



Department of
Environmental
Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

1. Check the appropriate box(es) below based on the nature of the amendment modification requested:

Amendment to modify the existing BCA: [check one or more boxes below]

- Add applicant(s)
- Substitute applicant(s)
- Remove applicant(s)
- Change in Name of applicant(s)

Amendment to reflect a transfer of title to all or part of the brownfield site

1a. A copy of the recorded deed must be provided. Is this attached? Yes No

1b. Change in ownership Additional owner (such as a beneficial owner)

If yes, pursuant to 6 NYCRR Part 375-1.11(d), a Change of Use form should have been previously submitted. If not, please submit this form with this Amendment. See <http://www.dec.ny.gov/chemical/76250.html>

Amendment to modify description of the property(ies) listed in the existing Brownfield Cleanup Agreement [*Complete Sections I and V below and Part II*]

Amendment to Expand or Reduce property boundaries of the property(ies) listed in the existing Brownfield Cleanup Agreement [*Complete Section I and V below and Part II*]

Sites in Bronx, Kings, New York, Queens, or Richmond counties ONLY: Amendment to request determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit. Please answer questions on the supplement at the end of the form.

Other (explain in detail below)

2. Required: Please provide a brief narrative on the nature of the amendment:

Amendment to reflect transfer of the subject property from 135 Kent Management Corp. (existing requestor) to 135 Kent LLC (existing requestor).

Please refer to the attached instructions for guidance on filling out this application

Submission of a full BCP application will be required should this application be determined to be a major amendment. If the amendment involves a non-insignificant change in acreage, applicants are encouraged to consult with the DEC project team prior to submitting this application.

Section I. Current Agreement Information

BCP SITE NAME: Former Cleaners Sales & Equipment Corp. BCP SITE NUMBER: C224177

NAME OF CURRENT APPLICANT(S): 135 Kent Avenue Mangement Corp. & 135 Kent LLC

INDEX NUMBER OF AGREEMENT: C224177-10-13 DATE OF ORIGINAL AGREEMENT: 10/30/2013

Section II. New Requestor Information (complete only if adding new requestor or name has changed)

NAME

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

1. Is the requestor authorized to conduct business in New York State (NYS)? Yes No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's (DOS) Corporation & Business Entity Database. A print-out of entity information from the DOS database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS.

NAME OF NEW REQUESTOR'S REPRESENTATIVE

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

NAME OF NEW REQUESTOR'S CONSULTANT (if applicable)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

NAME OF NEW REQUESTOR'S ATTORNEY (if applicable)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

2. Requestor must submit proof that the party signing this Application and Amendment has the authority to bind the Requestor. This would be documentation from corporate organizational papers, which are updated, showing the authority to bind the corporation, or a Corporate Resolution showing the same, or an Operating Agreement or Resolution for an LLC. Is this proof attached? Yes No

3. Describe Requestor's Relationship to Existing Applicant:

Section III. Current Property Owner/Operator Information (only include if new owner/operator)
 Owner below is: Existing Applicant New Applicant Non-Applicant

OWNER'S NAME (if different from requestor) 135 Kent LLC

ADDRESS 816 Avenue I

CITY/TOWN Brooklyn, NY

ZIP CODE 11230

PHONE 718-871-2433

FAX

E-MAIL mike@durenny.com

OPERATOR'S NAME (if different from requestor or owner)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

Section IV. Eligibility Information for New Requestor (Please refer to ECL § 27-1407 for more detail)

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

1. Are any enforcement actions pending against the requestor regarding this site? Yes No
2. Is the requestor presently subject to an existing order for the investigation, removal or remediation relating to contamination at the site? Yes No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Yes No
 Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the subject law; ii) any order or determination; iii) any regulation implementing ECL Article 27 Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. Yes No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, Department assigned site number, the reason for denial, and other relevant information. Yes No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? Yes No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? Yes No
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of the Department, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to the Department? Yes No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? Yes No
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? Yes No
11. Are there any unregistered bulk storage tanks on-site which require registration? Yes No

THE NEW REQUESTOR MUST CERTIFY THAT IT IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL §27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of contamination or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of contamination.

VOLUNTEER

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.

If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.

12. Requestor's Relationship to Property (check one):

Prior Owner Current Owner Potential /Future Purchaser Other _____

13. If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted.** Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site Is this proof attached? Yes No

Note: a purchase contract does not suffice as proof of access.

Section V. Property description and description of changes/additions/reductions (if applicable)

1. Property information on current agreement:

ADDRESS

CITY/TOWN

ZIP CODE

TAX BLOCK AND LOT (SBL)

TOTAL ACREAGE OF CURRENT SITE: _____

Parcel Address	Section No.	Block No.	Lot No.	Acreage

2. Check appropriate boxes below:

Addition of property (may require additional citizen participation depending on the nature of the expansion – see attached instructions)

2a. PARCELS ADDED:

Acreage
Added by
Parcel

Parcel Address	Section No.	Block No.	Lot No.	Acreage

Total acreage to be added: _____

Reduction of property

2b. PARCELS REMOVED:

Acreage
Removed
by Parcel

Parcel Address	Section No.	Block No.	Lot No.	Acreage

Total acreage to be removed: _____

Change to SBL (e.g. merge, subdivision, address change)

2c. NEW SBL INFORMATION:

Parcel Address	Section No.	Block No.	Lot No.	Acreage

If requesting to modify a metes and bounds description or requesting changes to the boundaries of a site, please attach a revised metes and bounds description, survey, or acceptable site map to this application.

3. TOTAL REVISED SITE ACREAGE: _____

Supplement to the Application To Amend Brownfield Cleanup Agreement And Amendment - Questions for Sites Seeking Tangible Property Credits in New York City ONLY.

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Please answer questions below and provide documentation necessary to support answers.	
1. Is at least 50% of the site area located within an environmental zone pursuant to Tax Law 21(6)? Please see DEC's website for more information.	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Is the property upside down as defined below?	<input type="checkbox"/> Yes <input type="checkbox"/> No
From ECL 27-1405(31):	
<p>"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.</p>	
3. Is the project an affordable housing project as defined below?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>From 6 NYCRR 375- 3.2(a) as of August 12, 2016:</p> <p>(a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.</p> <p>(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' households annual gross income.</p> <p>(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for home owners at a defined maximum percentage of the area median income.</p> <p>(3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.</p>	

PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT

Existing Agreement Information	
BCP SITE NAME: Former Cleaners Sales & Equipment Corp.	BCP SITE NUMBER: C224177
NAME OF CURRENT APPLICANT(S): 135 Kent Avenue Mangement Corp. & 135 Kent LLC	
INDEX NUMBER OF AGREEMENT: C224177-10-13	
EFFECTIVE DATE OF ORIGINAL AGREEMENT: 10/30/2013	

Declaration of Amendment:

By the Requestor(s) and/or Applicant(s) signatures below, and subsequent signature by the Department, the above application to amend the Brownfield Cleanup Agreement described above is hereby approved. This Amendment is made in accordance with and subject to all of the BCA and all applicable guidance, regulations and state laws applicable thereto. All other substantive and procedural terms of the Agreement will remain unchanged and in full force and effect regarding the parties to the Agreement.

Nothing contained herein constitutes a waiver by the Department or the State of New York of any rights held in accordance with the Agreement or any applicable state and/or federal law or a release for any party from any obligations held under the Agreement or those same laws.

Statement of Certification and Signatures: New Requestor(s) (if applicable)

(Individual)

I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am (title _____) of (entity _____); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

_____ signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

Statement of Certification and Signatures: Existing Applicant(s) (an authorized representative of each applicant must sign)

(Individual)

I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am President (title) of 135 Kent Ave Management Corp. (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My _____ signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: February 23, 2022 Signature: 

Print Name: Jeffry Cohen

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Please see the following page for submittal instructions.
NOTE: Applications submitted in fillable format will be rejected.

Status of Agreement:

<input checked="" type="checkbox"/> PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of contamination or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of contamination.	<input type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.
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Effective Date of the Original Agreement: 10/30/2013

Signature by the Department:

DATED: 3/10/2022

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

By: *Susan Edwards*

Susan Edwards, P.E., Acting Director
Division of Environmental Remediation

Site Code: C224177

Statement of Certification and Signatures: Existing Applicant(s) (an authorized representative of each applicant must sign)

(Individual)

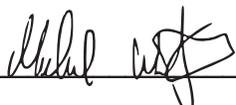
I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Manager (title) of 135 Kent LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My _____ signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: February 23, 2022 Signature: 

Print Name: Michael Weitzman

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Please see the following page for submittal instructions.

NOTE: Applications submitted in fillable format will be rejected.

Status of Agreement:

<input checked="" type="checkbox"/> PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of contamination or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of contamination.	<input type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.
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Effective Date of the Original Agreement: 10/30/2013

Signature by the Department:

DATED: 3/10/2022

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

By: *Susan Edwards*

Susan Edwards P.E., Acting Director
Division of Environmental Remediation

SUBMITTAL INFORMATION:

- **Two (2)** copies, one hard copy with original signatures and one electronic copy in final, non-fillable Portable Document Format (PDF) must be sent to:

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

- **NOTE: Applications submitted in fillable format will be rejected.**

FOR DEPARTMENT USE ONLY

BCP SITE T&A CODE: _____ **LEAD OFFICE:** Region 2

PROJECT MANAGER: Wendy Zheng

RESOLUTION ADOPTED BY
135 KENT AVENUE MANAGEMENT CORP.

The undersigned hereby certifies that he is the duly appointed and acting President of 135 Kent Avenue Management Corp., a New York corporation (the "Company"), and further certifies as follows:

WHEREAS, the Company is the former fee owner of the property located at 135 Kent Avenue, Brooklyn, New York (the "Property"); and

WHEREAS, the Company and the New York State Department of Environmental Conservation ("DEC") executed a Brownfield Site Cleanup Agreement, Site No. C224177 (the "BCA") dated October 30, 2013; and

WHEREAS, the Company has sold the Property to 135 Kent LLC (the "Property") as of August 2, 2021; and

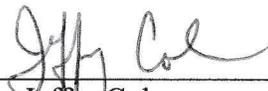
WHEREAS, the Company deems it advisable and in the best interests of the Company to amend the BCA to add the 135 Kent LLC as current owner and co-applicant with the Company and to authorize and approve the execution and delivery of a BCP Application to Amend Brownfield Cleanup Agreement and Amendment.

NOW, THEREFORE, BE IT RESOLVED, that the undersigned is authorized to execute the BCP Application to Amend Brownfield Cleanup Agreement and Amendment on behalf of the Company to add 135 Kent LLC as current owner and co-applicant (the "Consent"); and it is further

RESOLVED, that a facsimile copy of a signature shall be deemed an original signature under this Consent.

IN WITNESS WHEREOF, the undersigned has executed this written Consent in the capacity noted below as of this 28th day of October 2021.

135 KENT AVENUE MANAGEMENT CORP.

By: 
Name: Jeffrey Cohen
Title: President

RESOLUTION ADOPTED BY
135 KENT LLC

The undersigned hereby certifies that he is the duly appointed and acting Manger of 135 Kent LLC, a New York limited liability company (the "Company"), and further certifies as follows:

WHEREAS, the Company has purchased the property located at 135 Kent Avenue, Brooklyn, New York (the "Property") as of August 2, 2021; and

WHEREAS, 135 Kent Avenue Management Corp., the former owner of the Property, and the New York State Department of Environmental Conservation ("DEC") executed a Brownfield Site Cleanup Agreement, Site No. C224177 (the "BCA") dated October 30, 2013; and

WHEREAS, the Company deems it advisable and in the best interests of the Company to amend the BCA to add the Company as current owner and co-applicant with 135 Kent Avenue Management Corp. and to authorize and approve the execution and delivery of a BCP Application to Amend Brownfield Cleanup Agreement and Amendment.

NOW, THEREFORE, BE IT RESOLVED, that the undersigned is authorized to execute the BCP Application to Amend Brownfield Cleanup Agreement and Amendment on behalf of the Company to add the Company as current owner and co-applicant and to undertake all measures necessary to fulfill the obligations under the BCA and the BCP (the "Consent"); and it is further

RESOLVED, that a facsimile copy of a signature shall be deemed an original signature under this Consent.

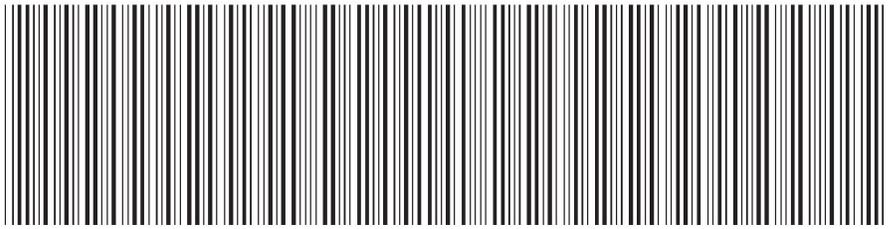
IN WITNESS WHEREOF, the undersigned has executed this written Consent in the capacity noted below as-of this 28th day of October 2021.

135 KENT LLC

By: 
Name: Michael Weitzman
Title: Manager

**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.



2021081600265001001E5FFD

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2021081600265001

Document Date: 08-02-2021

Preparation Date: 08-16-2021

Document Type: DEED

Document Page Count: 3

PRESENTER:

MADISON TITLE AGENCY, LLC
AS AGENT FOR STEWART
1125 OCEAN AVENUE
LAKEWOOD, NJ 08701
732-905-9400
BAILAB@MADISONTITLE.COM

RETURN TO:

STEIN ADLER LLP
JOSHUA ZELKOWITZ, ESQ.
1633 BROADWAY, 46TH FL.
NEW YORK, NY 10019
MTANY-162254 BDK & CS

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	2333	5	Entire Lot	135 KENT AVENUE
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

135 KENT AVENUE MANAGEMENT CORP.
99 SE MIZNER BLVD #619
BOCA RATON, FL 33432

GRANTEE/BUYER:

135 KENT LLC
816 AVENUE I
BROOKLYN, NY 11230

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: \$ 52.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 196,875.00

NYS Real Estate Transfer Tax:

\$ 48,750.00

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

CITY OF NEW YORK

Recorded/Filed 08-19-2021 11:18

City Register File No.(CRFN):

2021000327395



Annette McMill

City Register Official Signature

BARGAIN AND SALE DEED
WITHOUT COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE, made the ~~XI~~^{22nd} day of ~~July~~^{August}, 2021 by and between 135 Kent Avenue Management Corp., a New York corporation ("Grantor"), with an address at 99 SE Mizner Blvd #619, Boca Raton, FL 33432 and 135 Kent LLC, a New York limited liability company, with an address at 816 Avenue I, Brooklyn, NY 11230 ("Grantee").

WITNESSETH:

In consideration of Ten Dollars (\$10.00) and other valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee forever the premises (the "Property"), which consists of the following: (i) all those certain lots, pieces or parcels of land, situate, lying and being in Kings County of New York, State of New York and more particularly described on Exhibit 1 attached hereto and made a part hereof; (ii) all buildings and improvements situated on such land; (iii) all right, title and interest of Grantor, if any, in and to such land lying in the bed of any street or highway in front of or adjoining such land to the center line thereof and to any unpaid award for any taking by condemnation or any damage to such land by reason of a change of grade of any street or highway; (iv) the appurtenances and all the estate and rights of Grantor in and to such land and buildings and improvements; and (v) all right, title and interest of Grantor, if any, in and to the fixtures, equipment and other personal property attached or appurtenant to such buildings and improvements, the Property being and intended to be the same premises conveyed to Grantor by Deed from Jesse W. Heller and Arthur S. Heller recorded on 05/25/1990 in Reel 2560, Page 1272

And Grantor, in compliance with Section 13 of the Lien Law, covenants that it will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

Exhibit 1

Legal Description

All that certain plot, piece or parcel of land, 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 a point formed by the intersection of the southeasterly side of Kent Avenue with the southwesterly side of North Sixth Street;

RUNNING THENCE southwestwardly along the southeasterly side of Kent Avenue, 100 feet;

THENCE southeastwardly parallel with North Sixth Street, 125 feet;

THENCE northeastwardly parallel with Kent Avenue, 100 feet to the southwesterly side of North Sixth Street; and

THENCE northwesterly along the same, 125 feet to the point or place of BEGINNING.

NOTE: Being Block(s) 2333, Lot(s) 5, Tax Map of the Borough of Brooklyn, County of Kings.

NOTE: Lot and Block shown for informational purposes only.

Being and intended to be the same premises conveyed to the party of the first part by Deed from Jesse W. Heller and Arthur S. Heller recorded on 05/25/1990 in Reel 2560, Page 1272

July 13, 2021 | 1:18 pm

COVID-19 Updates

The COVID-19 vaccine is here. It is safe, effective and free.
Walk in to get vaccinated at sites across the state.
Continue to mask up and stay distant where directed.
[GET THE FACTS >](#)

Department of State

Division of Corporations

Entity Information

[Return to Results](#)
[Return to Search](#)

Entity Details ^

ENTITY NAME: 135 KENT AVENUE MANAGEMENT CORP.	DOS ID: 1439596
FOREIGN LEGAL NAME:	FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC BUSINESS CORPORATION	DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTION OF LAW: -	ENTITY STATUS: Active
DATE OF INITIAL DOS FILING: 04/17/1990	REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 04/17/1990	INACTIVE DATE:
FOREIGN FORMATION DATE:	STATEMENT STATUS: PAST DUE DATE
COUNTY: Kings	NEXT STATEMENT DUE DATE: 04/30/2004
JURISDICTION: New York, United States	NFP CATEGORY:

[ENTITY DISPLAY](#)
[NAME HISTORY](#)
[FILING HISTORY](#)
[MERGER HISTORY](#)
[ASSUMED NAME HISTORY](#)

Service of Process Name and Address

Name: THE CORPORATION

Address: 135 KENT AVE, BROOKLYN, NY, United States, 11211 - 3180

Chief Executive Officer's Name and Address

Name: LESTER COHEN

Address: 135 KENT AVENUE, BROOKLYN, NY, United States, 11211 - 3180

Principal Executive Office or Owner Name and Address

Name:
Address:

Registered Agent Name and Address

Name:
Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: No

Stock Information

Share Value	Number Of Shares	Value Per Share
NO PAR VALUE	400	

July 13, 2021 | 1:18 pm

COVID-19 Updates

The COVID-19 vaccine is here. It is safe, effective and free.

Walk in to get vaccinated at sites across the state.

Continue to mask up and stay distant where directed.

[GET THE FACTS >](#)

Department of State

Division of Corporations

Entity Information

[Return to Results](#)[Return to Search](#)**Entity Details****ENTITY NAME:**

135 KENT LLC

DOS ID:

5990120

FOREIGN LEGAL NAME:**FICTITIOUS NAME:****ENTITY TYPE:**

DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:**SECTION OF LAW:**

203 LLC - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS:

Active

DATE OF INITIAL DOS FILING:

04/15/2021

REASON FOR STATUS:**EFFECTIVE DATE INITIAL FILING:**

04/15/2021

INACTIVE DATE:**FOREIGN FORMATION DATE:****STATEMENT STATUS:**

CURRENT

COUNTY:

Albany

NEXT STATEMENT DUE DATE:

04/30/2023

JURISDICTION:

New York, United States

NFP CATEGORY:[ENTITY DISPLAY](#)[NAME HISTORY](#)[FILING HISTORY](#)[MERGER HISTORY](#)[ASSUMED NAME HISTORY](#)

Service of Process Name and Address

Name: THE LLC**Address:** PO BOX 10873, ALBANY, NY, United States, 12201

Chief Executive Officer's Name and Address

Name:**Address:**

Principal Executive Office or Owner Name and Address

Name:**Address:**

Registered Agent Name and Address

Name:**Address:**

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: No

Stock Information

Share Value	Number Of Shares	Value Per Share