded)	Sundry Agreement	n/a	Kent River Corp 230 Kent Avenue Brooklyn NY 11211		
3/4/2002 (Recorded)	Sundry Agreement	n/a	Fyn Paint And Lacquer Co. Inc.	Department Of Environmental Conservation	
12/30/1988 (Recorded)	Mortgage	\$700,000	Emulsion Systems Inc 215 Kent Av Bk NY 00000	American National Bk&Tr 33 N La Salle St Chicago IL 00000	
12/29/1976 (Recorded)	Assignment, Mortgage	n/a	Fyn Paint & Lacquer Pension Plan Inc Trustee Under	Fyn Paint & Lacquer Co	
9/5/1974 (Recorded)	Assignment, Mortgage	n/a	First Natl City Bk	Fyn Paint & Lacquer Pension Plan Trustees Under	
9/5/1974 (Recorded)	Sundry Agreement	n/a	Fyn Paint & Lacquer Pension Plan Trustees Of		

D. Sales & Value

D1. Sales & Values Maps

Date of Last Sale



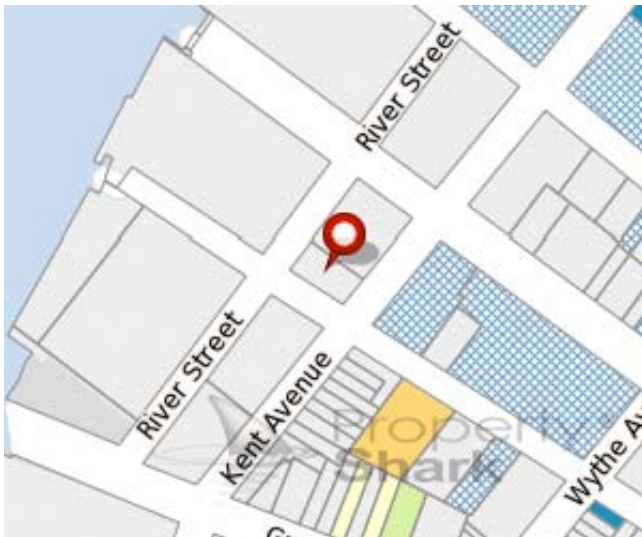
This map attempts to put properties within different sold time ranges based on when the property was last sold. It attempts to show the relationship of sales within a 36 month period when the map was last updated.

Sorry, for this property we don't have any information about the time of the last sale.

- second half of 2014
- first half of 2014
- second half of 2013
- first half of 2013
- second half of 2012
- first half of 2012
- 2010 - 2011
- < 2010
- no data

* Sorry, for this property we don't have any information about the time of the last sale.

Price per Square Foot



Sorry, for this property we don't have any information about the price paid per square foot.

- Below \$100
- \$100 - \$250
- \$250 - \$400
- \$400 - \$550
- \$550 - \$700
- \$700 - \$850
- \$850 - \$1000
- Above \$1000
- ▨ Condos
- ▨ Coops
- No data

Note: The map displays Price Per Square Foot (\$/sqft) for properties sold in the last 5 years.

* Sorry, for this property we don't have any information about the price paid per square foot.

D2. Valuation Model

Not enough data found to estimate property's value.

E. Property Tax

E1. Property Tax

The following values are from the latest assessment roll and give information about the fiscal years **2013/2014** and **2014/2015**. The City's fiscal year runs from July 1 to June 30.

Market Value

The property tax assessment process starts when the city's assessors estimate a property's market value, based upon the available information. The assessors use three approaches to value the property: sales, cost, and income. The *market value* is generally defined as what the property would sell for in a competitive and open market.

		2013/2014		2014/2015
Land market value		\$117,000		\$117,000
Building market value	+	\$169,025	+	\$326,000
Market value	=	\$286,025	=	\$443,000

Assessed Value

Assessed value is a calculation of the property value for tax purposes. It usually represents a percentage of the market value and is subject to limits on annual increases. Sometimes the city will exempt part of the assessed value from taxation, as an incentive to make improvements to an existing structure or to build on a vacant lot. There are also several [tax reductions programs](#) for residential properties that may apply and may lower the property's tax bill.

		2013/2014		2014/2015
Land assessed value		\$52,650		\$52,650
Building assessed value	+	\$76,061	+	\$146,700
Assessed value	=	\$128,711	=	\$199,350
Exemptions granted by city	-	\$0	-	\$0
Net assessed value	=	\$128,711	=	\$199,350

Transitional Value

While the city's assessors have noted the rapid appreciation of property in New York City, the state understands that it would be burdensome for property taxes to rise too fast. Therefore, increases in the *assessed value* are phased in over a number of years. This introduces the *transitional assessed value*, which is a limit on the portion of the assessed value introduced into the tax base. When the *assessed value* is phased in, sometimes the *exemptions* are as well.

		2013/2014		2014/2015
Transitional land value		\$45,468		\$49,059
Transitional building value	+	\$76,394	+	\$88,102
Transitional value	=	\$121,862	=	\$137,161
Transitional exemption value	-	\$0	-	\$0
Transitional net assessed value	=	\$121,862	=	\$137,161

Taxable Value

The *taxable value*, for 2013/2014, is the smaller of the city's *net assessed value* and the *transitional net assessed value*.

Taxable value	=	\$121,862
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Property Tax

Base tax is an estimate of what an owner **not** benefiting from tax exemptions or abatements would pay and is determined by multiplying the assessed value by the [tax rate](#). *Current tax* is calculated by multiplying the taxable value by the tax rate.

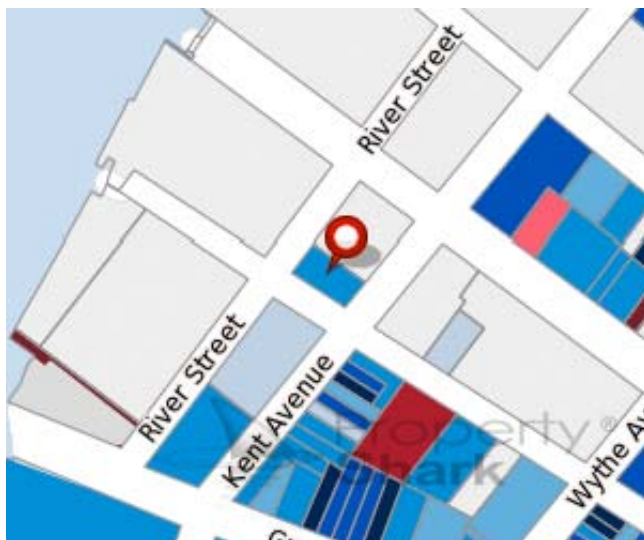
For a very small number of properties, owner-related exemptions (for which we currently don't have information) apply, and so the values given below may be slightly different from the official ones. In addition to exemptions, the city also grants *tax abatements* to some properties. An *abatement* is simply a discount which is subtracted directly from the current tax. This results in the *property tax*, the amount the current owner pays.

Tax description	Billable value 13/14	Tax rate 13/14	Tax amount 13/14
Base tax	\$121,862	* 10.3230%	= \$12,579.81
Current tax	\$121,862	* 10.3230%	= \$12,579.81
Total abatements			- \$0.00
Property tax			= \$12,579.81

Tax description	Billable value 14/15	Tax rate 14/15	Tax amount 14/15
Base tax	\$137,161	* 10.3230%	= \$14,159.13
Current tax	\$137,161	* 10.3230%	= \$14,159.13
Total abatements			- \$0.00
Property tax			= \$14,159.00

For more information please visit New York City's [property tax section](#). Also, you can view this property's assessment, tax bill and account statements [here](#).

Tax per Square Foot



On this map, you can see the tax value paid per square foot for this property.

Above \$10.00	\$4.00 - \$5.00
\$9.00 - \$10.00	\$3.00 - \$4.00
\$8.00 - \$9.00	\$2.00 - \$3.00
\$7.00 - \$8.00	\$1.00 - \$2.00
\$6.00 - \$7.00	Below \$1.00
\$5.00 - \$6.00	No Data

Property Tax	\$14,159.13
Tax Year	2014/2015
Square Foot	5862 SqFt
Tax per sqft:	Na

* Tax per SqFt: Na

E2. Exemptions and Tax Abatements

Both the City and State of New York offer property tax reductions through exemptions and abatements for residential property, commercial constructions, and properties used by governmental, industrial, and not-for-profit organizations. Exemptions provide tax relief by reducing a property's assessed value, and abatements reduce taxes by applying credits to the amount of tax due. The information in this section presents a summary of the granted amounts and other related values of the benefit programs. Some of this data comes from NYC Department of Housing Preservation and Development (HPD) and the Department of Finance, departments which administer the [J-51 Program](#) and the [421a Program](#).

Unfortunately, we have no information about whether any exemptions or abatements currently apply to this property.

E3. Assessment History

Year	Use code	Market value	Assessment value	Taxable	Total tax rate	Base tax	Property tax
2013/14	E9	\$286,025	\$128,711	\$121,862	10.323%	\$12,579	\$14,159
2012/13	E9	\$270,000	\$121,500	\$116,280	10.288%	\$11,962	\$11,962
2011/12	E9	\$270,000	\$121,500	\$109,260	10.152%	\$11,092	\$11,092
2010/11	E9	\$255,000	\$114,750	\$99,990	10.312%	\$10,310	\$10,310
2009/10	E9	\$273,000	\$122,850	\$91,890	10.426%	\$9,580	\$9,580
2008/09	E9	\$224,000	\$100,800	\$80,190	10.241%	\$8,212	\$8,212
2007/08	E9	\$192,000	\$86,400	\$74,520	10.059%	\$7,495	\$7,495

F. Development & Use

F1. Zoning and Building Class



* Land Use: **Miscellaneous Warehouse (E9)**

As you can see in our legend, we show many building classes on our maps! Still, we are not showing the entire list. If you have questions or would like to know more about the different types of building classes, [Click Here!](#)

The *building class* specifies how a property is used or what type of building is present on that property. Building classes range from A to Z (excluding X.) There are at most 10 different sub-classes within each building class (ranging from 0 to 10.) These building classes cover all property uses from residential and commercial to government buildings and parks.

Building class
Legend

Miscellaneous Warehouse (E9)

Residential:

- Residential, 1 Fam
- Residential, 2 Fam
- Walkups
- Condos
- Elevator

Commercial:

- Store + Apts, Lofts
- Small Businesses
- Theatres & Hotels
- Offices
- Parking

Mixed Use:

- Commercial and Industrial
- Residential and Industrial
- Other Mixed Use
- Residential and Commercial

Industrial:

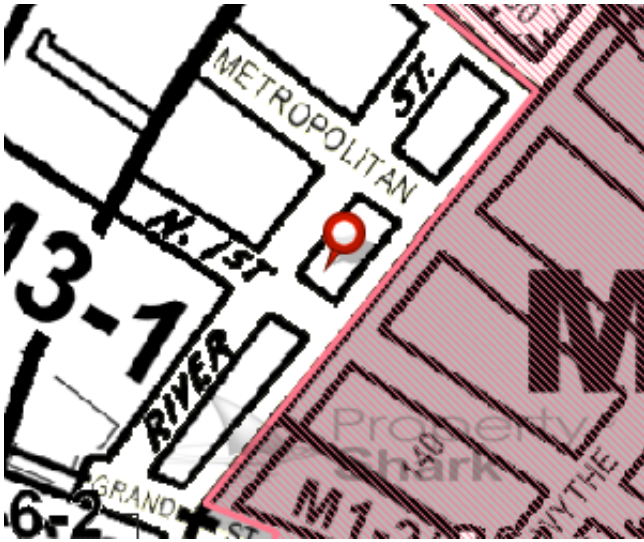
- Industrial
- Transportation Facilities

Civic Use:

- Places of Public Assembly (Indoor) And Cultural
- Outdoor Recreation Facilities& Cemeteries
- Churches
- Schools
- City Buildings
- Health & Social Care

Other:

- Vacant Lots
- Miscus
- Unknown



This map is not an official zoning map. The print version of the NYC Zoning Resolution, which includes the zoning maps, together with any amendments adopted by the City Council subsequent to the most recent update to the print version, remains the official version of the Zoning Resolution.

This map was created from the NYC [Department of City Planning's](#) online zoning map files. It includes updates found in those files through 09/09/14.

For more information about zoning district regulations, [Click Here!](#)

Rezoning Projects

No Rezoning Projects found.

New York City is divided into three basic *zoning districts*: residential (R), commercial (C) and manufacturing (M). These basic zoning districts are subdivided by the intensity of use. Development is governed by the use, bulk, and parking requirements of the zoning district.

Allzoning1

M3-1

Legend

R - Residential District

C - Commercial District

M -Manufacturing District

Area(s) Rezoned

Special Purpose District
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

D - Restrictive Declaration

E - City Environmental Quality Review Declaration

e3 - Refers to blocks with lots subject to CEQR designation E-175. See Z.R. appendices (CEQR declarations) for list of affected block and lots.

- Rezoning Project Area (Proposal-Active)
- Rezoning Project Area (Currently Inactive)
- Rezoning Project Area (Recently Adopted)
- Rezoning Project Area (Earlier Adopted)*

* The Earlier Rezonings are no longer being updated. They are presented for reference purposes.

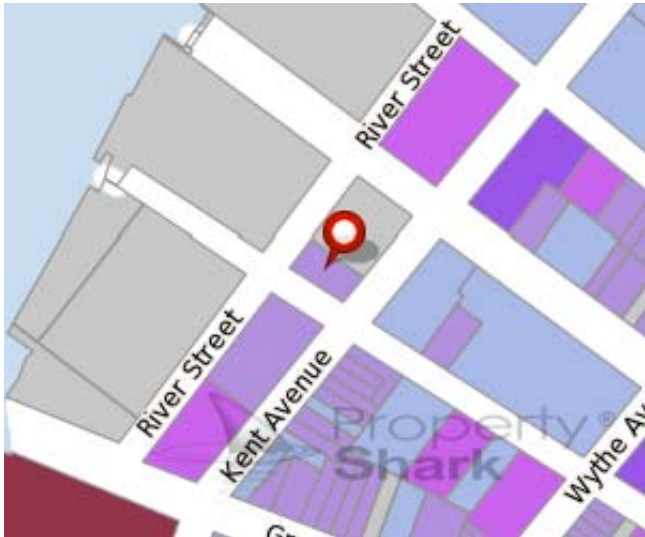
F2. Floor Area Ratio & Air Rights

There are many rules that limit what you can build on a lot and how large it can be. But the most important is the Floor Area Ratio, or FAR. The FAR is expressed as a ratio of the size of the building in square feet to the size of the lot in square feet. For example, if a lot is 2,000 square feet and has an allowable FAR of 4.0, then then you can't build a building larger than 8,000 square feet.

Area of lot in square feet		5,862
FAR	x	2
Maximum usable floor area of building	=	11,724

Available Air Rights by Parcel

The building on this lot is smaller than the maximum set by the FAR. Thus it may be possible to add to the building (either more floors or an extension) or it may be possible to sell the "air rights" to a developer who owns a nearby lot. (Note: other factors may limit what you can do.)



*** Unused buildable square feet: 5,862**

Maximum usable floor area		11,724
Usable floor area	-	5,862
Unused buildable square feet ("air rights")	=	5,862
Opportunity by Parcel:		
Above 250,000 SF		
100,000 - 250,000 SF		
60,000 - 100,000 SF		
Very Little Opportunity:		
30,000 - 60,000 SF		
10,000 - 30,000 SF		
Below 10,000 SF		
No Opportunity:		
None Available (0)		
Over Developed (-1)		
Excluded Regions (n/a)		

F3. Permits

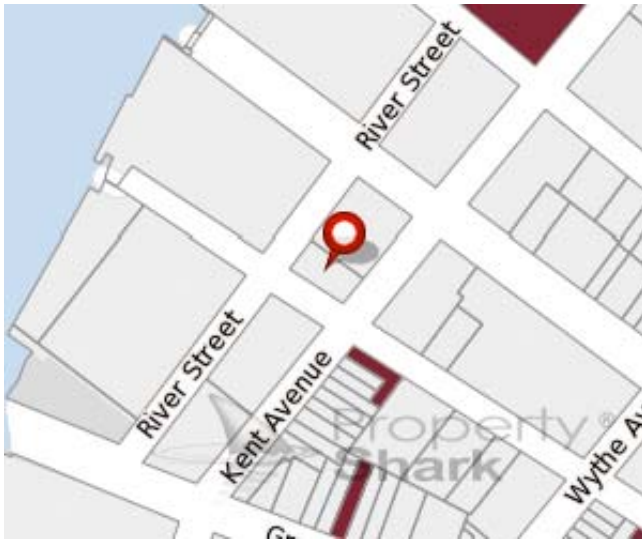
Pre filing date	Job no	Doc no	Job type	Job status
2012-11-28	320751263	1	A2	P
2010-02-02	320107086	1	A2	R
1994-12-22	300410053	1	A2	R
1994-12-14	300408333	1	A2	R

For more information please consult the [DOB website](#).

G. Violations

G1. Housing Preservation and Development Violations

When excessive violations are present, this can adversely affect the support given by The NYC Department of Housing Preservation and Development (HPD). These violations can result in building-wide inspections, fees, and the requirement of extensive repair work to correct underlying conditions. In some cases, outstanding violations may result in a lien being placed on the property. It is also substantially more difficult to mortgage a building with extensive violations.



On this color-coded map, view all properties with open violations that have been left uncorrected.

Legend

Uncorrected Violation(s)

Please note: the NYC HPD is the only authoritative source for information on housing violations. Please consult the [HPD website](#) for up-to-date violations.

PropertyShark obtains its records from HPD and updates them monthly.

G2. ECB Violations

There are eleven city agencies that administer the City's quality-of-life laws and issue Notices of Violation (NOVs) for alleged violations. The ECB is a separate and independent agency that hears challenges to those NOVs. The agencies that issue the most violations for real estate are:

- Department of Buildings (DOB)
- Department of Environmental Protection (DEP)
- Fire Department
- Landmarks Preservation Commission (LPC)
- Department of Sanitation

PropertyShark obtains its ECB NOV records from the DOB and updates them nightly. Records go back to 1988

No records found.

For more information about the ECB and the types of NOVs that it handles, visit its [home page](#).

H. Neighborhood

H1. Distance To Schools

Elementary School Proximity

See for which Elementary School is a property zoned for, what other public and private schools are available in the area, with exact distances from the property to the school of interest.



Legend

- Elementary Schools:**
- District Boundary
 - Attendance Zone
 - Unzoned Area
- School Locations:**
- Zoned
 - Other Public
 - Charter
 - Private

Attended Elementary School(s)

Schoolname	Distance miles	Ats code
P.s. 084 Jose De Diego	0.199	14K084

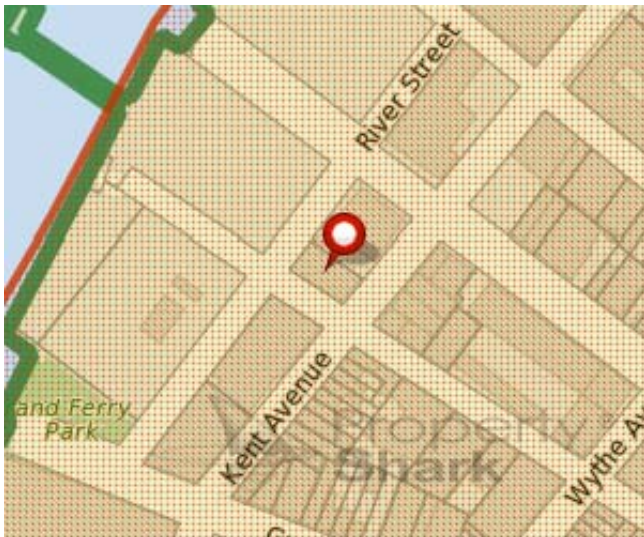
Nearest Public Elementary School (not zoned)

Distance miles	0.648
Schoolname	Girls Preparatory Charter School Of New York
Grades	0K,01,02,03,04,05,06,SE
Ats code	84M330
Principal	Anne Lackritz/Ian Rowe
Prin ph	212-388-0241
Fax	212-388-1086

Find more info at: [NYC Department of Education](#)

Nearest Private Elementary School

Distance miles	0.673
Schoolname	Northside Catholic School at Mount Carmel



Middle School Proximity

See for which Middle School is a property zoned for, what other public and private schools are available in the area, with exact distances from the property to the school of interest.

Legend

- Middle Schools:**
- District Boundary
 - Attendance Zone
 - Unzoned Area
- School Locations:**
- Zoned
 - Other Public
 - Charter
 - Private

Attended Middle School(s)

No zoned school

Nearest Public Middle School (not zoned)

Distance miles	0.449
Schoolname	Conselyea Preparatory School
Grades	06,07,08,SE
Ats code	14K577
Principal	MARIA MASULLO
Prin ph	718-486-6211
Fax	718-486-6771

Find more info at: [NYC Department of Education](#)

Nearest Private Middle School

Distance miles	0.563
Schoolname	Jewish Center for Special Education



High School Proximity

See for which High School is a property zoned for, what other public and private schools are available in the area, with exact distances from the property to the school of interest.

Legend

- High Schools:
- District Boundary
 - Attendance Zone
 - Unzoned Area
- School Locations:
- Zoned
 - Other Public
 - Charter
 - Private

Attended High School(s)

No zoned school

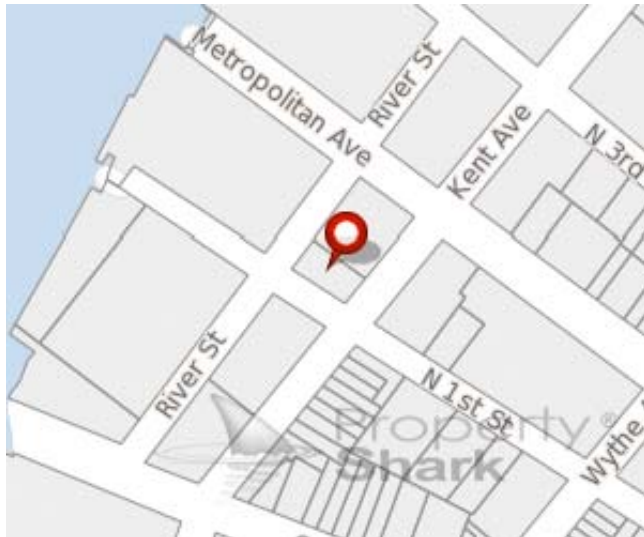
Nearest Public High School (not zoned)

Distance miles	0.456
Schoolname	Academy For Young Writers
Grades	09,10,11,12,SE
Ats code	14K404
Principal	Courtney Winkfield
Prin ph	718-388-1194
Fax	718-388-3380

Find more info at: [NYC Department of Education](#)

Nearest Private High School



Distance miles	0.531
Schoolname	Ach Tov V'chesed



University Proximity

See distance to closest university from your property.

Legend

-  University / College
 Property Inside 1000 ft *
 * distances are calculated as radius from school

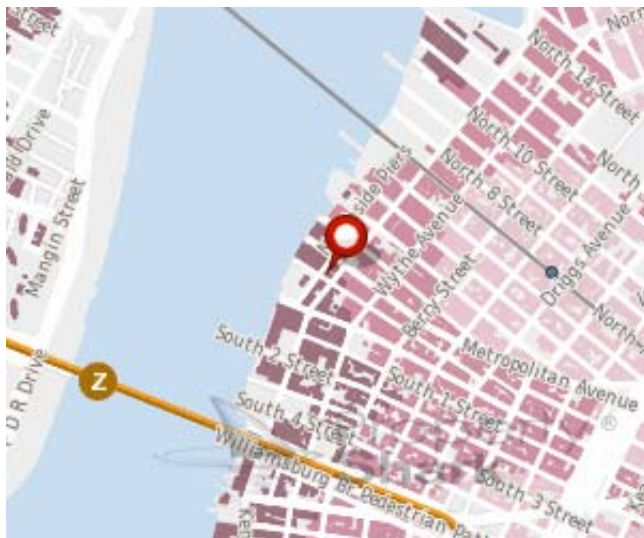
Nearest University/College

Distance miles 0.403

Name **Boricua College, Northside Center**

Find more info at: [NYC Department of Education](#)





H2. Distance To Subway



Subway accessibility (nearest subway station)

On this color-coded map, view the nearest subway station for each building.

Legend

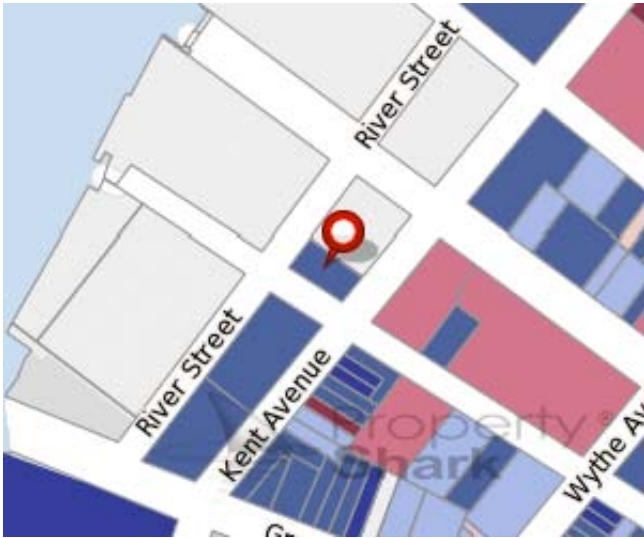
-  Subway Station
 Inside 1000 ft*
 Inside 2000 ft*
 Inside 3000 ft*

Subway Lines :

1 2 3
4 5 6
7
A C E
B D F M
G
J Z
H L S
N Q R

* distances are calculated as radius from station

H3. Urban Landscape Maps



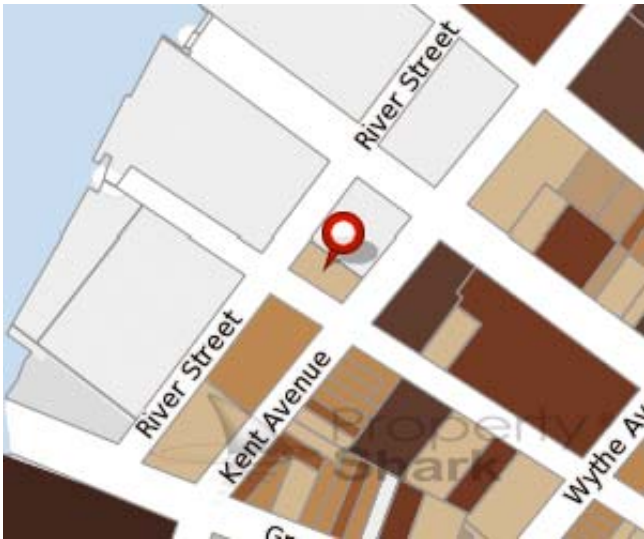
* Year Built: 1910

Year Built

On this color-coded map, view the year each property was built.

Legend

- 2000 and later
- 1990 - 1999
- 1980 - 1989
- 1970 - 1979
- 1950 - 1969
- 1925 - 1949
- 1924 and earlier
- No Data



* Number of Stories: 1

Building Stories

On this map, view the number of stories per building.

Legend

- 10 & Up Stories
- 7 to 9 Stories
- 5 to 6 Stories
- 4 Stories
- 3 Stories
- 2 Stories
- 1 Story
- No Data

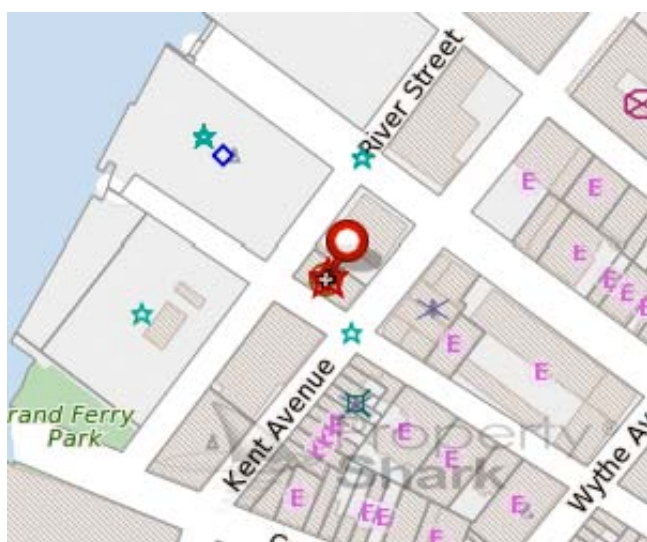
H5. Neighbors

Address	Property class	Square feet	Sale date	Sale price
234-240 Kent Ave	Miscellaneous Office Building(O9)	29,212	7/7/2004	\$4,700,000
200-216 Kent Ave	Zoned Commercial or Manhattan Residential(V1)	n/a	1/29/2014	\$18,000,000
268-290 Kent Ave	Factory - Heavy Manufacturing (Fireproof)(F1)	889,000	10/11/2012	\$185,445,000
110 Kent Ave	Miscellaneous Office Building(O9)	12,000	11/27/2002	\$1,100,000
418 Kent Ave	Unlicensed Parking Lot(G7)	n/a	9/10/2003	\$7,550,295

420-428 Kent Ave	Miscellaneous Theatre(J9)	31,800	9/10/2003	\$7,550,295
49-51 N 1 St	Miscellaneous Theatre(J9)	4,758	11/1/2007	\$1,300,000
97 N 1 St	Elevator Apartment - Semi-Fireproof with Stores(D7)	7,900	12/20/2007	\$1,560,000
99 N 1 St	Factory - Industrial Semi-Fireproof(F4)	2,875	2/20/2013	\$1,600,000
101 N 1 St	Store Building - One Story(K1)	3,400	7/9/2007	\$1,200,000
107-109 N 1 St	Factory - Industrial Miscellaneous(F9)	12,608	2/26/2014	\$450,000
119 N 1 St	Factory - Industrial Miscellaneous(F9)	1,550	10/25/2012	\$800,000

I. Hazards & Environment

I1. Toxic Sites



Toxic Sites

Toxic site data reported for this property: **Yes**

- Total known or potential toxic sites on property: **5**

Leaking Tanks and Spills:

 **x 1** Tank Failure

Superfund, Brownfields and Solid Waste Sites:

 **x 1** US Superfund/CERCLIS Site

 **x 1** NY Superfund Site

 **x 1** Brownfield Site

Other Toxic Sites:

 **x 1** Air Discharge Facility

Toxic site data reported next to this property: **No**

Toxic site data reported near this property: **YES**

- Total toxic site(s) near the property: **1**
- This toxic site data is found outside any specific property boundary.

Leaking Tanks and Spills:

 **x 1** Spill greater than 25 gal/lbs

Understanding This Map

This screening map, provided to PropertyShark by [Toxics Targeting](#), shows environmental hazards such as toxic dumps, garbage landfills, leaking tanks, hazardous waste sites, and pollution discharges reported by local, state and federal government authorities.

For information about the hazards that can appear on the map, see our [Pollutants Groups Description FAQ](#). For information about Toxics

Targeting, see our [About Toxics Targeting FAQ](#).

More Details & Help

Call **800-2-TOXICS** (800-286-9427 NYS only) or **607-273-3391** for more info.

Map Disclaimer: Mapped locations are approximate; identified sites based on current and/or historic information; site symbols can refer to large properties; additional toxic sites are not mapped; contamination problems can impact properties far from toxic sources; sites include known and potential hazards; regulatory status of sites may have changed.

Leaking Tanks & Spills:

- ★ MTBE Spill
- ★ Spill greater than 25 gal/lbs
- ★ Tank Failure
- ▼ Gasoline Spill
- ★ Tank Test Failure

Superfund, Brownfields and Solid Waste:

- ⊕ US Superfund Priority Site
- ⊙ Brownfield Site
- ⊕ NY Superfund Site
- ⊕ Hazardous Substance Study
- ⊕ US Superfund /CERCLIS Site
- ⊕ Solid Waste Facility

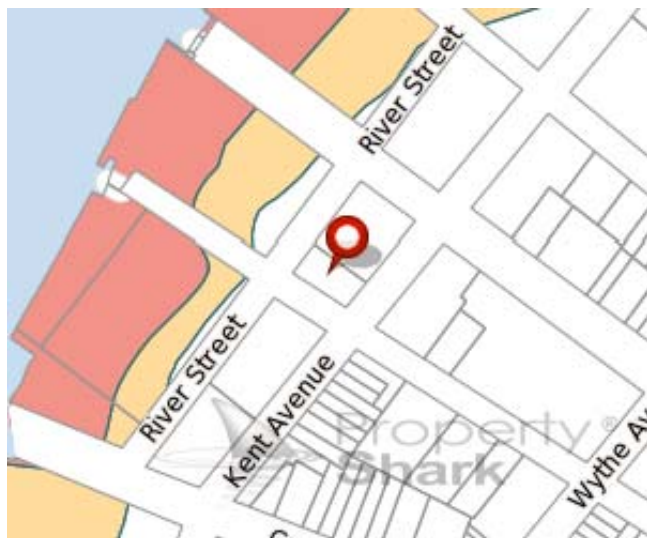
Other Toxic Sites:

- ⊕ NY Superfund Qualifying Site
- ✕ Toxic Release Inventory Site
- ⊕ Major Oil Storage Facility
- ⊕ Legal Civil/Admin Docket
- ⊕ Hazardous Waste Violation
- ⊕ Hazardous Waste Corrective Act
- ⊕ Air Discharge Facility
- ⊕ Haz Waste Treat /Store/Dispose
- ⊕ Selected NYC Environmental Quality Review "E" Designation

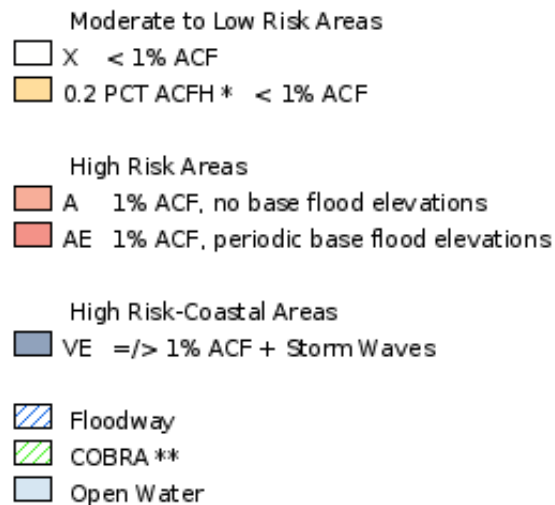
I2. Fema Flood Zones Map

To understand flood zoning within the current neighborhood you can review the [full map](#) by clicking on this 'minimap'. Flood zoning codes, Fema map panel, and publication date all can be extracted for this target property.

Legend



Find out more about: [FEMA Flood Hazard Map](#)



* 0.2% Annual Chance of Flood Hazard

** Coastal Barrier Resources System Area

ACF = Annual Chance of Flooding

Note: The current map does not cover changes made after Hurricane Sandy.

Note: This map was constructed using Fema Flood DFIRM data set.

Link to the map for this property at [FEMA's Map Service Center](#) (may not be available in all locations)

FEMA Flood Zoning		Distance to...	
Zone	X	Compass direction to	159
Cobra	No	coastline	
Floodway	No	Nearest distance to 100 year	146
Sfha	No	flood zone area (ft)	
Firm panel	3604970204F	Angle100	179

I3. After Sandy - FEMA Advisory Base Flood Elevation Map

To understand FEMA advisory base flood elevation zoning within the current neighborhood you can review the full map by clicking on this 'minimap'. You can also compare after Hurricane Sandy ABFE zoning codes with the previously released official FEMA map.

Legend

On this map, you can see if the property is located in a special advisory base flood elevation hazard area.



FEMA Advisory Flood Hazard Zones

Low/Moderate Risk

Advisory Zone X < 1%ACF*

High Risk Areas

Advisory Zone A 1%ACF

High Risk-Coastal Areas

Advisory Zone V 1%ACF

Area of Moderate Wave Action **

CBRA Zones***

1%EL = 1% Advisory Base Flood Elevation

0.2%EL = 0.2% Advisory Base Flood Elevation

* Annual Chance of Flood Hazard

** Wave Hights between 1.5 and 3 feet

*** Costal Barrier Resource Act

Find out more about: [FEMA Advisory Base Flood Elevation \(ABFE\) Glossary](#)

Note: This map was constructed using FEMA ABFE (After Hurricane Sandy) data set.

Find your ABFE code at: [FEMA Official Site](#).

I4. Hurricane Evacuation Zones



The map shows recent hurricane evacuation zones and evacuation reception centers.

Legend



Hurricane Evacuation Centrer

Hurricane Evacuation Zones

Zone 1

Zone 2

Zone 3

Zone 4

Zone 5

Zone 6

Zone: Zone 4

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