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**PERIODIC REVIEW REPORT (PRR)**  
(Reporting Period 4/1/2018 to 4/8/2021)

**for**

**365 BOND STREET**  
**Brooklyn, New York**

Block 458, Lot 1  
NYSDEC Site No. C224174

*Prepared For:*

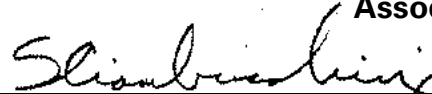
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**c/o The Lightstone Group**  
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*Prepared By:*

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NJ Certificate of Authorization No: 24GA27996400



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**LANGAN**

**May 2021**  
**100287503**

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NJ Certificate of Authorization No. 24GA27996400  
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## **1.0 INTRODUCTION**

### **1.1 General**

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) has prepared this Periodic Review Report for the 2018 to 2020 reporting period in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved Site Management Plan (SMP), dated September 2015. A periodic review of all institutional controls and engineering controls (IC/EC), and monitoring results is required to fulfill the November 2015 Certificate of Completion for the site, which acknowledges that the applicable remediation requirements set forth in the New York State Environmental Conservation Law (ECL) have been achieved to the satisfaction of the NYSDEC Commissioner, pursuant to the 5 June 2013 Brownfield Cleanup Agreement (BCA) Index No. C224174-05-13 (NYSDEC Brownfield Cleanup Program [BCP] Site No. C224174). As stated in an email from the NYSDEC dated 16 December 2019, the reporting period was changed from annually to a three-year period starting on 1 April 2018 and ending 31 March 2021. Site remediation was performed in accordance with the February 2014 Interim Remedial Measures Work Plan (IRMWP), April 2014 AOC-4 Excavation Work Plan (EWP), May 2014 Comprehensive Supplemental Remedial Measures Plan (CSRMP), March 2015 Remedial Action Work Plan (RAWP), and March 2015 NYSDEC Decision Document.

### **1.2 Site Summary**

The site is located in Brooklyn, County of Kings, New York and is identified as Block 458 and Lot 1 on the New York City Tax Map. A map showing the site location and boundaries of this 2.066-acre site is provided as Figure 1. The site has an industrial and manufacturing history which dates back over 100 years and included operation as an oil terminal with large above ground storage tanks, a building materials warehouse, a lumber company, paper products warehouse, an electric wire and cable company, a warehouse, a dry cleaner, a garage and an automotive repair shop with two 550-gallon underground gasoline tanks. The former buildings were demolished and the site was redeveloped with a multi-family residential building that was completed in April 2016.

Numerous subsurface investigations were conducted throughout the site between 2004 and 2014 and these investigations were documented in a Remedial Investigation Report (RIR) and Supplemental Remedial Investigation (SRI) Analytical Results Package Letter Report submitted to the United States Environmental Protection Agency [USEPA] and NYSDEC) in 2014. Based on the results of the investigations:

- One hotspot area (Area of Concern [AOC]-4) was identified as soil impacted by residual petroleum contamination including the presence of light non-aqueous phase liquid (LNAPL) and characterized by the presence of petroleum related compounds benzene, toluene, ethylbenzene and xylenes (collectively referred to as BTEX);
- Eight additional areas (Supplemental AOC-4, AOC-7, B-3, B-4, EPA-3, EPA-4, LSB-18, and LSB-19) were identified as soil impacted by LNAPL and anomalously high concentrations of semi-volatile organic compounds (SVOCs);
- Soil vapor was impacted by petroleum-related volatile organic compounds (VOCs) and/or chlorinated VOCs (CVOCs) at locations throughout the site.

As discussed in Section 2.2, remediation was completed in 2014 and a Certification of Completion for the site was issued in October 2015. Site management has been conducted since completion of the remedial activities in July 2015. See Section 2.2 for further information on the remedial program.

### **1.3 Effectiveness of the Remedial Program**

The remedial actions at the Site were implemented to remove gross contamination within the identified AOCs and eliminate potential human exposure with any remaining residual impacts present in soil, groundwater, and soil vapor via the Institutional Controls/Engineering Controls (IC/ECs). The IC/ECs for the 2018 to 2021 reporting period continue to meet the remedial objectives for the site.

### **1.4 Compliance**

All IC/ECs have remained fully in place at the site for the 2018 to 2021 reporting period and remain effective.

## **1.5 Recommendations**

We recommend the SMP be amended to document the completion of the permanent esplanade and the sub-membrane depressurization system (SMDS) and increase the reporting frequency to three years upon approval of this PRR by NYSDEC and NYSDOH. The amended SMP will include documentation of the construction activities completed following submission of the September 2015 SMP through the 2017 reporting period, revised descriptions of the engineering and institutional controls, revised site survey and as-built drawings, and revised inspection forms.

## **2.0 SITE OVERVIEW**

### **2.1 Site Location**

The site is located in Brooklyn, County of Kings, New York and is identified as Block 458 and Lot 1 on the New York City Tax Map. Lot 1 is an approximately 2.066-acre parcel bounded by First Street to the north, Second Street to the south, the Gowanus Canal to the east, and Bond Street to the west.

### **2.2 Remedial Summary**

Implementation of the remedial activities commenced in February 2014, and remedial activities were completed in July 2015. The components of the selected remedy included:

- Excavation and offsite disposal of grossly-contaminated soil associated with AOC-4, Supplemental AOC-4, B-3, B-4, EPA-3, EPA-4, LSB-18, and LSB-19);
- Excavation and offsite disposal of grossly-contaminated soils encountered during site redevelopment activities outside of originally-specified AOCs (AOC-7);
- Excavation and offsite disposal of excess contaminated soils which were not suitable for onsite reuse that were generated or encountered during re-grading and foundation construction activities;
- Decommissioning of seven underground storage tanks (USTs) discovered during excavation associated with the site redevelopment;

- Construction of ECs including a composite cover system, a steel sheet pile bulkhead wall, and a sub-membrane piping network for a passive SMDS beneath the at sidewalk-grade level portion of the new building;
- Recording an environmental easement (provided in Appendix A) with ICs; and,
- Development of an SMP for implementation of the IC/ECs.

With the exception of the installation of above-grade components of the SMD system and the waterfront esplanade portion of the composite cover system, remedial activities were completed as of July 2015. NYSDEC issued a Certificate of Completion on 6 November 2015. The waterfront esplanade construction was completed in 2016 and superstructure construction of the building was completed in 2017 and included installation of the above-slab components of the SMD system. The New York City Department of Buildings (NYCDOB) issued a Certificate of Occupancy for floors 1 to 12 effective 2 February 2021.

The IC/ECs continue to be implemented at the site.

### **3.0 IC/EC PLAN COMPLIANCE REPORT**

IC/ECs are required to protect human health and the environment from remaining contaminated soil, groundwater, and soil vapor beneath the site. The Engineering and Institutional Control Plan included in the SMP describes the procedures for the implementation and management of the IC/ECs.

#### **3.1 IC/EC Components**

A summary of the IC/ECs implemented at the site per the RAWP, FER, CCR, and SMP are as follows:

- Maintenance of a composite cover system to prevent human exposure to residual contaminated soils remaining under the site;
- Installation of a passive SMDS to prevent vapor migration into the building;
- Periodic soil vapor sampling;



- An environmental easement with ICs to prevent future exposure to any contamination remaining at the site (a copy of the environmental easement is provided in Appendix A); and,
- A SMP for implementation of the IC/ECs.

Refer to Figures 3 and 4 as well as the as-built drawings provided in the FER, CCR, and SMP for the locations of the ECs.

### **3.2 Goal Status and Corrective Measures**

No deviations of the IC/ECs have been observed during the 2018 to 2021 reporting period. It should be noted that the annual soil vapor sampling and inspections for 2020 was scheduled to take place in March 2020 prior to the end of the heating season; however, due to the onset of the COVID-19 pandemic, sampling could not be performed. However, no deviations of the IC/ECs were noted when the site was accessible in 2021.

### **3.3 Conclusions and Recommendations**

No modifications to the IC/ECs are proposed at this time.

## **4.0 MONITORING PLAN COMPLIANCE REPORT**

### **4.1 Monitoring Plan Components**

The components of the Monitoring Plan are as follows:

- Periodic vapor mitigation system monitoring;
- Periodic sub-slab air monitoring;
- An annual composite cover system inspection; and,
- An annual site-wide inspection.

### **4.2 Summary of Monitoring Completed**

#### **4.2.1 Periodic Vapor Mitigation System Monitoring and Soil Vapor Sampling**

Inspection of all system components and field screening of the soil vapor was conducted during the Year 3 (27 February 2019) and Year 5 (8 April 2021) monitoring and sampling events. Soil vapor mitigation system monitoring, sub-slab air monitoring, composite cover system

inspection, and site-wide inspections were not performed in Year 4 (2020) due to the COVID-19 pandemic, as discussed in Section 3.2. System performance was evaluated in Years 3 and 5 using a TSI 9515 VelociCalc which obtained vacuum readings at each sub-slab soil vapor sample port (V2, V3 and V5). Soil vapor samples were also collected from the three sample ports during each of the sampling events.

All samples were analyzed for VOCs via the EPA TO-15 Method by York Analytical Laboratories (a NYSDOH Environmental Laboratory Approval Program [ELAP]-accredited laboratory) of Stratford, Connecticut. Soil Vapor Monitoring Reports were prepared documenting the concentrations of contaminants of concern in the soil vapor and are included as Appendix B. In Year 3 and Year 5, the sub-membrane soil vapor concentrations were detected below the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York Decision Matrices A, B, and C thresholds requiring further mitigation. Based on these findings, continued operation of the passive SMDS is sufficient to mitigate any potential impacts to the building indoor air quality.

#### **4.2.2 Annual Composite Cover System Inspection**

An annual visual inspection of the site composite cover system including the permanent waterfront esplanade was completed on 27 February 2019 and 30 March 2021. For the permanent esplanade, inspections are conducted to confirm that the composite cover system has not been breached and that the demarcation layer has not been exposed. Conditions of the onsite subgrade parking area slab, foundation walls, first floor concrete slab, outdoor paving/sidewalks, and landscaped areas were inspected for quality and integrity.

During the 2017 reporting period, an approximately 6-inch by 12-inch breach of the composite cover system was observed in the first floor concrete slab in order to access and connect to the sub-slab water utility as part of tenant improvement in an unoccupied commercial space in the northern portion of the building. This breach was repaired as part of tenant fit-out construction activities in 2018.

No damages and/or breaches beyond hairline/surficial cracks to the composite cover system including the subgrade parking area slab, foundation walls, outdoor paving/sidewalks or the esplanade area were identified during the annual inspection events. In addition, the visual inspections of the landscaped areas of the esplanade revealed that the demarcation layer had not been exposed in any area and appeared to be in good condition.

The detailed composite cover system inspection reports are included in Appendix C.

#### **4.2.3 Annual Site-Wide Inspection**

An annual site-wide inspection was conducted on 27 February 2019 and 30 March and 8 April 2021 per the requirements of the SMP. No deviations or discrepancies were observed. The completed site-wide inspection forms are included in Appendix C.

### **4.3 Comparisons with Remedial Objectives**

Remedial action objectives (RAOs) were identified in the RAWP for the protection and public health and the environmental. Soil RAOs are being addressed via the presence of the composite cover system including the building slab and foundation walls and permanent esplanade. RAOs for soil vapor are being addressed via the presence of a vapor barrier beneath the building slab and on the exterior of the foundation walls and will continue to be addressed via a passive SMDS. RAOs for groundwater were addressed by the excavation of contamination sources during the remedial action and continue to be addressed via ICs preventing use of groundwater as a source for potable water.

As described in Section 4.2.2 above, no damages and/or breaches to the composite cover system were observed.

As described in the Year 3 and Year 5 Soil Vapor Monitoring Reports (included in Appendix B), the vacuum being produced by the SMDS is sufficient to effectively mitigate potential vapor intrusion concerns at the site. During the soil vapor screening and sampling events completed during the 2018 to 2021 reporting period, a vacuum condition was observed at each of the three sample ports (V2, V3, and V5). In Year 3 and Year 5, the sub-membrane soil vapor concentrations were detected below the NYSDOH

October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York Decision Matrices A, B, and C thresholds requiring further mitigation. Based on these findings, continued operation of the passive SMDS is sufficient to mitigate any potential impacts to the building indoor air quality.

Soil vapor monitoring will continue annually in accordance with the SMP unless otherwise required by NYSDEC.

#### **4.4 Monitoring Deficiencies**

Soil vapor mitigation system monitoring and sub-slab air monitoring were not performed in Year 4 (2020) due to the COVID-19 pandemic, as discussed in Section 3.2. Monitoring activities for the 2018 to 2021 reporting period otherwise fully complied with the SMP Monitoring Plan and NYSDEC's requests. Soil vapor sampling activities are described in the Soil Vapor Monitoring Reports included as Appendix B.

#### **4.5 Conclusions and Recommendations**

An amendment to the SMP is recommended to document the completion of the permanent esplanade and the SMDS and increase the reporting frequency to three years following approval of this PRR by NYSDEC and NYSDOH.

### **5.0 O&M PLAN COMPLIANCE REPORT**

#### **5.1 O&M Plan Components**

The components of the O&M Plan are as follows:

- Site composite cover system maintenance; and,
- Soil vapor mitigation system monitoring and equipment maintenance.

#### **5.2 Completed O&M Activities**

##### **5.2.1 Site Composite Cover System Maintenance**

Per the SMP, if cracking and/or other damage is observed over greater than 25 percent of the paved areas, the area will be repaved with asphalt or concrete to restore a thickness of at least four inches. The Year 3 and Year 5 visual inspections of the subgrade parking area, first floor slabs,

foundation walls, and outdoor paving/sidewalks revealed no areas where greater than 25 percent of the surface is cracked or damaged.

For the permanent esplanade landscaped areas, the Year 3 and Year 5 visual inspections revealed that the cover has not been breached and that the demarcation layer has not been exposed.

No additional maintenance activities are required at this time.

#### **5.2.2 Passive SMDS Construction and Maintenance**

The portions of the SMDS that were accessible for inspection during the Year 3 and Year 5 events (i.e., the soil vapor sample ports and roof-top discharge stacks) appeared to be in good condition.

#### **5.3 O&M Deficiencies**

The site composite system and passive SMDS were observed to be in good condition in Year 3 and Year 5.

#### **5.4 Conclusions and Recommendations**

Recommendations are not proposed at this time.

### **6.0 OVERALL CONCLUSIONS AND RECOMMENDATIONS**

#### **6.1 SMP Compliance**

Soil vapor mitigation system monitoring, sub-slab air monitoring, composite cover system inspection, and site-wide inspections were not performed in Year 4 (2020) due to the COVID-19 pandemic, as discussed in Section 3.2. Otherwise, each component of the SMP, including the IC/EC Plan, Monitoring Plan, and O&M Plan, was in compliance for the 2018 to 2021 reporting period.

#### **6.2 Remedy Performance Evaluation**

##### **6.2.1 Composite Cover System**

Conditions of the onsite building foundations, sidewalks and permanent esplanade landscaped areas were inspected for quality and integrity. The site-wide composite cover system was confirmed to be intact and continues to be effective in protecting public health and the environment.

### **6.2.2 Passive SMDS**

As discussed in Section 4.3, a vacuum condition was observed at each of the three sample ports (V2, V3, and V5). During the Year 3 and Year 5 sampling events, the sub-membrane soil vapor concentrations were detected below the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York Decision Matrices A, B, and C thresholds requiring further mitigation. Based on these findings, continued operation and maintenance of the passive SMDS was deemed sufficient in order to mitigate any potential impacts to the building interior indoor air quality and system expansion as an active SMDS is not required at this time. Soil vapor monitoring will continue annually in accordance with the SMP unless otherwise required by NYSDEC.

### **6.2.3 IC Components**

All ICs were maintained during the 2018 to 2021 reporting period, and the environmental easement on the site remains in place.

## **6.3 Future Submittals**

SMDS inspection and soil vapor sampling activities will be continued in February 2022 (Year 6) and annually thereafter during the heating season in accordance with the SMP unless otherwise required by NYSDEC.

Inspections/monitoring of the composite cover system will continue on an annual basis.

At the direction of NYSDEC, passive SMDS may be activated. If activation of the SMDS is implemented, operation and maintenance procedures will be provided in a revised SMP.

Following approval of this PRR by NYSDEC and NYSDOH, it is recommended that a revised SMP will be submitted to NYSDEC to document the completion of the permanent esplanade and the SMDS and increase the reporting frequency to three years. Forms and other information generated during regular monitoring events and inspections will be submitted at the time of the 2021 to 2024 Periodic Review Report, as specified in the Reporting Plan of the NYSDEC-approved SMP.

## 7.0 CERTIFICATION OF IC/ECS

### 7.1 IC/EC Certification Form

The completed IC/EC Certification Form is presented in Appendix D.

### 7.2 IC/EC Certification

I, Ronald Boyer, am currently a registered professional engineer licensed by the State of New York. I had primary direct responsibility for implementation of the remedial program for the 365 Bond Street site (NYSDEC Site No. C224174).

I certify that the ICs/ECs are in place and effective and are performing as designed.

I certify that nothing has occurred that would impair the ability of the controls to protect the public health and environment and that nothing has occurred that would constitute a violation or failure to comply with any operation and maintenance plan for such controls.

I certify that all use restrictions, institutional controls, engineering controls, and all operation and maintenance requirements applicable to the site are contained in an environmental easement created and recorded pursuant ECL 71-3605 and that all affected local governments, as defined in ECL 71-3603, have been notified that such easement has been recorded. A Site Management Plan has been submitted by the applicant for the continual and proper operation, maintenance, and monitoring of all engineering controls employed at the site, including the proper maintenance of all remaining monitoring wells, and that such plan has been approved by the Department.

I certify that all information and statements in this certification are true. I understand that a false statement made herein is punishable as Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.



085831-1  
New York State Professional Engineer No.

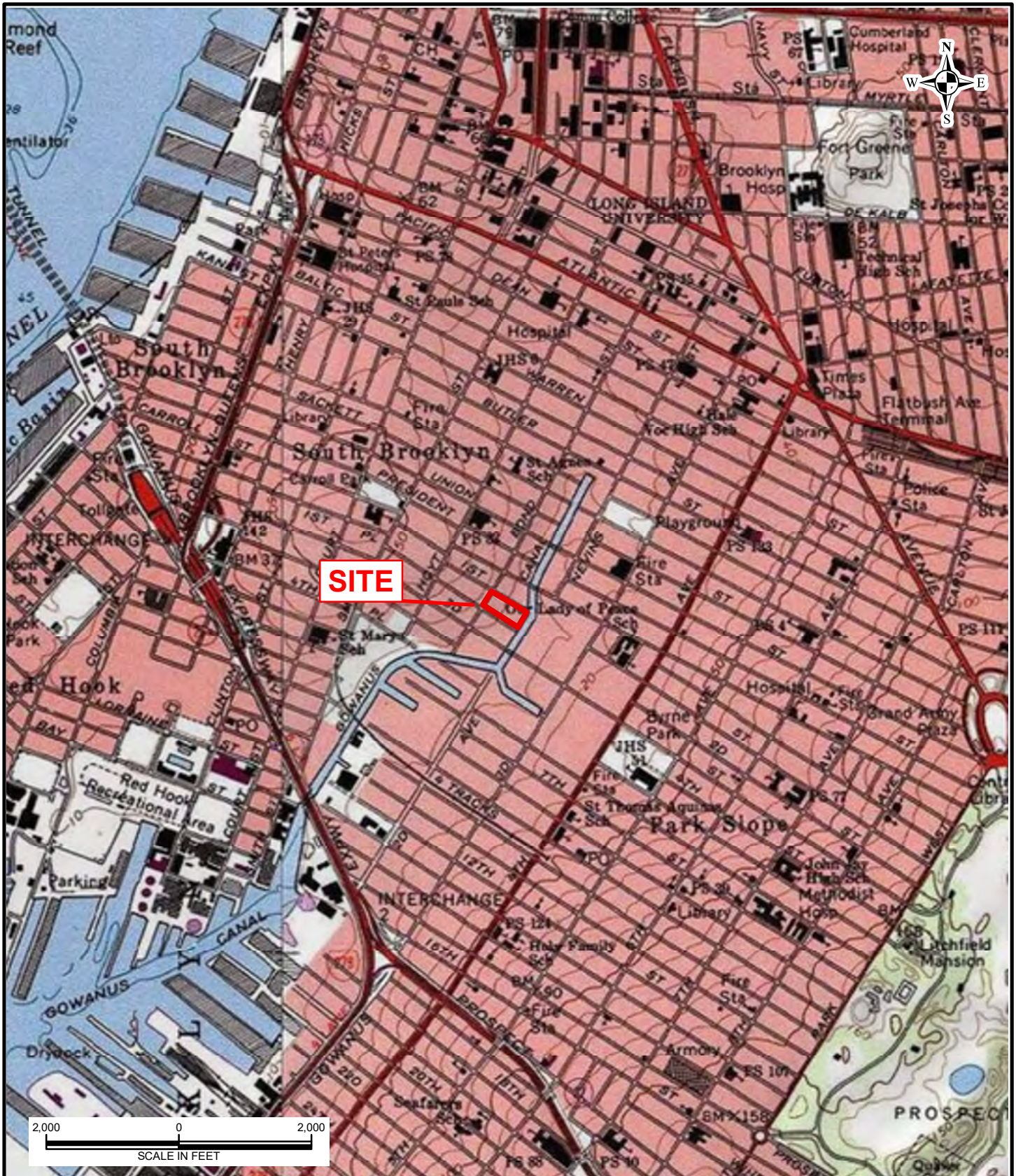
5/12/21  
Date

*Ronald D. Boyer*  
Signature

It is a violation of Article 130 of New York State Education Law for any person to alter this document in any way without the express written verification of adoption by any New York State licensed engineer in accordance with Section 7209(2), Article 130, New York State Education Law.

## FIGURES





**LANGAN**

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Langan Engineering & Environmental Services, Inc.  
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Langan International LLC  
Collectively known as Langan

NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project

**365 BOND STREET  
DEVELOPMENT**

BLOCK No. 458, LOT No. 1

BROOKLYN

KINGS COUNTY

NEW YORK

Drawing Title

**SITE LOCATION  
MAP**

Project No.

100287503

Date

3/20/2019

Scale

1"=2000'

Drawn By

amf

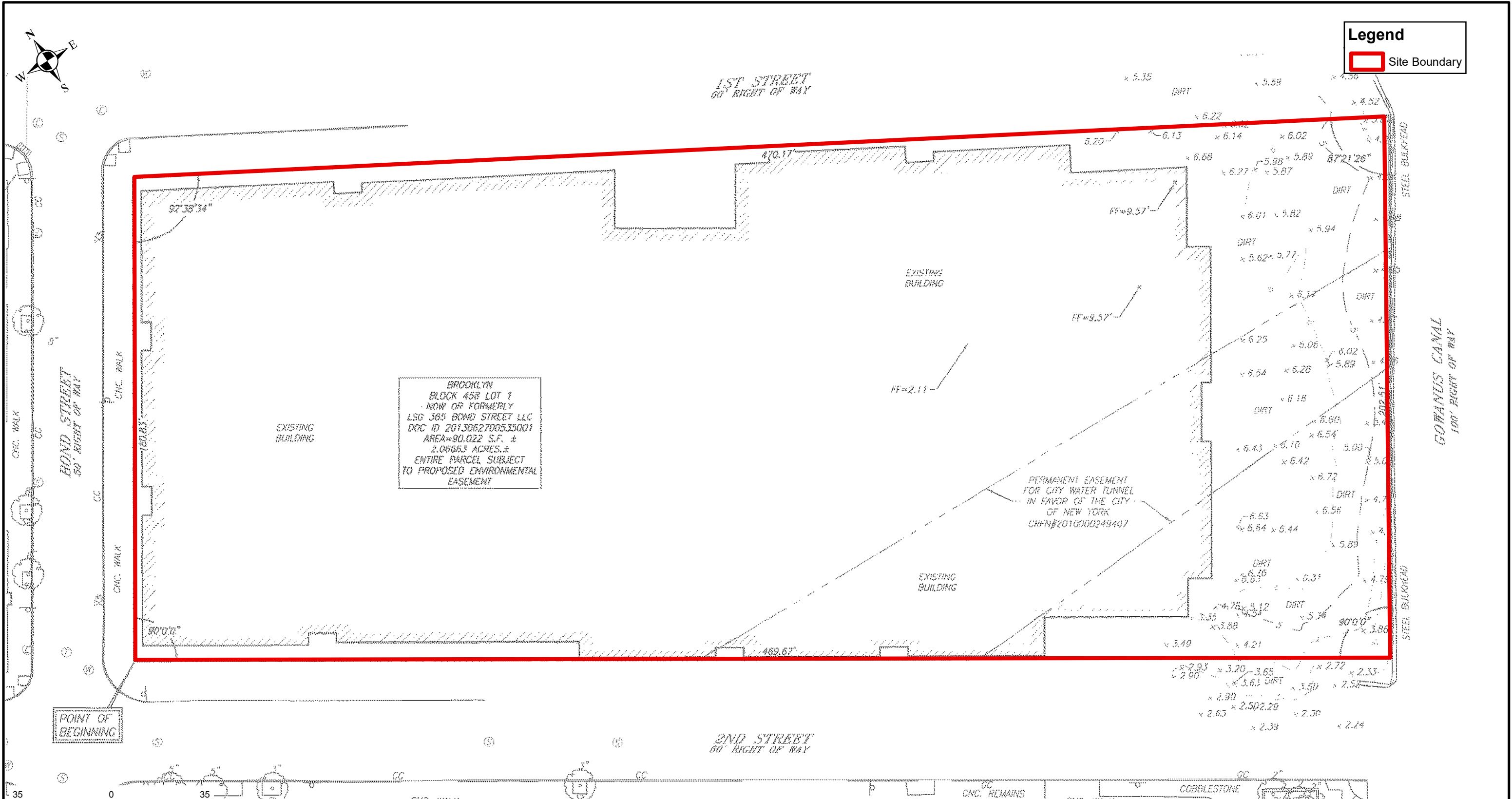
Last Revised

4/21/2021

Figure

1





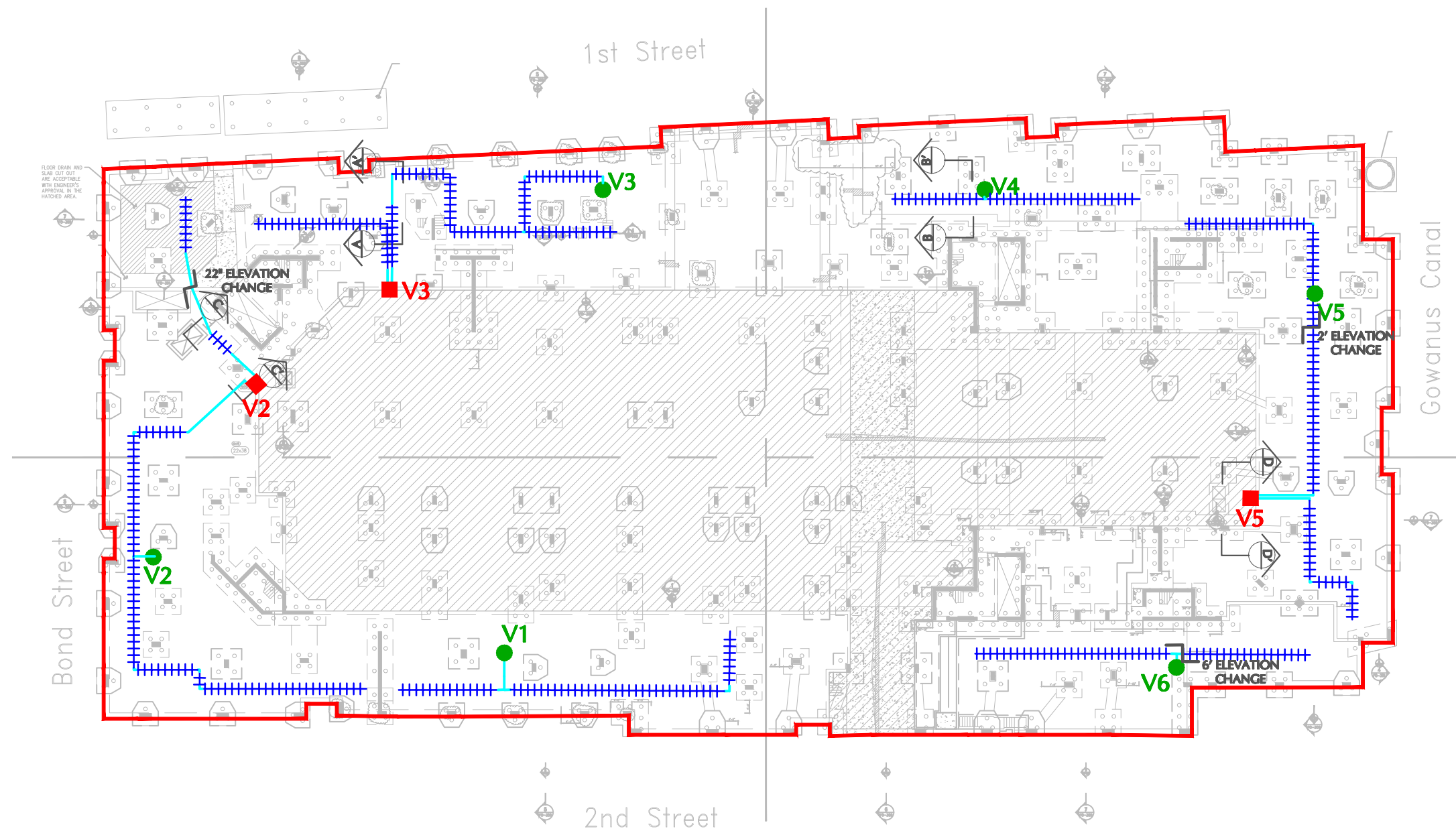
- Notes:
1. Site survey basemap from "CAP AS-BUILT," by Langan, dated 6 August 2015.
  2. Final site survey will be provided in the forthcoming revised SMP.

<div><div>LANGAN</div><div>300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com</div><div>Langan Engineering &amp; Environmental Services, Inc. Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Langan International LLC Collectively known as Langan</div><div>NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400</div></div>	Project <div>365 BOND STREET DEVELOPMENT</div> <div>BLOCK No. 458, LOT No. 1</div> <div>BROOKLYN</div>	Drawing Title <div>SITE PLAN</div>	Project No. 100287501	Figure <div>2</div>
			Date 1/27/2015	
			Scale 1"=35'	
			Drawn By JR	
			Last Revised 4/21/2021	



- Notes:
1. 6" to 12" Concrete Cap – Basement is comprised of the 6" to 12" concrete slab underlain by Grace Vapor Barrier System.
  2. 6" to 12" Concrete Cap – First Floor is comprised of the 6" to 12" concrete slab underlain by Stego 15-mil Vapor Barrier.
  3. Bulkhead Vertical Cap is comprised of AZ38-700N double sheets, AZ19-700 double sheets, and manufactured sand material supplied by Tilcon New York, Inc.
  4. Esplanade Landscaped Areas are comprised of at least 2 feet of clean fill topsoil underlain by a demarcation layer.
  5. Esplanade Pavement is comprised of the approximate 12" concrete pavement and asphaltic block pavers.
  6. Esplanade features were constructed during the 2016 PRR Reporting Period. These layers from "L-100.00 - SITE PLAN," by GHWA, dated 28 April 2014.
  7. Site survey basemap from "CAP AS-BUILT," by Langan, dated 6 August 2015.
  8. Final site survey will be provided in the forthcoming revised SMP.

<div><b>LANGAN</b></div> <div>300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com</div> <div>Langan Engineering &amp; Environmental Services, Inc. Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Langan International LLC Collectively known as Langan</div> <div>NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400</div>	Project	Drawing Title	Project No. 100287501	Figure  <b>3</b>
	365 BOND STREET DEVELOPMENT  BLOCK No. 458, LOT No. 1 BROOKLYN  KINGS COUNTYNEW YORK	CURRENT COVER SYSTEM MAP (2/27/2019 AND 3/31/2021)	Date 9/22/2015	
			Scale 1"=40'	
			Drawn By JR	
			Last Revised 4/21/2021	



- LEGEND:**
- BUILDING EXTERIOR
  - SUBGRADE PARKING AREA
  - INSTALLED BELOW GRADE HORIZONTAL WELL SMDS SCREEN (4" SCHEDULE 80 PVC, 10-SLOT)
  - INSTALLED BELOW GRADE PVC PIPE (4" SCHEDULE 80 PVC)
  - INSTALLED VENT PIPE WITH "T" FITTING AND ISOLATION BALL VALVE (OVERHEAD VERTICAL MANIFOLD, 4" CAST IRON PIPE)
  - INSTALLED VALVE BOX WITH ISOLATION VALVE AND SAMPLE PORTS

- NOTES:**
- ALL VERTICAL VENT PIPING IS CONSTRUCTED FROM CAST IRON AND ALL BELOW GRADE PIPING IS CONSTRUCTED FROM SCHEDULE 80 PVC.
  - THE INSTALLED SMDS WELL SCREENS AND MANIFOLD ARE DESIGNED TO BE OPERATED AS A "PASSIVE" VAPOR MITIGATION SYSTEM AND POTENTIALLY CAN BE CONVERTED TO AN "ACTIVE" VAPOR MITIGATION SYSTEM WITH THE ADDITION OF FANS/BLOWERS.
  - FOUNDATION ELEMENTS PRESENTED HEREIN ARE BASED ON 100% FOUNDATION (1ST FLOOR/GARAGE) OVERALL PLAN F0-100 DATED MARCH 28, 2014.
  - SIGNED AND SEALED AS-BUILT DRAWINGS WERE SUBMITTED IN THE SEPTEMBER 2015 SMP, CCR, AND FER.

<b>LANGAN</b> 300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Langan Engineering and Environmental Services, Inc. Langan CT, Inc. Langan International LLC Collectively known as Langan	Project <b>365 BOND STREET DEVELOPMENT</b>  <b>365 BOND STREET</b>  <b>BROOKLYN NEW YORK</b>	Drawing Title  <b>SMDS MANIFOLD LAYOUT</b>	Project No. 100287501	Drawing No.  <b>4</b>
			Date MARCH 20, 2019	
			Scale AS SHOWN	
			Drawn By JR	
			Submission Date APRIL 21, 2021	

## **APPENDIX A**

### **Environmental Easement**



WRITTEN DESCRIPTION OF BLOCK  
458 LOT 1 AND THE EASEMENT  
PERIMETER:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY SIDE OF 2ND STREET AND  
THE EASTERLY SIDE OF BOND STREET;

THENCE EASTERLY ALONG THE NORTHERLY SIDE OF 2ND STREET A DISTANCE OF  
469.67' TO A POINT ALONG THE GOWANUS CANAL;

THENCE TURNING AN INTERIOR ANGLE TO THE RIGHT OF 90°00'00... ALONG THE  
WESTERLY SIDE OF THE GOWANUS CANAL A DISTANCE OF 202.51'

THENCE TURNING AN INTERIOR ANGLE TO THE RIGHT OF 87°21'26... BOUNDED  
NORTHERLY BY THE SOUTHERLY SIDE OF 1ST STREET A DISTANCE OF 470.17' TO  
A POINT;

THENCE TURNING AN INTERIOR ANGLE TO THE RIGHT OF 92°38'34... ALONG THE  
EASTERLY SIDE OF BOND STREET A DISTANCE OF 180.83' TO THE POINT OF  
BEGINNING AND CREATING AN INTERIOR ANGLE OF 90°00'00... WITH THE FIRST  
DESCRIBED LINE.

CONTAINING APPROXIMATELY 90,022 SQUARE FEET (2.06663 ACRES).

NOTES:

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE  
SUBJECT SITE, DEED INFORMATION AND THE FOLLOWING REFERENCES:

- A. SECTION MAP 23  
B. CURRENT TAX MAPS

C. FOR BLOCK 458 LOT 1 - CHICAGO TITLE INSURANCE COMPANY  
TITLE NO. 3411-00259, EFFECTIVE DATE NOVEMBER 4, 2011.

D. SURVEY RELATED EXCEPTIONS:

EXCEPTION 6 - ORDER FOR PERMANENT CITY WATER TUNNEL IN  
FAVOR OF THE CITY OF NEW YORK FOR CITY TUNNEL NO. 3  
STAGE 2. CRFN 2010000249407. AS DEPICTED ON SURVEY

E. FOR BLOCK 452 LOT 1 - STEWART TITLE INSURANCE COMPANY  
TITLE NO. 901209, EFFECTIVE DATE NOVEMBER 22, 2011.

SURVEY RELATED EXCEPTIONS:

EXCEPTIONS 5-9. EASEMENTS AND RIGHTS FOR DRIVEWAY RIGHTS  
AND RIGHTS OF INGRESS AND EGRESS FOR AND AROUND THE  
EXISTING CONCRETE LOADING AREA LOCATED AT THE NORTHEAST  
CORNER OF BLOCK 452 LOT 1. REFERENCE DOCUMENTS AND  
LOCATIONS ARE DEPICTED ON THE SURVEY.

F. FOR BLOCK 452 LOT 15 - STEWART TITLE INSURANCE COMPANY  
TITLE NO. 901583, EFFECTIVE DATE JANUARY 10, 2012.

NO SURVEY RELATED EXCEPTIONS:

G. MAP TITLED "CITY OF NEW YORK COUNTY OF KINGS, TAX BLOCK  
452 & 458" SCALE 1"=20' DATED MAY 5, 2012 BY MONROSE  
SURVEYING CO., LLP.

2. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO NEW YORK EAST STATE  
PLANE COORDINATE SYSTEM NAD 83 AS ESTABLISHED THROUGH GPS  
METHODS.

3. ELEVATIONS SHOWN ARE REFERENCED TO THE BROOKLYN HIGHWAY DATUM  
(BHD) WITH A CONVERSION OF +2.56' ± BHD = NGVD 29. THIS CONVERSION  
WAS ESTABLISHED ON THE HALCROW PLANS WHICH HAVE BEEN SUBMITTED  
FOR PREVIOUS EPA/DEC SUBMISSIONS FOR THIS SITE.

4. ESTABLISHED LEGAL GRADES SHOWN PER FINAL SECTION MAP #23 DATED  
8/10/95. ELEVATIONS PUBLISHED ON MAP #23 REFER TO THE BROOKLYN  
HIGHWAY DATUM AND ARE IN REFERENCE TO THE TOP OF CURB ELEVATION.

5. STREET NAMES AND AND R.O.W WIDTHS, BLOCK, AND LOT NUMBERS AS PER  
CURRENT TAX MAPS.

6. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN  
OBTAINED FROM GROUND SURVEYS BY LANGAN, ENGINEERING,  
ENVIRONMENTAL, SURVEYING AND LANDSCAPE ARCHITECTURE, D.P.C., FIELD  
WORK COMPLETED DURING THE MONTHS OF DECEMBER 2012 AND JANUARY  
2013.

7. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO  
BE USED IN CONSTRUCTION OF ANY TYPE.

8. AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED CITY  
OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS, AND KING  
COUNTIES PANEL NUMBER 211 OF 457, MAP NUMBER 360497 PANEL 0211F,  
EFFECTIVE DATE SEPTEMBER 5, 2007, PORTIONS OF THE PROJECT AREA ARE  
WITHIN THE DOTTED ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD;  
AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN  
1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS  
PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND PORTIONS OF  
THE PROJECT AREA ARE WITHIN ZONE AE, WITH A BASE FLOOD ELEVATION  
OF 10 (NGVD 29). THE DELINEATION OF THE ZONE X AND ZONE AE LINE IS  
DEPICTED ON THE SURVEY.

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

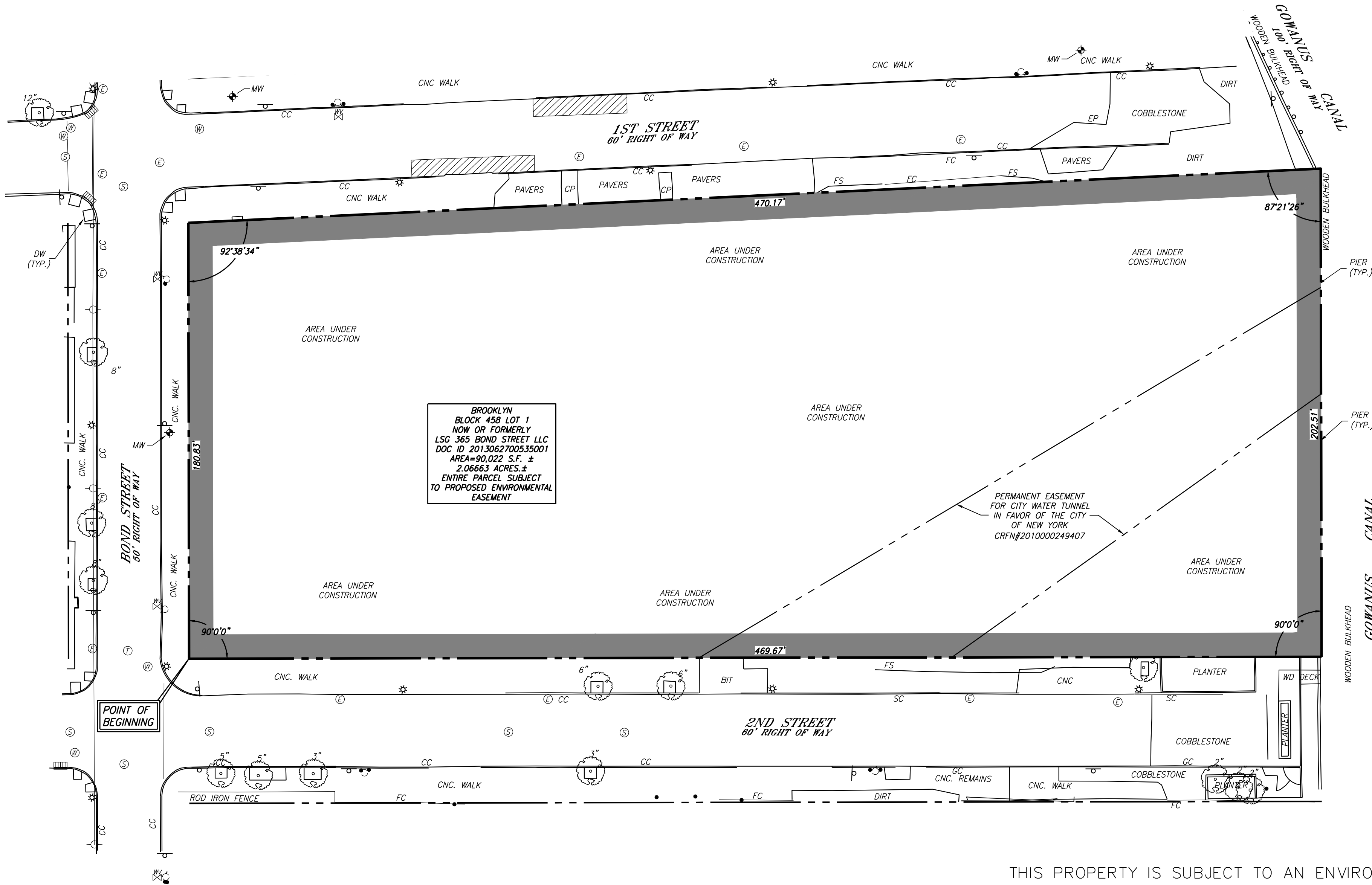
10. THE GOWANUS CANAL IS A WATER COURSE ON THE PROPERTY AS SHOWN  
ON THE SURVEY.

11. 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 N.Y. STATE EDUCATION LAW ARTICLE 145.

12. THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE  
PROFESSIONAL.

LEGEND (NOT SHOWN TO SCALE)

	HYDRANT		GAS LINE
	STREET LIGHT		WATER LINE
	AREA LIGHT		ELECTRIC LINE
	SIGNAL POLE		TELEPHONE LINE
	POLE		COMBINED SEWER LINE
	ANCHOR POLE		DRAINAGE LINE
	MANHOLE (TYPE AS LABELED)		OVERHEAD WIRE
	WATER VALVE		GUIDE RAIL (TYPE AS NOTED)
	GAS VALVE		FENCE (TYPE AS NOTED)
	UNKNOWN VALVE		TREE LINE
	CATCH BASIN		EASEMENT LINE
	SPOT ELEVATION		PROPERTY LINE
	CLEAN OUT		RIGHT-OF-WAY LINE
	TREE		CONTOUR LINE
	BENCH MARK		EDGE OF PAVEMENT
	SIGN		SINGLE WHITE STRIPE
	BOLLARD		DOUBLE YELLOW STRIPE
	SPAN POLE		BITUMINOUS CURB
	TRANSFORMER		STONE CURB
	MONITOR WELL		CONCRETE CURB
	WOOD		GRANITE CURB
	CONCRETE PAD		DETECTABLE WARNING
	FENCE METAL		EDGE OF WALK
	FENCE CHAIN LINK		BITUMINOUS
	FENCE STOCKADE		CONCRETE
	ESTABLISHED LEGAL GRADE		ENCROACHMENTS
			CLEAR

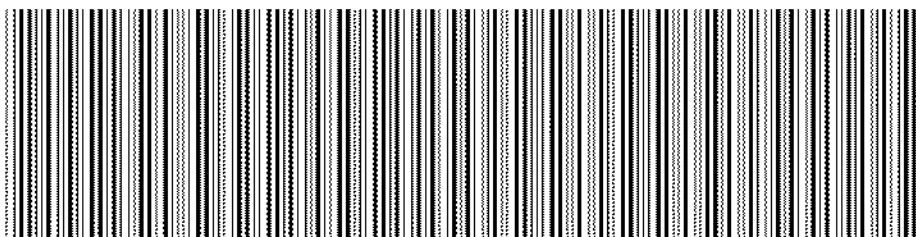


THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL  
EASEMENT HELD BY THE NEW YORK STATE  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW  
YORK ENVIRONMENTAL CONSERVATION LAW. THE  
ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS  
EASEMENT ARE SET FORTH IN THE SITE MANAGEMENT  
PLAN (SMP). A COPY OF THE SMP MUST BE  
OBTAINED BY ANY PARTY WITH AN INTEREST IN THE  
PROPERTY. THE SMP CAN BE OBTAINED FROM NYS  
DEPARTMENT OF ENVIRONMENTAL REMEDIATION, SITE  
CONTROL SECTION, 625 BROADWAY, ALBANY, NY  
12233 OR AT DERWEB@DEC.NY.GOV.

Date	Description	No.
REVISIONS		
* I HEREBY STATE THAT THIS PLAN IS BASED ON A FIELD SURVEY MADE BY ME OR UNDER MY IMMEDIATE SUPERVISION IN ACCORDANCE WITH NYSPLS CODE OF PRACTICE FOR LAND SURVEYS, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, AND IN MY PROFESSIONAL OPINION, CORRECTLY REPRESENTS THE CONDITIONS FOUND ON THE DATE OF THE FIELD SURVEY AT THE SUBJECT PROPERTY		
ANDREW G. IVES PROFESSIONAL LAND SURVEYOR STATE LIC. No. 50794		DATE
<b>LANGAN</b> 555 Long Wharf Drive, New Haven, CT 06511 T: 203.562.5771 F: 203.789.6142 www.langan.com NEW JERSEY NEW YORK CONNECTICUT PENNSYLVANIA OHIO WASHINGTON DC FLORIDA TEXAS NORTH DAKOTA CALIFORNIA ABU DHABI ATHENS DOHA DUBAI ISTANBUL PANAMA Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A. Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan Engineering and Environmental Services, Inc. Langan GC, Inc. Langan International LLC Collectively known as Langan		
365 BOND ST.		
BROOKLYN KINGS COUNTY NEW YORK		
EASEMENT MAP		
100287503		Drawing No.
APRIL 28, 2015		EA201
1"=30'		
RLH	AGI	

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

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



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**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 10**

**Document ID: 2015070100881002**

**Document Date: 06-01-2015**

**Preparation Date: 07-07-2015**

**Document Type: EASEMENT**

**Document Page Count: 9**

**PRESENTER:**

MADISON TITLE AGENCY, LLC  
(PICK-UP-SDS) AS AGENT FOR  
1125 OCEAN AVENUE  
LAKEWOOD, NJ 08701  
212-808-9400  
BAILAB@MADISONTITLE.COM

**RETURN TO:**

PAM HORN  
460 PARK AVENUE, 13TH FLOOR  
LIGHTSTONE GROUP  
NEW YORK, NY 10022  
MTANY-104769 NK

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
BROOKLYN	458	1	Entire Lot	365 BOND STREET
<b>Property Type: APARTMENT BUILDING</b>				

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR/SELLER:**

LSG 365 BOND STREET LLC  
C/O LIGHTSTONE GROUP, LLC, 460 PARK AVENUE  
NEW YORK, NY 10022

**GRANTEE/BUYER:**

PEOPLE OF STATE OF NEW YORK BY  
COMMISSIONER, DEPT  
625 BROADWAY  
ALBANY, NY 11223

**FEES AND TAXES**

**Mortgage :**

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

**TOTAL:** \$ 0.00

Recording Fee: \$ 82.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 100.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

**RECORDED OR FILED IN THE OFFICE**

**OF THE CITY REGISTER OF THE**

**CITY OF NEW YORK**

Recorded/Filed 07-09-2015 12:57

City Register File No.(CRFN):

2015000236154



*Annette McMill*

**City Register Official Signature**

**ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36  
OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW**

**THIS INDENTURE** made this 1<sup>st</sup> day of June, 2015, between Owner(s) LSG 365 Bond Street LLC, having an office at c/o The Lightstone Group, LLC, 460 Park Avenue, County of New York, State of New York (the "Grantor"), and The People of the State of New York (the "Grantee."), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

**WHEREAS**, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

**WHEREAS**, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

**WHEREAS**, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

**WHEREAS**, Grantor, is the owner of real property located at the address of 365 Bond Street in the City of New York, County of Kings and State of New York, known and designated on the tax map of the New York City Department of Finance as tax map parcel number: Block 458 Lot 1, being the same as that property conveyed to Grantor by deed dated June 20, 2013 and recorded in the City Register of the City of New York in Instrument No. 2013062700535001. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 2.066 +/- acres, and is hereinafter more fully described in the Land Title Survey dated April 28, 2015 prepared by Andrew G. Ives, Professional Land Surveyor for Langan Engineering and Environmental Services, which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

**WHEREAS**, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as this Environmental Easement is



extinguished pursuant to ECL Article 71, Title 36; and

**NOW THEREFORE**, in consideration of the mutual covenants contained herein and the terms and conditions of Brownfield Cleanup Agreement Index Number: C224174-05-13, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement")

1. **Purposes.** Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. **Institutional and Engineering Controls.** The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

A. (1) The Controlled Property may be used for:

**Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii),  
Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial  
as described in 6 NYCRR Part 375-1.8(g)(2)(iv)**

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;

(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the New York City Department of Health and Mental Hygiene to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;

(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;

(10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

B. The Controlled Property shall not be used for Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section  
Division of Environmental Remediation  
NYSDEC  
625 Broadway  
Albany, New York 12233  
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

**This property is subject to an Environmental Easement held  
by the New York State Department of Environmental Conservation**

**pursuant to Title 36 of Article 71 of the Environmental Conservation Law.**

F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

G. Grantor covenants and agrees that it shall, at such time as NYSDEC may require, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the institutional controls and/or engineering controls employed at such site:

- (i) are in-place;
- (ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved by the NYSDEC and that all controls are in the Department-approved format; and

(iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;

(3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5) the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) to the best of his/her knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and

(7) the information presented is accurate and complete.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person violates this Environmental Easement, the Grantee may revoke the Certificate of Completion with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach, and Grantee may take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement, including the commencement of any proceedings in accordance with applicable law.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar any enforcement rights.

6. Notice. Whenever notice to the Grantee (other than the annual certification) or approval from the Grantee is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:

County, NYSDEC Site Number, NYSDEC Brownfield Cleanup Agreement, State Assistance Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to:      Site Number: C224174  
Office of General Counsel  
NYSDEC  
625 Broadway  
Albany New York 12233-5500

With a copy to:      Site Control Section  
Division of Environmental Remediation  
NYSDEC  
625 Broadway  
Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

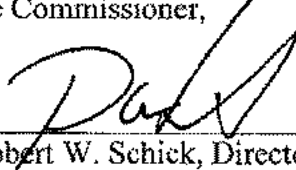
10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

**Remainder of Page Intentionally Left Blank**



**THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK**, Acting By and Through the Department of Environmental Conservation as Designee of the Commissioner,

By:

  
Robert W. Schick, Director  
Division of Environmental Remediation

**Grantee's Acknowledgment**

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

On the 1st day of June, in the year 2015, before me, the undersigned, personally appeared Robert W. Schick, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public - State of New York

**ANDREW O. GUGLIELMI**  
Notary Public, State of New York  
No. 02GU6177593  
Qualified in Albany County  
Commission Expires November 13, 2015

**SCHEDULE "A" PROPERTY DESCRIPTION**

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the intersection of the northerly side of 2<sup>nd</sup> Street and the easterly side of Bond Street;

THENCE easterly along the northerly side of 2<sup>nd</sup> Street a distance of 469.67' to a point along the Gowanus Canal;

THENCE turning an interior angle to the right of 90°00'00" along the westerly side of the Gowanus a distance of 202.51';

THENCE turning an interior angle to the right of 87°21'26" bounded northerly by the southerly side of 1<sup>st</sup> Street a distance of 470.17' to a point;

THENCE turning an interior angle to the right of 92°38'34" along the easterly side of Bond Street a distance of 180.83' to the point of beginning and creating an interior angle of 90°00'00" with the first described line.

Containing approximately 90,022 square feet (2.06663 Acres).



## **APPENDIX B**

### **Soil Vapor Monitoring Report**

See Part 2

## **APPENDIX C**

### **Site Inspection Forms and Photographic Documentation**

# COMPOSITE COVER SYSTEM INSPECTION CHECKLIST

Site Name: 365 Bond Street

Location: Brooklyn, NY

Project Number: 100287501

Inspector Name: Allyson Kritzer

Date: 2/27/2019

Weather Conditions: Cloudy, 30°F

Reason for Inspection (i.e., routine, severe condition, etc.): Annual Inspection/Periodic Review Report

Check one of the following: **Y:** Yes **N:** No **NA:** Not Applicable

		Y	N	NA	Normal Situation	Remarks
	<b>General</b>					
1	What are the current site conditions?	--	--	--	--	The site is occupied by a five- to twelve- story mixed-use commercial/residential building with a partial basement.
2	Is there any construction activity, or indication of any construction activity within the past certification year (including any tenant improvements), that included the breaching of the capping system, on-site at the time of this inspection?		X			
3	If YES to number 3, is there documentation that the Soil Management Plan, HASP, and CAMP for the site was/is being followed?	--	--	--	--	
	<b>Subgrade Parking Area Slab/First Floor Slab</b>					
4	Are there any signs of cracking or damage?		X			Hairline/surficial cracks observed. Cracks were not observed to breach to the subsurface.
5	Are there any areas of where greater than 25% of the surface is cracked or damaged?		X			
	<b>Outdoor Paving/Sidewalks</b>					
6	Are there any signs of cracking or damage?		X			Hairline/surficial cracks observed. Cracks were not observed to breach to the subsurface.
7	Are there any areas of where greater than 25% of the surface is cracked or damaged?		X			
	<b>Landscaped Areas</b>					
8	Is there adequate top soil cover present? (i.e. Is the underlying demarcation adequately covered?)	X				
9	Are there any signs of erosion?		X			

\*\*

**If the answer to any of the above questions indicate non-compliance with ECs for the site, additional remarks must be provided and, where applicable, documentation attached to this checklist detailing additional inspection and repair activities.**

**Additional remarks:** Repair activities were completed in 2018 within the first floor commercial space located in the northern portion of the property, at the intersection of Bond Street and 1st Street.

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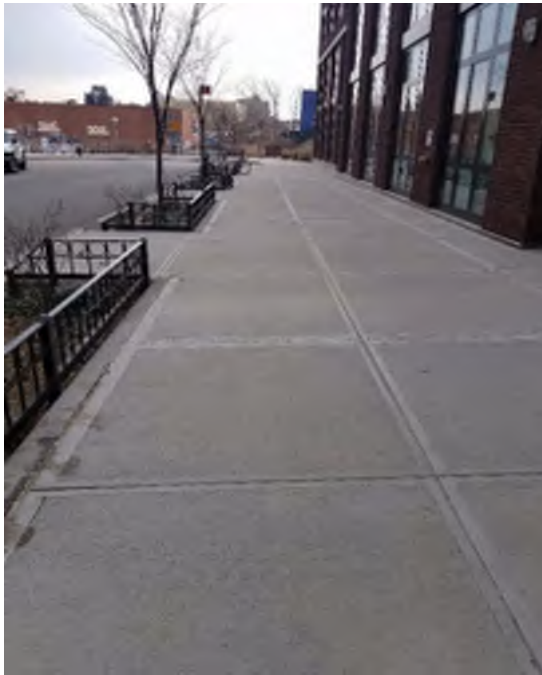


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**Minimum Inspection Schedule: Site-wide inspections will be conducted annually, per certification year, at a minimum. Additional inspections will also be conducted at times of severe condition events. All inspection events will utilize this checklist.**



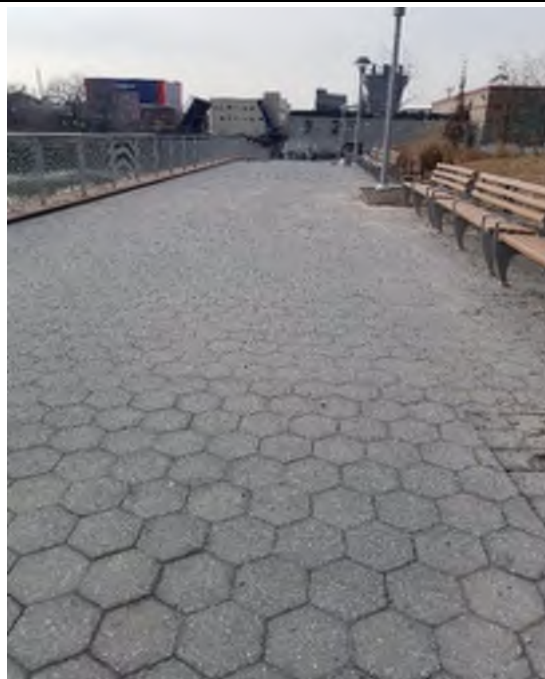
*Photo 1:* 1st Street sidewalk, facing southeast. 27 February 2019.



*Photo 2:* Bond Street sidewalk, facing northeast. 27 February 2019.



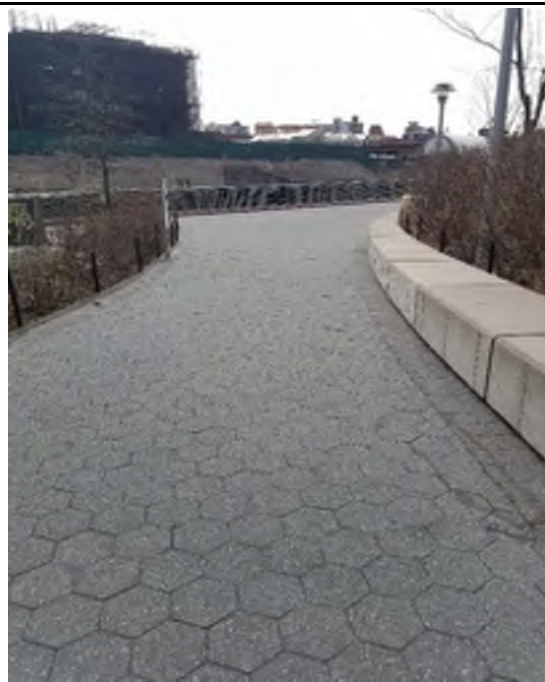
*Photo 3:* Typical hairline/surficial crack observed on sidewalks, facing northeast. Cracks did not breach to the subsurface. 27 February 2019.



*Photo 4:* Paved southern esplanade area, facing southwest. 27 February 2019.



*Photo 5:* Landscaped esplanade area, facing west. 27 February 2019.

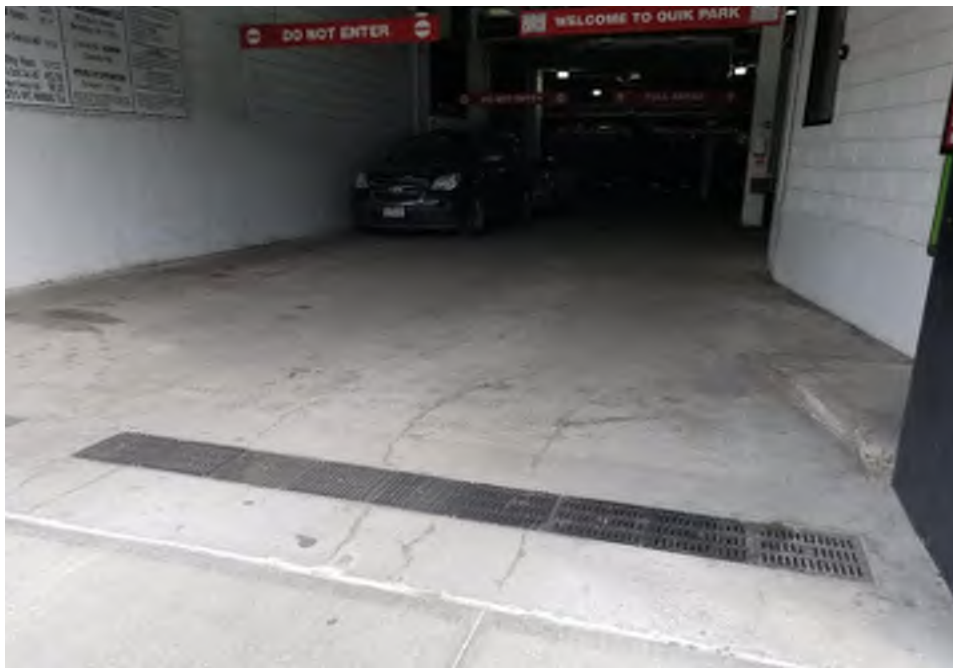


*Photo 6:* Paved esplanade area, facing southeast. 27 February 2019.





*Photo 7:* Sidewalk on 2nd Street and entrance into east esplanade area, facing east. 27 February 2019.



*Photo 8:* Subgrade parking garage entrance on 2nd Street, facing north. 27 February 2019.

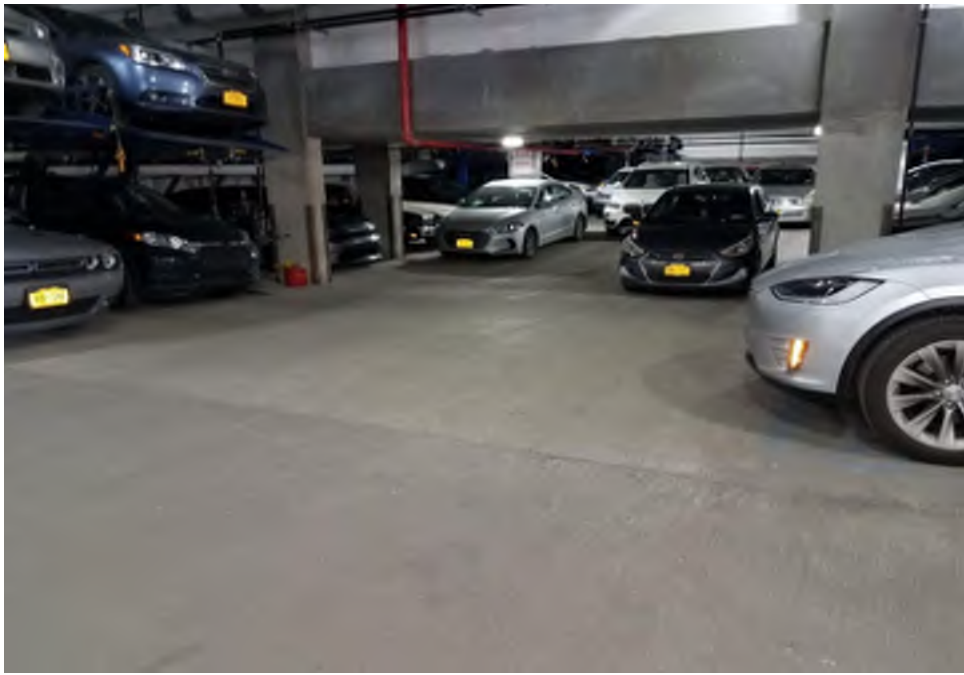


*Photo 9:* Typical hairline/surficial crack observed in the parking garage, facing north. Cracks did not breach to the subsurface. 27 February 2019.



*Photo 10:* Subgrade parking garage concrete slab, facing northwest. 27 February 2019.





*Photo 11:* Subgrade parking garage concrete slab, facing southeast. 27 February 2019.



*Photo 12:* Subgrade parking garage foundation wall (beneath the first floor), facing northeast. 27 February 2019.



*Photo 13:* Subgrade parking garage foundation wall (beneath the first floor), facing northeast. 27 February 2019.



*Photo 14:* Concrete slab in subgrade boat house located within the southern portion of the building, facing east. 27 February 2019.



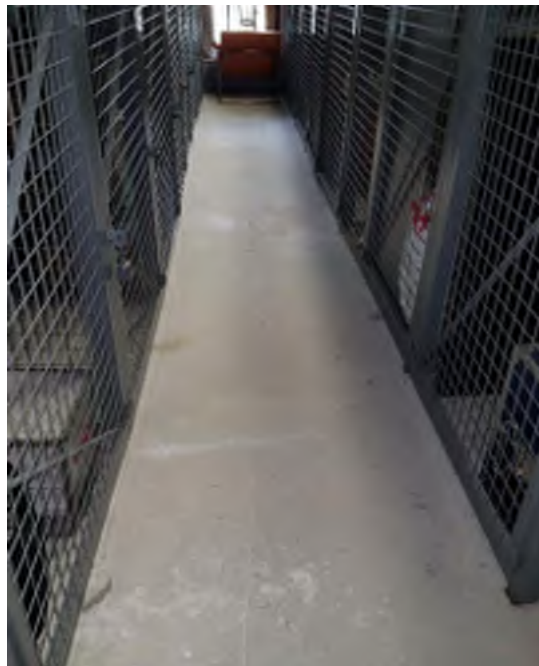
*Photo 15:* Hairline/surficial cracks observed within the boat house, facing southeast. Cracks did not breach to the subsurface. 27 February 2019.



*Photo 16:* Concrete foundation wall (beneath first floor slab) in subgrade boathouse located within the southern portion of the building, facing east. 27 February 2019.



*Photo 17:* Area of composite cover system breach observed during the February 2018 annual inspection in the first floor commercial space in the northern portion of building, facing south. Repairs occurred in 2018. 27 February 2019.

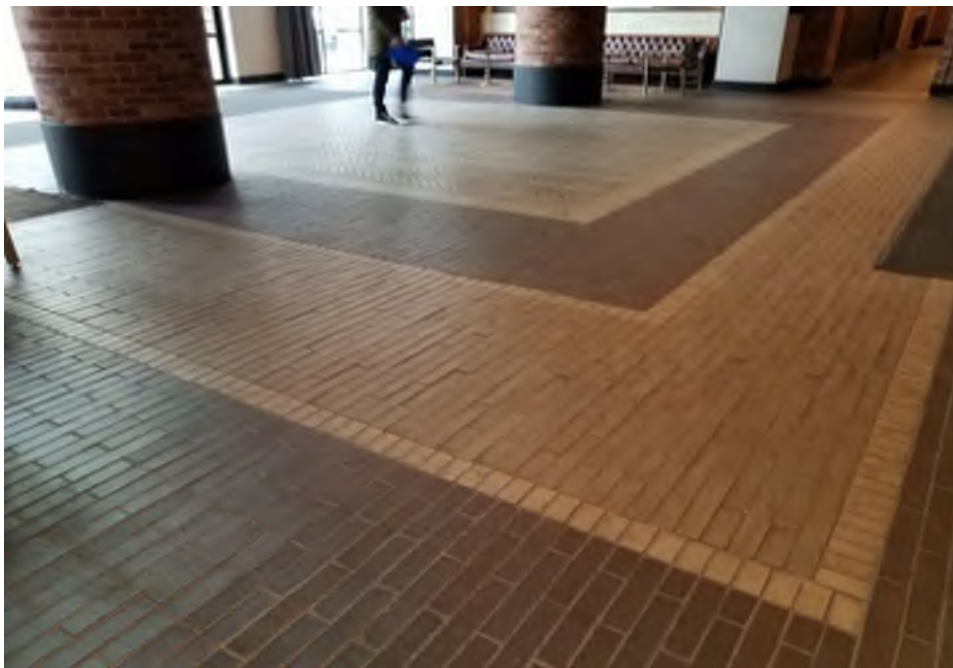


*Photo 18:* First floor concrete slab in tenant storage space, facing southwest. 27 February 2019.





*Photo 19:* First floor concrete slab covered in carpet, facing north. 27 February 2019.



*Photo 20:* First floor concrete slab covered in brick/tile within the lobby, facing east. 27 February 2019.



*Photo 21:* First floor concrete slab within the utility room, facing north. 27 February 2019.



*Photo 22:* First floor concrete slab covered with soft tiles within the gym, facing north. 27 February 2019.



*Photo 23:* First floor concrete slab covered with wood within a typical residential tenant space, facing southwest. 27 February 2019.

# SITE WIDE INSPECTION CHECKLIST

Site Name: 365 Bond Street Location: Brooklyn, NY Project Number: 100287501

Inspector Name: Allyson Kritzer Date: 2/27/2019 Weather Conditions: Cloudy, 30°F

Reason for Inspection (i.e., routine, severe condition, etc.): Annual Inspection/Periodic Review Report

Check one of the following: **Y:** Yes **N:** No **NA:** Not Applicable

		Y	N	NA	Normal Situation	Remarks
	<b>General</b>					
1	What are the current site conditions?	--	--	--	--	The site is occupied by a five- to twelve- story mixed-use commercial/residential building with a partial basement.
2	Are all applicable site records (e.g., documentation of construction activity, most current easement, etc.) maintained on site, complete, and up to date?	X				A copy of the 2015 SMP is maintained onsite.
	<b>Site Use Restrictions</b>					
3	Has site use (restricted residential) remained the same?	X				
4	Are there any on-site vegetable gardens?		X			
5	Is groundwater being withdrawn for potable or non-potable use?		X			
	<b>Soil Cover System</b>					
6	Note the date of the most recent site cap inspection.	--	--	--	--	2/27/2019
	<i>If the Soil Cover System inspection is not being completed concurrently with this inspection, complete the following.</i>					
7	Are there any indications of a breach in the capping system at the time of this inspection?					
8	Are there any cracks in the building slabs?					
9	Are there any cracks in the building walls?					
10	Is there any construction activity, or indication of any construction activity within the past certification year (including any tenant improvements), that included the breaching of the capping system, on-site at the time of this inspection?					
11	If YES to number 8, is there documentation that the Soil Management Plan, HASP, and CAMP for the site was/is being followed?					

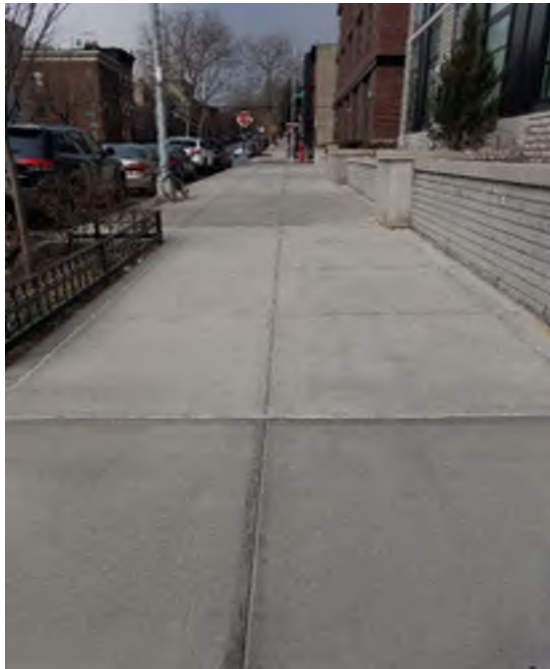
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**If the answer to any of the above questions indicate non-compliance with any IC/ECs for the site, additional remarks must be provided and, where applicable, documentation attached to this checklist detailing additional inspection and repair activities.**

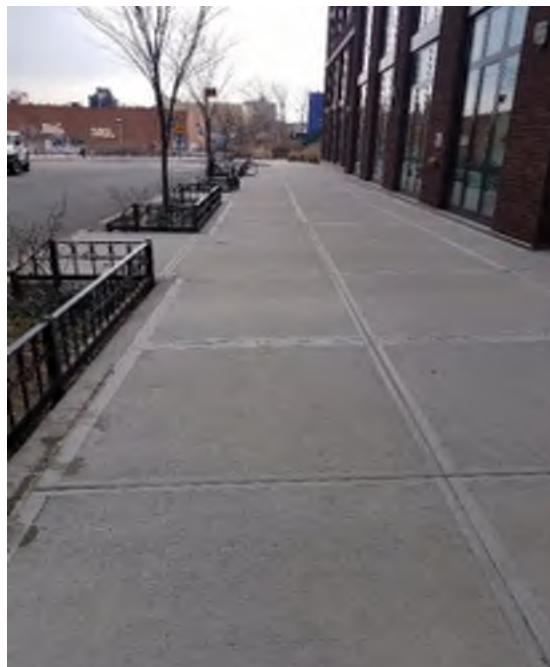
**Additional remarks:** Sidewalks and top soil are in good condition. Minimal hairline/surficial cracks that do not breach to the subsurface were observed in concrete-paved esplanade areas, the basement garage slab, and the boat house slab. Repair activities were completed in 2018 to address the breach observed in February 2018 within the first floor commercial space located in the northern portion of the property.

**Minimum Inspection Schedule:** Site-wide inspections will be conducted annually, per certification year, at a minimum. Additional inspections will also be conducted at times of severe condition events. All inspection events will utilize this checklist.





*Photo 1:* 2nd Street sidewalk, facing northwest. 27 February 2019.



*Photo 2:* 1st Street sidewalk, facing southeast. 27 February 2019.



*Photo 3:* 2nd street sidewalk near 365 Bond Street boat house entrance, facing northeast. 27 February 2019.



*Photo 4:* V1 riser in good condition, facing east. 27 February 2019.



*Photo 5:* V1 riser and sample port in good condition, facing east. 27 February 2019.



*Photo 6:* V2 riser and sample port in good condition, facing northeast. 27 February 2019.



Photo 7: V2 riser and sample port in good condition, facing northeast. 27 February 2019.



Photo 8: V2 subgrade sampling port in good condition, facing north. 27 February 2019.



Photo 9: V2 subgrade sampling port metal enclosure, facing north. 27 February 2019.



Photo 10: V3 riser in good condition, facing east. 27 February 2019.





Photo 11: V3 riser and sample port in good condition, facing east. 27 February 2019.



Photo 12: V3 subgrade sampling port in good condition, facing east. 27 February 2019.



Photo 13: V3 subgrade sampling port metal enclosure, facing east. 27 February 2019.



Photo 14: V4 riser in good condition, facing west. 27 February 2019.



Photo 15: V4 riser and sample port in good condition, facing east. 27 February 2019.



Photo 16: V5 riser in good condition, facing southeast. 27 February 2019.





Photo 17: V5 riser and sample port in good condition, facing southeast. 27 February 2019.



Photo 18: V5 subgrade sampling port in good condition, facing south. 27 February 2019.



Photo 19: V6 riser and sample port in good condition, facing northwest. 27 February 2019.



Photo 20: V6 riser and sample port in good condition, facing northwest. 27 February 2019.

# COMPOSITE COVER SYSTEM INSPECTION CHECKLIST

Site Name: 365 Bond Street

Location: Brooklyn, NY

Project Number: 100287501

Inspector Name: Brandon Reiner

Date: 3/30/2021

Weather Conditions: Clear, 40-50°F

Reason for Inspection (i.e., routine, severe condition, etc.): Annual Inspection/Periodic Review Report

Check one of the following: **Y:** Yes **N:** No **NA:** Not Applicable

		Y	N	NA	Normal Situation	Remarks
	<b>General</b>					
1	What are the current site conditions?	--	--	--	--	The site is occupied by a five- to twelve- story mixed-use commercial/residential building with a partial basement.
2	Is there any construction activity, or indication of any construction activity within the past certification year (including any tenant improvements), that included the breaching of the capping system, on-site at the time of this inspection?		X			
3	If YES to number 3, is there documentation that the Soil Management Plan, HASP, and CAMP for the site was/is being followed?	--	--	--	--	
	<b>Subgrade Parking Area Slab/First Floor Slab</b>					
4	Are there any signs of cracking or damage?		X			Hairline/surficial cracks observed. Cracks were not observed to breach to the subsurface.
5	Are there any areas of where greater than 25% of the surface is cracked or damaged?		X			
	<b>Outdoor Paving/Sidewalks</b>					
6	Are there any signs of cracking or damage?		X			Hairline/surficial cracks observed. Cracks were not observed to breach to the subsurface.
7	Are there any areas of where greater than 25% of the surface is cracked or damaged?		X			
	<b>Landscaped Areas</b>					
8	Is there adequate top soil cover present? (i.e. Is the underlying demarcation adequately covered?)	X				
9	Are there any signs of erosion?		X			

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If the answer to any of the above questions indicate non-compliance with ECs for the site, additional remarks must be provided and, where applicable, documentation attached to this checklist detailing additional inspection and repair activities.

Additional remarks:

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**Minimum Inspection Schedule:** Site-wide inspections will be conducted annually, per certification year, at a minimum. Additional inspections will also be conducted at times of severe condition events. All inspection events will utilize this checklist.



*Photo 1:* 1st Street sidewalk, facing southeast. 30 March 2021.



*Photo 2:* 2nd Street sidewalk, facing northwest. 30 March 2021.





*Photo 3:* Bond Street sidewalk, facing southwest. 30 March 2021.



*Photo 4:* Paved and landscaped eastern esplanade areas, facing southwest. 30 March 2021.



*Photo 5:* Paved and landscaped esplanade areas, facing southwest. 30 March 2021.



*Photo 6:* Sidewalk on 1st Street and landscaped esplanade area, facing south. 30 March 2021.





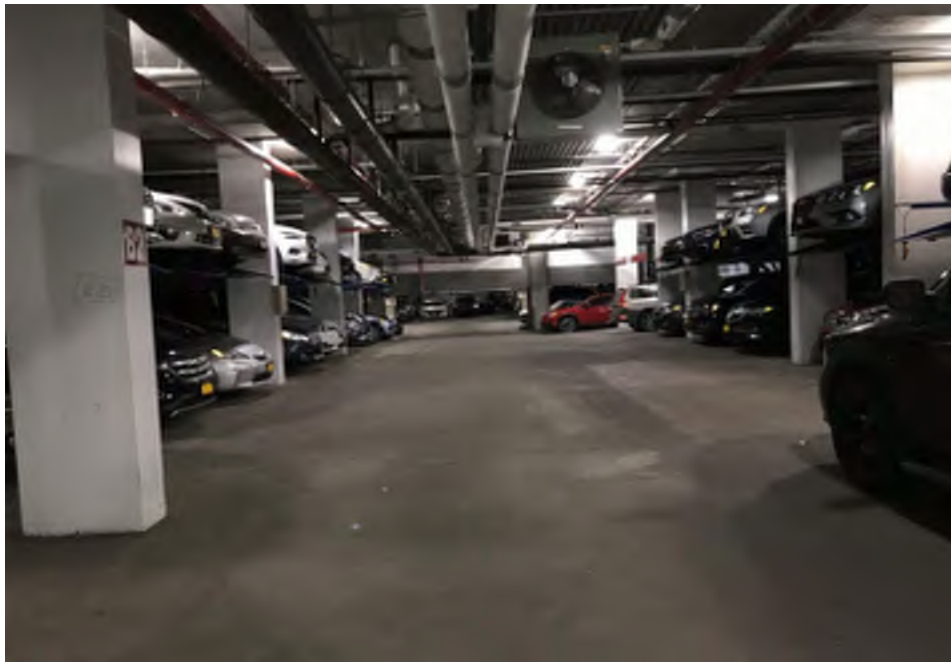
*Photo 7:* Sidewalk on 2nd Street and entrance into east esplanade area, facing northeast. 30 March 2021.



*Photo 8:* Subgrade parking garage entrance on 2nd Street, facing north. 30 March 2021.



*Photo 9:* Typical hairline/surficial crack observed in the parking garage, facing north. Cracks did not breach to the subsurface. 30 March 2021.

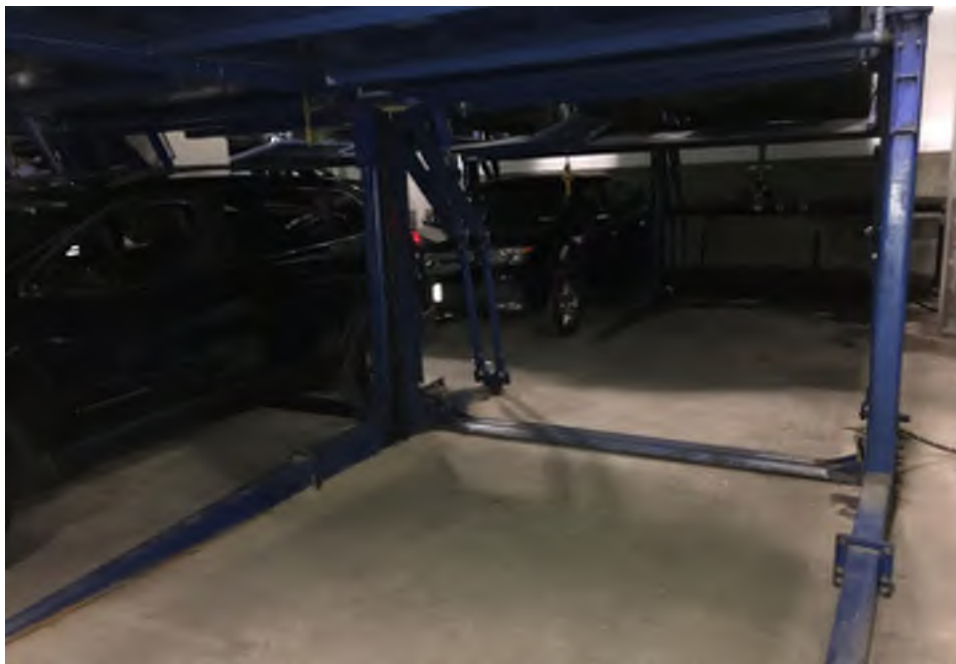


*Photo 10:* Subgrade parking garage concrete slab, facing northwest. 30 March 2021.





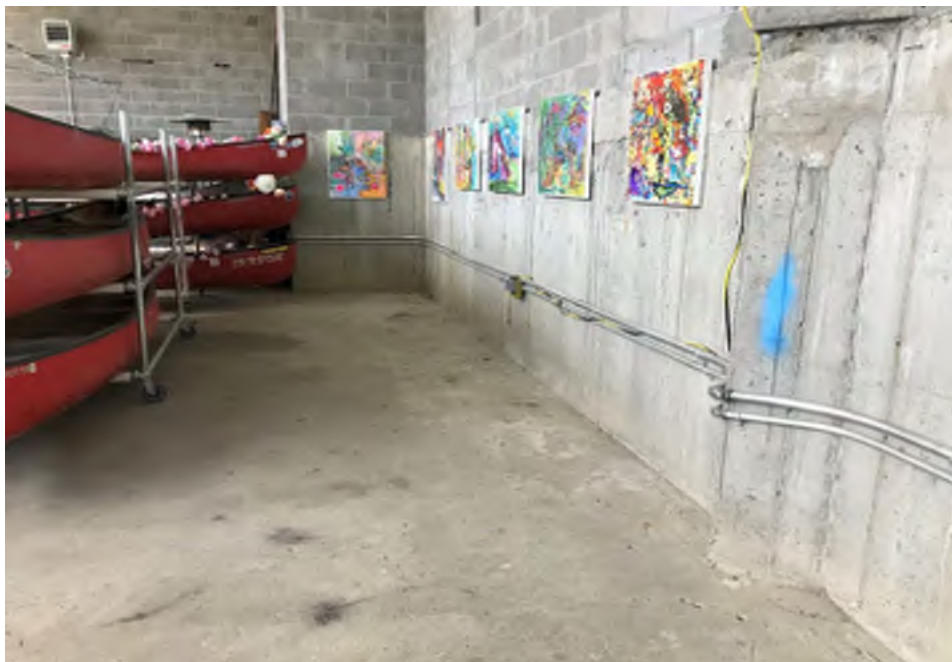
*Photo 11:* Subgrade parking garage concrete slab, facing southeast. 30 March 2021.



*Photo 12:* Subgrade parking garage concrete slab, facing north. 30 March 2021.



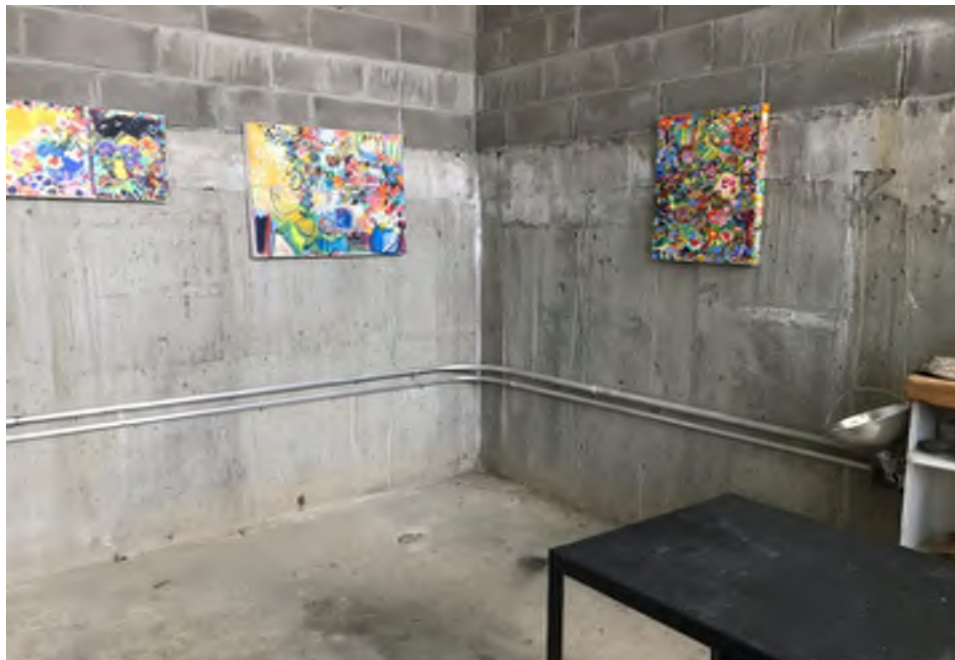
*Photo 13:* Subgrade parking garage foundation wall (beneath the first floor), facing northwest. 30 March 2021.



*Photo 14:* Concrete slab in subgrade boat house located within the southern portion of the building, facing northwest. 30 March 2021.



*Photo 15:* Hairline/surficial cracks observed within the boat house, facing southeast. Cracks did not breach to the subsurface. 30 March 2021.

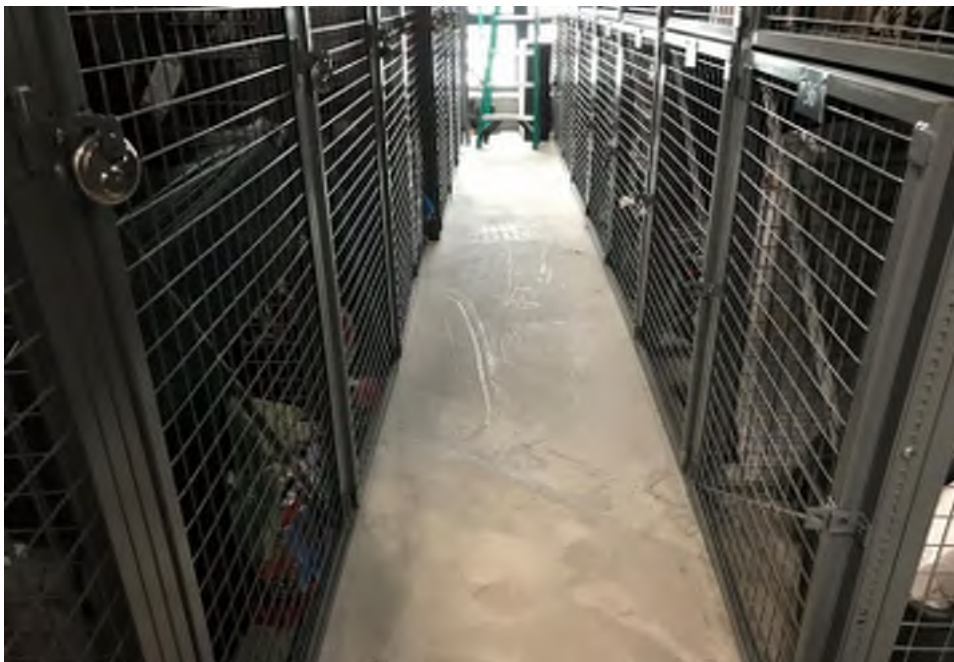


*Photo 16:* Concrete foundation wall (beneath first floor slab) in subgrade boathouse located within the southern portion of the building, facing north. 30 March 2021.

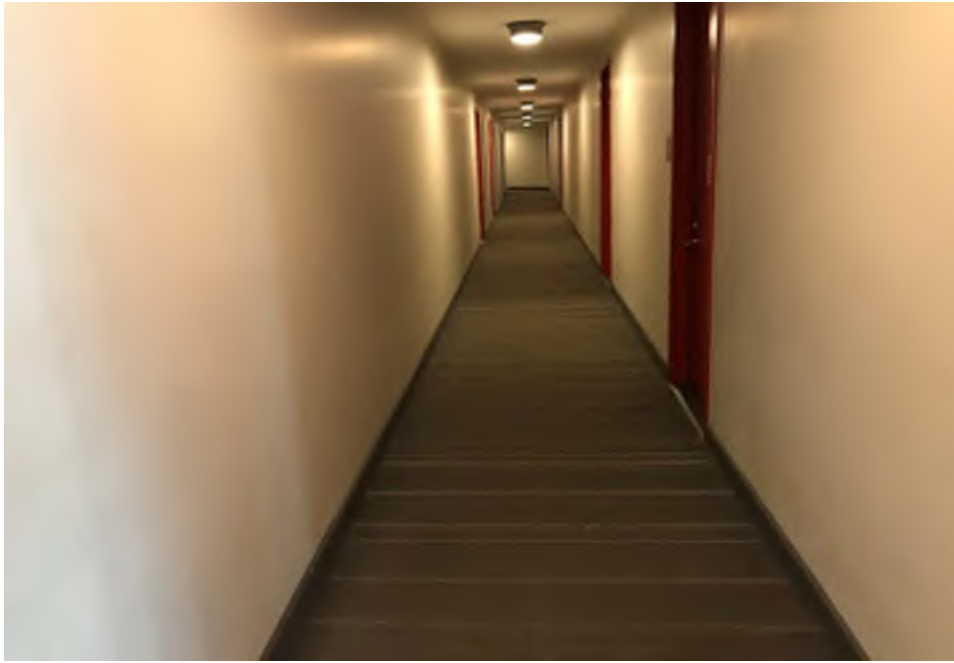




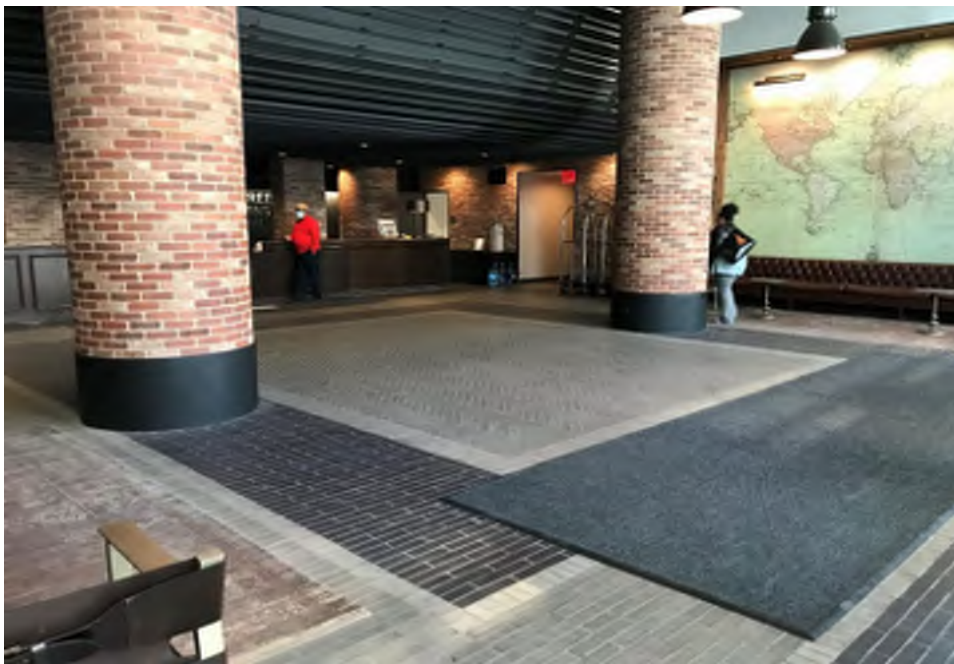
*Photo 17:* First floor concrete slab covered in tile flooring within the commercial space, facing northwest. 30 March 2021.



*Photo 18:* First floor concrete slab in tenant storage space, facing southwest. 30 March 2021.



*Photo 19:* First floor concrete slab covered in carpet, facing northwest. 30 March 2021.



*Photo 20:* First floor concrete slab covered in brick/tile within the lobby, facing west. 30 March 2021.



*Photo 21:* First floor concrete slab within the utility room, facing northeast. 30 March 2021.



*Photo 22:* First floor concrete slab covered with soft tiles within the gym, facing southeast. 30 March 2021.





*Photo 23:* First floor concrete slab covered with wood within a typical residential tenant space, facing northeast. 30 March 2021.

# SITE WIDE INSPECTION CHECKLIST

Site Name: 365 Bond Street Location: Brooklyn, NY Project Number: 100287501

Inspector Name: Esther Arthur Date: 4/8/2021 Weather Conditions: Clear, 40-50°F

Reason for Inspection (i.e., routine, severe condition, etc.): Annual Inspection/Periodic Review Report

Check one of the following: **Y:** Yes **N:** No **NA:** Not Applicable

		Y	N	NA	Normal Situation	Remarks
	<b>General</b>					
1	What are the current site conditions?	--	--	--	--	The site is occupied by a five- to twelve- story mixed-use commercial/residential building with a partial basement.
2	Are all applicable site records (e.g., documentation of construction activity, most current easement, etc.) maintained on site, complete, and up to date?	X				A copy of the 2015 SMP is maintained onsite.
	<b>Site Use Restrictions</b>					
3	Has site use (restricted residential) remained the same?	X				
4	Are there any on-site vegetable gardens?		X			
5	Is groundwater being withdrawn for potable or non-potable use?		X			
	<b>Soil Cover System</b>					
6	Note the date of the most recent site cap inspection.	--	--	--	--	4/8/2021
	<i>If the Soil Cover System inspection is not being completed concurrently with this inspection, complete the following.</i>					
7	Are there any indications of a breach in the capping system at the time of this inspection?					
8	Are there any cracks in the building slabs?					
9	Are there any cracks in the building walls?					
10	Is there any construction activity, or indication of any construction activity within the past certification year (including any tenant improvements), that included the breaching of the capping system, on-site at the time of this inspection?					
11	If YES to number 8, is there documentation that the Soil Management Plan, HASP, and CAMP for the site was/is being followed?					

\*\*

**If the answer to any of the above questions indicate non-compliance with any IC/ECs for the site, additional remarks must be provided and, where applicable, documentation attached to this checklist detailing additional inspection and repair activities.**

**Additional remarks:** Sidewalks and top soil are in good condition. Minimal hairline/surficial cracks that do not breach to the subsurface were observed in concrete-paved esplanade areas, the basement garage slab, and the boat house slab.

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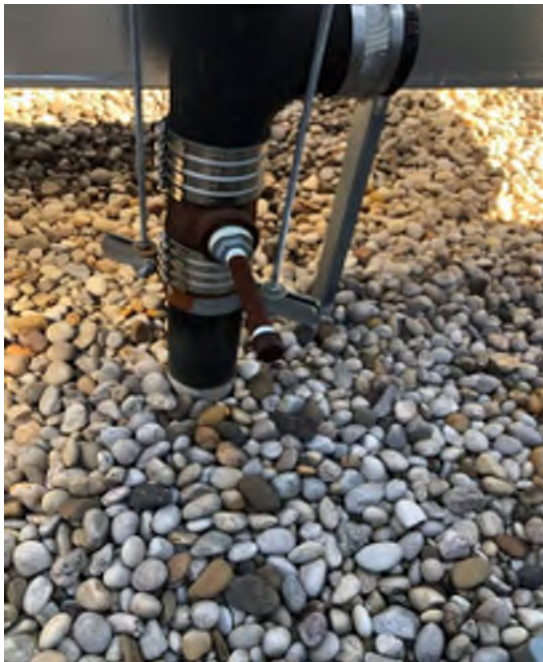
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**Minimum Inspection Schedule:** Site-wide inspections will be conducted annually, per certification year, at a minimum. Additional inspections will also be conducted at times of severe condition events. All inspection events will utilize this checklist.





*Photo 1:* V1 riser in good condition, facing east. 8 April 2021.



*Photo 2:* V1 riser and sample port in good condition, facing east. 8 April 2021.



*Photo 3:* V2 riser in good condition, facing northeast. 8 April 2021.



*Photo 4:* V2 riser and sample port in good condition, facing northeast. 8 April 2021.



Photo 5: V2 subgrade sampling port in good condition, facing north. 8 April 2021.



Photo 6: V3 riser in good condition, facing east. 8 April 2021.



Photo 7: V3 riser and sample port in good condition, facing east. 8 April 2021.



Photo 8: V3 subgrade sampling port in good condition, facing east. 8 April 2021.





*Photo 9:* V4 riser in good condition, facing west. 8 April 2021.



*Photo 10:* V4 riser and sample port in good condition, facing east. 8 April 2021.



*Photo 11:* V5 riser in good condition, facing southeast. 8 April 2021.



*Photo 12:* V5 riser and sample port in good condition, facing southeast. 8 April 2021.





Photo 13: V5 subgrade sampling port in good condition, facing south. 8 April 2021.



Photo 14: V6 riser and sample port in good condition, facing northwest. 8 April 2021.



*Photo 15:* V6 riser and sample port in good condition, facing northwest. 8 April 2021.

## **APPENDIX D**

### **ICEC Certification Form**



Enclosure 2  
**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
Site Management Periodic Review Report Notice  
Institutional and Engineering Controls Certification Form



Site Details		Box 1	
Site No.	C224174		
Site Name 365 Bond Street			
Site Address: 365 Bond Street		Zip Code: 11231	
City/Town: Brooklyn			
County: Kings			
Site Acreage: 2.1			
Reporting Period: April 1, 2018 to April 8, 2021			
		YES	NO
1.	Is the information above correct?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If NO, include handwritten above or on a separate sheet.			
2.	Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.	Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.			
5.	Is the site currently undergoing development?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

		Box 2	
		YES	NO
6.	Is the current site use consistent with the use(s) listed below? Restricted-Residential, Commercial, and Industrial	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7.	Are all ICs/ECs in place and functioning as designed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.</b>			
<b>A Corrective Measures Work Plan must be submitted along with this form to address these issues.</b>			
Signature of Owner, Remedial Party or Designated Representative		Date	

		<b>Box 2A</b>
		YES      NO
8.	Has any new information revealed that assumptions made in the Qualitative Exposure Assessment regarding offsite contamination are no longer valid?	<input type="checkbox"/> <input checked="" type="checkbox"/>
<p><b>If you answered YES to question 8, include documentation or evidence that documentation has been previously submitted with this certification form.</b></p>		
9.	Are the assumptions in the Qualitative Exposure Assessment still valid? (The Qualitative Exposure Assessment must be certified every five years)	<input checked="" type="checkbox"/> <input type="checkbox"/>
<p><b>If you answered NO to question 9, the Periodic Review Report must include an updated Qualitative Exposure Assessment based on the new assumptions.</b></p>		

<b>SITE NO. C224174</b>		<b>Box 3</b>
<b>Description of Institutional Controls</b>		
<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
458-1	LSG 365 Bond Street LLC	Ground Water Use Restriction Soil Management Plan Landuse Restriction Site Management Plan IC/EC Plan  O&M Plan

		<b>Box 4</b>
<b>Description of Engineering Controls</b>		
<u>Parcel</u>	<u>Engineering Control</u>	
458-1	Vapor Mitigation Cover System	

**Periodic Review Report (PRR) Certification Statements**

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

☒ ☐

2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

(a) the Institutional Control and/or Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

☒ ☐

**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and  
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

**A Corrective Measures Work Plan must be submitted along with this form to address these issues.**

\_\_\_\_\_  
Signature of Owner, Remedial Party or Designated Representative

\_\_\_\_\_  
Date



IC CERTIFICATIONS  
SITE NO. C224174

Box 6

**SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE**

I certify that all information and statements in Boxes 1, 2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Jennifer Jennings at 365 Bond Street Brooklyn NY 11231  
print name print business address

am certifying as LSG 365 Bond Street, LLC (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

  
Signature of Owner, Remedial Party, or Designated Representative  
Rendering Certification

5.10.21  
Date

## IC/EC CERTIFICATIONS

Box 7

### Professional Engineer Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Ronald Boyer at Langan Engineering, Environmental, Surveying,  
Landscape Architecture and Geology, D.P.C.  
300 Kimball Drive, Parsippany, NJ 07054,  
print name print business address

am certifying as a Professional Engineer for the LSG 365 Bond Street, LLC  
(Owner or Remedial Party)

Ronald D. Boyer

Signature of Professional Engineer, for the Owner or  
Remedial Party, Rendering Certification



Stamp  
(Required for PE)

5/12/21

Date



# Certificate of Occupancy

**CO Number: 320590829F**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b>	<b>Borough:</b> Brooklyn	<b>Block Number:</b> 00458	<b>Certificate Type:</b> Final
	<b>Address:</b> 365 BOND STREET	<b>Lot Number(s):</b> 1	<b>Effective Date:</b> 02/02/2021
	<b>Building Identification Number (BIN):</b> 3425036	<b>Building Type:</b> New	
<b>This building is subject to this Building Code: 2008 Code</b>			
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b>	1-B	(2014/2008 Code)
	<b>Building Occupancy Group classification:</b>	R-2	(2014/2008 Code)
	<b>Multiple Dwelling Law Classification:</b>	HAEA	
	<b>No. of stories:</b> 12	<b>Height in feet:</b> 125	<b>No. of dwelling units:</b> 430
<b>C.</b>	<b>Fire Protection Equipment:</b> Standpipe system, Fire alarm system, Sprinkler system		
<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b>		
	City Planning Commission - Recording Info: C 090047 ZMK, C 090048 ZSK, N 090049 ZRK, N 130226CMK, N 140170 ZCK		
<b>Borough Comments:</b> None			

Borough Commissioner

Commissioner

# Certificate of Occupancy

CO Number: 320590829F

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001 001		OG	R-2	18	2	(18) EIGHTEEN DWELLING UNITS
001 001		OG	U		2	MECHANICAL ROOMS,ELECTRICAL ROOMS, IT ROOMS, GARBAGE ROOMS,
001 001		OG	S-2		2	PARKING FOR 193 CARS, VALET FOR PARKING GARAGE
001 001		OG	R-2		2	RESIDENTIAL LOBBY, ACCESSORY AMENITY SPACE
001 001 41		OG	M		6	COMMERCIAL SPACE (EATING AND DRINKING ESTABLISHMENT).
001 001		OG	S-2		2	BIKE STORAGE AND PARKING ROOMS, LEASING OFFICE, SUPERS WORKSHOP, TENANT STORAGE, RESIDENTIAL MANAGERS OFFICE
002 002		40	R-2	69	2	(69) SIXTYNINE DWELLING UNITS
003 005		40	R-2	75	2	(75) SEVENTYFIVE DWELLING UNITS PER FLOOR
006 006		40	R-2	54	2	(54) FIFTY FOUR DWELLING UNITS, ACCESORY RESIDENTIAL TERRACE
006 006		100	U		2	TERRACE MECHINCAL SPACES
007 008		40	R-2	16	2	(16) SIXTEEN DWELLING UNITS PER FLOOR
007 008		100	U		2	MECHINCAL BULKHEAD, MECHANICAL TERRACES
009 011		100	U		2	MECHANICAL SPACE



Borough Commissioner



Commissioner

DOCUMENT CONTINUES ON NEXT PAGE



# Certificate of Occupancy

CO Number: 320590829F

## Permissible Use and Occupancy

All Building Code occupancy group designations below are 2008 designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
009 011		40	R-2	8	2	(8) EIGHT DWELLING UNITS PER FLOOR
012 012		40	R-2	8	2	(8) EIGHT DWELLING UNITS
ROF		100	U		2	MECHANICAL SPACE
PLEASE ADD THE BELOW: RESTRICTIVE DECLARATION #'S: 2014000000347, 2014000000351, 2014000000348, 2013000497366 ZONING EXHIBIT CRFN #'S: 2013000497370, 2013000497369 CPC CALENDAR #'S: C 090047 ZMK, C 090048 ZSK, N 090049 ZRK, N 130226 CMK, N 140170 ZCK, N 140171 ZCK						
END OF SECTION						

Borough Commissioner

Commissioner

END OF DOCUMENT

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# Certificate of Occupancy

**CO Number: 320590829T019**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b>	<b>Borough:</b> Brooklyn	<b>Block Number:</b> 00458	<b>Certificate Type:</b> Temporary
	<b>Address:</b> 365 BOND STREET	<b>Lot Number(s):</b> 1	<b>Effective Date:</b> 12/23/2020
	<b>Building Identification Number (BIN):</b> 3425036	<b>Building Type:</b> New	<b>Expiration Date:</b> 03/23/2021
<b>This building is subject to this Building Code: 2008 Code</b>			
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b> 1-B	(2014/2008 Code)	
	<b>Building Occupancy Group classification:</b> R-2	(2014/2008 Code)	
	<b>Multiple Dwelling Law Classification:</b> HAEA		
	<b>No. of stories:</b> 12	<b>Height in feet:</b> 125	<b>No. of dwelling units:</b> 430
<b>C.</b>	<b>Fire Protection Equipment:</b> Standpipe system, Fire alarm system, Sprinkler system		
<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b>		
	City Planning Commission - Recording Info: C 090047 ZMK, C 090048 ZSK, N 090049 ZRK, N 130226CMK, N 140170 ZCK		
<b>Outstanding requirements for obtaining Final Certificate of Occupancy:</b>			
There are 4 outstanding requirements. Please refer to BISWeb for further detail.			
<b>Borough Comments:</b>			
OK TO RENEW TCO #19 FOR 90 DAYS.			

Borough Commissioner

Commissioner

**DOCUMENT CONTINUES ON NEXT PAGE**



# Certificate of Occupancy

CO Number: 320590829T019

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001 001		OG	R-2	18	2	(18) EIGHTEEN DWELLING UNITS
001 001		OG	U		2	MECHANICAL ROOMS,ELECTRICAL ROOMS, IT ROOMS, GARBAGE ROOMS,
001 001		OG	S-2		2	PARKING FOR 193 CARS, VALET FOR PARKING GARAGE
001 001		OG	R-2		2	RESIDENTIAL LOBBY, ACCESSORY AMENITY SPACE
001 001 41		OG	M		6	COMMERCIAL SPACE (EATING AND DRINKING ESTABLISHMENT).
001 001		OG	S-2		2	BIKE STORAGE AND PARKING ROOMS, LEASING OFFICE, SUPERS WORKSHOP, TENANT STORAGE, RESIDENTIAL MANAGERS OFFICE
002 002		40	R-2	69	2	(69) SIXTYNINE DWELLING UNITS
003 005		40	R-2	75	2	(75) SEVENTYFIVE DWELLING UNITS PER FLOOR
006 006		40	R-2	54	2	(54) FIFTY FOUR DWELLING UNITS, ACCESORY RESIDENTIAL TERRACE
006 006		100	U		2	TERRACE MECHINCAL SPACES
007 008		40	R-2	16	2	(16) SIXTEEN DWELLING UNITS PER FLOOR
007 008		100	U		2	MECHINCAL BULKHEAD, MECHANICAL TERRACES
009 011		100	U		2	MECHANICAL SPACE



Borough Commissioner



Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

# Certificate of Occupancy

CO Number: 320590829T019

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
009 011		40	R-2	8	2	(8) EIGHT DWELLING UNITS PER FLOOR
012 012		40	R-2	8	2	(8) EIGHT DWELLING UNITS
ROF		100	U		2	MECHANICAL SPACE
PLEASE ADD THE BELOW: RESTRICTIVE DECLARATION #'S: 2014000000347, 2014000000351, 2014000000348, 2013000497366 ZONING EXHIBIT CRFN #'S: 2013000497370, 2013000497369 CPC CALENDAR #'S: C 090047 ZMK, C 090048 ZSK, N 090049 ZRK, N 130226 CMK, N 140170 ZCK, N 140171 ZCK						
END OF SECTION						



Borough Commissioner



Commissioner

END OF DOCUMENT

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# Certificate of Occupancy

**CO Number: 320590829T018**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b>	<b>Borough:</b> Brooklyn	<b>Block Number:</b> 00458	<b>Certificate Type:</b> Temporary
	<b>Address:</b> 365 BOND STREET	<b>Lot Number(s):</b> 1	<b>Effective Date:</b> 09/30/2020
	<b>Building Identification Number (BIN):</b> 3425036	<b>Building Type:</b> New	<b>Expiration Date:</b> 12/29/2020
<b>This building is subject to this Building Code: 2008 Code</b>			
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b> 1-B	(2014/2008 Code)	
	<b>Building Occupancy Group classification:</b> R-2	(2014/2008 Code)	
	<b>Multiple Dwelling Law Classification:</b> HAEA		
	<b>No. of stories:</b> 12	<b>Height in feet:</b> 125	<b>No. of dwelling units:</b> 430
<b>C.</b>	<b>Fire Protection Equipment:</b> Standpipe system, Fire alarm system, Sprinkler system		
<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b>		
	City Planning Commission - Recording Info: C 090047 ZMK, C 090048 ZSK, N 090049 ZRK, N 130226CMK, N 140170 ZCK		
<b>Outstanding requirements for obtaining Final Certificate of Occupancy:</b>			
There are 7 outstanding requirements. Please refer to BISWeb for further detail.			
<b>Borough Comments:</b>			
OK TO RENEW TCO #18 FOR 90 DAYS AS PREVIOUSLY ISSUED.			

Borough Commissioner

Commissioner

**DOCUMENT CONTINUES ON NEXT PAGE**

# Certificate of Occupancy

CO Number: 320590829T018

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001 001		OG	R-2	18	2	(18) EIGHTEEN DWELLING UNITS
001 001		OG	U		2	MECHANICAL ROOMS,ELECTRICAL ROOMS, IT ROOMS, GARBAGE ROOMS,
001 001		OG	S-2		2	PARKING FOR 193 CARS, VALET FOR PARKING GARAGE
001 001		OG	R-2		2	RESIDENTIAL LOBBY, ACCESSORY AMENITY SPACE
001 001 41		OG	M		6	COMMERCIAL SPACE (EATING AND DRINKING ESTABLISHMENT).
001 001		OG	S-2		2	BIKE STORAGE AND PARKING ROOMS, LEASING OFFICE, SUPERS WORKSHOP, TENANT STORAGE, RESIDENTIAL MANAGERS OFFICE
002 002		40	R-2	69	2	(69) SIXTYNINE DWELLING UNITS
003 005		40	R-2	225	2	(75) SEVENTYFIVE DWELLING UNITS PER FLOOR
006 006		40	R-2	54	2	(54) FIFTY FOUR DWELLING UNITS, ACCESORY RESIDENTIAL TERRACE
006 006		100	U		2	TERRACE MECHINCAL SPACES
007 008		40	R-2	32	2	(16) SIXTEEN DWELLING UNITS
007 008		100	U		2	MECHINCAL BULKHEAD, MECHANICAL TERRACES
009 011		100	U		2	MECHANICAL SPACE



Borough Commissioner



Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

# Certificate of Occupancy

CO Number: 320590829T018

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
009 011		40	R-2	24	2	(8) EIGHT DWELLING UNITS PER FLOOR
012 012		40	R-2	8	2	(8) EIGHT DWELLING UNITS
ROF		100	U		2	MECHANICAL SPACE
PLEASE ADD THE BELOW: RESTRICTIVE DECLARATION #'S: 2014000000347, 2014000000351, 2014000000348, 2013000497366 ZONING EXHIBIT CRFN #'S: 2013000497370, 2013000497369 CPC CALENDAR #'S: C 090047 ZMK, C 090048 ZSK, N 090049 ZRK, N 130226 CMK, N 140170 ZCK, N 140171 ZCK						
END OF SECTION						



Borough Commissioner



Commissioner

END OF DOCUMENT

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# Certificate of Occupancy

**CO Number: 320590829T017**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b>	<b>Borough:</b> Brooklyn	<b>Block Number:</b> 00458	<b>Certificate Type:</b> Temporary
	<b>Address:</b> 365 BOND STREET	<b>Lot Number(s):</b> 1	<b>Effective Date:</b> 06/29/2020
	<b>Building Identification Number (BIN):</b> 3425036	<b>Building Type:</b> New	<b>Expiration Date:</b> 09/27/2020
<b>This building is subject to this Building Code: 2008 Code</b>			
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b>	1-B	(2014/2008 Code)
	<b>Building Occupancy Group classification:</b>	R-2	(2014/2008 Code)
	<b>Multiple Dwelling Law Classification:</b>	HAEA	
	<b>No. of stories:</b> 12	<b>Height in feet:</b> 125	<b>No. of dwelling units:</b> 430
<b>C.</b>	<b>Fire Protection Equipment:</b> Standpipe system, Fire alarm system, Sprinkler system		
<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b>		
	City Planning Commission - Recording Info: C 090047 ZMK, C 090048 ZSK, N 090049 ZRK, N 130226CMK, N 140170 ZCK		
<b>Outstanding requirements for obtaining Final Certificate of Occupancy:</b>			
There are 9 outstanding requirements. Please refer to BISWeb for further detail.			
<b>Borough Comments:</b>			
OK TO RENEW TCO #17 FOR 90 DAYS.			

Borough Commissioner

Commissioner

**DOCUMENT CONTINUES ON NEXT PAGE**

# Certificate of Occupancy

CO Number: 320590829T017

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001 001		OG	R-2	18	2	(18) EIGHTEEN DWELLING UNITS
001 001		OG	U		2	MECHANICAL ROOMS,ELECTRICAL ROOMS, IT ROOMS, GARBAGE ROOMS,
001 001		OG			2	PARKING FOR 193 CARS, VALET FOR PARKING GARAGE
001 001		OG	R-2		2	RESIDENTIAL LOBBY, ACCESSORY AMENITY SPACE
001 001 41		OG	M		6	COMMERCIAL SPACE (EATING AND DRINKING ESTABLISHMENT).
001 001		OG	S-2		2	BIKE STORAGE AND PARKING ROOMS, LEASING OFFICE, SUPERS WORKSHOP, TENANT STORAGE, RESIDENTIAL MANAGERS OFFICE
002 002			R-2	69	2	(69) SIXTYNINE DWELLING UNITS
003 005			R-2	75	2	(75) SEVENTYFIVE DWELLING UNITS
006 006			R-2	54	2	(54) FIFTY FOUR DWELLING UNITS, ACCESORY RESIDENTIAL TERRACE
006 006			U		2	TERRACE MECHINCAL SPACES
007 008			R-2	16	2	(16) EIGHTEEN DWELLING UNITS
007 008			U		2	MECHINCAL BULKHEAD, MECHANICAL TERRACES
009 011			U		2	MECHANICAL SPACE



Borough Commissioner



Commissioner

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# Certificate of Occupancy

CO Number: 320590829T017

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
009 011			R-2	8	2	(8) EIGHT DWELLING UNITS
012 012			R-2	8	2	(8) SEVEN DWELLING UNITS
ROF			U		2	MECHANICAL SPACE
PLEASE ADD THE BELOW: RESTRICTIVE DECLARATION #'S: 2014000000347, 2014000000351, 2014000000348, 2013000497366 ZONING EXHIBIT CRFN #'S: 2013000497370, 2013000497369 CPC CALENDAR #'S: C 090047 ZMK, C 090048 ZSK, N 090049 ZRK, N 130226 CMK, N 140170 ZCK, N 140171 ZCK						
END OF SECTION						



Borough Commissioner



Commissioner

END OF DOCUMENT

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# Certificate of Occupancy

**CO Number: 320590829T016**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b>	<b>Borough:</b> Brooklyn	<b>Block Number:</b> 00458	<b>Certificate Type:</b> Temporary
	<b>Address:</b> 365 BOND STREET	<b>Lot Number(s):</b> 1	<b>Effective Date:</b> 03/20/2020
	<b>Building Identification Number (BIN):</b> 3425036	<b>Building Type:</b> New	<b>Expiration Date:</b> 06/18/2020
<b>This building is subject to this Building Code: 2008 Code</b>			
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b> 1-B	(2014/2008 Code)	
	<b>Building Occupancy Group classification:</b> R-2	(2014/2008 Code)	
	<b>Multiple Dwelling Law Classification:</b> HAEA		
	<b>No. of stories:</b> 12	<b>Height in feet:</b> 125	<b>No. of dwelling units:</b> 430
<b>C.</b>	<b>Fire Protection Equipment:</b> Standpipe system, Fire alarm system, Sprinkler system		
<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b>		
	City Planning Commission - Recording Info: C 090047 ZMK, C 090048 ZSK, N 090049 ZRK, N 130226CMK, N 140170 ZCK		
<b>Outstanding requirements for obtaining Final Certificate of Occupancy:</b>			
There are 8 outstanding requirements. Please refer to BISWeb for further detail.			
<b>Borough Comments:</b>			
OK TO RENEW TCO# 16 FOR 90 DAYS.			

Borough Commissioner

Commissioner

**DOCUMENT CONTINUES ON NEXT PAGE**

# Certificate of Occupancy

CO Number: 320590829T016

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001 001		OG	R-2	18	2	(18) EIGHTEEN DWELLING UNITS
001 001		OG	U		2	MECHANICAL ROOMS,ELECTRICAL ROOMS, IT ROOMS, GARBAGE ROOMS,
001 001		OG			2	PARKING FOR 193 CARS, VALET FOR PARKING GARAGE
001 001		OG	R-2		2	RESIDENTIAL LOBBY, ACCESSORY AMENITY SPACE
001 001 41		OG	M		6	COMMERCIAL SPACE (EATING AND DRINKING ESTABLISHMENT).
001 001		OG	S-2		2	BIKE STORAGE AND PARKING ROOMS, LEASING OFFICE, SUPERS WORKSHOP, TENANT STORAGE, RESIDENTIAL MANAGERS OFFICE
002 002			R-2	69	2	(69) SIXTYNINE DWELLING UNITS
003 005			R-2	75	2	(75) SEVENTYFIVE DWELLING UNITS
006 006			R-2	54	2	(54) FIFTY FOUR DWELLING UNITS, ACCESORY RESIDENTIAL TERRACE
006 006			U		2	TERRACE MECHINCAL SPACES
007 008			R-2	16	2	(16) EIGHTEEN DWELLING UNITS
007 008			U		2	MECHINCAL BULKHEAD, MECHANICAL TERRACES
009 011			U		2	MECHANICAL SPACE



Borough Commissioner



Commissioner

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# Certificate of Occupancy

CO Number: 320590829T016

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
009 011			R-2	8	2	(8) EIGHT DWELLING UNITS
012 012			R-2	8	2	(8) SEVEN DWELLING UNITS
RO F			U		2	MECHANICAL SPACE
PLEASE ADD THE BELOW: RESTRICTIVE DECLARATION #'S: 2014000000347, 2014000000351, 2014000000348, 2013000497366 ZONING EXHIBIT CRFN #'S: 2013000497370, 2013000497369 CPC CALENDAR #'S: C 090047 ZMK, C 090048 ZSK, N 090049 ZRK, N 130226 CMK, N 140170 ZCK, N 140171 ZCK						
END OF SECTION						



Borough Commissioner



Commissioner

END OF DOCUMENT

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# Certificate of Occupancy

**CO Number: 320590829T015**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b>	<b>Borough:</b> Brooklyn	<b>Block Number:</b> 00458	<b>Certificate Type:</b> Temporary
	<b>Address:</b> 365 BOND STREET	<b>Lot Number(s):</b> 1	<b>Effective Date:</b> 12/27/2019
	<b>Building Identification Number (BIN):</b> 3425036	<b>Building Type:</b> New	<b>Expiration Date:</b> 03/26/2020
<b>This building is subject to this Building Code: 2008 Code</b>			
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b>	1-B	(2014/2008 Code)
	<b>Building Occupancy Group classification:</b>	R-2	(2014/2008 Code)
	<b>Multiple Dwelling Law Classification:</b>	HAEA	
	<b>No. of stories:</b> 12	<b>Height in feet:</b> 125	<b>No. of dwelling units:</b> 430
<b>C.</b>	<b>Fire Protection Equipment:</b> Standpipe system, Fire alarm system, Sprinkler system		
<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b>		
	City Planning Commission - Recording Info: C 090047 ZMK, C 090048 ZSK, N 090049 ZRK, N 130226CMK, N 140170 ZCK		
<b>Outstanding requirements for obtaining Final Certificate of Occupancy:</b>			
There are 8 outstanding requirements. Please refer to BISWeb for further detail.			
<b>Borough Comments:</b>			
OK TO RENEW TCO #15 FOR 90 DAYS.			

Borough Commissioner

Commissioner

**DOCUMENT CONTINUES ON NEXT PAGE**

# Certificate of Occupancy

CO Number: 320590829T015

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001 001		OG	R-2	18	2	(18) EIGHTEEN DWELLING UNITS
001 001		OG	U		2	MECHANICAL ROOMS,ELECTRICAL ROOMS, IT ROOMS, GARBAGE ROOMS,
001 001		OG			2	PARKING FOR 193 CARS, VALET FOR PARKING GARAGE
001 001		OG	R-2		2	RESIDENTIAL LOBBY, ACCESSORY AMENITY SPACE
001 001 41		OG	M		6	COMMERCIAL SPACE (EATING AND DRINKING ESTABLISHMENT).
001 001		OG	S-2		2	BIKE STORAGE AND PARKING ROOMS, LEASING OFFICE, SUPERS WORKSHOP, TENANT STORAGE, RESIDENTIAL MANAGERS OFFICE
002 002			R-2	69	2	(69) SIXTYNINE DWELLING UNITS
003 005			R-2	75	2	(75) SEVENTYFIVE DWELLING UNITS
006 006			R-2	54	2	(54) FIFTY FOUR DWELLING UNITS, ACCESORY RESIDENTIAL TERRACE
006 006			U		2	TERRACE MECHINCAL SPACES
007 008			R-2	16	2	(16) EIGHTEEN DWELLING UNITS
007 008			U		2	MECHINCAL BULKHEAD, MECHANICAL TERRACES
009 011			U		2	MECHANICAL SPACE



Borough Commissioner



Commissioner

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# Certificate of Occupancy

CO Number: 320590829T015

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
009 011			R-2	8	2	(8) EIGHT DWELLING UNITS
012 012			R-2	8	2	(8) SEVEN DWELLING UNITS
RO F			U		2	MECHANICAL SPACE
PLEASE ADD THE BELOW: RESTRICTIVE DECLARATION #'S: 2014000000347, 2014000000351, 2014000000348, 2013000497366 ZONING EXHIBIT CRFN #'S: 2013000497370, 2013000497369 CPC CALENDAR #'S: C 090047 ZMK, C 090048 ZSK, N 090049 ZRK, N 130226 CMK, N 140170 ZCK, N 140171 ZCK						
END OF SECTION						



Borough Commissioner



Commissioner

END OF DOCUMENT

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# Certificate of Occupancy

**CO Number: 320590829T013**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b>	<b>Borough:</b> Brooklyn	<b>Block Number:</b> 00458	<b>Certificate Type:</b> Temporary
	<b>Address:</b> 365 BOND STREET	<b>Lot Number(s):</b> 1	<b>Effective Date:</b> 10/07/2019
	<b>Building Identification Number (BIN):</b> 3425036	<b>Building Type:</b> New	<b>Expiration Date:</b> 01/05/2020
<b>This building is subject to this Building Code: 2008 Code</b>			
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b>	1-B	(2014/2008 Code)
	<b>Building Occupancy Group classification:</b>	R-2	(2014/2008 Code)
	<b>Multiple Dwelling Law Classification:</b>	HAEA	
	<b>No. of stories:</b> 12	<b>Height in feet:</b> 125	<b>No. of dwelling units:</b> 430
<b>C.</b>	<b>Fire Protection Equipment:</b> Standpipe system, Fire alarm system, Sprinkler system		
<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b>		
	City Planning Commission - Recording Info: C 090047 ZMK, C 090048 ZSK, N 090049 ZRK, N 130226CMK, N 140170 ZCK		
<b>Outstanding requirements for obtaining Final Certificate of Occupancy:</b>			
There are 12 outstanding requirements. Please refer to BISWeb for further detail.			
<b>Borough Comments:</b>			
OK TO RENEW TCO #13 FOR 90 DAYS AS PREVIOUSLY ISSUED.			

Borough Commissioner

Commissioner

**DOCUMENT CONTINUES ON NEXT PAGE**

# Certificate of Occupancy

CO Number: 320590829T013

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001 001		OG	R-2	18	2	(18) EIGHTEEN DWELLING UNITS
001 001		OG	U		2	MECHANICAL ROOMS,ELECTRICAL ROOMS, IT ROOMS, GARBAGE ROOMS,
001 001		OG			2	PARKING FOR 193 CARS, VALET FOR PARKING GARAGE
001 001		OG	R-2		2	RESIDENTIAL LOBBY, ACCESSORY AMENITY SPACE
001 001 41		OG	M		6	COMMERCIAL SPACE (EATING AND DRINKING ESTABLISHMENT).
001 001		OG	S-2		2	BIKE STORAGE AND PARKING ROOMS, LEASING OFFICE, SUPERS WORKSHOP, TENANT STORAGE, RESIDENTIAL MANAGERS OFFICE
002 002			R-2	69	2	(69) SIXTYNINE DWELLING UNITS
003 005			R-2	75	2	(75) SEVENTYFIVE DWELLING UNITS
PLEASE ADD THE BELOW: RESTRICTIVE DECLARATION #'S: 2014000000347, 2014000000351, 2014000000348, 2013000497366 ZONING EXHIBIT CRFN #'S: 2013000497370, 2013000497369 CPC CALENDAR #'S: C 090047 ZMK, C 090048 ZSK, N 090049 ZRK, N 130226 CMK, N 140170 ZCK, N 140171 ZCK						
END OF SECTION						



Borough Commissioner



Commissioner

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# Certificate of Occupancy

**CO Number: 320590829T012**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b>	<b>Borough:</b> Brooklyn	<b>Block Number:</b> 00458	<b>Certificate Type:</b> Temporary
	<b>Address:</b> 365 BOND STREET	<b>Lot Number(s):</b> 1	<b>Effective Date:</b> 10/25/2018
	<b>Building Identification Number (BIN):</b> 3425036	<b>Building Type:</b> New	<b>Expiration Date:</b> 01/23/2019
<b>This building is subject to this Building Code: 2008 Code</b>			
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b>	1-B	(2014/2008 Code)
	<b>Building Occupancy Group classification:</b>	R-2	(2014/2008 Code)
	<b>Multiple Dwelling Law Classification:</b>	HAEA	
	<b>No. of stories:</b> 12	<b>Height in feet:</b> 125	<b>No. of dwelling units:</b> 430
<b>C.</b>	<b>Fire Protection Equipment:</b> Standpipe system, Fire alarm system, Sprinkler system		
<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b>		
	City Planning Commission - Recording Info: C 090047 ZMK, C 090048 ZSK, N 090049 ZRK, N 130226CMK, N 140170 ZCK		
<b>Outstanding requirements for obtaining Final Certificate of Occupancy:</b>			
There are 11 outstanding requirements. Please refer to BISWeb for further detail.			
<b>Borough Comments:</b>			
OK TO ISSUE TCO#12 FOR 30 DAYS, AS PREVIOUSLY ISSUED. OK TO EXPEDITE TCO ( HPD AFFORDABLE HOUSING PROJECT)			

Borough Commissioner

Commissioner

**DOCUMENT CONTINUES ON NEXT PAGE**

# Certificate of Occupancy

CO Number: 320590829T012

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001 001		OG	R-2	18	2	(18) EIGHTEEN DWELLING UNITS
001 001		OG	U		2	MECHANICAL ROOMS,ELECTRICAL ROOMS, IT ROOMS, GARBAGE ROOMS,
001 001		OG			2	PARKING FOR 193 CARS, VALET FOR PARKING GARAGE
001 001		OG	R-2		2	RESIDENTIAL LOBBY, ACCESSORY AMENITY SPACE
001 001 41		OG	M		6	COMMERCIAL SPACE (EATING AND DRINKING ESTABLISHMENT).
001 001		OG	S-2		2	BIKE STORAGE AND PARKING ROOMS, LEASING OFFICE, SUPERS WORKSHOP, TENANT STORAGE, RESIDENTIAL MANAGERS OFFICE
002 002			R-2	69	2	(69) SIXTYNINE DWELLING UNITS
003 005			R-2	75	2	(75) SEVENTYFIVE DWELLING UNITS
PLEASE ADD THE BELOW: RESTRICTIVE DECLARATION #'S: 2014000000347, 2014000000351, 2014000000348, 2013000497366 ZONING EXHIBIT CRFN #'S: 2013000497370, 2013000497369 CPC CALENDAR #'S: C 090047 ZMK, C 090048 ZSK, N 090049 ZRK, N 130226 CMK, N 140170 ZCK, N 140171 ZCK						
END OF SECTION						



Borough Commissioner



Commissioner

END OF DOCUMENT

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# Certificate of Occupancy

**CO Number: 320590829T011**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b>	<b>Borough:</b> Brooklyn	<b>Block Number:</b> 00458	<b>Certificate Type:</b> Temporary
	<b>Address:</b> 365 BOND STREET	<b>Lot Number(s):</b> 1	<b>Effective Date:</b> 07/27/2018
	<b>Building Identification Number (BIN):</b> 3425036	<b>Building Type:</b> New	<b>Expiration Date:</b> 10/25/2018
<b>This building is subject to this Building Code: 2008 Code</b>			
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b>	1-B	(2014/2008 Code)
	<b>Building Occupancy Group classification:</b>	R-2	(2014/2008 Code)
	<b>Multiple Dwelling Law Classification:</b>	HAEA	
	<b>No. of stories:</b> 12	<b>Height in feet:</b> 125	<b>No. of dwelling units:</b> 430
<b>C.</b>	<b>Fire Protection Equipment:</b> Standpipe system, Fire alarm system, Sprinkler system		
<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b>		
	City Planning Commission - Recording Info: C 090047 ZMK, C 090048 ZSK, N 090049 ZRK, N 130226CMK, N 140170 ZCK		
<b>Outstanding requirements for obtaining Final Certificate of Occupancy:</b>			
There are 11 outstanding requirements. Please refer to BISWeb for further detail.			
<b>Borough Comments:</b>			
OK TO RENEW TCO#11 FOR 90 DAYS AS PREVIOUSLY ISSUED.			

Borough Commissioner

Commissioner

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# Certificate of Occupancy

CO Number: 320590829T011

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001 001		OG	R-2	18	2	(18) EIGHTEEN DWELLING UNITS
001 001		OG	U		2	MECHANICAL ROOMS,ELECTRICAL ROOMS, IT ROOMS, GARBAGE ROOMS,
001 001		OG			2	PARKING FOR 193 CARS, VALET FOR PARKING GARAGE
001 001		OG	R-2		2	RESIDENTIAL LOBBY, ACCESSORY AMENITY SPACE
001 001 41		OG	M		6	COMMERCIAL SPACE (EATING AND DRINKING ESTABLISHMENT).
001 001		OG	S-2		2	BIKE STORAGE AND PARKING ROOMS, LEASING OFFICE, SUPERS WORKSHOP, TENANT STORAGE, RESIDENTIAL MANAGERS OFFICE
002 002			R-2	69	2	(69) SIXTYNINE DWELLING UNITS
003 005			R-2	75	2	(75) SEVENTYFIVE DWELLING UNITS
PLEASE ADD THE BELOW: RESTRICTIVE DECLARATION #'S: 2014000000347, 2014000000351, 2014000000348, 2013000497366 ZONING EXHIBIT CRFN #'S: 2013000497370, 2013000497369 CPC CALENDAR #'S: C 090047 ZMK, C 090048 ZSK, N 090049 ZRK, N 130226 CMK, N 140170 ZCK, N 140171 ZCK						
END OF SECTION						



Borough Commissioner



Commissioner

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# Certificate of Occupancy

**CO Number: 320590829T010**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b>	<b>Borough:</b> Brooklyn	<b>Block Number:</b> 00458	<b>Certificate Type:</b> Temporary
	<b>Address:</b> 365 BOND STREET	<b>Lot Number(s):</b> 1	<b>Effective Date:</b> 04/24/2018
	<b>Building Identification Number (BIN):</b> 3425036	<b>Building Type:</b> New	<b>Expiration Date:</b> 07/23/2018
<b>This building is subject to this Building Code: 2008 Code</b>			
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b>	1-B	(2014/2008 Code)
	<b>Building Occupancy Group classification:</b>	R-2	(2014/2008 Code)
	<b>Multiple Dwelling Law Classification:</b>	HAEA	
	<b>No. of stories:</b> 12	<b>Height in feet:</b> 125	<b>No. of dwelling units:</b> 430
<b>C.</b>	<b>Fire Protection Equipment:</b> Standpipe system, Fire alarm system, Sprinkler system		
<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b>		
	City Planning Commission - Recording Info: C 090047 ZMK, C 090048 ZSK, N 090049 ZRK, N 130226CMK, N 140170 ZCK		
<b>Outstanding requirements for obtaining Final Certificate of Occupancy:</b>			
There are 11 outstanding requirements. Please refer to BISWeb for further detail.			
<b>Borough Comments:</b>			
OK TO RENEW TCO#10 FOR 90 DAYS AS ISSUED ON TCO#2. NO RENEWAL WITHOUT PROGRESS REPORT.			

Borough Commissioner

Commissioner

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# Certificate of Occupancy

CO Number: 320590829T010

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001 001		OG	R-2	18	2	(18) EIGHTEEN DWELLING UNITS
001 001		OG	U		2	MECHANICAL ROOMS,ELECTRICAL ROOMS, IT ROOMS, GARBAGE ROOMS,
001 001		OG			2	PARKING FOR 193 CARS, VALET FOR PARKING GARAGE
001 001		OG	R-2		2	RESIDENTIAL LOBBY, ACCESSORY AMENITY SPACE
001 001 41		OG	M		6	COMMERCIAL SPACE (EATING AND DRINKING ESTABLISHMENT).
001 001		OG	S-2		2	BIKE STORAGE AND PARKING ROOMS, LEASING OFFICE, SUPERS WORKSHOP, TENANT STORAGE, RESIDENTIAL MANAGERS OFFICE
002 002			R-2	69	2	(69) SIXTYNINE DWELLING UNITS
003 005			R-2	75	2	(75) SEVENTYFIVE DWELLING UNITS
PLEASE ADD THE BELOW: RESTRICTIVE DECLARATION #'S: 2014000000347, 2014000000351, 2014000000348, 2013000497366 ZONING EXHIBIT CRFN #'S: 2013000497370, 2013000497369 CPC CALENDAR #'S: C 090047 ZMK, C 090048 ZSK, N 090049 ZRK, N 130226 CMK, N 140170 ZCK, N 140171 ZCK						
END OF SECTION						



Borough Commissioner



Commissioner

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# Certificate of Occupancy

**CO Number: 320590829T009**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b> <b>Borough:</b> Brooklyn <b>Address:</b> 365 BOND STREET <b>Building Identification Number (BIN):</b> 3425036	<b>Block Number:</b> 00458 <b>Lot Number(s):</b> 1  <b>Building Type:</b> New	<b>Certificate Type:</b> Temporary <b>Effective Date:</b> 12/21/2017 <b>Expiration Date:</b> 03/21/2018
<b>This building is subject to this Building Code: 2008 Code</b>		
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>		
<b>B.</b> <b>Construction classification:</b> 1-B (2014/2008 Code) <b>Building Occupancy Group classification:</b> R-2 (2014/2008 Code) <b>Multiple Dwelling Law Classification:</b> HAEA		
<b>No. of stories:</b> 12 <b>Height in feet:</b> 125 <b>No. of dwelling units:</b> 430		
<b>C. Fire Protection Equipment:</b> Standpipe system, Fire alarm system, Sprinkler system		
<b>D. Type and number of open spaces:</b> None associated with this filing.		
<b>E. This Certificate is issued with the following legal limitations:</b> City Planning Commission - Recording Info: C 090047 ZMK, C 090048 ZSK, N 090049 ZRK, N 130226CMK, N 140170 ZCK		
<b>Outstanding requirements for obtaining Final Certificate of Occupancy:</b>		
There are 10 outstanding requirements. Please refer to BISWeb for further detail.		
<b>Borough Comments:</b> OK TO RENEW TCO#9 FOR 90 DAYS AS PREVIOUSLY ISSUED. NO RENEWAL WITHOUT PROGRESS REPORT.		



Borough Commissioner



Commissioner

# Certificate of Occupancy

CO Number: 320590829T009

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001 001		OG	R-2	18	2	(18) EIGHTEEN DWELLING UNITS
001 001		OG	U		2	MECHANICAL ROOMS,ELECTRICAL ROOMS, IT ROOMS, GARBAGE ROOMS,
001 001		OG			2	PARKING FOR 193 CARS, VALET FOR PARKING GARAGE
001 001		OG	R-2		2	RESIDENTIAL LOBBY, ACCESSORY AMENITY SPACE
001 001 41		OG	M		6	COMMERCIAL SPACE (EATING AND DRINKING ESTABLISHMENT).
001 001		OG	S-2		2	BIKE STORAGE AND PARKING ROOMS, LEASING OFFICE, SUPERS WORKSHOP, TENANT STORAGE, RESIDENTIAL MANAGERS OFFICE
002 002			R-2	69	2	(69) SIXTYNINE DWELLING UNITS
003 005			R-2	75	2	(75) SEVENTYFIVE DWELLING UNITS
006 006			R-2	54	2	(54) FIFTY FOUR DWELLING UNITS, ACCESORY RESIDENTIAL TERRACE
006 006			U		2	TERRACE MECHINCAL SPACES
007 008			R-2	16	2	(16) EIGHTEEN DWELLING UNITS
007 008			U		2	MECHINCAL BULKHEAD, MECHANICAL TERRACES
009 011			U		2	MECHANICAL SPACE



Borough Commissioner



Commissioner

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# Certificate of Occupancy

CO Number: 320590829T009

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
009 011			R-2	8	2	(8) EIGHT DWELLING UNITS
012 012			R-2	8	2	(8) SEVEN DWELLING UNITS
RO F			U		2	MECHANICAL SPACE
PLEASE ADD THE BELOW: RESTRICTIVE DECLARATION #'S: 2014000000347, 2014000000351, 2014000000348, 2013000497366 ZONING EXHIBIT CRFN #'S: 2013000497370, 2013000497369 CPC CALENDAR #'S: C 090047 ZMK, C 090048 ZSK, N 090049 ZRK, N 130226 CMK, N 140170 ZCK, N 140171 ZCK						
END OF SECTION						



Borough Commissioner



Commissioner

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