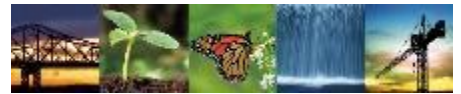




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September 4, 2026  
GZA File No. 41.0163540.00

New York State Department of Environmental Conservation  
Chief, Site Control Section  
Division of Environmental Remediation  
625 Broadway, 11<sup>th</sup> Floor  
Albany, NY 12233-7015

Re: Brownfield Cleanup Program Application rev. 2.0  
Former Atlas White Metals Co. Site  
Brooklyn, New York 11231  
Block 522, Lots 8, 9, 11, 15, and 50  
BCP Site No. C224238

Dear Sir/Madam:

On behalf of 80 Richards Street LLC (Requestor), Goldberg-Zoino Associates of New York P.C. d/b/a GZA GeoEnvironmental of New York (GZA) is pleased to submit this New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Application for the above-referenced Site. In accordance with the BCP Application Rev 17 – October 2025 instruction, this submittal is divided into the following file packages:

- File I – BCP Application with Supplemental Information and Exhibits
- File II – Previous Environmental Reports

We thank you for the opportunity on behalf of the Requestor and look forward to moving ahead with the necessary activities under the BCP. If you have any questions or need any additional details regarding the completeness of this application, please contact Victoria D. Whelan, P.G. at [victoria.whelan@gza.com](mailto:victoria.whelan@gza.com) or (631) 793-8821.

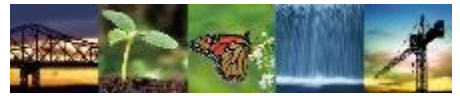
Very truly yours,  
**GZA GEOENVIRONMENTAL OF NEW YORK**

  
Zachary Landis, P.E.  
Project Manager

  
Reinbill Maniquez, CHMM  
Senior Project Manager

  
Victoria Whelan, P.G.  
Associate Principal

  
Stephen M. Kline, P.E.  
Consultant Reviewer



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## **BROWNFIELD CLEANUP PROGRAM APPLICATION**

**FORMER ATLAS WHITE METALS CO. SITE**  
**Brooklyn, New York 11231**  
**Block 522, Lots 8, 9, 11, 15, and 50**  
**BCP Site No. C224238**

September 2026  
GZA File No. 41.0163540.00

### **PREPARED FOR:**

**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7020

### **ON BEHALF OF:**

**80 RICHARDS STREET LLC**  
246 Fifth Avenue, 4FL  
New York, NY 10001

### **PREPARED BY:**

**GOLDBERG-ZOINO ASSOCIATES OF NEW YORK P.C.**  
**D/B/A GZA GEOENVIRONMENTAL OF NEW YORK**  
104 West 29<sup>th</sup> Street, 10<sup>th</sup> Floor | New York, NY 10001

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## EXHIBITS

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**BROWNFIELD CLEANUP PROGRAM APPLICATION FORM**  
*BCP App Rev 17 – October 2025*

FORMER ATLAS WHITE METALS CO. SITE  
Brooklyn, New York 11231  
Block 522, Lots 8, 9, 11, 15, and 50  
BCP SITE NO. C224238



**SUBMITTAL INSTRUCTIONS:**

1. Compile the application package in the following manner:
  - a. one file in non-fillable PDF which includes a Table of Contents, the application form, and supplemental information (excluding the previous environmental reports and work plans, if applicable);
  - b. one individual file (PDF) of each previous environmental report; and,
  - c. one file (PDF) of each work plan being submitted with the application, if applicable.
2. \*OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.

**Please select only ONE submittal method – do NOT submit both via dropbox and ground mail.**

a. VIA SITE CONTROL DROPBOX:

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

a. VIA GROUND MAIL:

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

**SITE NAME:** FORMER ATLAS WHITE METALS CO. SITE

**Is this an application to amend an existing BCA with a major modification?** Please refer to the application instructions for further guidance related to BCA amendments.

If yes, provide existing site number: \_\_\_\_\_

☐

Yes

☒

No

**Is this a revised submission of an incomplete application?**

If yes, provide existing site number: C224238

☒

Yes

☐

No



## BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

### SECTION I: Property Information

PROPOSED SITE NAME **FORMER ATLAS WHITE METALS CO. SITE**

ADDRESS/LOCATION 235-237 Van Brunt Street, 67-69 Delavan Street, 76 Verona Street

CITY/TOWN Brooklyn

ZIP CODE 11231

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

COUNTY Kings

SITE SIZE (ACRES) 1.010

LATITUDE

LONGITUDE

40 ° 40 ' 46.99 " 74 ° 00 ' 31.5 "

Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, please indicate as such by inserting "p/o" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding acreage column.

#### ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.

| Parcel Address                         | Section | Block | Lot       | Acreage |
|----------------------------------------|---------|-------|-----------|---------|
| 235-237 Van Brunt Street, Brooklyn, NY |         | 522   | 8 and 9   | 0.10    |
| 67-69 Delavan Street, Brooklyn, NY     |         | 522   | 11 and 15 | 0.62    |
| 76 Verona Street, Brooklyn, NY         |         | 522   | 50        | 0.29    |

|                                                                                                                                                                                                                                                                                                                                                                              | Y                                | N                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------|
| 1. Do the proposed site boundaries correspond to tax map metes and bounds?<br>If no, please attach an accurate map of the proposed site including a metes and bounds description.                                                                                                                                                                                            | <input checked="" type="radio"/> | <input type="radio"/>            |
| 2. Is the required property map, provided in electronic format, included with the application?<br>(Application will not be processed without a map)                                                                                                                                                                                                                          | <input checked="" type="radio"/> | <input type="radio"/>            |
| 3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See <a href="#">DEC's website</a> for more information)<br>If yes, identify census tract: _____<br>Percentage of property in En-zone (check one): <input checked="" type="radio"/> 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input type="radio"/> 100% | <input type="radio"/>            | <input checked="" type="radio"/> |
| 4. Is the project located within a disadvantaged community?<br>See application instructions for additional information.                                                                                                                                                                                                                                                      | <input checked="" type="radio"/> | <input type="radio"/>            |
| 5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.                                                                                                                                                                                                             | <input type="radio"/>            | <input checked="" type="radio"/> |
| 6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)?<br>If yes, identify names of properties and site numbers, if available, in related BCP applications: _____                                                                        | <input type="radio"/>            | <input checked="" type="radio"/> |

| SECTION I: Property Information (continued)                                                                                                                                                                                                                                                                                         |  | Y                                | N                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------|----------------------------------|
| 7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?                                                                                                                                                                                       |  | <input type="radio"/>            | <input checked="" type="radio"/> |
| 8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law?<br>If yes, attach relevant supporting documentation.                                                                                                                   |  | <input type="radio"/>            | <input checked="" type="radio"/> |
| 9. Are there any lands under water?<br>If yes, these lands should be clearly delineated on the site map.                                                                                                                                                                                                                            |  | <input type="radio"/>            | <input checked="" type="radio"/> |
| 10. Has the property been the subject of or included in a previous BCP application?<br>If yes, please provide the DEC site number: _____                                                                                                                                                                                            |  | <input type="radio"/>            | <input checked="" type="radio"/> |
| 11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)?<br>If yes, please provide the DEC site number: _____ Class: _____                                                                                                       |  | <input type="radio"/>            | <input checked="" type="radio"/> |
| 12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information.<br><br><div style="display: flex; justify-content: space-between;"> <div><u>Easement/Right-of-Way Holder</u></div> <div><u>Description</u></div> </div>        |  | <input type="radio"/>            | <input checked="" type="radio"/> |
| 13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information):<br><br><div style="display: flex; justify-content: space-between;"> <div><u>Type</u></div> <div><u>Issuing Agency</u></div> <div><u>Description</u></div> </div>                                   |  | <input type="radio"/>            | <input checked="" type="radio"/> |
| 14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?                                                                     |  | <input checked="" type="radio"/> | <input type="radio"/>            |
| <b>Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.</b>                                                                                                                                                                                                |  |                                  |                                  |
| 15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits?<br>If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.                                                        |  | <b>Y</b>                         | <b>N</b>                         |
|                                                                                                                                                                                                                                                                                                                                     |  | <input checked="" type="radio"/> | <input type="radio"/>            |
| 16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?                                                                                                                                                                                                               |  | <input type="radio"/>            | <input checked="" type="radio"/> |
| 17. If you have answered YES to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?                                                                         |  | <input type="radio"/>            | <input checked="" type="radio"/> |
| <b>NOTE:</b> If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category. |  |                                  |                                  |
| <b>If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.</b>                                                                                                                                                           |  |                                  |                                  |
| <b>Initials of each Requestor:</b><br><div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> </div>                                                                                                   |  |                                  |                                  |

**SECTION II: Project Description**

1. The project will be starting at: ☒ Investigation ☐ Remediation

If the project is proposed to start at the remediation stage, at a minimum, a Remedial Investigation Report (RIR) must be included, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Action Work Plan (RAWP) are also included (see [DER-10, Technical Guidance for Site Investigation and Remediation](#) for further guidance), then a 45-day public comment period is required.

2. If a final RIR is included, does it meet the requirements in ECL Article 27-1415(2)?

☐ Yes ☐ No ☒ N/A

3. Have any draft work plans been submitted with the application (select all that apply)?

☐ RIWP ☐ RAWP ☐ IRM ☒ No

4a. Please provide a short description of the overall project development, including a complete project schedule with all key BCP program milestones through issuance of the Certificate of Completion. Include DEC/DOH review times in the schedule (best efforts to review documents within 45 days pursuant to 6 NYCRR Part 375-3.6(b)).

Is this information attached?

☒ Yes ☐ No

4b. Please include in the project schedule the dates of any outside public or private funding source deadlines with the associated BCP milestones, e.g., NYC HPD or NYS HCR funding deadlines, or private funding interim milestones from loan documents, that depend on a particular BCP milestone such as a work plan or report approval, decision document issuance, etc.

Is this information clearly identified in the BCP project schedule?

☐ Yes ☐ No ☒ N/A

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

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

Is this information attached?

☒ Yes ☐ No

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

☒ Yes ☐ No

**SECTION III: Ecological Concerns**

1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site?

| Y                                | N                     |
|----------------------------------|-----------------------|
| <input checked="" type="radio"/> | <input type="radio"/> |

2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?

|                       |                                  |
|-----------------------|----------------------------------|
| <input type="radio"/> | <input checked="" type="radio"/> |
|-----------------------|----------------------------------|

3. Is/are there a/any Contaminant(s) of Ecological Concern?

|                       |                                  |
|-----------------------|----------------------------------|
| <input type="radio"/> | <input checked="" type="radio"/> |
|-----------------------|----------------------------------|

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

4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application?

N/A ☐ ☐ ☒

| SECTION IV: Land Use Factors                                                                                                                                                                                                                                                                            |                                       |                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------|
| 1. What is the property's current municipal zoning designation? <u>M1-1</u>                                                                                                                                                                                                                             |                                       |                                  |
| 2. What uses are allowed by the property's current zoning (select all that apply)?<br>Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/>                                                                                |                                       |                                  |
| 3. Current use (select all that apply):<br>Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Recreational <input type="checkbox"/> Vacant <input checked="" type="checkbox"/>                                          |                                       |                                  |
| 4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant.<br>Is this summary included with the application?                           | Y<br><input checked="" type="radio"/> | N<br><input type="radio"/>       |
| 5. Reasonably anticipated post-remediation use (check all that apply):<br>Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/><br><br>If residential, does it qualify as single-family housing? N/A <input type="radio"/> | <input type="radio"/>                 | <input checked="" type="radio"/> |
| 6. Please provide a statement detailing the specific proposed post-remediation use.<br>Is this summary attached?                                                                                                                                                                                        | <input checked="" type="radio"/>      | <input type="radio"/>            |
| 7. Is the proposed post-remediation use a renewable energy facility?<br>See application instructions for additional information.                                                                                                                                                                        | <input type="radio"/>                 | <input checked="" type="radio"/> |
| 8. Do current and/or recent development patterns support the proposed use?                                                                                                                                                                                                                              | <input checked="" type="radio"/>      | <input type="radio"/>            |
| 9. Is the proposed use consistent with applicable zoning laws/maps?<br>Please provide a brief explanation. Include additional documentation if necessary.                                                                                                                                               | <input type="radio"/>                 | <input checked="" type="radio"/> |
| 10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans?<br>Please provide a brief explanation. Include additional documentation if necessary.                                                  | <input checked="" type="radio"/>      | <input type="radio"/>            |

| SECTION V: Current and Historical Property Owner and Operator Information              |  |                            |                |
|----------------------------------------------------------------------------------------|--|----------------------------|----------------|
| CURRENT OWNER 80 Richards Street LLC, 80 Richards Owner LLC, and 235-237 Van Brunt LLC |  |                            |                |
| CONTACT NAME Ariel Akkad                                                               |  |                            |                |
| ADDRESS 246 Fifth Avenue, 4th Floor                                                    |  |                            |                |
| CITY New York                                                                          |  | STATE NY                   | ZIP CODE 10001 |
| PHONE (212) 380-1440                                                                   |  | EMAIL ariel@hhequities.com |                |
| OWNERSHIP START DATE March 9, 2004                                                     |  |                            |                |
| CURRENT OPERATOR Same as above                                                         |  |                            |                |
| CONTACT NAME                                                                           |  |                            |                |
| ADDRESS                                                                                |  |                            |                |
| CITY                                                                                   |  | STATE                      | ZIP CODE       |
| PHONE                                                                                  |  | EMAIL                      |                |
| OPERATION START DATE                                                                   |  |                            |                |



**SECTION VI: Property's Environmental History**

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

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

| CONTAMINANT CATEGORY    | SOIL                                | GROUNDWATER                         | SOIL GAS                            |
|-------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Petroleum               | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Chlorinated Solvents    | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Other VOCs              | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| SVOCs                   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Metals                  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Pesticides              | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| PCBs                    | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| PFAS                    | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 1,4-dioxane             | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Other – indicated below | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |

\*Please describe other known contaminants and the media affected: **NA**

3. For each impacted medium above, include a site drawing indicating:

- Sample location
- Date of sampling event
- Key contaminants and concentration detected
- For soil, highlight exceedances of reasonably anticipated use
- For groundwater, highlight exceedances of 6 NYCRR part 703.5
- For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

These drawings are to be representative of all data being relied upon to determine if the site requires remediation under the BCP. Drawings should be no larger than 11"x17" and should only be provided electronically. These drawings should be prepared in accordance with any guidance provided.

Are the required drawings included with this application?

☒ YES

☐ NO

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

|                                                 |                                                   |                                             |                                          |
|-------------------------------------------------|---------------------------------------------------|---------------------------------------------|------------------------------------------|
| <input type="checkbox"/> Coal Gas Manufacturing | <input checked="" type="checkbox"/> Manufacturing | <input type="checkbox"/> Agricultural Co-Op | <input type="checkbox"/> Dry Cleaner     |
| <input type="checkbox"/> Salvage Yard           | <input type="checkbox"/> Bulk Plant               | <input type="checkbox"/> Pipeline           | <input type="checkbox"/> Service Station |
| <input type="checkbox"/> Landfill               | <input type="checkbox"/> Tannery                  | <input type="checkbox"/> Electroplating     | <input type="checkbox"/> Unknown         |

Other: Warehouses, machine works, dry color works, scrap metal smelting

| SECTION VII: Requestor Information                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                            |          |                                  |                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------|----------------------------------|-----------------------|
| NAME 80 Richards Street LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                            |          |                                  |                       |
| ADDRESS 246 Fifth Avenue, 4th Floor                                                                                                                                                                                                                                                                                                                                                                                                                                                |                            |          |                                  |                       |
| CITY/TOWN New York                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                            | STATE NY | ZIP CODE 10001                   |                       |
| PHONE (212) 380-1440                                                                                                                                                                                                                                                                                                                                                                                                                                                               | EMAIL ariel@hhequities.com |          |                                  |                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                            |          | Y                                | N                     |
| 1. Is the requestor authorized to conduct business in New York State (NYS)?                                                                                                                                                                                                                                                                                                                                                                                                        |                            |          | <input checked="" type="radio"/> | <input type="radio"/> |
| 2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the <a href="#">NYS Department of State's Corporation &amp; Business Entity Database</a> . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached? |                            |          | <input checked="" type="radio"/> | <input type="radio"/> |
| 3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A                                                                                                                                                                                                                                                                                                                                               |                            |          | <input checked="" type="radio"/> | <input type="radio"/> |
| 4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of <a href="#">DER-10: Technical Guidance for Site Investigation and Remediation</a> and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements?<br><b>Documents that are not properly certified will not be approved under the BCP.</b>                                            |                            |          | <input checked="" type="radio"/> | <input type="radio"/> |

| SECTION VIII: Requestor Contact Information              |                               |          |                |
|----------------------------------------------------------|-------------------------------|----------|----------------|
| REQUESTOR'S REPRESENTATIVE Ariel Akkad                   |                               |          |                |
| ADDRESS 246 Fifth Avenue, 4th Floor                      |                               |          |                |
| CITY New York                                            |                               | STATE NY | ZIP CODE 10001 |
| PHONE (212) 380-1440                                     | EMAIL ariel@hhequities.com    |          |                |
| REQUESTOR'S CONSULTANT (CONTACT NAME) Victoria D. Whelan |                               |          |                |
| COMPANY GZA GeoEnvironmental of New York                 |                               |          |                |
| ADDRESS 104 West 29th Street, 10 Floor                   |                               |          |                |
| CITY New York                                            |                               | STATE NY | ZIP CODE 10001 |
| PHONE (631) 793-8821                                     | EMAIL victoria.whelan@gza.com |          |                |
| REQUESTOR'S ATTORNEY (CONTACT NAME) Mark A. Chertok      |                               |          |                |
| COMPANY Sive Paget Riesel                                |                               |          |                |
| ADDRESS 560 Lexington Avenue                             |                               |          |                |
| CITY New York                                            |                               | STATE NY | ZIP CODE 10022 |
| PHONE (646) 378-7228                                     | EMAIL (917) 886-2277          |          |                |

**SECTION IX: Program Fee**

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

|                                                                                                                                      | Y                                | N                                |
|--------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------|
| 1. Is the requestor applying for a fee waiver?                                                                                       | <input type="radio"/>            | <input checked="" type="radio"/> |
| 2. If yes, appropriate documentation must be provided with the application. See application instructions for additional information. |                                  |                                  |
| Is the appropriate documentation included with this application? N/A <input type="radio"/>                                           | <input checked="" type="radio"/> | <input type="radio"/>            |

**SECTION X: Requestor Eligibility**

If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.

|                                                                                                                                                                                                                                                                                                                                                                        | Y                     | N                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------------|
| 1. Are any enforcement actions pending against the requestor regarding this site?                                                                                                                                                                                                                                                                                      | <input type="radio"/> | <input checked="" type="radio"/> |
| 2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?                                                                                                                                                                                                                                           | <input type="radio"/> | <input checked="" type="radio"/> |
| 3. Is the requestor subject to an outstanding claim by the Spill Fund for this site?<br>Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.                                                                                                                                                     | <input type="radio"/> | <input checked="" type="radio"/> |
| 4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?                                                      | <input type="radio"/> | <input checked="" type="radio"/> |
| 5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.                                                                                                                                      | <input type="radio"/> | <input checked="" type="radio"/> |
| 6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?                                                                                                                                                                | <input type="radio"/> | <input checked="" type="radio"/> |
| 7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state? | <input type="radio"/> | <input checked="" type="radio"/> |
| 8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?                                                                                                         | <input type="radio"/> | <input checked="" type="radio"/> |
| 9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?                                                                                                                                                       | <input type="radio"/> | <input checked="" type="radio"/> |
| 10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?                                                                                                                                                                                    | <input type="radio"/> | <input checked="" type="radio"/> |
| 11. Are there any unregistered bulk storage tanks on-site which require registration?                                                                                                                                                                                                                                                                                  | <input type="radio"/> | <input checked="" type="radio"/> |

**SECTION X: Requestor Eligibility (continued)**

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

**PARTICIPANT**

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

**VOLUNTEER**

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



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

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

13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?

☐ Yes☐ No☒ N/A

14. Requestor relationship to the property (check one; if multiple applicants, check all that apply):

☐ Previous Owner ☒ Current Owner ☐ Potential/Future Purchaser ☐ Other: \_\_\_\_\_

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

Is this proof attached?

☐ Yes☐ No☒ N/A

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

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

| SECTION XII: Site Contact List                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>To be considered complete, the application must include the Brownfield Site Contact List in accordance with <i>DER-23: Citizen Participation Handbook for Remedial Programs</i>. Please attach, at a minimum, the names and mailing addresses of the following:</p> <ul style="list-style-type: none"> <li>• The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.</li> <li>• Residents, owners, and occupants of the property and adjacent properties.</li> <li>• Local news media from which the community typically obtains information.</li> <li>• The public water supplier which services the area in which the property is located.</li> <li>• Any person who has requested to be placed on the contact list.</li> <li>• The administrator of any school or day care facility located on or near the property.</li> <li>• The location of a document repository for the project (e.g., local library). <b>If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository.</b> In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.</li> <li>• For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.</li> </ul> |

### SECTION XIII: Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

(By a requestor other than an individual)

I hereby affirm that I am Owner (title) of 80 Richards Street LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: 09/04/2026

Signature:  \_\_\_\_\_

Print Name: Ariel Akkad

**PLEASE REFER TO THE APPLICATION COVER PAGE AND BCP APPLICATION INSTRUCTIONS FOR DETAILS OF PAPERLESS DIGITAL SUBMISSION REQUIREMENTS.**

**FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY**

Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27-1407(1-a) must be submitted if requestor is seeking this determination.

**BCP App Rev 17**

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

**From ECL 27-1405(31):**

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

**From 6 NYCRR 375-3.2(I) as of August 12, 2016** (Please note: Eligibility determination for the underutilized category can only be made at the time of application):

375-3.2:

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

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

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

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

**Check appropriate box below:**

- ☐ Project is an Affordable Housing Project – regulatory agreement attached
- ☒ Project is planned as Affordable Housing, but agreement is not yet available
- ☐ This is not an Affordable Housing Project

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

- (a) “Affordable housing project” means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.
- (1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants’ household’s annual gross income.
- (2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income.
- (3) “Area median income” means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.



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

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

☐ Yes – planned renewable energy facility site with documentation

☐ Pending – planned renewable energy facility awaiting documentation

\*Selecting this option will result in a “pending” status. The appropriate documentation will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

☒ No – not a planned renewable energy facility site

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

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

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

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

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

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

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

☒ No

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

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



## **BROWNFIELD CLEANUP PROGRAM APPLICATION SUPPLEMENTAL INFORMATION**

FORMER ATLAS WHITE METALS CO. SITE  
Brooklyn, New York 11231  
Block 522, Lots 8, 9, 11, 15, and 50  
BCP SITE NO. C224238



## SECTION 1 PROPERTY INFORMATION

### 1.1 PROPOSED SITE NAME : **FORMER ATLAS WHITE METALS CO. SITE**

### 1.2 PROPERTY LOCATION

The Former Atlas White Metals Co. Site ( "Site") is located in the Red Hook neighborhood, in the New York City Borough of Brooklyn. The Site is identified as Kings County Tax Block 522, Lot 8, 9, 11, 15, and 50 and with coordinates of Latitude 40°40'46.99"N Longitude 74°00'31.50"W based on the World Geodetic System of 1984 (WGS1984). The Site is bounded by Delavan Street to the northeast; Van Brunt Street to the northwest; a 6-story industrial / manufacturing building (80 Richards Street) to the southeast; several 1- to 2-story residential buildings and 2- to 3 story commercial buildings / warehouses to the southwest; and Verona Street to the South. The Site Location Map is provided on **Figure 1**.

### 1.3 SITE FEATURES

The Site has a total area of 44,016 square feet (approximately 1.01 acres). The table below provides the general description of the parcels and site features:

| Address              | Block and Lot | Parcel Size (acres) | Parcel Size (square feet) | Parcel Features and Current Site Use                                                                |
|----------------------|---------------|---------------------|---------------------------|-----------------------------------------------------------------------------------------------------|
| 235 Van Brunt Street | 522 / 9       | 0.05                | 2,250                     | Parking Facility surrounded by corrugated metal fence.                                              |
| 237 Van Brunt Street | 522 / 8       | 0.05                | 2,250                     | Parking Facility surrounded by corrugated metal fence.                                              |
| 67 Delavan Street    | 522 / 11      | 0.33                | 14,516                    | 2-story warehouse building with associated parking spaces surrounded by corrugated metal fence      |
| 69 Delavan Street    | 522 / 15      | 0.29                | 12,500                    | 1-story warehouse building with loading docks / parking spaces surrounded by corrugated metal fence |
| 76 Verona Street     | 522 / 50      | 0.29                | 12,500                    | 1-story warehouse building                                                                          |

The proposed BCP Site boundary corresponds to the Tax Map Metes and Bound description included in the Deed, shown as **Exhibit A**. A Site Plan is provided with the current owners listed on surrounding properties as **Figure 2**. The Kings County Tax map is shown on **Figure 3**.

### 1.4 CURRENT ZONING AND LAND USE

The Site is located in the Red Hook neighborhood of Brooklyn in an area zoned for manufacturing / industrial properties (M1-1). The Zoning Map is shown on **Figure 4**. The Land Use Map is shown on **Figure 5**.



## 1.5 EN-ZONE AND DISADVANTAGED COMMUNITIES

The Site is not within a designated Environmental Zone (En-Zone).

The Site is located within a Disadvantaged Community (DAC) area. On March 27, 2023, in accordance with New York's Climate Act, the Climate Justice Working Group adopted the first version of the disadvantaged communities' criteria. The Site is located within Census Tract 36047005900 that is designated as a DAC with an Environmental Burden that is higher than 100% of census tracts statewide and a Population Vulnerability that is higher than 67% of census tracts statewide. The Disadvantaged Community map is shown on **Figure 6**.

## 1.6 PAST USE OF THE SITE

The Phase I Environmental Site Assessment (Phase I ESA) from October 2003 included historical environmental database reports and the Environmental Data Resources (EDR) database reports from March 2026 detail the past usage of the Site. The historical documentation is provided under a separate file (**File 2 – Previous Investigations**) with the BCP Application.

The table below contains GZA's general description of the historical Site use.

| Year      | Lot 8            | Lot 9                          | Lot 11                                                                                               | Lot 15                                                                                                                                | Lot 50                                                                                                 |
|-----------|------------------|--------------------------------|------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| 1886      | 2-story dwelling | 3-story store                  | Six 1- to 2-story manufacturing buildings and 1-story stable ( E. Dela Chapelle Glass Works)         |                                                                                                                                       |                                                                                                        |
| 1904      |                  |                                | Four 2-story manufacturing buildings (for electrical machinery, grain cleaning storage) and a stable | Five 2-story manufacturing buildings ( Pioneer Machine Works, Hydro-Carbon Co./ Chemical Experimental Station, W.H. Stewart Mgf. Co.) | Vacant                                                                                                 |
| 1915      |                  |                                | Four 2-story warehouses (Virginia Peanut Product Co.) and a stable (trucking)                        | Five 2-story manufacturing buildings ( Jas Hartley Sons Machine Works, Insecticide Mfg., Delevan Mfg. Co. )                           |                                                                                                        |
| 1938      |                  |                                | Four 2-story warehouses (for rags, masonry, scrap metal smelting)                                    |                                                                                                                                       | Two 1-story sheds                                                                                      |
| 1950      |                  |                                | Vacant                                                                                               | Four 2-story warehouses (for piping fitting, pattern storage, paper boxes, scrap metal smelting )                                     | Five 2-story manufacturing buildings (for scrap metal, dry color storage, dry color mixing & grinding) |
| 1969      | Vacant           | Four 2-story warehouses        |                                                                                                      |                                                                                                                                       |                                                                                                        |
| 1977      |                  |                                |                                                                                                      |                                                                                                                                       |                                                                                                        |
| 1979-2002 |                  | One 2-story warehouse building | One 1-story warehouse building with loading docks / parking spaces                                   |                                                                                                                                       |                                                                                                        |
| 2003-2007 | Parking Facility |                                |                                                                                                      |                                                                                                                                       |                                                                                                        |



## 1.7 SITE GEOLOGY AND HYDROGEOLOGY

Based on the 2023 USGS publication, *Bedrock – Surface Elevation and Overburden Thickness Maps of the Five Boroughs* (DeMott, et al, 2023), bedrock is estimated at more than 100 feet below mean sea level (msl) (at approximately 125 feet below ground surface [ft bgs]), and consist of schist, gneiss, and amphibolite of the Hartland Formation. The Site is located in an area that typically will have miscellaneous fill overlying thick glacial outwash deposits (comprised of a mixture of clay, silt, sand, gravel) overlying bedrock.

Based on information provided in the 2017 Site Investigation Report, the Site's subsurface is comprised of historic fill composed of brown sand, gravel, and miscellaneous materials, including demolition debris (e.g., brick, asphalt, glass, gravel), to approximately 8 ft bgs (i.e. the end of the boring). The 2017 Site Investigation also indicated the presence of slag in the subsurface.

The 2017 Site Investigation encountered groundwater between 8 to 9 ft bgs, corresponding to a groundwater elevation of between approximately 1 to 2 feet above msl. The inferred direction of groundwater flows to the west northwest towards the East River.

## 1.8 ENVIRONMENTAL ASSESSMENTS

The previous environmental assessments are summarized below:

### 1.8.1 Phase I Environmental Site Assessment, October 2003

Middleton Environmental Inc. (MEI) performed a Phase I ESA at the Site in October 2, 2003 (2003 Phase I ESA) for the 1.84 acre property identified as 80 Richards Street (Block 522 Lots 11, 15, 22, and 50). The 2003 Phase I ESA did not identify recognized environmental conditions, as defined under ASTM E1527-00, in connection with the Site. According to MEI, their site reconnaissance, interviews, and review of records did not find the presence or possible presence of hazardous substances or petroleum related products that could indicate an existing release, past release or significant threat of release into structures on the property, into ground, groundwater, or surface water.

### 1.8.2 Site Summary Report, October 2003

The historical environmental files included a Site Summary Report by Environmental FirstSearch for the property identified as 80 Richards Street. The database report listed nine (9) leaking underground storage tanks (LUSTs) site, one (1) RCRA Corrective action (RCRACor) site, seven (7) RCRA generator (RCRAGN) sites, three (3) state hazardous substance (STATES) sites, seven (7) SPILLS sites, four(4) solid waste / landfill (SWL) sites, five (5) underground storage tank (UST) sites.

### 1.8.3 Limited Phase II Subsurface Investigation, December 15, 2003

Aaron & Wright Technical Services Inc. (A&W), under contract with IDEA Nueva Inc., investigated the former industrial property identified as 80 Richards Street. A&W advanced five soil borings at the property and collected seven soil samples for laboratory analyses. According to A&W, the soil samples did not indicate the presence of volatile organic compounds (VOCs), pesticides, or polychlorinated



biphenyls (PCBs). However, base neutral compounds (B/N) and metals were detected in excess of NYSDEC Soil Cleanup Objectives for Protection of Groundwater Quality (for B/N) and NYSDEC Eastern USA Background Levels (for metals). In A&W's professional opinion, the historic operations had impacted shallow soils. Although based on NYS regulatory requirements at that time (6 NYCRR Part 595), the results did not constitute a reportable release, A&W recommended that the subject property enter into an Order of Consent / Brownfield Cleanup Program based on the analytical results presented in their December 2003 Limited Phase II Subsurface Investigation.

#### 1.8.4 Site Investigation Report, April 2017

P.W. Grosser Consulting Engineer & Hydrogeologist P.C. (P.W. Grosser), under contract with 80 Richards LLC, performed a Site Investigation of the property known as Atlas White Metal Co. Site ( CERCLIS No. NYN00020668), identified as Block 522 Lot 11 on the NYC Tax Map. The report was prepared for the US Environmental Protection Agency, Region II, Emergency Response Division. The site investigation activities were performed between July 18 to July 20, 2016 and on October 13, 2016, which included the advancement of 26 soil borings down to 6 to 8 feet bgs, for the collection of soil samples and the installation of three temporary monitoring wells for the collection of groundwater samples.

P.W. Grosser presented the following findings:

- Slag is present throughout Lot 11, with the exception of three borings at the northern portion of the site;
- Historic fill was identified to approximately 6 to 8 feet bgs;
- The greatest concentrations of metals in soil, including lead, arsenic, and antimony, were observed in the central and southern portions of the site, in the vicinity of the rear of the former smelting operations;
- Site-related metals in subsurface soils at the Site do not represent a source of dissolved-phase metals in groundwater at concentrations that exceed applicable groundwater quality standards; and
- Metals that are present in shallow soil (top 1 foot), at concentrations that exceed the EPA Regional Removal Management Levels (RMLs) and / or NYSDEC Industrial Use SCOs, may represent a potential risk to human or health or the environment under current and / or future conditions if no further action is taken.

The tabulated historical analytical results and spider diagrams are included in the **appended Tables and Exhibit B**. GZA compared the 2017 SI Report historical analytical results on Lot 11 to NYSDEC Part 375 Soil Cleanup Objectives for Unrestricted Use (UUSCOs), Restricted Residential Use (RRUSCOs), Commercial Use (CUSCOs) and for the Protection of Groundwater (PGWSCOs). The historical analytical results are discussed further in **Section 6.0 – Property's Environmental History**.

#### 1.8.5 Limited Phase II Environmental Site Investigation Report, January 2026

GZA GeoEnvironmental of New York (GZA) performed a Limited Phase II Environmental Site Investigation on Lots 8, 9, 15 and 50. The objective of the Limited Phase II ESI was to complement the Phase II ESI performed in 2003 and 2017. GZA presented the following findings:



- The limited utility survey did not identify the presence of subsurface anomalies indicative of USTs within the accessible areas of the Site.
- Beneath a surface cover of concrete and asphalt, the subsurface conditions at the Site consist of fill that includes fine to medium sand, gravel and brick at depths ranging from about 6.5 to 11 ft bgs. The fill was underlain by native sand layer to the maximum depth of our soil borings which was 15 ft bgs. A clay layer was observed in two boring locations, at depths ranging approximately 10 to 13.5 ft bgs.
- GZA encountered groundwater at depths of approximately 8-11 feet bgs.
- Several SVOCs in soil detected above UUSCOs, RRUSCOs, CUSCOs, or PGWSCOs are indicative of the historic fill.
- Several metals, specifically arsenic, barium, copper, lead, and mercury, were detected above CUSCOs in at least one soil sample. The findings complement the findings of the 2017 SI Report which attributed the elevated metal concentrations to the historical use of the site by the Former Atlas White Metal Co. (CERCLIS No. NYN00020668).
- SVOCs and metals above NYSDEC TOGS 1.1.1 AWQS may be indicative of groundwater in contact with historic fill.
- New York State does not have standards, criteria, or guidance values for VOCs in soil vapor samples. However, as a screening tool, the soil vapor analytical results were summarized compared to concentrations of VOCs in NYSDOH No Further Action Decision Matrices. Laboratory analysis of the four soil vapor samples reported slightly elevated concentrations of petroleum VOC and some chlorinated VOCs in SV-01 through SV-04. As such, there is a potential for an on-Site source of soil vapor contamination that was not detected in the soil sampling. Due to the difference in detections, the source of soil vapor contamination is likely from various locations.

The historical analytical results are discussed further in **Section 6.0 – Property’s Environmental History**.

## **SECTION 2      PROJECT DESCRIPTION**

### **2.1    POST-REMEDATION USE / PROJECT DETAILS**

Based on the evaluation of the available historical environmental information, the past use of the Site as an industrial smelter may have contributed to the subsurface contamination. Contaminants of concern include SVOCs and metals. The Requestor intends to remediate the Site in a manner that will render the Site protective of public health and the environment. The proposed remedy for the Site will be designed to reduce the potential for exposure to hazardous substances during construction. The proposed remedial action will address existing environmental conditions in the subsurface, including soil, groundwater, and soil vapor.

The Requestor anticipates applying for a rezoning that will allow for the development of much-needed housing - including affordable housing. This will entail the demolition of the existing buildings and remedial excavation for the redevelopment of the entire Site into an 8-story mixed use commercial / residential building. The illustrative design is included in **Exhibit C**.



## 2.2 PROJECT SCHEDULE

This BCP Application is being submitted and proposes to enter the BCP at the investigation stage. We will submit the Remedial Investigation Workplan (RIWP) and propose to perform a Remedial Investigation (RI), in the Fall of 2026. We will prepare the RAWP thereafter, with the review and approval anticipated by the Spring of 2027. If the schedule for remediation and development activities changes, it will be updated and submitted to NYSDEC, as necessary. The proposed BCP Milestone schedule is included in **Exhibit D**.

## 2.3 GREEN SUSTAINABLE REMEDIATION

Sites remediated under the oversight of the New York State Department of Environmental Conservation (NYSDEC) are required to incorporate the concepts of green remediation into all phases of the cleanup process in accordance with DER-31. Green remediation is defined as “the practice of considering all environmental effects of remedy implementation and incorporating options to minimize the environmental footprint of cleanup actions.” GZA has prepared a discussion of the green and sustainable remediation (GSR) practices (which includes the climate change screening and vulnerability assessment) to be incorporated throughout the BCP phases for the Former Atlas White Metals Co. project included in **Exhibit E**.

## SECTION 3 ECOLOGICAL CONCERNS

The Site is located approximately 0.19 miles from Atlantic Basin to the northwest and approximately 0.62 miles from the Upper New York Bay to the southwest. However, the Site is located in a densely populated urban infill setting in Brooklyn, New York. In accordance with DER-10 Section 3.10.1, the United States Fish and Wildlife Service’s (USFWS) IPaC system was consulted on May 11, 2026.

We are still waiting for the USFWS determination of ‘no effect’ to the listed species with potential to be present in the project area, including the Piping Plover, Roseate Tern, and Rufa Red Knot. A Fish and Wildlife Resources Impact Analysis (FWRIA) will be included in the Remedial Investigation Work Plan.

## SECTION 4 LAND USE FACTORS

### 4.1 CURRENT ZONING AND LAND USE

The Site is located in the Red Hook neighborhood of Brooklyn, New York in an area zoned for manufacturing / industrial purposes (M1-1). A map showing the proposed BCP Site boundary, adjacent roadways, and adjacent property owners is shown in the Property Base Map on **Figure 2**. The proposed redevelopment will require an application to amend the current zoning for the area to allow for dense residential properties. The Zoning Map is shown on **Figure 4**. The Land Use Map is shown on **Figure 5**. The Site is located within a disadvantaged community area of Brooklyn, as shown on **Figure 6**.

### 4.2 ANTICIPATED USE

Under the BCP, the Requestor (80 Richards Street LLC) plans to redevelop the Site into an 9-story mixed-use residential commercial building.





#### 4.3 CURRENT BUSINESS OPERATIONS

The table below lists the current site operations

| Address              | Block and Lot | Parcel Features and Current Site Use                                                                                   |
|----------------------|---------------|------------------------------------------------------------------------------------------------------------------------|
| 235 Van Brunt Street | 522 / 9       | Parking Facility surrounded by corrugated metal fence.                                                                 |
| 237 Van Brunt Street | 522 / 8       | Parking Facility surrounded by corrugated metal fence.                                                                 |
| 67 Delavan Street    | 522 / 11      | 2-story warehouse building with associated parking spaces surrounded by corrugated metal fence                         |
| 69 Delavan Street    | 522 / 15      | 1-story warehouse building with loading docks / parking spaces surrounded by corrugated metal fence (Trucking Company) |
| 76 Verona Street     | 522 / 50      | 1-story warehouse building ( Hook Equipment Supplier / Brooklyn Slugger batting cages)                                 |

#### 4.4 COMPLIANCE WITH ZONING LAWS, RECENT DEVELOPMENT, AND COMMUNITY MASTER PLANS

The Project Site is located within the boundaries of the New York City Coastal Zone and is subject to City Environmental Quality Review (CEQR) discretionary review procedures. GZA reviewed and assessed the project for consistency with the policies set forth in the New York City Waterfront Revitalization Program (WRP). The waterfront revitalization program map is included on **Figure 10**. We will append the WRP assessment into the Remedial Investigation Work Plan.

### SECTION 5 CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION

The Requestor, 80 Richards Street LLC, is the current property owner and operator of 67 Delaven Street, and 69 Delavan Street also identified on the New York City Tax Map as Block 522, Lots 11 and 15. 80 Richards Owner LLC is the current property owner and operator of 76 Verona Street also identified on the New York City Tax Map as Block 522, Lot 50. 235-237 Van Brunt LLC is the current property owner and operator of 237 Van Brunt Street and 235 Van Brunt Street also identified on the New York City Tax Map as Block 522, Lots 8 and 9.

80 Richards Owner LLC is owned by 80 Richards Street LLC, and 235-237 Van Brunt LLC is owned by N&B Family Holdings LLC. Both 80 Richards Street LLC and N&B Family Holdings LLC are owned by Benjamin Akkad, Ariel Akkad, and Nathan Accad.

The current and historical property owner and information is provided in **Exhibit J**.

### SECTION 6 PROPERTY'S ENVIRONMENTAL HISTORY

#### 6.1 PREVIOUS REPORTS

The following reports have been reviewed and submitted as part of the Requestor BCP application:

- *Phase I Environmental Site Assessment, Middleton Environmental Inc., October 2003*
- *Site Summary Report, Environmental FirstSearch October 2003*



- *Limited Phase II Subsurface Investigation, Aaron & Wright, December 15, 2003*
- *Site Investigation Report, P.W. Grosser, April 2017*
- *Limited Phase II Environmental Site Investigation, GZA, January 2026*

The 2017 historical environmental tables are included in **Exhibit B**.

## 6.2 PAST USE OF THE SITE

The historical documentation is under a separate **File 2 - Environmental Historical Documentation**. GZA's has included a general description of the historical uses of the Site in **Section 1.6**, above.

| Year      | Lot 8            | Lot 9         | Lot 11                                                                                               | Lot 15                                                                                                                                | Lot 50                                                                                                 |
|-----------|------------------|---------------|------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| 1886      | 2-story dwelling | 3-story store | Six 1- to 2-story manufacturing buildings and 1-story stable ( E. Dela Chapelle Glass Works)         |                                                                                                                                       |                                                                                                        |
| 1904      |                  |               | Four 2-story manufacturing buildings (for electrical machinery, grain cleaning storage) and a stable | Five 2-story manufacturing buildings ( Pioneer Machine Works, Hydro-Carbon Co./ Chemical Experimental Station, W.H. Stewart Mgf. Co.) | Vacant                                                                                                 |
| 1915      |                  |               | Four 2-story warehouses (Virginia Peanut Product Co.) and a stable (trucking)                        | Five 2-story manufacturing buildings ( Jas Hartley Sons Machine Works, Insecticide Mfg., Delevan Mfg. Co. )                           |                                                                                                        |
| 1938      |                  |               | Four 2-story warehouses (for rags, masonry, scrap metal smelting)                                    |                                                                                                                                       | Two 1-story sheds                                                                                      |
| 1950      |                  |               | Vacant                                                                                               | Four 2-story warehouses (for piping fitting, pattern storage, paper boxes, scrap metal smelting )                                     | Five 2-story manufacturing buildings (for scrap metal, dry color storage, dry color mixing & grinding) |
| 1969      | Vacant           |               | Four 2-story warehouses                                                                              |                                                                                                                                       |                                                                                                        |
| 1977      |                  |               |                                                                                                      |                                                                                                                                       |                                                                                                        |
| 1979-2002 |                  |               | One 2-story warehouse building                                                                       | One 1-story warehouse building with loading docks / parking spaces                                                                    |                                                                                                        |
| 2003-2007 | Parking Facility |               |                                                                                                      |                                                                                                                                       |                                                                                                        |

Lots 8 and 9 were maintained as residential / commercial properties from as early as 1886 until the 1950s. The buildings were then demolished and remained vacant until early 2000s, when it was used as a parking garage. At the time of the 2026 Limited Phase II ESI, Lots 8 and 9 were used as parking and storage for heavy industrial equipment.

In general, Lot 11 and Lot 15 were mainly used for manufacturing (i.e. electrical machinery, glass works) , industrial (i.e. scrap metal smelting) , and commercial warehouse (i.e. paper boxes, pipe fittings) use from as early as 1886 until early 2000s. At the time of the 2026 Limited Phase II ESI, Lot 11 had a 1-story warehouse building and was used as a storage for various heavy equipment, while Lot 15 was a concrete paved access driveway and parking area.



As early as 1886 until early 1900s, Lot 50 was utilized by a glassworks company. By 1904 until late 1930s the property was vacant. Around late 1960s, a 1 story warehouse building occupied the property. At the time of the 2026 Limited Phase II ESI, Lot 50 remained a 1-story warehouse with a loading dock.

### 6.3 SAMPLING DATA

Sampling data from the 2017 SI Report for Lot 11 were complemented by January 2026 Limited Phase II ESI for Lot 8, 9, 15, and 50. The laboratory analytical results were compared to NYSDEC Part 375 UUSCOs, RRUSCOs, CUSCOs, and PGWSCOs. The groundwater analytical results were compared to the NYSDEC AWQS. The soil vapor analytical results were also evaluated. The 2017 SI Report and 2026 Limited Phase II ESI analytical results are summarized in **Tables 1 -8**. The 2016 Limited Phase ESI Spider Diagrams are presented in **Exhibit B**. The 2026 Limited Phase II ESI are presented as spider diagrams on **Figures 7, 8 and 9**.

#### 6.3.1 Soil Chemistry

Below is a table summarizing the number of soil samples collected and the analysis performed for each lot:

##### *Volatile Organic Compounds*

- In Lots 8, 9, 15, and 50, VOCs were either below detection limits or were detected at concentrations below their respective NYSDEC Part 375 UUSCOs, RRUSCOs, CUSCOs, and PGWSCOs. (See **Table 1**).
- In Lot 11, soil samples were not collected and analyzed for VOCs.

##### *Semi-Volatile Organic Compounds*

- In Lots 8, 9, 15, and 50, several SVOCs specifically benzo(a)anthracene (at a maximum concentration [max.] of 200 milligrams per kilogram [mg/kg]), benzo(a)pyrene (max. of 140 mg/kg), benzo(b)fluoranthene (max of 210 mg/kg), benzo(ghi)perylene (max. of 76mg/kg), benzo(k)fluoranthene (max. of 35 mg/kg), chrysene (max. of 200 mg/kg), dibenzo (a,h) anthracene (max of 15 mg/kg), dibenzofuran (max of 43 mg/kg), fluoranthene (max of 420 mg/kg), fluorene (max of 60 mg/kg), indeno(1,2,3-cd)pyrene (max. of 76 mg/kg), naphthalene (max of 120 mg/kg), phenanthrene (max of 520 mg/kg) and pyrene (max of 360 mg/kg) were detected above UUSCOs, RRUSCOs, CUSCOs or PGWSCOs. (See **Table 2**).
- In Lot 11, soil samples were not collected and analyzed for SVOCs.

##### *Metals*

- In Lot 11, several metals, such as arsenic ( max of 180 mg/kg), barium (max of 3,000 mg/kg), cadmium ( max of 110 mg/kg), chromium (max of 5,200 mg/kg), copper (max of 150,000 mg/kg), lead ( max of 56,000 mg/kg), nickel (max of 640 mg/kg), and zinc ( max of 81,000 mg/kg) were detected above UUSCOs, RRUSCOs, CUSCOs, or PGWSCOs in at least one sample. (Note that mercury was not analyzed during the 2016 Limited Phase II ESI) (See **Table 3A**).
- In Lots 8, 9, 15, and 50, several metals, such as arsenic (max of 26.8 mg/kg), barium (max of 881



mg/kg), copper (max of 1,980 mg/kg), lead ( max of 1,140 mg/kg), and mercury (max of 10.3 mg/kg) were detected above UUSCOs, RRUSCOs, CUSCOs, or PGWSCOs in at least one sample. Cadmium (max of 2.53 mg/kg) was detected above UUSCOs and RRUSCOs in one sample. Selenium (max of 14.6 mg/kg) was detected above UUSCOs and PGWSCOs in one sample. Total Chromium (max of 33 mg/kg), silver (max of 2.43 mg/kg), and zinc (max of 752 mg/kg) were detected above UUSCOs in at least one sample. Hexavalent chromium ( max of 1.86 mg/kg) were detected above UUSCOs and RRUSCOs in two samples. (See **Table 3B** and **Table 4**).

The analytes above RRUSCOs are summarized in the table below:

**Table A – Summary of Detections in Soil**

| Soil Summary Table     |                |                      |                           |                                    |
|------------------------|----------------|----------------------|---------------------------|------------------------------------|
| Analytes > RRUSCOs     | RRUSCO (mg/kg) | Detections > RRUSCOs | Maximum Detection (mg/kg) | Location of Max Detection (ft bgs) |
| <b>SVOCs</b>           |                |                      |                           |                                    |
| Benzo(a)anthracene     | 1.4            | 3                    | 200                       | GZ-04 (5-7)                        |
| Benzo(a)pyrene         | 1              | 3                    | 140                       | GZ-04 (5-7)                        |
| Benzo(b)fluoranthene   | 1.4            | 4                    | 210                       | GZ-04 (5-7)                        |
| Benzo (ghi) perylene   | 4.9            | 2                    | 76                        | GZ-04 (5-7)                        |
| Benzo(k)fluoranthene   | 4.9            | 1                    | 35                        | GZ-04 (5-7)                        |
| Chrysene               | 4.9            | 3                    | 200                       | GZ-04 (5-7)                        |
| Dibenz(a,h)anthracene  | 0.33           | 2                    | 15                        | GZ-04 (5-7)                        |
| Dibenzofuran           | 18             | 1                    | 43                        | GZ-04 (5-7)                        |
| Fluoranthene           | 100            | 1                    | 420                       | GZ-04 (5-7)                        |
| Indeno(1,2,3-cd)pyrene | 1.4            | 2                    | 76                        | GZ-04 (5-7)                        |
| Naphthalene            | 100            | 1                    | 120                       | GZ-04 (5-7)                        |
| Phenanthrene           | 4.9            | 3                    | 520                       | GZ-04 (5-7)                        |
| Pyrene                 | 100            | 1                    | 360                       | GZ-04 (5-7)                        |
| <b>Metals</b>          |                |                      |                           |                                    |
| Arsenic, Total         | 16             | 77                   | 180                       | SB-018-06 (5-6)                    |
| Barium, Total          | 410            | 34                   | 3,000                     | SB-021-03 (2-3)                    |
| Cadmium, Total         | 2.5            | 58                   | 110                       | SB-025-02 (1-2)                    |
| Chromium, Total*       | 110            | 11                   | 5,200                     | SB-017-04 (3-4)                    |
| Copper, Total          | 280            | 75                   | 150,000                   | SB-022-04 (3-4)                    |
| Lead, Total            | 400            | 94                   | 56,000                    | SB-025-02 (1-2)                    |
| Manganese, Total       | 2000           | 1                    | 2,200                     | SB-026-08 (7-8)                    |
| Mercury, Total**       | 0.3            | 3                    | 10.3                      | GZ-07 (4-6)                        |
| Nickel, Total          | 320            | 3                    | 640                       | SB-022-04 (3-4)                    |
| Zinc, Total            | 6600           | 27                   | 81,000                    | SB-025-02 (1-2)                    |

**Notes:**

Analytes > RRUSCOs: Displays analytes that exceeded the NYSDEC Part 375 RRUSCO shown in milligrams per kilogram (mg/kg)

Detections > RRUSCOs: Number of detections above the applicable RRUSCO.

Maximum Detection (mg/kg): Sample location representing the maximum detection of the analyte in ppm.

\* Total Chromium was compared to Part 375 RRUSCOs for trivalent chromium.

\*\* The 2016 Limited Phase II ESI did not analyze for Total Mercury

***Pesticides and Polychlorinated Biphenyls (PCBs)***

- In Lots 8, 9, 11, 15, and 50 soil samples were not collected and analyzed for Pesticides and PCBs



### *Per- and Polyfluoroalkyl Substances (PFAS)*

- In Lots 8, 9, 11, 15, and 50 soil samples were not collected and analyzed for PFAS.

### *Groundwater Chemistry*

#### *Volatile Organic Compounds*

- In Lots 8, 9, 15, and 50, VOCs were either below detection limits or were detected at concentrations below their respective NYSDEC TOGS 1.1.1 AWQS (See **Table 5**).
- In Lot 11, groundwater samples were not collected and analyzed for VOCs.

#### *Semi-Volatile Organic Compounds*

- In Lots 8, 9, 15, and 50, SVOCs specifically benzo(a)pyrene (max. of 0.09 ug/L), benzo(b)fluoranthene (max of 0.2 ug/L), benzo(k)fluoranthene (max. of 0.04 ug/L), and indeno(1,2,3-cd)pyrene (max. of 0.14 ug/L) were detected above NYSDEC TOGS 1.1.1 AWQS in one groundwater sample. (see **Table 6**)
- In Lot 11, groundwater samples were not collected and analyzed for SVOCs.

#### *Total Metals*

- In Lot 11, several metals, such as iron ( max of 17,600 ug/L), lead ( max of 59.3 ug/L), magnesium ( max of 45,800 ug/L) , manganese (max of 1,134 ug/L), and sodium ( max of 535,000 ug/L) were above NYSDEC TOGS 1.1.1 AWQS in at least one sample. (See **Table 7A**)
- In Lots 8,9, 15 and 50, several metals, such as arsenic ( max of 130.3 ug/L), barium (max of 5,196 ug/L), beryllium (max of 12.1 ug/L), cadmium (max of 6.44 ug/L), chromium (max 483.1 ug/L) copper (max of 819.6 ug/L), iron (max of 309,000 ug/L), lead ( max of 4,212 ug/L), magnesium (max of 50,300 ug/L), manganese (max of 5,007 ug/L), mercury (max of 11.31 ug/L), nickel (max of 439.8 ug/L), selenium (max of 18.9 ug/L), sodium ( max of 91,200 ug/L), thallium (max of 2.26 ug/L) and zinc (max of 11,640 ug/L) were detected above NYSDEC TOGS 1.1.1 AWQS in at least one sample. (See **Table 7B**)

#### *Dissolved Metals*

- In Lot 11, dissolved metals such as magnesium ( max of 39,600 ug/L) , manganese (max of 831.6 ug/L), and sodium ( max of 488,000 ug/L) were detected at concentrations above NYSDEC TOGS 1.1.1 AWQS in at least one sample. (See **Table 7A**)
- In Lots 8,9, 15 and 50, dissolved metals, such as antimony ( max of 4.9 ug/L), iron (max of 953 ug/L), magnesium (max of 35,600 ug/L), manganese (max of 468.3 ug/L), and sodium ( max of 95,800 ug/L) were detected above NYSDEC TOGS 1.1.1 AWQS in at least one sample. (See **Table 7B**)

### *Pesticides and Polychlorinated Biphenyls (PCBs)*



- In Lots 8, 9, 11, 15, and 50 groundwater samples were not collected and analyzed for Pesticides and PCBs

*Per- and Polyfluoroalkyl Substances(PFAS)*

- In Lots 8, 9, 11, 15, and 50 groundwater samples were not collected and analyzed for PFAS.

The analytes above the NYSDEC guidance values are summarized in the table below:

**Table B – Summary of Detections in Groundwater**

| <b>Groundwater Summary Table</b> |                    |                             |                                  |                                  |
|----------------------------------|--------------------|-----------------------------|----------------------------------|----------------------------------|
| <b>Analytes &gt; AWQS</b>        | <b>AWQS (ug/L)</b> | <b>Detections &gt; AWQS</b> | <b>Maximum Detection (ug/L )</b> | <b>Location of Max Detection</b> |
| <b>SVOCs</b>                     |                    |                             |                                  |                                  |
| Benzo(a)pyrene                   | 0.002              | 1                           | 0.09                             | MW-02                            |
| Benzo(b)fluoranthene             | 0.002              | 1                           | 0.02                             | MW-02                            |
| Benzo(k)fluoranthene             | 0.002              | 1                           | 0.04                             | MW-02                            |
| Indeno(1,2,3-cd)pyrene           | 0.002              | 1                           | 0.14                             | MW-02                            |
| <b>Metals</b>                    |                    |                             |                                  |                                  |
| Arsenic, Total                   | 25                 | 2                           | 130.3                            | MW-02                            |
| Barium, Total                    | 1,000              | 1                           | 5,196                            | MW-02                            |
| Beryllium, Total                 | 3                  | 1                           | 12.1                             | MW-02                            |
| Cadmium, Total                   | 5                  | 1                           | 6.44                             | MW-02                            |
| Chromium, Total                  | 50                 | 2                           | 483.1                            | MW-02                            |
| Copper, Total                    | 200                | 1                           | 819.6                            | MW-02                            |
| Iron, Total                      | 300                | 6                           | 309,000                          | MW-02                            |
| Lead, Total                      | 25                 | 4                           | 4,212                            | MW-02                            |
| Magnesium, Total                 | 35,000             | 4                           | 50,300                           | MW-01                            |
| Manganese, Total                 | 300                | 3                           | 5,007                            | MW-02                            |
| Mercury, Total                   | 1                  | 1                           | 11.31                            | MW-02                            |
| Nickel, Total                    | 100                | 2                           | 439.8                            | MW-02                            |
| Selenium, Total                  | 10                 | 1                           | 18.9                             | MW-02                            |
| Sodium, Total                    | 20000              | 6                           | 535,000                          | GW-001                           |
| Thallium, Total                  | 0.5                | 1                           | 2.26                             | MW-02                            |
| Zinc, Total                      | 2000               | 1                           | 11,640                           | MW-02                            |
| Antimony, Dissolved              | 3                  | 1                           | 4.89                             | MW-02                            |
| Iron, Dissolved                  | 300                | 1                           | 953                              | MW-02                            |
| Magnesium, Dissolved             | 35,000             | 2                           | 39,600                           | GW-001                           |
| Manganese, Dissolved             | 300                | 2                           | 832                              | GW-001                           |
| Sodium, Dissolved                | 20000              | 6                           | 488,000                          | GW-001                           |

Notes:



Analytes > AWQS: Displays analytes that exceed the NYSDEC Technical and Operational Guidance Series (1.1.1) Ambient Water Quality Standards (AWQS) and Guidance Values  
Detections > AWQS: Number of detections over the applicable AWQS.  
AWQS (ug/L): AWQS and Guidance Value reported in micrograms per liter

A spider diagram showing the groundwater exceedances is included on **Figure 8**.

### Soil Vapor Chemistry

- In Lots 8, 9, 15, and 50, a total of four (4) soil vapor samples (i.e. one from each lot) were collected during the 2026 Limited Phase II ESI. The soil vapor samples reported detections chlorinated-VOCs, such as tetrachloroethene (PCE) (max of 4 µg /m<sup>3</sup>) and trichloroethylene (TCE) (max of 1.6 µg/m<sup>3</sup>) in at least one sample.

The soil vapor samples also reported slightly elevated detections petroleum-related VOCs such as 1,2,4-Trimethylbenzene (max of 10.3 µg /m<sup>3</sup>), 1,3,5-Trimethylbenzene (max of 2.23 µg /m<sup>3</sup>), benzene (max of 6.77 µg /m<sup>3</sup>), cyclohexane (max of 6.09 µg /m<sup>3</sup>), ethylbenzene (max of 5.47 µg /m<sup>3</sup>), Heptane (max of 688 µg /m<sup>3</sup>), hexane (max of 2,500 µg /m<sup>3</sup>), o-xylene (max of 7.64 µg /m<sup>3</sup>), and m/p-Xylene (max of 18.6 µg /m<sup>3</sup>).

- In Lot 11, a soil vapor sample was not collected and analyzed for VOCs.

**Table C – Summary of Detections in Soil Vapor**

| Soil Vapor Summary Table      |                  |                                        |            |                           |
|-------------------------------|------------------|----------------------------------------|------------|---------------------------|
| Analytes                      | Total Detections | Maximum Detection (µg/m <sup>3</sup> ) | Type       | Location of Max Detection |
| <b>Petroleum-related VOCs</b> |                  |                                        |            |                           |
| 1,2,4-trimethylbenzene        | 4                | 10.3                                   | soil vapor | SV-04                     |
| 1,3,5-trimethylbenzene        | 1                | 2.23                                   | soil vapor | SV-04                     |
| Benzene                       | 2                | 6.77                                   | soil vapor | SV-03                     |
| Cyclohexane                   | 1                | 6.09                                   | soil vapor | SV-04                     |
| Ethylbenzene                  | 4                | 5.47                                   | soil vapor | SV-03                     |
| Heptane                       | 2                | 688                                    | soil vapor | SV-03                     |
| Hexane                        | 2                | 2500                                   | soil vapor | SV-03                     |
| o-xylene                      | 4                | 7.64                                   | soil vapor | SV-03                     |
| m,p-xylene                    | 4                | 18.6                                   | soil vapor | SV-03                     |
| <b>Chlorinated-VOCs</b>       |                  |                                        |            |                           |
| Trichloroethene               | 1                | 1.6                                    | soil vapor | SV-01                     |
| tetrachloroethene             | 1                | 4                                      | soil vapor | SV-04                     |

Notes:

Total Detections: Number of samples with detections of analytes

Maximum Detection (µg/m<sup>3</sup>): Maximum detection in micrograms per cubic meter.

A summary of soil vapor data is also included in **Table 8**. A spider diagram showing the soil vapor concentrations is included on **Figure 9**.





## SECTION 7 REQUESTOR INFORMATION

### REQUESTOR NAME AND INFORMATION

The entity requesting participation in the BCP is **80 RICHARDS STREET LLC**

#### **Principal Office Address:**

ATTN: Ariel Akkad, Owner  
246 Fifth Avenue, 4th Floor  
New York, NY 10001  
E: ariel@hhequities.com  
P: (212) 830-1440

Ariel Akkad, is the sole Owner and authorized signatory for 80 Richards Street LLC, which is authorized to conduct business in New York State, with a business address 246 Fifth Avenue, 4th Floor, New York, NY 10001.

A print-out of the Requester entity information from the New York State Department of State's Corporation & Business Entity Database is provided in **Exhibit F**.

## SECTION 8 REQUESTOR CONTACT INFORMATION

Refer to Section VIII on the BCP Application Form for the Requestor Contact Information.

## SECTION 9 PROGRAM FEE

The Requestor is not applying for a fee waiver.

## SECTION 10 REQUESTOR ELIGIBILITY

The Requestor meets the definition of Participant per ECL 27-1405(1) defined as (ii) otherwise a person responsible according to applicable principles of statutory or common law liability, unless such person's liability arises solely as a result of such person's ownership or operation of or involvement with the site subsequent to the disposal or discharge of contaminants.

The Requestor does not own all lots considered for the program. However, the Requestor has notified the Owners / Operators for Lots 8, 9 and 50, and received an executed access agreement for entering the parcels into the BCP and consenting to recording an environmental easement on the properties. The access agreements are provided in **Exhibit K**.





The Requestor will continue to exercise appropriate care by implementing the requirements of the BCP and is prepared to undertake all necessary remediation required to address contamination at the Site. As such, the Requestor is a Participant as defined in ECL 27-1405(1)(a).

## **SECTION 11    PROPERTY ELIGIBILITY INFORMATION**

See application for this section.

## **SECTION 12    CONTACT LIST INFORMATION**

Please refer to **Exhibit G** for the Site Contact List which includes the last known addresses and contact information for the historical owners and operators. The Document Repository Letters and acknowledgement are included in **Exhibit H**.



## TABLES

**Table 1 - Volatile Organic Compounds in Soil**  
**2026 Limited Phase II ESI**  
Former Atlas White Metal Co.  
Brooklyn, New York 11231

| LOCATION                                   | NYSDEC Part 375<br>Unrestricted Use<br>SCOs | NYSDEC Part 375<br>Restricted<br>Residential Use<br>SCOs | NYSDEC Part 375<br>Commercial Use<br>SCOs | NYSDEC Part 375<br>Protection of<br>Groundwater<br>SCOs | GZ-01 (8-10')<br>12/1/2025<br>L2576119-05<br>SOIL | GZ-02 (8-10')<br>12/1/2025<br>L2576119-07<br>SOIL | GZ-03 (7-9')<br>12/1/2025<br>L2576119-09<br>SOIL | GZ-04 (5-7')<br>12/1/2025<br>L2576119-11<br>SOIL | GZ-05 (7-9')<br>12/1/2025<br>L2576119-13<br>SOIL | GZ-06 (6-8')<br>12/1/2025<br>L2576119-15<br>SOIL | GZ-07 (4-6')<br>12/1/2025<br>L2576119-17<br>SOIL |      |
|--------------------------------------------|---------------------------------------------|----------------------------------------------------------|-------------------------------------------|---------------------------------------------------------|---------------------------------------------------|---------------------------------------------------|--------------------------------------------------|--------------------------------------------------|--------------------------------------------------|--------------------------------------------------|--------------------------------------------------|------|
| LAB SAMPLE ID<br>SAMPLE TYPE               |                                             |                                                          |                                           |                                                         |                                                   |                                                   |                                                  |                                                  |                                                  |                                                  |                                                  |      |
| Compound                                   |                                             |                                                          |                                           |                                                         | Results                                           | Qual                                              | Results                                          | Qual                                             | Results                                          | Qual                                             | Results                                          | Qual |
| Volatile Organics by EPA 5035/8260 (mg/kg) |                                             |                                                          |                                           |                                                         |                                                   |                                                   |                                                  |                                                  |                                                  |                                                  |                                                  |      |
| 1,1,1,2-Tetrachloroethane                  | --                                          | --                                                       | --                                        | --                                                      | 0.00056                                           | U                                                 | 0.00056                                          | U                                                | 0.00078                                          | U                                                | 0.00063                                          | U    |
| 1,1,1-Trichloroethane                      | 0.68                                        | 100                                                      | 500                                       | 0.68                                                    | 0.00056                                           | U                                                 | 0.00056                                          | U                                                | 0.00078                                          | U                                                | 0.00063                                          | U    |
| 1,1,2,2-Tetrachloroethane                  | --                                          | --                                                       | --                                        | --                                                      | 0.00056                                           | U                                                 | 0.00056                                          | U                                                | 0.00078                                          | U                                                | 0.00063                                          | U    |
| 1,1,2-Trichloroethane                      | --                                          | --                                                       | --                                        | --                                                      | 0.0011                                            | U                                                 | 0.0011                                           | U                                                | 0.0016                                           | U                                                | 0.0013                                           | U    |
| 1,1-Dichloroethane                         | 0.27                                        | 47                                                       | 240                                       | 0.27                                                    | 0.0011                                            | U                                                 | 0.0011                                           | U                                                | 0.0016                                           | U                                                | 0.0013                                           | U    |
| 1,1-Dichloroethene                         | 0.24                                        | 0.98                                                     | 5.1                                       | 0.33                                                    | 0.0011                                            | U                                                 | 0.0011                                           | U                                                | 0.0016                                           | U                                                | 0.0013                                           | U    |
| 1,1-Dichloropropene                        | --                                          | --                                                       | --                                        | --                                                      | 0.00056                                           | U                                                 | 0.00056                                          | U                                                | 0.00078                                          | U                                                | 0.00063                                          | U    |
| 1,2,3-Trichlorobenzene                     | --                                          | --                                                       | --                                        | --                                                      | 0.0022                                            | U                                                 | 0.0022                                           | U                                                | 0.0031                                           | U                                                | 0.0025                                           | U    |
| 1,2,3-Trichloropropane                     | --                                          | --                                                       | --                                        | --                                                      | 0.0022                                            | U                                                 | 0.0022                                           | U                                                | 0.0031                                           | U                                                | 0.0025                                           | U    |
| 1,2,4,5-Tetramethylbenzene                 | --                                          | --                                                       | --                                        | --                                                      | 0.0022                                            | U                                                 | 0.0022                                           | U                                                | 0.0031                                           | U                                                | 0.0028                                           | U    |
| 1,2,4-Trichlorobenzene                     | --                                          | --                                                       | --                                        | --                                                      | 0.0022                                            | U                                                 | 0.0022                                           | U                                                | 0.0031                                           | U                                                | 0.0025                                           | U    |
| 1,2,4-Trimethylbenzene                     | 5.9                                         | 100                                                      | 500                                       | 5.9                                                     | 0.0022                                            | U                                                 | 0.0022                                           | U                                                | 0.0031                                           | U                                                | 0.023                                            | U    |
| 1,2-Dibromo-3-chloropropane                | --                                          | --                                                       | --                                        | --                                                      | 0.0034                                            | U                                                 | 0.0034                                           | U                                                | 0.0047                                           | U                                                | 0.0038                                           | U    |
| 1,2-Dibromoethane                          | --                                          | --                                                       | --                                        | --                                                      | 0.0011                                            | U                                                 | 0.0011                                           | U                                                | 0.0016                                           | U                                                | 0.0013                                           | U    |
| 1,2-Dichlorobenzene                        | 1.1                                         | 100                                                      | 500                                       | 1.1                                                     | 0.0022                                            | U                                                 | 0.0022                                           | U                                                | 0.0031                                           | U                                                | 0.0025                                           | U    |
| 1,2-Dichloroethane                         | 0.02                                        | 5.8                                                      | 30                                        | 0.02                                                    | 0.0011                                            | U                                                 | 0.0011                                           | U                                                | 0.0016                                           | U                                                | 0.0013                                           | U    |
| 1,2-Dichloroethene, Total                  | --                                          | --                                                       | --                                        | --                                                      | 0.00039                                           | J                                                 | 0.0011                                           | U                                                | 0.00026                                          | J                                                | 0.0013                                           | U    |
| 1,2-Dichloropropane                        | --                                          | --                                                       | --                                        | --                                                      | 0.0011                                            | U                                                 | 0.0011                                           | U                                                | 0.0016                                           | U                                                | 0.0013                                           | U    |
| 1,3,5-Trimethylbenzene                     | 3.1                                         | 100                                                      | 500                                       | 3.1                                                     | 0.0022                                            | U                                                 | 0.0022                                           | U                                                | 0.0031                                           | U                                                | 0.0082                                           | U    |
| 1,3-Dichlorobenzene                        | 2.6                                         | 38                                                       | 280                                       | 2.6                                                     | 0.0022                                            | U                                                 | 0.0022                                           | U                                                | 0.0031                                           | U                                                | 0.0025                                           | U    |
| 1,3-Dichloropropane                        | --                                          | --                                                       | --                                        | --                                                      | 0.0022                                            | U                                                 | 0.0022                                           | U                                                | 0.0031                                           | U                                                | 0.0025                                           | U    |
| 1,3-Dichloropropene, Total                 | --                                          | --                                                       | --                                        | --                                                      | 0.00056                                           | U                                                 | 0.00056                                          | U                                                | 0.00078                                          | U                                                | 0.00063                                          | U    |
| 1,4-Dichlorobenzene                        | 1.8                                         | 24                                                       | 130                                       | 1.8                                                     | 0.0022                                            | U                                                 | 0.0022                                           | U                                                | 0.0031                                           | U                                                | 0.0025                                           | U    |
| 1,4-Dioxane                                | 0.1                                         | 5.7                                                      | 36                                        | 0.1                                                     | 0.09                                              | U                                                 | 0.089                                            | U                                                | 0.12                                             | U                                                | 0.1                                              | U    |
| 2,2-Dichloropropane                        | --                                          | --                                                       | --                                        | --                                                      | 0.0022                                            | U                                                 | 0.0022                                           | U                                                | 0.0031                                           | U                                                | 0.0025                                           | U    |
| 2-Butanone                                 | 0.1                                         | 100                                                      | 500                                       | 0.1                                                     | 0.0077                                            | J                                                 | 0.011                                            | U                                                | 0.016                                            | U                                                | 0.013                                            | U    |
| 2-Hexanone                                 | --                                          | --                                                       | --                                        | --                                                      | 0.011                                             | U                                                 | 0.011                                            | U                                                | 0.016                                            | U                                                | 0.013                                            | U    |
| 4-Methyl-2-pentanone                       | --                                          | --                                                       | --                                        | --                                                      | 0.011                                             | U                                                 | 0.011                                            | U                                                | 0.016                                            | U                                                | 0.013                                            | U    |
| Acetone                                    | 0.03                                        | 100                                                      | 500                                       | 0.03                                                    | 0.024                                             | U                                                 | 0.011                                            | U                                                | 0.016                                            | U                                                | 0.013                                            | U    |
| Acrylonitrile                              | --                                          | --                                                       | --                                        | --                                                      | 0.0045                                            | U                                                 | 0.0045                                           | U                                                | 0.0063                                           | U                                                | 0.005                                            | U    |
| Benzene                                    | 0.06                                        | 3.7                                                      | 20                                        | 0.06                                                    | 0.00056                                           | U                                                 | 0.00056                                          | U                                                | 0.00078                                          | U                                                | 0.00061                                          | J    |
| Bromobenzene                               | --                                          | --                                                       | --                                        | --                                                      | 0.0022                                            | U                                                 | 0.0022                                           | U                                                | 0.0031                                           | U                                                | 0.0025                                           | U    |
| Bromochloromethane                         | --                                          | --                                                       | --                                        | --                                                      | 0.0022                                            | U                                                 | 0.0022                                           | U                                                | 0.0031                                           | U                                                | 0.0025                                           | U    |
| Bromodichloromethane                       | --                                          | --                                                       | --                                        | --                                                      | 0.00056                                           | U                                                 | 0.00056                                          | U                                                | 0.00078                                          | U                                                | 0.00063                                          | U    |
| Bromoform                                  | --                                          | --                                                       | --                                        | --                                                      | 0.0045                                            | U                                                 | 0.0045                                           | U                                                | 0.0063                                           | U                                                | 0.005                                            | U    |
| Bromomethane                               | --                                          | --                                                       | --                                        | --                                                      | 0.0022                                            | U                                                 | 0.0022                                           | U                                                | 0.0031                                           | U                                                | 0.0025                                           | U    |
| Carbon disulfide                           | --                                          | --                                                       | --                                        | --                                                      | 0.011                                             | U                                                 | 0.011                                            | U                                                | 0.016                                            | U                                                | 0.013                                            | U    |
| Carbon tetrachloride                       | 0.76                                        | 7.1                                                      | 41                                        | 0.76                                                    | 0.0011                                            | U                                                 | 0.0011                                           | U                                                | 0.0016                                           | U                                                | 0.0013                                           | U    |
| Chlorobenzene                              | 4.5                                         | 100                                                      | 500                                       | 4.5                                                     | 0.00056                                           | U                                                 | 0.00056                                          | U                                                | 0.00078                                          | U                                                | 0.00063                                          | U    |
| Chloroethane                               | --                                          | --                                                       | --                                        | --                                                      | 0.0022                                            | U                                                 | 0.0022                                           | U                                                | 0.0031                                           | U                                                | 0.0025                                           | U    |
| Chloroform                                 | 0.37                                        | 24                                                       | 180                                       | 0.37                                                    | 0.0017                                            | U                                                 | 0.0002                                           | J                                                | 0.00026                                          | J                                                | 0.00023                                          | J    |
| Chloromethane                              | --                                          | --                                                       | --                                        | --                                                      | 0.0045                                            | U                                                 | 0.0045                                           | U                                                | 0.0063                                           | U                                                | 0.005                                            | U    |
| cis-1,2-Dichloroethene                     | 0.19                                        | 41                                                       | 500                                       | 0.19                                                    | 0.0011                                            | U                                                 | 0.0011                                           | U                                                | 0.0016                                           | U                                                | 0.0013                                           | U    |
| cis-1,3-Dichloropropene                    | --                                          | --                                                       | --                                        | --                                                      | 0.00056                                           | U                                                 | 0.00056                                          | U                                                | 0.00078                                          | U                                                | 0.00063                                          | U    |
| Dibromochloromethane                       | --                                          | --                                                       | --                                        | --                                                      | 0.0011                                            | U                                                 | 0.0011                                           | U                                                | 0.0016                                           | U                                                | 0.0013                                           | U    |
| Dibromomethane                             | --                                          | --                                                       | --                                        | --                                                      | 0.0022                                            | U                                                 | 0.0022                                           | U                                                | 0.0031                                           | U                                                | 0.0025                                           | U    |
| Dichlorodifluoromethane                    | --                                          | --                                                       | --                                        | --                                                      | 0.011                                             | U                                                 | 0.011                                            | U                                                | 0.016                                            | U                                                | 0.013                                            | U    |
| Ethyl ether                                | --                                          | --                                                       | --                                        | --                                                      | 0.0022                                            | U                                                 | 0.0022                                           | U                                                | 0.0031                                           | U                                                | 0.0025                                           | U    |
| Ethylbenzene                               | 1                                           | 76                                                       | 390                                       | 1                                                       | 0.0011                                            | U                                                 | 0.0011                                           | U                                                | 0.0016                                           | U                                                | 0.0078                                           | U    |
| Hexachlorobutadiene                        | --                                          | --                                                       | --                                        | --                                                      | 0.0045                                            | U                                                 | 0.0045                                           | U                                                | 0.0063                                           | U                                                | 0.005                                            | U    |
| Isopropylbenzene                           | --                                          | --                                                       | --                                        | --                                                      | 0.0011                                            | U                                                 | 0.0011                                           | U                                                | 0.0016                                           | U                                                | 0.0022                                           | U    |
| Methyl tert butyl ether                    | 0.1                                         | 100                                                      | 500                                       | 0.1                                                     | 0.0022                                            | U                                                 | 0.0022                                           | U                                                | 0.0031                                           | U                                                | 0.0025                                           | U    |
| Methylene chloride                         | 0.05                                        | 81                                                       | 500                                       | 0.05                                                    | 0.0056                                            | U                                                 | 0.0056                                           | U                                                | 0.0078                                           | U                                                | 0.0063                                           | U    |
| Naphthalene                                | 12                                          | 100                                                      | 500                                       | 12                                                      | 0.0045                                            | U                                                 | 0.0021                                           | J                                                | -                                                | -                                                | 1.4                                              | E    |
| n-Butylbenzene                             | 18                                          | 100                                                      | 500                                       | 18                                                      | 0.0011                                            | U                                                 | 0.0011                                           | U                                                | 0.0016                                           | U                                                | 0.0013                                           | U    |
| n-Propylbenzene                            | 5                                           | 100                                                      | 500                                       | 5                                                       | 0.0011                                            | U                                                 | 0.0011                                           | U                                                | 0.0016                                           | U                                                | 0.001                                            | J    |
| o-Chlorotoluene                            | --                                          | --                                                       | --                                        | --                                                      | 0.0022                                            | U                                                 | 0.0022                                           | U                                                | 0.0031                                           | U                                                | 0.0025                                           | U    |
| o-Xylene                                   | --                                          | --                                                       | --                                        | --                                                      | 0.0011                                            | U                                                 | 0.0011                                           | U                                                | 0.0016                                           | U                                                | 0.012                                            | U    |
| p/m-Xylene                                 | --                                          | --                                                       | --                                        | --                                                      | 0.0022                                            | U                                                 | 0.0022                                           | U                                                | 0.0031                                           | U                                                | 0.017                                            | U    |
| p-Chlorotoluene                            | --                                          | --                                                       | --                                        | --                                                      | 0.0022                                            | U                                                 | 0.0022                                           | U                                                | 0.0031                                           | U                                                | 0.0025                                           | U    |
| p-Diethylbenzene                           | --                                          | --                                                       | --                                        | --                                                      | 0.0022                                            | U                                                 | 0.0022                                           | U                                                | 0.0031                                           | U                                                | 0.0025                                           | U    |
| p-Ethyltoluene                             | --                                          | --                                                       | --                                        | --                                                      | 0.0022                                            | U                                                 | 0.0022                                           | U                                                | 0.0031                                           | U                                                | 0.017                                            | U    |
| p-Isopropyltoluene                         | --                                          | --                                                       | --                                        | --                                                      | 0.0011                                            | U                                                 | 0.0011                                           | U                                                | 0.0016                                           | U                                                | 0.0012                                           | J    |
| sec-Butylbenzene                           | 25                                          | 100                                                      | 500                                       | 25                                                      | 0.0011                                            | U                                                 | 0.0011                                           | U                                                | 0.0016                                           | U                                                | 0.0013                                           | U    |
| Styrene                                    | --                                          | --                                                       | --                                        | --                                                      | 0.0011                                            | U                                                 | 0.0011                                           | U                                                | 0.0016                                           | U                                                | 0.0024                                           | U    |
| tert-Butylbenzene                          | 11                                          | 100                                                      | 500                                       | 11                                                      | 0.0022                                            | U                                                 | 0.0022                                           | U                                                | 0.0031                                           | U                                                | 0.0025                                           | U    |
| Tetrachloroethene                          | 1.3                                         | 18                                                       | 81                                        | 1.3                                                     | 0.00056                                           | U                                                 | 0.00056                                          | U                                                | 0.00078                                          | U                                                | 0.00063                                          | U    |
| Toluene                                    | 0.7                                         | 100                                                      | 500                                       | 0.7                                                     | 0.0011                                            | U                                                 | 0.0011                                           | U                                                | 0.0016                                           | U                                                | 0.0051                                           | U    |
| trans-1,2-Dichloroethene                   | 0.19                                        | 100                                                      | 500                                       | 0.19                                                    | 0.00039                                           | J                                                 | 0.0017                                           | U                                                | 0.00026                                          | J                                                | 0.0019                                           | U    |
| trans-1,3-Dichloropropene                  | --                                          | --                                                       | --                                        | --                                                      | 0.0011                                            | U                                                 | 0.0011                                           | U                                                | 0.0016                                           | U                                                | 0.0013                                           | U    |
| trans-1,4-Dichloro-2-butene                | --                                          | --                                                       | --                                        | --                                                      | 0.0056                                            | U                                                 | 0.0056                                           | U                                                | 0.0078                                           | U                                                | 0.0063                                           | U    |
| Trichloroethene                            | 0.47                                        | 6.4                                                      | 54                                        | 0.47                                                    | 0.00056                                           | U                                                 | 0.00056                                          | U                                                | 0.00078                                          | U                                                | 0.00063                                          | U    |
| Trichlorofluoromethane                     | --                                          | --                                                       | --                                        | --                                                      | 0.0045                                            | U                                                 | 0.0045                                           | U                                                | 0.0063                                           | U                                                | 0.005                                            | U    |
| Vinyl acetate                              | --                                          | --                                                       | --                                        | --                                                      | 0.011                                             | U                                                 | 0.011                                            | U                                                | 0.016                                            | U                                                | 0.013                                            | U    |
| Vinyl chloride                             | 0.03                                        | 0.48                                                     | 7.1                                       | 0.03                                                    | 0.0011                                            | U                                                 | 0.0011                                           | U                                                | 0.0016                                           | U                                                | 0.0013                                           | U    |
| Xylenes, Total                             | 0.26                                        | 100                                                      | 500                                       | 1.2                                                     | 0.0011                                            | U                                                 | 0.0011                                           | U                                                | 0.0016                                           | U                                                | 0.029                                            | U    |

**TABLE NOTES:**

|  |                                                                                                                                                                      |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | Analyte exceeds the New York State Department of Environmental Conservation (NYSDEC) Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs), revised December 2025 |
|  | Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Restricted Residential Use SCOs, rev. Dec 2025                                                              |
|  | Analyte exceeds the NYSDEC Part 375 Unrestricted Use, Restricted Residential Use, Commercial Use and Protection of Groundwater SCOs, rev. Dec. 2025                  |
|  | Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Protection of Groundwater SCOs, rev. Dec. 2025                                                              |

U : Not detected at the reported detection limit for the sample.

J: Analyte detected at or above the method detection limit but below the reporting limit.

E: Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

mg/kg: Milligrams per Kilogram.

- : No Standards or Guidance Value.

**Table 2 - Semivolatile Organic Compounds in Soil**  
**2026 Limited Phase II ESI**  
Former Atlas White Metal Co.  
Brooklyn, NY 11231

| LOCATION                                   | NYSDEC Part 375<br>Unrestricted Use<br>SCOs | NYSDEC Part 375<br>Restricted<br>Residential I Use<br>SCOs | NYSDEC Part 375<br>Commercial Use<br>SCOs | NYSDEC Part 375<br>Protection of<br>Groundwater SCOs | GZ-01 (8-10')<br>12/1/2025<br>L2576119-04 | GZ-02 (8-10')<br>12/1/2025<br>L2576119-06 | GZ-03 (7-9')<br>12/1/2025<br>L2576119-08 | GZ-04 (5-7')<br>12/1/2025<br>L2576119-10 | GZ-05 (7-9')<br>12/1/2025<br>L2576119-12 | GZ-06 (6-8')<br>12/1/2025<br>L2576119-14 | GZ-07 (4-6')<br>12/1/2025<br>L2576119-16 |      |
|--------------------------------------------|---------------------------------------------|------------------------------------------------------------|-------------------------------------------|------------------------------------------------------|-------------------------------------------|-------------------------------------------|------------------------------------------|------------------------------------------|------------------------------------------|------------------------------------------|------------------------------------------|------|
| LAB SAMPLE ID                              |                                             |                                                            |                                           |                                                      | SOIL                                      | SOIL                                      | SOIL                                     | SOIL                                     | SOIL                                     | SOIL                                     | SOIL                                     |      |
| SAMPLING DATE                              |                                             |                                                            |                                           |                                                      | Results                                   | Qual                                      | Results                                  | Qual                                     | Results                                  | Qual                                     | Results                                  | Qual |
| SAMPLE TYPE                                |                                             |                                                            |                                           |                                                      |                                           |                                           |                                          |                                          |                                          |                                          |                                          |      |
| Semi-Volatile Organics by EPA 8270 (mg/kg) |                                             |                                                            |                                           |                                                      |                                           |                                           |                                          |                                          |                                          |                                          |                                          |      |
| 1,2,4,5-Tetrachlorobenzene                 | --                                          | --                                                         | --                                        | --                                                   | 0.2                                       | U                                         | 0.2                                      | U                                        | 0.18                                     | U                                        | 0.21                                     | U    |
| 1,2,4-Trichlorobenzene                     | --                                          | --                                                         | --                                        | --                                                   | 0.2                                       | U                                         | 0.2                                      | U                                        | 0.18                                     | U                                        | 0.21                                     | U    |
| 1,2-Dichlorobenzene                        | 1.1                                         | 100                                                        | 500                                       | 1.1                                                  | 0.2                                       | U                                         | 0.2                                      | U                                        | 0.18                                     | U                                        | 0.21                                     | U    |
| 1,3-Dichlorobenzene                        | 2.6                                         | 38                                                         | 280                                       | 2.6                                                  | 0.2                                       | U                                         | 0.2                                      | U                                        | 0.18                                     | U                                        | 0.21                                     | U    |
| 1,4-Dichlorobenzene                        | 1.8                                         | 24                                                         | 130                                       | 1.8                                                  | 0.2                                       | U                                         | 0.2                                      | U                                        | 0.18                                     | U                                        | 0.21                                     | U    |
| 1,4-Dioxane                                | 0.1                                         | 5.7                                                        | 36                                        | 0.1                                                  | 0.03                                      | U                                         | 0.03                                     | U                                        | 0.027                                    | U                                        | 0.031                                    | U    |
| 2,4,5-Trichlorophenol                      | --                                          | --                                                         | --                                        | --                                                   | 0.2                                       | U                                         | 0.2                                      | U                                        | 0.18                                     | U                                        | 0.21                                     | U    |
| 2,4,6-Trichlorophenol                      | --                                          | --                                                         | --                                        | --                                                   | 0.12                                      | U                                         | 0.12                                     | U                                        | 0.11                                     | U                                        | 0.12                                     | U    |
| 2,4-Dichlorophenol                         | --                                          | --                                                         | --                                        | --                                                   | 0.18                                      | U                                         | 0.18                                     | U                                        | 0.16                                     | U                                        | 0.18                                     | U    |
| 2,4-Dimethylphenol                         | --                                          | --                                                         | --                                        | --                                                   | 0.2                                       | U                                         | 0.2                                      | U                                        | 0.18                                     | U                                        | 0.21                                     | U    |
| 2,4-Dinitrophenol                          | --                                          | --                                                         | --                                        | --                                                   | 0.97                                      | U                                         | 0.94                                     | U                                        | 0.87                                     | U                                        | 0.99                                     | U    |
| 2,4-Dinitrotoluene                         | --                                          | --                                                         | --                                        | --                                                   | 0.2                                       | U                                         | 0.2                                      | U                                        | 0.18                                     | U                                        | 0.21                                     | U    |
| 2,6-Dinitrotoluene                         | --                                          | --                                                         | --                                        | --                                                   | 0.2                                       | U                                         | 0.2                                      | U                                        | 0.18                                     | U                                        | 0.21                                     | U    |
| 2-Chloronaphthalene                        | --                                          | --                                                         | --                                        | --                                                   | 0.2                                       | U                                         | 0.2                                      | U                                        | 0.18                                     | U                                        | 0.21                                     | U    |
| 2-Chlorophenol                             | --                                          | --                                                         | --                                        | --                                                   | 0.2                                       | U                                         | 0.2                                      | U                                        | 0.18                                     | U                                        | 0.21                                     | U    |
| 2-Methylnaphthalene                        | --                                          | --                                                         | --                                        | --                                                   | 0.24                                      | U                                         | 0.81                                     | J                                        | 0.19                                     | J                                        | 0.63                                     | J    |
| 2-Methylphenol                             | 0.33                                        | 100                                                        | 500                                       | 0.33                                                 | 0.2                                       | U                                         | 0.064                                    | J                                        | 0.18                                     | U                                        | 1.1                                      | J    |
| 2-Nitroaniline                             | --                                          | --                                                         | --                                        | --                                                   | 0.2                                       | U                                         | 0.2                                      | U                                        | 0.18                                     | U                                        | 0.21                                     | U    |
| 2-Nitrophenol                              | --                                          | --                                                         | --                                        | --                                                   | 0.44                                      | U                                         | 0.42                                     | U                                        | 0.39                                     | U                                        | 0.44                                     | U    |
| 3,3'-Dichlorobenzidine                     | --                                          | --                                                         | --                                        | --                                                   | 0.2                                       | U                                         | 0.2                                      | U                                        | 0.18                                     | U                                        | 0.21                                     | U    |
| 3-Methylphenol/4-Methylphenol              | 0.33                                        | 100                                                        | 500                                       | 0.33                                                 | 0.29                                      | U                                         | 0.25                                     | J                                        | 0.26                                     | U                                        | 3                                        | J    |
| 3-Nitroaniline                             | --                                          | --                                                         | --                                        | --                                                   | 0.2                                       | U                                         | 0.2                                      | U                                        | 0.18                                     | U                                        | 0.21                                     | U    |
| 4,6-Dinitro-o-cresol                       | --                                          | --                                                         | --                                        | --                                                   | 0.53                                      | U                                         | 0.51                                     | U                                        | 0.47                                     | U                                        | 0.54                                     | U    |
| 4-Bromophenyl phenyl ether                 | --                                          | --                                                         | --                                        | --                                                   | 0.2                                       | U                                         | 0.2                                      | U                                        | 0.18                                     | U                                        | 0.21                                     | U    |
| 4-Chloroaniline                            | --                                          | --                                                         | --                                        | --                                                   | 0.2                                       | U                                         | 0.2                                      | U                                        | 0.18                                     | U                                        | 0.21                                     | U    |
| 4-Chlorophenyl phenyl ether                | --                                          | --                                                         | --                                        | --                                                   | 0.2                                       | U                                         | 0.2                                      | U                                        | 0.18                                     | U                                        | 0.21                                     | U    |
| 4-Nitroaniline                             | --                                          | --                                                         | --                                        | --                                                   | 0.2                                       | U                                         | 0.2                                      | U                                        | 0.18                                     | U                                        | 0.21                                     | U    |
| 4-Nitrophenol                              | --                                          | --                                                         | --                                        | --                                                   | 0.28                                      | U                                         | 0.28                                     | U                                        | 0.25                                     | U                                        | 0.53                                     | U    |
| Acenaphthene                               | 20                                          | 100                                                        | 500                                       | 98                                                   | 0.16                                      | U                                         | 0.89                                     | J                                        | 0.14                                     | U                                        | 43                                       | J    |
| Acenaphthylene                             | 100                                         | 100                                                        | 500                                       | 365                                                  | 0.16                                      | U                                         | 3.3                                      | J                                        | 0.14                                     | U                                        | 26                                       | J    |
| Acetophenone                               | --                                          | --                                                         | --                                        | --                                                   | 0.2                                       | U                                         | 0.027                                    | J                                        | 0.18                                     | U                                        | 3.8                                      | U    |
| Anthracene                                 | 100                                         | 100                                                        | 500                                       | 1000                                                 | 0.12                                      | U                                         | 5.7                                      | J                                        | 0.81                                     | J                                        | 89                                       | J    |
| Benzo(a)anthracene                         | 1                                           | 1.4                                                        | 37                                        | 1                                                    | 0.027                                     | J                                         | 21                                       | J                                        | 2.1                                      | J                                        | 200                                      | J    |
| Benzo(a)pyrene                             | 1                                           | 1                                                          | 3.7                                       | 22                                                   | 0.16                                      | U                                         | 16                                       | J                                        | 0.1                                      | J                                        | 140                                      | J    |
| Benzo(b)fluoranthene                       | 1                                           | 1.4                                                        | 37                                        | 2.1                                                  | 0.12                                      | U                                         | 24                                       | J                                        | 2.9                                      | J                                        | 210                                      | J    |
| Benzo(ghi)perylene                         | 0.64                                        | 4.9                                                        | 47                                        | 1000                                                 | 0.16                                      | U                                         | 11                                       | J                                        | 0.19                                     | J                                        | 76                                       | J    |
| Benzo(k)fluoranthene                       | 0.8                                         | 4.9                                                        | 47                                        | 2                                                    | 0.12                                      | U                                         | 3.1                                      | J                                        | 0.43                                     | J                                        | 35                                       | J    |
| Benzoic Acid                               | --                                          | --                                                         | --                                        | --                                                   | 0.66                                      | U                                         | 0.64                                     | U                                        | 0.59                                     | U                                        | 12                                       | U    |
| Benzyl Alcohol                             | --                                          | --                                                         | --                                        | --                                                   | 0.2                                       | U                                         | 0.2                                      | U                                        | 0.18                                     | U                                        | 3.8                                      | U    |
| Biphenyl                                   | --                                          | --                                                         | --                                        | --                                                   | 0.46                                      | U                                         | 0.25                                     | J                                        | 0.25                                     | J                                        | 11                                       | J    |
| Bis(2-chloroethoxy)methane                 | --                                          | --                                                         | --                                        | --                                                   | 0.22                                      | U                                         | 0.21                                     | U                                        | 0.2                                      | U                                        | 4.1                                      | U    |
| Bis(2-chloroethyl)ether                    | --                                          | --                                                         | --                                        | --                                                   | 0.18                                      | U                                         | 0.18                                     | U                                        | 0.16                                     | U                                        | 3.4                                      | U    |
| Bis(2-chloroisopropyl)ether                | --                                          | --                                                         | --                                        | --                                                   | 0.24                                      | U                                         | 0.24                                     | U                                        | 0.22                                     | U                                        | 4.5                                      | U    |
| Bis(2-ethylhexyl)phthalate                 | --                                          | --                                                         | --                                        | --                                                   | 0.2                                       | U                                         | 0.2                                      | U                                        | 0.18                                     | U                                        | 3.8                                      | U    |
| Butyl benzyl phthalate                     | --                                          | --                                                         | --                                        | --                                                   | 0.2                                       | U                                         | 0.2                                      | U                                        | 0.18                                     | U                                        | 3.8                                      | U    |
| Carbazole                                  | --                                          | --                                                         | --                                        | --                                                   | 0.2                                       | U                                         | 2.7                                      | J                                        | 0.54                                     | J                                        | 41                                       | J    |
| Chrysene                                   | 1                                           | 4.9                                                        | 47                                        | 1                                                    | 0.025                                     | J                                         | 21                                       | J                                        | 6.9                                      | J                                        | 200                                      | J    |
| Dibenzo(a,h)anthracene                     | 0.33                                        | 0.33                                                       | 3.7                                       | 1000                                                 | 0.12                                      | U                                         | 2                                        | J                                        | 0.11                                     | J                                        | 15                                       | J    |
| Dibenzofuran                               | 2.1                                         | 18                                                         | 180                                       | 110                                                  | 0.2                                       | U                                         | 1.5                                      | J                                        | 1.4                                      | J                                        | 43                                       | J    |
| Diethyl phthalate                          | --                                          | --                                                         | --                                        | --                                                   | 0.2                                       | U                                         | 0.2                                      | U                                        | 0.18                                     | U                                        | 3.8                                      | U    |
| Dimethyl phthalate                         | --                                          | --                                                         | --                                        | --                                                   | 0.2                                       | U                                         | 0.2                                      | U                                        | 0.18                                     | U                                        | 3.8                                      | U    |
| Di-n-butylphthalate                        | --                                          | --                                                         | --                                        | --                                                   | 0.2                                       | U                                         | 0.2                                      | U                                        | 0.18                                     | U                                        | 3.8                                      | U    |
| Di-n-octylphthalate                        | --                                          | --                                                         | --                                        | --                                                   | 0.2                                       | U                                         | 0.2                                      | U                                        | 0.18                                     | U                                        | 3.8                                      | U    |
| Fluoranthene                               | 85                                          | 100                                                        | 500                                       | 1000                                                 | 0.12                                      | U                                         | 44                                       | J                                        | 18                                       | J                                        | 420                                      | J    |
| Fluorene                                   | 30                                          | 100                                                        | 500                                       | 386                                                  | 0.2                                       | U                                         | 1.1                                      | J                                        | 0.044                                    | J                                        | 60                                       | J    |
| Hexachlorobenzene                          | 0.33                                        | 0.33                                                       | 1.8                                       | 3.2                                                  | 0.12                                      | U                                         | 0.12                                     | U                                        | 0.11                                     | U                                        | 2.2                                      | U    |
| Hexachlorobutadiene                        | --                                          | --                                                         | --                                        | --                                                   | 0.2                                       | U                                         | 0.2                                      | U                                        | 0.18                                     | U                                        | 3.8                                      | U    |
| Hexachlorocyclopentadiene                  | --                                          | --                                                         | --                                        | --                                                   | 0.58                                      | U                                         | 0.56                                     | U                                        | 0.52                                     | U                                        | 11                                       | U    |
| Hexachloroethane                           | --                                          | --                                                         | --                                        | --                                                   | 0.16                                      | U                                         | 0.16                                     | U                                        | 0.14                                     | U                                        | 3                                        | U    |
| Indeno(1,2,3-cd)pyrene                     | 0.5                                         | 1.4                                                        | 37                                        | 6.6                                                  | 0.16                                      | U                                         | 11                                       | J                                        | 0.2                                      | J                                        | 76                                       | J    |
| Isophorone                                 | --                                          | --                                                         | --                                        | --                                                   | 0.18                                      | U                                         | 0.18                                     | U                                        | 0.16                                     | U                                        | 3.4                                      | U    |
| Naphthalene                                | 12                                          | 100                                                        | 500                                       | 12                                                   | 0.2                                       | U                                         | 1.1                                      | J                                        | 0.18                                     | J                                        | 120                                      | J    |
| NDPA/DPA                                   | --                                          | --                                                         | --                                        | --                                                   | 0.16                                      | U                                         | 0.16                                     | U                                        | 0.14                                     | U                                        | 3                                        | U    |
| Nitrobenzene                               | 0.08                                        | 1.8                                                        | 8.9                                       | 0.08                                                 | 0.18                                      | U                                         | 0.18                                     | U                                        | 0.16                                     | U                                        | 3.4                                      | U    |
| n-Nitrosodi-n-propylamine                  | --                                          | --                                                         | --                                        | --                                                   | 0.2                                       | U                                         | 0.2                                      | U                                        | 0.18                                     | U                                        | 3.8                                      | U    |
| p-Chloro-m-cresol                          | --                                          | --                                                         | --                                        | --                                                   | 0.2                                       | U                                         | 0.2                                      | U                                        | 0.18                                     | U                                        | 3.8                                      | U    |
| Pentachlorophenol                          | 0.8                                         | 1.3                                                        | 6.9                                       | 0.8                                                  | 0.16                                      | U                                         | 0.16                                     | U                                        | 0.14                                     | U                                        | 3                                        | U    |
| Phenanthrene                               | 1.1                                         | 4.9                                                        | 47                                        | 1000                                                 | 0.12                                      | U                                         | 38                                       | J                                        | 18                                       | J                                        | 520                                      | J    |
| Phenol                                     | 0.33                                        | 100                                                        | 500                                       | 0.33                                                 | 0.2                                       | U                                         | 0.13                                     | J                                        | 0.18                                     | U                                        | 1.7                                      | J    |
| Pyrene                                     | 64                                          | 100                                                        | 500                                       | 1000                                                 | 0.12                                      | U                                         | 20                                       | E                                        | 5.4                                      | J                                        | 360                                      | J    |

**TABLE NOTES:**

|  |                                                                                                                                                                      |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | Analyte exceeds the New York State Department of Environmental Conservation (NYSDEC) Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs), revised December 2025 |
|  | Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Restricted Residential Use SCOs, . Dec 2025                                                                 |
|  | Analyte exceeds the NYSDEC Part 375 Unrestricted Use, Restricted Residential Use, Commercial Use and Protection of Groundwater SCOs, rev. Dec. 2025                  |
|  | Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Protection of Groundwater SCOs, rev. Dec. 2025                                                              |

U : Not detected at the reported detection limit for the sample.

J: Analyte detected at or above the method detection limit but below the reporting limit.

E: Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

mg/kg: Milligrams per Kilogram.

-- : No Standards or Guidance Value.

Table 3A - Total Metals in Soil  
2016 Phase II ESI  
Former Atlas White Metal Co.  
Brooklyn, New York 11231

| LOCATION<br>LAB SAMPLE ID<br>SAMPLE TYPE | NYSDEC Part 375<br>Unrestricted Use<br>SCOs | NYSDEC Part 375<br>Restricted Residential<br>Use SCOs | NYSDEC Part 375<br>Commercial Use<br>SCOs | NYSDEC Part 375<br>Protection of<br>Groundwater SCOs | S801-01   |      | S801-02   |      | S802-01   |      | S802-02   |      | S802-03   |      | S802-04   |      | S8-02-07  |      | S803-01   |      | S803-02   |      |           |      |
|------------------------------------------|---------------------------------------------|-------------------------------------------------------|-------------------------------------------|------------------------------------------------------|-----------|------|-----------|------|-----------|------|-----------|------|-----------|------|-----------|------|-----------|------|-----------|------|-----------|------|-----------|------|
|                                          |                                             |                                                       |                                           |                                                      | 7/18/2016 |      | 7/18/2016 |      | 7/18/2016 |      | 7/18/2016 |      | 7/18/2016 |      | 7/18/2016 |      | 7/18/2016 |      | 7/18/2016 |      | 7/18/2016 |      | 7/18/2016 |      |
|                                          |                                             |                                                       |                                           |                                                      | SOIL      |      | SOIL      |      | SOIL      |      | SOIL      |      | SOIL      |      | SOIL      |      | SOIL      |      | SOIL      |      | SOIL      |      | SOIL      |      |
|                                          |                                             |                                                       |                                           |                                                      | Results   | Qual | Results   | Qual | Results   | Qual | Results   | Qual | Results   | Qual | Results   | Qual | Results   | Qual | Results   | Qual | Results   | Qual | Results   | Qual |
| Total Metals by EPA 6010/7471 (mg/kg)    |                                             |                                                       |                                           |                                                      |           |      |           |      |           |      |           |      |           |      |           |      |           |      |           |      |           |      |           |      |
| Aluminum, Total                          | --                                          | --                                                    | --                                        | --                                                   | 5300      | J    | 5000      | J    | 5300      | J    | 4300      | J    | 5300      | J    | 7700      | J    | 1900      | J    | 5400      | J    | 5800      | J    |           |      |
| Antimony, Total                          | --                                          | --                                                    | --                                        | --                                                   | 0.84      | U    | 0.82      | U    | 0.85      | U    | 0.86      | U    | 0.9       | U    | 1.4       |      | 3.4       |      | 0.87      | U    | 0.86      | U    |           |      |
| Arsenic, Total                           | 13                                          | 16                                                    | 16                                        | 16                                                   | 3.8       |      | 3.3       |      | 4.6       |      | 2.7       |      | 3.8       | J    | 5.2       | J    | 6.7       |      | 4.7       |      | 10        |      |           |      |
| Barium, Total                            | 410                                         | 410                                                   | 410                                       | 820                                                  | 60        |      | 29        |      | 43        |      | 28        |      | 30        |      | 82        |      | 45        |      | 44        |      | 43        |      |           |      |
| Beryllium, Total                         | 4.4                                         | 43                                                    | 670                                       | 47                                                   | 0.32      |      | 0.39      |      | 0.35      |      | 0.3       | J    | 0.3       | J    | 0.24      | J    | 0.16      | J    | 0.33      |      | 0.49      |      |           |      |
| Cadmium, Total                           | 2.5                                         | 2.5                                                   | 3.7                                       | 7.5                                                  | 1.1       |      | 0.08      | J    | 0.18      | J    | 0.08      | J    | 0.07      | J    | 0.83      |      | 0.11      | J    | 0.17      | J    | 0.17      | J    |           |      |
| Calcium, Total                           | --                                          | --                                                    | --                                        | --                                                   | 42000     |      | 1500      |      | 15000     |      | 1100      |      | 1200      | J    | 59000     | J    | 9800      |      | 8900      |      | 3600      |      |           |      |
| Chromium, Total*                         | 30                                          | 110                                                   | 1700                                      | --                                                   | 24        | J    | 12        | J    | 14        | J    | 9.6       | J    | 9.8       |      | 22        |      | 5.4       | J    | 15        | J    | 15        | J    |           |      |
| Cobalt, Total                            | --                                          | --                                                    | --                                        | --                                                   | 4.9       |      | 5.2       |      | 6.9       |      | 4.9       |      | 5         |      | 3.9       |      | 3.9       |      | 7.8       |      | 7.8       |      |           |      |
| Copper, Total                            | 50                                          | 280                                                   | 280                                       | 1,720                                                | 31        |      | 17        |      | 32        |      | 16        |      | 14        |      | 29        |      | 37        |      | 30        |      | 31        |      |           |      |
| Iron, Total                              | --                                          | --                                                    | --                                        | --                                                   | 12000     |      | 13000     |      | 27000     |      | 10000     |      | 10000     |      | 11000     |      | 7800      |      | 27000     |      | 30000     |      |           |      |
| Lead, Total                              | 63                                          | 400                                                   | 1000                                      | 450                                                  | 39        | J    | 28        | J    | 61        | J    | 32        | J    | 27        | J    | 69        | J    | 5900      | J    | 47        | J    | 54        | J    |           |      |
| Magnesium, Total                         | --                                          | --                                                    | --                                        | --                                                   | 6500      |      | 2000      |      | 8800      |      | 2200      |      | 2100      | J    | 7000      | J    | 800       |      | 5200      |      | 2200      |      |           |      |
| Manganese, Total                         | 1,600                                       | 2,000                                                 | 10,000                                    | 2,000                                                | 200       |      | 240       |      | 500       |      | 270       |      | 240       |      | 310       |      | 82        |      | 510       |      | 530       |      |           |      |
| Mercury, Total                           | 0.18                                        | 0.3                                                   | 1.1                                       | 0.73                                                 | NS        |      | NS        |      | NS        |      | NS        |      | NS        |      | NS        |      | NS        |      | NS        |      | NS        |      |           |      |
| Nickel, Total                            | 30                                          | 320                                                   | 320                                       | 130                                                  | 23        | J    | 19        | J    | 17        | J    | 21        | J    | 22        | J    | 14        | J    | 8.7       | J    | 20        | J    | 28        | J    |           |      |
| Potassium, Total                         | --                                          | --                                                    | --                                        | --                                                   | 870       | J    | 650       | J    | 650       | J    | 610       | J    | 650       |      | 1100      |      | 250       | J    | 780       | J    | 660       | J    |           |      |
| Selenium, Total                          | 3.9                                         | 110                                                   | 1700                                      | 4                                                    | 3.5       | J    | 5.1       | J    | 4.2       | J    | 3.6       | J    | 1.8       | J    | 1.2       | J    | 2.2       | J    | 3         | J    | 4.3       | J    |           |      |
| Silver, Total                            | 2                                           | 110                                                   | 1700                                      | 8.3                                                  | 0.13      | J    | 0.05      | J    | 0.11      | J    | 0.05      | J    | 0.56      | U    | 0.56      | U    | 0.35      | J    | 0.06      | J    | 0.07      | J    |           |      |
| Sodium, Total                            | --                                          | --                                                    | --                                        | --                                                   | 210       |      | 190       |      | 89        | J    | 65        | J    | 170       | U    | 540       | J    | 550       |      | 220       |      | 220       |      |           |      |
| Thallium, Total                          | --                                          | --                                                    | --                                        | --                                                   | 0.34      |      | 0.21      | U    | 0.21      | U    | 0.22      | U    | 0.27      |      | 0.06      | J    | 2.3       | U    | 0.13      | J    | 0.12      | J    |           |      |
| Tin, Total                               | --                                          | --                                                    | --                                        | --                                                   | 3.6       |      | 3         |      | 2.5       |      | 1.4       |      | 1.1       | J    | 2.7       | J    | 0.23      | U    | 2.3       |      | 1.8       |      |           |      |
| Vanadium, Total                          | --                                          | --                                                    | --                                        | --                                                   | 23        |      | 18        |      | 22        |      | 15        |      | 17        |      | 30        |      | 10        |      | 28        |      | 25        |      |           |      |
| Zinc, Total                              | 109                                         | 6,600                                                 | 10,000                                    | 2,480                                                | 180       | J    | 57        | J    | 62        | J    | 32        | J    | 31        | J    | 250       | J    | 42        | J    | 66        | J    | 54        | J    |           |      |

TABLE NOTES:

|  |                                                                                                                                                                      |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | Analyte exceeds the New York State Department of Environmental Conservation (NYSDEC) Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs), revised December 2025 |
|  | Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Restricted Residential Use SCOs, rev. Dec 2025                                                              |
|  | Analyte exceeds the NYSDEC Part 375 Unrestricted Use, Restricted Residential Use, Commercial Use and Protection of Groundwater SCOs, rev. Dec. 2025                  |
|  | Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Protection of Groundwater SCOs, rev. Dec. 2025                                                              |

NS: Not sampled

U: Not detected at the reported detection limit for the sample.

J: Analyte detected at or above the method detection limit but below the reporting limit.

E: Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

\* Analyte was compared to SCOs for trivalent chromium

mg/kg: Milligrams per Kilogram.

--: No Standards or Guidance Value.

Table 3A - Total Metals in Soil  
2016 Phase II ESI  
Former Atlas White Metal Co.  
Brooklyn, New York 11231

| LOCATION                              | NYSDEC Part 375<br>Unrestricted Use<br>SCOs | NYSDEC Part 375<br>Restricted Residential<br>Use SCOs | NYSDEC Part 375<br>Commercial Use<br>SCOs | NYSDEC Part 375<br>Protection of<br>Groundwater SCOs | SB04-01<br>7/18/2016<br>SOIL | SB04-02<br>7/18/2016<br>SOIL | SB04-03<br>7/18/2016<br>SOIL | SB04-04<br>7/18/2016<br>SOIL | SB04-05<br>7/18/2016<br>SOIL | SB04-07<br>7/18/2016<br>SOIL | SB05-01<br>7/19/2016<br>SOIL | SB05-02<br>7/19/2016<br>SOIL | SB05-03<br>7/19/2016<br>SOIL | SB05-04<br>7/19/2016<br>SOIL | SB05-06<br>7/19/2016<br>SOIL | SB05-07<br>7/19/2016<br>SOIL |
|---------------------------------------|---------------------------------------------|-------------------------------------------------------|-------------------------------------------|------------------------------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| SAMPLE TYPE                           |                                             |                                                       |                                           |                                                      | Results                      | Qual                         | Results                      | Qual                         | Results                      | Qual                         | Results                      | Qual                         | Results                      | Qual                         | Results                      | Qual                         |
| Total Metals by EPA 6010/7471 (mg/kg) |                                             |                                                       |                                           |                                                      |                              |                              |                              |                              |                              |                              |                              |                              |                              |                              |                              |                              |
| Aluminum, Total                       | --                                          | --                                                    | --                                        | --                                                   | 5600 J                       | 7200 J                       | 5900 J                       | 8200 J                       | 11000 J                      | 6600 J                       | 5,000 J                      | 6,800 J                      | 8,100 J                      | 9,400 J                      | 3,200 J                      | 5,100 J                      |
| Antimony, Total                       | --                                          | --                                                    | --                                        | --                                                   | 0.86 U                       | 0.85 U                       | 46                           | 4.4                          | 4.9                          | 4.3                          | 0.89 U                       | 0.84 U                       | 0.85 U                       | 4.7                          | 1.4                          | 0.93 U                       |
| Arsenic, Total                        | 13                                          | 16                                                    | 16                                        | 16                                                   | 2.8                          | 2.2                          | 17                           | 9.8 J                        | 8.8 J                        | 9                            | 4                            | 4.5                          | 3.2                          | 11 J                         | 4.3                          | 4.4                          |
| Barium, Total                         | 410                                         | 410                                                   | 410                                       | 820                                                  | 30                           | 76                           | 450                          | 230                          | 230                          | 170                          | 42                           | 48                           | 97                           | 180                          | 17                           | 27                           |
| Beryllium, Total                      | 4.4                                         | 43                                                    | 670                                       | 47                                                   | 0.36                         | 0.26 J                       | 0.59                         | 0.46                         | 0.74                         | 0.44                         | 0.27 J                       | 0.36                         | 0.28 J                       | 0.33                         | 0.49                         | 0.28 J                       |
| Cadmium, Total                        | 2.5                                         | 2.5                                                   | 3.7                                       | 7.5                                                  | 0.09 J                       | 0.09 J                       | 9.5                          | 3.9                          | 4                            | 0.94                         | 0.08 J                       | 0.16 J                       | 0.09 J                       | 2.8                          | 0.05 J                       | 0.05 J                       |
| Calcium, Total                        | --                                          | --                                                    | --                                        | --                                                   | 2000 J                       | 72000 J                      | 52000 J                      | 48000 J                      | 74000 J                      | 58000 J                      | 49,000 J                     | 19,000 J                     | 35,000 J                     | 37,000 J                     | 7,100 J                      | 8,800 J                      |
| Chromium, Total*                      | 30                                          | 110                                                   | 1700                                      | --                                                   | 11                           | 12                           | 110                          | 42                           | 170                          | 42                           | 16                           | 15                           | 14                           | 120                          | 7.4                          | 8.7                          |
| Cobalt, Total                         | --                                          | --                                                    | --                                        | --                                                   | 5                            | 4.3                          | 5.6                          | 4.5                          | 5.4                          | 5.6                          | 4.8                          | 9.8                          | 6.3                          | 14                           | 3.2                          | 4.4                          |
| Copper, Total                         | 50                                          | 280                                                   | 280                                       | 1,720                                                | 19                           | 18                           | 780                          | 140                          | 150                          | 65                           | 19                           | 42                           | 29                           | 260                          | 37                           | 11                           |
| Iron, Total                           | --                                          | --                                                    | --                                        | --                                                   | 11000                        | 10000                        | 26000                        | 19000                        | 14000 J                      | 12000                        | 11,000                       | 25,000                       | 13,000                       | 38,000                       | 5,100                        | 9,100                        |
| Lead, Total                           | 63                                          | 400                                                   | 1000                                      | 450                                                  | 29                           | 30                           | 3300                         | 500 J                        | 940 J                        | 390                          | 18                           | 50                           | 24                           | 730 J                        | 170                          | 270                          |
| Magnesium, Total                      | --                                          | --                                                    | --                                        | --                                                   | 3000                         | 18000                        | 25000                        | 5800 J                       | 26000                        | 4100                         | 9,600                        | 13,000                       | 6,400                        | 22,000 J                     | 920                          | 2,500                        |
| Manganese, Total                      | 1,600                                       | 2,000                                                 | 10,000                                    | 2,000                                                | 230                          | 180                          | 440                          | 450                          | 1100 J                       | 240                          | 140                          | 540                          | 190                          | 460                          | 60                           | 130                          |
| Mercury, Total                        | 0.18                                        | 0.3                                                   | 1.1                                       | 0.73                                                 | NS                           | NS                           | NS                           | NS                           | NS                           | NS                           | NS                           | NS                           | NS                           | NS                           | NS                           | NS                           |
| Nickel, Total                         | 30                                          | 320                                                   | 320                                       | 130                                                  | 26                           | 10                           | 33                           | 21 J                         | 21                           | 24                           | 16                           | 100                          | 13                           | 27 J                         | 13                           | 18                           |
| Potassium, Total                      | --                                          | --                                                    | --                                        | --                                                   | 970                          | 2800                         | 560                          | 850                          | 1800                         | 1100                         | 960                          | 810                          | 3,900                        | 820                          | 450                          | 580                          |
| Selenium, Total                       | 3.9                                         | 110                                                   | 1700                                      | 4                                                    | 3.4 J                        | 2.6 J                        | 3.2 J                        | 1.7 J                        | 2.5 J                        | 3.1 J                        | 3.3 J                        | 3.4 J                        | 6.8 J                        | 2.3 J                        | 4.8 J                        | 3.3 J                        |
| Silver, Total                         | 2                                           | 110                                                   | 1700                                      | 8.3                                                  | 0.04 J                       | 0.04 J                       | 1.6                          | 0.66                         | 0.57                         | 0.28 J                       | 0.06 J                       | 0.08 J                       | ND                           | 0.68                         | 0.24 J                       | 0.06 J                       |
| Sodium, Total                         | --                                          | --                                                    | --                                        | --                                                   | 260 J                        | 330 J                        | 520 J                        | 1200 J                       | 780 J                        | 1400 J                       | 270 J                        | 330 J                        | 480 J                        | 900 J                        | 370 J                        | 340 J                        |
| Thallium, Total                       | --                                          | --                                                    | --                                        | --                                                   | 0.1 J                        | 0.11 J                       | 0.12 J                       | 0.07 J                       | 0.17 J                       | 0.12 J                       | 0.05 J                       | 0.11 J                       | 0.13 J                       | 0.06 J                       | 0.04 J                       | 0.03 J                       |
| Tin, Total                            | --                                          | --                                                    | --                                        | --                                                   | 1.2                          | 2                            | 140                          | 18 J                         | 16                           | 50                           | 1.5                          | 2.3                          | 1.4                          | 14 J                         | 5.9                          | 2.2                          |
| Vanadium, Total                       | --                                          | --                                                    | --                                        | --                                                   | 20                           | 21                           | 95                           | 62                           | 74                           | 24                           | 22                           | 28                           | 22                           | 130                          | 11                           | 15                           |
| Zinc, Total                           | 109                                         | 6,600                                                 | 10,000                                    | 2,480                                                | 33 J                         | 38 J                         | 1700 J                       | 460 J                        | 560                          | 310 J                        | 42 J                         | 62 J                         | 52 J                         | 610 J                        | 34 J                         | 35 J                         |

TABLE NOTES:

Analyte exceeds the New York State Department of Environmental Conservation (NYSDEC)  
Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs), revised December 2025

Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Restricted Residential Use SCOs,  
rev. Dec 2025

Analyte exceeds the NYSDEC Part 375 Unrestricted Use, Restricted Residential Use,  
Commercial Use and Protection of Groundwater SCOs, rev. Dec. 2025

Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Protection of Groundwater

NS: Not sampled

U: Not detected at the reported detection limit for the sample.

J: Analyte detected at or above the method detection limit but below the reporting limit.

E: Concentration of analyte exceeds the range of the calibration curve and/or linear range of  
the instrument.

\* Analyte was compared to SCOs for trivalent chromium

mg/kg: Milligrams per Kilogram.

--: No Standards or Guidance Value.

Table 3A - Total Metals in Soil  
2016 Phase II ESI  
Former Atlas White Metal Co.  
Brooklyn, New York 11231

| LAB SAMPLE ID<br>SAMPLE TYPE          | NYSDEC Part 375<br>Unrestricted Use<br>SCOs | NYSDEC Part 375<br>Restricted Residential<br>Use SCOs | NYSDEC Part 375<br>Commercial Use<br>SCOs | NYSDEC Part 375<br>Protection of<br>Groundwater SCOs | SB06-01   |          | SB06-02   |          | SB06-06   |         | SB06-07   |         | SB07-01   |          | SB07-02   |      | SB08-01   |      | SB08-02   |      | SB08-06   |      | SB08-07   |      | SB08-08   |      |           |      |
|---------------------------------------|---------------------------------------------|-------------------------------------------------------|-------------------------------------------|------------------------------------------------------|-----------|----------|-----------|----------|-----------|---------|-----------|---------|-----------|----------|-----------|------|-----------|------|-----------|------|-----------|------|-----------|------|-----------|------|-----------|------|
|                                       |                                             |                                                       |                                           |                                                      | 7/19/2016 |          | 7/19/2016 |          | 7/19/2016 |         | 7/19/2016 |         | 7/19/2016 |          | 7/19/2016 |      | 7/19/2016 |      | 7/19/2016 |      | 7/19/2016 |      | 7/19/2016 |      | 7/19/2016 |      | 7/19/2016 |      |
|                                       |                                             |                                                       |                                           |                                                      | Results   | Qual     | Results   | Qual     | Results   | Qual    | Results   | Qual    | Results   | Qual     | Results   | Qual | Results   | Qual | Results   | Qual | Results   | Qual | Results   | Qual | Results   | Qual | Results   | Qual |
| Total Metals by EPA 6010/7471 (mg/kg) |                                             |                                                       |                                           |                                                      | 6,000 J   | 7,900 J  | 7,400 J   | 13,000 J | 5,400 J   | 5,100 J | 6,800 J   | 5,400 J | 31,000 J  | 11,000 J | 5,400 J   |      |           |      |           |      |           |      |           |      |           |      |           |      |
| Aluminum, Total                       | --                                          | --                                                    | --                                        | --                                                   | 0.82 U    | 0.51 U   | 520       | 34       | 0.79 U    | 11      | 2.8       | 24 J    | 310       | 490      | 58        |      |           |      |           |      |           |      |           |      |           |      |           |      |
| Antimony, Total                       | 13                                          | 16                                                    | 16                                        | 16                                                   | 3         | 4        | 36 J      | 22 J     | 2.8       | 8       | 2.8       | 10      | 39 J      | 81 J     | 26 J      |      |           |      |           |      |           |      |           |      |           |      |           |      |
| Arsenic, Total                        | 410                                         | 410                                                   | 410                                       | 820                                                  | 24        | 16       | 270       | 190      | 20        | 190     | 38        | 280     | 1,200     | 320      | 370       |      |           |      |           |      |           |      |           |      |           |      |           |      |
| Barium, Total                         | 13                                          | 16                                                    | 16                                        | 16                                                   | 0.17 J    | 0.15 J   | 0.36      | 0.42     | 0.11 J    | 0.28 J  | 0.17 J    | 0.32 J  | 1.1       | 2        | 0.32 J    |      |           |      |           |      |           |      |           |      |           |      |           |      |
| Beryllium, Total                      | 4.4                                         | 43                                                    | 670                                       | 47                                                   | 0.17 J    | 0.2      | 44        | 1.7      | 1.4       | 12      | 0.25      | 2.8     | 21        | 2.4      | 12        |      |           |      |           |      |           |      |           |      |           |      |           |      |
| Cadmium, Total                        | 2.5                                         | 2.5                                                   | 3.7                                       | 7.5                                                  | 8,000 J   | 94,000 J | 21,000 J  | 33,000 J | 29,000    | 46,000  | 28,000    | 31,000  | 78,000 J  | 7,000 J  | 38,000 J  |      |           |      |           |      |           |      |           |      |           |      |           |      |
| Calcium, Total                        | --                                          | --                                                    | --                                        | --                                                   | 6.9       | 4.3      | 68        | 17       | 7.6 J     | 22 J    | 9.2 J     | 12 J    | 70        | 15       | 17        |      |           |      |           |      |           |      |           |      |           |      |           |      |
| Chromium, Total*                      | 30                                          | 110                                                   | 1700                                      | --                                                   | 8         | 12       | 9.4       | 5.6      | 9.8       | 4.5     | 9.8       | 2.5     | 14        | 11       | 6         |      |           |      |           |      |           |      |           |      |           |      |           |      |
| Cobalt, Total                         | --                                          | --                                                    | --                                        | --                                                   | 64        | 100      | 10,000    | 440      | 130       | 7,100   | 77        | 270     | 4,500     | 3,400    | 4,000     |      |           |      |           |      |           |      |           |      |           |      |           |      |
| Copper, Total                         | 50                                          | 280                                                   | 280                                       | 1,720                                                | 20,000    | 25,000   | 99,000    | 19,000   | 18,000    | 14,000  | 19,000    | 13,000  | 35,000    | 29,000   | 20,000    |      |           |      |           |      |           |      |           |      |           |      |           |      |
| Iron, Total                           | --                                          | --                                                    | --                                        | --                                                   | 63        | 400      | 1000      | 450      | 1,000     | 9.6     | 25,000 J  | 1,700 J | 17,000 J  | 14,000 J | 7,200 J   |      |           |      |           |      |           |      |           |      |           |      |           |      |
| Lead, Total                           | 63                                          | 400                                                   | 1000                                      | 450                                                  | 4,300     | 57,000   | 3,200 J   | 2,300 J  | 12,000    | 8,900   | 6,800     | 3,300   | 12,000 J  | 570 J    | 4,600 J   |      |           |      |           |      |           |      |           |      |           |      |           |      |
| Magnesium, Total                      | --                                          | --                                                    | --                                        | --                                                   | 260       | 240      | 460       | 290      | 250       | 580     | 240       | 190     | 520       | 160      | 280       |      |           |      |           |      |           |      |           |      |           |      |           |      |
| Manganese, Total                      | 1,600                                       | 2,000                                                 | 10,000                                    | 2,000                                                | N5        | N5       | N5        | N5       | N5        | N5      | N5        | N5      | N5        | N5       | N5        |      |           |      |           |      |           |      |           |      |           |      |           |      |
| Mercury, Total                        | 0.18                                        | 0.3                                                   | 1.1                                       | 0.73                                                 | 15        | 12       | 93 J      | 21 J     | 16 J      | 19 J    | 16 J      | 9.6 J   | 84 J      | 35 J     | 40 J      |      |           |      |           |      |           |      |           |      |           |      |           |      |
| Nickel, Total                         | 30                                          | 320                                                   | 320                                       | 130                                                  | 500       | 570      | 460       | 1,500    | 310 J     | 660 J   | 990 J     | 450 J   | 2,100     | 760      | 720       |      |           |      |           |      |           |      |           |      |           |      |           |      |
| Potassium, Total                      | --                                          | --                                                    | --                                        | --                                                   | 3.9       | 110      | 1700      | 4        | 3.8 J     | 5.1 J   | 5.4 J     | 2.5 J   | 3.3 J     | 5.6 J    | 3.9 J     | 4 J  | 19 J      | 7 J  | 3 J       |      |           |      |           |      |           |      |           |      |
| Selenium, Total                       | 3.9                                         | 110                                                   | 1700                                      | 4                                                    | 2         | 0.04 J   | 0.08 J    | 6.2      | 0.59 U    | 0.06 J  | 0.98 J    | 0.06 J  | 0.45 J    | 5.6      | 6.4       | 1.7  |           |      |           |      |           |      |           |      |           |      |           |      |
| Silver, Total                         | 2                                           | 110                                                   | 1700                                      | 8.3                                                  | 660 J     | 1,000 J  | 1,000 J   | 1,200 J  | 1,000     | 920     | 390       | 550     | 2,100 J   | 820 J    | 470 J     |      |           |      |           |      |           |      |           |      |           |      |           |      |
| Sodium, Total                         | --                                          | --                                                    | --                                        | --                                                   | 0.04 J    | 0.08 J   | 0.09 J    | 0.07 J   | ND        | 0.04 J  | 0.05 J    | 0.07 J  | 0.16 J    | 0.19 J   | 0.09 J    |      |           |      |           |      |           |      |           |      |           |      |           |      |
| Thallium, Total                       | --                                          | --                                                    | --                                        | --                                                   | 38        | 0.75     | 1,700 J   | 85 J     | 1.8       | 1,000   | 15        | 83 J    | 1,100 J   | 1,800 J  | 750 J     |      |           |      |           |      |           |      |           |      |           |      |           |      |
| Tin, Total                            | --                                          | --                                                    | --                                        | --                                                   | 43        | 74       | 22        | 22       | 33        | 28      | 39        | 18      | 56        | 35       | 19        |      |           |      |           |      |           |      |           |      |           |      |           |      |
| Vanadium, Total                       | --                                          | --                                                    | --                                        | --                                                   | 47 J      | 49 J     | 17,000 J  | 810 J    | 1,300 J   | 1,200 J | 61 J      | 740 J   | 37,000 J  | 1,700 J  | 7,600 J   |      |           |      |           |      |           |      |           |      |           |      |           |      |
| Zinc, Total                           | 109                                         | 6,600                                                 | 10,000                                    | 2,480                                                |           |          |           |          |           |         |           |         |           |          |           |      |           |      |           |      |           |      |           |      |           |      |           |      |

TABLE NOTES:

- Analyte exceeds the New York State Department of Environmental Conservation (NYSDEC) Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs), revised December 2025
- Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Restricted Residential Use SCOs, rev. Dec 2025
- Analyte exceeds the NYSDEC Part 375 Unrestricted Use, Restricted Residential Use, Commercial Use and Protection of Groundwater SCOs, rev. Dec. 2025
- Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Protection of

NS: Not sampled

U: Not detected at the reported detection limit for the sample.

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limit.

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\* Analyte was compared to SCOs for trivalent chromium

mg/kg: Milligrams per Kilogram.

--: No Standards or Guidance Value.

Table 3A - Total Metals in Soil  
2016 Phase II ESI  
Former Atlas White Metal Co.  
Brooklyn, New York 11231

| LOCATION                              | NYSDEC Part 375<br>Unrestricted Use<br>SCOs | NYSDEC Part 375<br>Restricted Residential<br>Use SCOs | NYSDEC Part 375<br>Commercial Use<br>SCOs | NYSDEC Part 375<br>Protection of<br>Groundwater SCOs | S809-01<br>7/19/2016<br>SOIL | S809-02<br>7/19/2016<br>SOIL | S809-03<br>7/19/2016<br>SOIL | S809-04<br>7/19/2016<br>SOIL | S809-05<br>7/19/2016<br>SOIL | S809-06<br>7/19/2016<br>SOIL | S8010-01<br>7/19/2016<br>SOIL | S8010-02<br>7/19/2016<br>SOIL | S8010-03<br>7/19/2016<br>SOIL | S8010-04<br>7/19/2016<br>SOIL | S8010-05<br>7/19/2016<br>SOIL | S8010-06<br>7/19/2016<br>SOIL | S8010-07<br>7/19/2016<br>SOIL | S8010-08<br>7/19/2016<br>SOIL |
|---------------------------------------|---------------------------------------------|-------------------------------------------------------|-------------------------------------------|------------------------------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| LAB SAMPLE ID                         |                                             |                                                       |                                           |                                                      | Results                      | Qual                         | Results                      | Qual                         | Results                      | Qual                         | Results                       | Qual                          | Results                       | Qual                          | Results                       | Qual                          | Results                       | Qual                          |
| SAMPLE TYPE                           |                                             |                                                       |                                           |                                                      |                              |                              |                              |                              |                              |                              |                               |                               |                               |                               |                               |                               |                               |                               |
| Total Metals by EPA 6010/7471 (mg/kg) |                                             |                                                       |                                           |                                                      |                              |                              |                              |                              |                              |                              |                               |                               |                               |                               |                               |                               |                               |                               |
| Aluminum, Total                       | --                                          | --                                                    | --                                        | --                                                   | 6,600                        | J                            | 7,200                        | J                            | 8,700                        | J                            | 7,500                         | J                             | 7,300                         | J                             | 1300                          | J                             | 4,900                         | J                             |
| Antimony, Total                       | --                                          | --                                                    | --                                        | --                                                   | 0.80                         | U                            | 0.83                         | U                            | 0.87                         | U                            | 170                           | J                             | 31                            | J                             | 9.6                           | J                             | 1                             | U                             |
| Arsenic, Total                        | 13                                          | 16                                                    | 16                                        | 16                                                   | 5.2                          |                              | 6.1                          |                              | 4                            |                              | 39                            |                               | 9.5                           |                               | 6.5                           | J                             | 5                             | 4.0                           |
| Barium, Total                         | 410                                         | 410                                                   | 410                                       | 820                                                  | 53                           |                              | 48                           |                              | 76                           |                              | 1,000                         |                               | 250                           |                               | 51                            |                               | 34                            | 110                           |
| Beryllium, Total                      | 4.4                                         | 43                                                    | 670                                       | 47                                                   | 0.39                         |                              | 0.46                         |                              | 0.34                         |                              | 0.32                          | J                             | 0.32                          |                               | 0.33                          | U                             | 0.5                           | 0.23                          |
| Cadmium, Total                        | 2.5                                         | 2.5                                                   | 3.7                                       | 7.5                                                  | 0.16                         | J                            | 0.24                         |                              | 0.18                         | J                            | 16                            |                               | 2.4                           |                               | 0.51                          |                               | 0.2                           | J                             |
| Calcium, Total                        | --                                          | --                                                    | --                                        | --                                                   | 14,000                       |                              | 7,400                        |                              | 54,000                       |                              | 22,000                        |                               | 26,000                        |                               | 97000                         | J                             | 5,200                         | 30,000                        |
| Chromium, Total*                      | 30                                          | 110                                                   | 1700                                      | --                                                   | 14                           | J                            | 17                           | J                            | 14                           |                              | 42                            | J                             | 17                            | J                             | 2.4                           |                               | 13                            | J                             |
| Cobalt, Total                         | --                                          | --                                                    | --                                        | --                                                   | 7.8                          |                              | 8.2                          |                              | 7.2                          |                              | 6.4                           |                               | 7.7                           |                               | 0.66                          |                               | 7                             | 6.0                           |
| Copper, Total                         | 50                                          | 280                                                   | 280                                       | 1,720                                                | 31                           |                              | 36                           |                              | 37                           |                              | 2,200                         |                               | 12,000                        |                               | 170                           | J                             | 46                            | 120                           |
| Iron, Total                           | --                                          | --                                                    | --                                        | --                                                   | 26,000                       |                              | 32,000                       |                              | 18,000                       |                              | 38,000                        |                               | 28,000                        |                               | 3600                          | J                             | 45,000                        | 17,000                        |
| Lead, Total                           | 63                                          | 400                                                   | 1000                                      | 450                                                  | 48                           | J                            | 58                           | J                            | 39                           | J                            | 10,000                        | J                             | 2,300                         | J                             | 220                           | J                             | 84                            | J                             |
| Magnesium, Total                      | --                                          | --                                                    | --                                        | --                                                   | 8,100                        |                              | 4,200                        |                              | 9,600                        |                              | 5,900                         |                               | 10,000                        |                               | 1400                          |                               | 3,900                         | 6,400                         |
| Manganese, Total                      | 1,600                                       | 2,000                                                 | 10,000                                    | --                                                   | 620                          |                              | 620                          |                              | 350                          |                              | 430                           |                               | 390                           |                               | 100                           | J                             | 540                           | 220                           |
| Mercury, Total                        | 0.18                                        | 0.3                                                   | 1.1                                       | --                                                   | NS                           |                              | NS                           |                              | NS                           |                              | NS                            |                               | NS                            |                               | NS                            |                               | NS                            | NS                            |
| Nickel, Total                         | 30                                          | 320                                                   | 320                                       | 130                                                  | 21                           | J                            | 19                           | J                            | 16                           | J                            | 44                            | J                             | 19                            | J                             | 2.4                           |                               | 19                            | J                             |
| Potassium, Total                      | --                                          | --                                                    | --                                        | --                                                   | 710                          | J                            | 620                          | J                            | 2,100                        | J                            | 410                           | J                             | 600                           | J                             | 200                           |                               | 540                           | J                             |
| Selenium, Total                       | 3.9                                         | 110                                                   | 1700                                      | 4                                                    | 3.7                          | J                            | 4.3                          | J                            | 3.7                          | J                            | 4.1                           | J                             | 3.4                           | J                             | 2.2                           | U                             | 4                             | J                             |
| Silver, Total                         | 2                                           | 110                                                   | 1700                                      | 8.3                                                  | 0.05                         | J                            | 0.04                         | J                            | 0.04                         | J                            | 4.3                           |                               | 0.94                          |                               | 0.07                          | J                             | 0.1                           | J                             |
| Sodium, Total                         | --                                          | --                                                    | --                                        | --                                                   | 210                          |                              | 170                          |                              | 620                          |                              | 540                           |                               | 820                           |                               | 300                           | J                             | 120                           | J                             |
| Thallium, Total                       | --                                          | --                                                    | --                                        | --                                                   | 0.12                         | J                            | 0.12                         | J                            | 0.08                         | J                            | 0.07                          | J                             | 0.07                          | J                             | 0.04                          | J                             | 0.09                          | J                             |
| Tin, Total                            | --                                          | --                                                    | --                                        | --                                                   | 2.9                          | J                            | 7                            | J                            | 2.3                          | J                            | 730                           | J                             | 160                           | J                             | 13                            |                               | 3.20                          | J                             |
| Vanadium, Total                       | --                                          | --                                                    | --                                        | --                                                   | 23                           |                              | 29                           |                              | 28                           |                              | 25                            |                               | 24                            |                               | 6.7                           |                               | 25                            | 22                            |
| Zinc, Total                           | 109                                         | 6,600                                                 | 10,000                                    | 2,480                                                | 60                           | J                            | 110                          | J                            | 56                           | J                            | 7,100                         | J                             | 760                           | J                             | 130                           |                               | 89                            | J                             |

TABLE NOTES:  
 Analyte exceeds the New York State Department of Environmental Conservation (NYSDEC) Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs), revised December 2025  
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 NS: Not sampled

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\* Analyte was compared to SCOs for trivalent chromium

mg/kg: Milligrams per Kilogram.

-- : No Standards or Guidance Value.



Table 3A - Total Metals in Soil  
2016 Phase II ESJ  
Former Atlas White Metal Co.  
Brooklyn, New York 11231

| LOCATION                              | NYSDEC Part 375<br>Unrestricted Use<br>SCOs | NYSDEC Part 375<br>Restricted Residential<br>Use SCOs | NYSDEC Part 375<br>Commercial Use<br>SCOs | NYSDEC Part 375<br>Protection of<br>Groundwater SCOs | S8011-01<br>7/19/2016<br>SOIL | S8011-02<br>7/19/2016<br>SOIL | S8011-07<br>7/19/2016<br>SOIL | S8012-01<br>7/19/2016<br>SOIL | S8012-02<br>7/19/2016<br>SOIL | S8013-01<br>7/19/2016<br>SOIL | S8013-02<br>7/19/2016<br>SOIL | S8013-03<br>7/19/2016<br>SOIL | S8013-04<br>7/19/2016<br>SOIL | S8013-05<br>7/19/2016<br>SOIL | S8013-07<br>7/19/2016<br>SOIL | S890013-07<br>7/19/2016<br>SOIL |
|---------------------------------------|---------------------------------------------|-------------------------------------------------------|-------------------------------------------|------------------------------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|---------------------------------|
| LAB SAMPLE ID                         |                                             |                                                       |                                           |                                                      | Results                       | Qual                          | Results                       | Qual                          | Results                       | Qual                          | Results                       | Qual                          | Results                       | Qual                          | Results                       | Qual                            |
| SAMPLE TYPE                           |                                             |                                                       |                                           |                                                      |                               |                               |                               |                               |                               |                               |                               |                               |                               |                               |                               |                                 |
| Total Metals by EPA 6010/7471 (mg/kg) |                                             |                                                       |                                           |                                                      |                               |                               |                               |                               |                               |                               |                               |                               |                               |                               |                               |                                 |
| Aluminum, Total                       | --                                          | --                                                    | --                                        | --                                                   | 6,300 J                       | 6,800 J                       | 5,600 J                       | 6,000 J                       | 6,800 J                       | 3,400 J                       | 5,700 J                       | 3,700 J                       | 4,900 J                       | 1700 J                        | 3,300 J                       | 4,000 J                         |
| Antimony, Total                       | --                                          | --                                                    | --                                        | --                                                   | 1 U                           | 1 U                           | 2                             | 0.8 U                         | 0.8 U                         | 46                            | 4.5                           | 6.7                           | 2.4                           | 0.74 U                        | 1 U                           | 1.1 U                           |
| Arsenic, Total                        | 13                                          | 16                                                    | 16                                        | 16                                                   | 6                             | 3                             | 12                            | 3                             | 4.8                           | 10                            | 8.7                           | 23 J                          | 11 J                          | 11 J                          | 7.9                           | 8.2                             |
| Barium, Total                         | 410                                         | 410                                                   | 410                                       | 820                                                  | 67 J                          | 47 J                          | 46                            | 32                            | 42                            | 480 J                         | 140 J                         | 110 J                         | 86                            | 160                           | 74 J                          | 89 J                            |
| Beryllium, Total                      | 4.4                                         | 43                                                    | 670                                       | 47                                                   | 0.87                          | 0.26 J                        | 0.28 J                        | 0.35                          | 0.56                          | 0.2 J                         | 0.34                          | 0.34 J                        | 0.34                          | 0.28 J                        | 0.24 J                        | 0.29 J                          |
| Cadmium, Total                        | 2.5                                         | 2.5                                                   | 3.7                                       | 7.5                                                  | 0.2 J                         | 0.1 J                         | 0.16 J                        | 0.11 J                        | 0.1 J                         | 3.6                           | 0.31                          | 0.63                          | 0.26                          | 0.22 J                        | 0.3                           | 0.39                            |
| Calcium, Total                        | --                                          | --                                                    | --                                        | --                                                   | 3,600 J                       | 26,000 J                      | 36,000 J                      | 6,100 J                       | 3,800 J                       | 20,000 J                      | 25,000 J                      | 3,800 J                       | 20,000 J                      | 2100 J                        | 2,800 J                       | 3,600 J                         |
| Chromium, Total*                      | 30                                          | 110                                                   | 1700                                      | --                                                   | 16                            | 10                            | 15                            | 13                            | 18                            | 38                            | 14                            | 18 J                          | 11                            | 7.4                           | 19                            | 23                              |
| Cobalt, Total                         | --                                          | --                                                    | --                                        | --                                                   | 8                             | 7.2                           | 4                             | 5.8                           | 9.3                           | 10                            | 5.3                           | 4.9                           | 5.3                           | 8                             | 3.9                           | 4.5                             |
| Copper, Total                         | 50                                          | 280                                                   | 280                                       | 1,720                                                | 34                            | 43                            | 18                            | 18                            | 51                            | 1,100                         | 110                           | 1,200                         | 65                            | 25                            | 20                            | 23                              |
| Iron, Total                           | --                                          | --                                                    | --                                        | --                                                   | 100,000                       | 18,000                        | 7,000                         | 16,000                        | 27,000                        | 20,000                        | 16,000                        | 16,000                        | 20,000                        | 15,000 J                      | 8,200                         | 10,000                          |
| Lead, Total                           | 63                                          | 400                                                   | 1000                                      | 450                                                  | 36 J                          | 36 J                          | 46                            | 40                            | 43                            | 2,600 J                       | 270 J                         | 600 J                         | 200 J                         | 47 J                          | 140 J                         | 170 J                           |
| Magnesium, Total                      | --                                          | --                                                    | --                                        | --                                                   | 2600                          | 5300                          | 2,200                         | 4,400                         | 2,600                         | 19,000                        | 3,500                         | 1,900 J                       | 1,800 J                       | 330                           | 1,400                         | 1,400                           |
| Manganese, Total                      | 1,600                                       | 2,000                                                 | 10,000                                    | 2,000                                                | 1700 J                        | 280 J                         | 130                           | 330                           | 460                           | 190 J                         | 250 J                         | 130 J                         | 140                           | 29 J                          | 99 J                          | 120 J                           |
| Mercury, Total                        | 0.18                                        | 0.3                                                   | 1.1                                       | 0.73                                                 | NS                            | NS                            | NS                            | NS                            | NS                            | NS                            | NS                            | NS                            | NS                            | NS                            | NS                            | NS                              |
| Nickel, Total                         | 30                                          | 320                                                   | 320                                       | 130                                                  | 24                            | 17                            | 13                            | 24                            | 20                            | 120                           | 40                            | 24 J                          | 20 J                          | 19                            | 16                            | 18                              |
| Potassium, Total                      | --                                          | --                                                    | --                                        | --                                                   | 570                           | 1000                          | 860                           | 700                           | 720                           | 400                           | 660                           | 970 J                         | 600                           | 410                           | 680                           | 630                             |
| Selenium, Total                       | 3.9                                         | 110                                                   | 1700                                      | 4                                                    | 2 U                           | 2 U                           | 2 J                           | 3 J                           | 3 J                           | 2.2 U                         | 2.2 U                         | 2.4 U                         | 2 J                           | 3 U                           | 2.8 J                         | 2.8 U                           |
| Silver, Total                         | 2                                           | 110                                                   | 1700                                      | 8.3                                                  | 0.1 J                         | 0.1 J                         | 0.1 J                         | 0.1 J                         | 0.1 J                         | 0.81                          | 0.21 J                        | 0.5 J                         | 0.57 U                        | 0.74 U                        | 0.1 J                         | 0.34 J                          |
| Sodium, Total                         | --                                          | --                                                    | --                                        | --                                                   | 23 J                          | 270                           | 620 J                         | 110 J                         | 200 J                         | 260                           | 86 J                          | 75 J                          | 250 J                         | 120 J                         | 140 J                         | 220                             |
| Thallium, Total                       | --                                          | --                                                    | --                                        | --                                                   | 0.28                          | 0.07 J                        | 0.07 J                        | 0.08 J                        | 0.10 J                        | 0.04 J                        | 0.07 J                        | 0.19 J                        | 0.07 J                        | 0.1 J                         | 0.04 J                        | 0.05 J                          |
| Tin, Total                            | --                                          | --                                                    | --                                        | --                                                   | 2.4                           | 1.80                          | 1.80                          | 1.3                           | 7.50                          | 280                           | 28                            | 120 J                         | 21 J                          | 4                             | 4.3                           | 4.7                             |
| Vanadium, Total                       | --                                          | --                                                    | --                                        | --                                                   | 25                            | 25                            | 16                            | 23                            | 32                            | 36                            | 14                            | 13                            | 18                            | 12                            | 12                            | 14                              |
| Zinc, Total                           | 109                                         | 6,600                                                 | 10,000                                    | 2,480                                                | 75                            | 48                            | 280 J                         | 37 J                          | 150 J                         | 3,200                         | 330                           | 490                           | 200 J                         | 75                            | 350                           | 410                             |

TABLE NOTES:

Analyte exceeds the New York State Department of Environmental Conservation (NYSDEC) Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs), revised December 2025

Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Restricted Residential Use SCOs, rev. Dec 2025

Analyte exceeds the NYSDEC Part 375 Unrestricted Use, Restricted Residential Use, Commercial Use and Protection of Groundwater SCOs, rev. Dec 2025

Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Protection of

NS: Not sampled

U: Not detected at the reported detection limit for the sample.

J: Analyte detected at or above the method detection limit but below the reporting limit.

E: Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

\* Analyte was compared to SCOs for trivalent chromium

mg/kg: Milligrams per Kilogram.

--: No Standards or Guidance Value.

Table 3A - Total Metals in Soil  
2016 Phase II ESI  
Former Atlas White Metal Co.  
Brooklyn, New York 11231

| LOCATION                              | NYSDEC Part 375<br>Unrestricted Use<br>SCOs | NYSDEC Part 375<br>Restricted Residential<br>Use SCOs | NYSDEC Part 375<br>Commercial Use<br>SCOs | NYSDEC Part 375<br>Protection of<br>Groundwater SCOs | SB014-01<br>7/19/2016<br>SOIL | SB014-02<br>7/19/2016<br>SOIL | SB90014-02<br>7/19/2016<br>SOIL | SB014-03<br>7/19/2016<br>SOIL | SB014-04<br>7/19/2016<br>SOIL | SB014-05<br>7/19/2016<br>SOIL | SB014-06<br>7/19/2016<br>SOIL | SB015-01<br>7/19/2016<br>SOIL | SB015-02<br>7/19/2016<br>SOIL | SB015-03<br>7/19/2016<br>SOIL | SB015-04<br>7/19/2016<br>SOIL | SB015-05<br>7/19/2016<br>SOIL | SB015-06<br>7/19/2016<br>SOIL |      |
|---------------------------------------|---------------------------------------------|-------------------------------------------------------|-------------------------------------------|------------------------------------------------------|-------------------------------|-------------------------------|---------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|------|
| LAB SAMPLE ID                         |                                             |                                                       |                                           |                                                      | Results                       | Qual                          | Results                         | Qual                          | Results                       | Qual                          | Results                       | Qual                          | Results                       | Qual                          | Results                       | Qual                          | Results                       | Qual |
| SAMPLE TYPE                           |                                             |                                                       |                                           |                                                      |                               |                               |                                 |                               |                               |                               |                               |                               |                               |                               |                               |                               |                               |      |
| Total Metals by EPA 6010/7471 (mg/kg) |                                             |                                                       |                                           |                                                      |                               |                               |                                 |                               |                               |                               |                               |                               |                               |                               |                               |                               |                               |      |
| Aluminum, Total                       | --                                          | --                                                    | --                                        | --                                                   | 6,200                         | J                             | 3,400                           | J                             | 3,800                         | J                             | 4,200                         | J                             | 2,700                         | J                             | 4,400                         | J                             | 2,500                         | J    |
| Antimony, Total                       | --                                          | --                                                    | --                                        | --                                                   | 39                            |                               | 20                              |                               | 13                            |                               | 14                            |                               | 1.1                           |                               | 9.9                           |                               | 0.96                          | U    |
| Arsenic, Total                        | 13                                          | 16                                                    | 16                                        | 16                                                   | 8.4                           |                               | 17                              |                               | 20                            |                               | 22                            | J                             | 12                            |                               | 9.1                           | J                             | 2.2                           | J    |
| Barium, Total                         | 410                                         | 410                                                   | 410                                       | 820                                                  | 170                           | J                             | 240                             | J                             | 260                           | J                             | 110                           |                               | 75                            | J                             | 250                           |                               | 30                            |      |
| Beryllium, Total                      | 4.4                                         | 43                                                    | 670                                       | 47                                                   | 0.17                          | J                             | 0.39                            |                               | 0.33                          |                               | 0.29                          | J                             | 0.23                          | J                             | 0.26                          | J                             | 0.16                          | J    |
| Cadmium, Total                        | 2.5                                         | 2.5                                                   | 3.7                                       | 7.5                                                  | 2.4                           |                               | 5.8                             |                               | 5.3                           |                               | 0.59                          |                               | 0.18                          | J                             | 1.4                           |                               | 0.69                          |      |
| Calcium, Total                        | --                                          | --                                                    | --                                        | --                                                   | 30,000                        | J                             | 2,300                           | J                             | 4,200                         | J                             | 13,000                        | J                             | 9,700                         | J                             | 11,000                        | J                             | 1,600                         | J    |
| Chromium, Total*                      | 30                                          | 110                                                   | 1700                                      | --                                                   | 58                            |                               | 21                              |                               | 43                            |                               | 13                            |                               | 10                            |                               | 23                            |                               | 10                            |      |
| Cobalt, Total                         | --                                          | --                                                    | --                                        | --                                                   | 13                            |                               | 14                              |                               | 4.7                           |                               | 6                             |                               | 4.6                           |                               | 6.2                           |                               | 2.6                           |      |
| Copper, Total                         | 50                                          | 280                                                   | 280                                       | 1,720                                                | 900                           |                               | 420                             |                               | 390                           |                               | 600                           |                               | 76                            | J                             | 250                           |                               | 16                            |      |
| Iron, Total                           | --                                          | --                                                    | --                                        | --                                                   | 38,000                        |                               | 25,000                          |                               | 14,000                        |                               | 23,000                        |                               | 8,500                         | J                             | 15,000                        |                               | 6,300                         |      |
| Lead, Total                           | 63                                          | 400                                                   | 1000                                      | 450                                                  | 1,800                         | J                             | 1,800                           | J                             | 1,300                         | J                             | 500                           | J                             | 330                           | J                             | 800                           | J                             | 180                           | J    |
| Magnesium, Total                      | --                                          | --                                                    | --                                        | --                                                   | 17,000                        |                               | 690                             |                               | 980                           |                               | 2,000                         | J                             | 1,200                         |                               | 2,600                         | J                             | 1,800                         | J    |
| Manganese, Total                      | 1,600                                       | 2,000                                                 | 10,000                                    | 2,000                                                | 300                           | J                             | 170                             | J                             | 180                           | J                             | 220                           |                               | 110                           | J                             | 170                           |                               | 78                            |      |
| Mercury, Total                        | 0.18                                        | 0.3                                                   | 1.1                                       | 0.73                                                 | NS                            |                               | NS                              |                               | NS                            |                               | NS                            |                               | NS                            |                               | NS                            |                               | NS                            |      |
| Nickel, Total                         | 30                                          | 320                                                   | 320                                       | 130                                                  | 100                           |                               | 77                              |                               | 60                            |                               | 25                            | J                             | 16                            |                               | 27                            | J                             | 20                            | J    |
| Potassium, Total                      | --                                          | --                                                    | --                                        | --                                                   | 380                           |                               | 300                             |                               | 440                           |                               | 640                           |                               | 390                           |                               | 420                           |                               | 560                           |      |
| Selenium, Total                       | 3.9                                         | 110                                                   | 1700                                      | 4                                                    | 2.6                           | J                             | 2.3                             | U                             | 2.3                           | J                             | 2.5                           | J                             | 2.3                           | U                             | 1.5                           | J                             | 1.4                           | J    |
| Silver, Total                         | 2                                           | 0.53                                                  | 0.9                                       | 8.3                                                  | 0.53                          |                               | 0.9                             |                               | 0.69                          |                               | 0.59                          | U                             | 0.13                          | J                             | 0.56                          | U                             | 0.6                           | U    |
| Sodium, Total                         | --                                          | --                                                    | --                                        | --                                                   | 650                           |                               | 89                              | J                             | 160                           | J                             | 220                           | J                             | 170                           |                               | 630                           | J                             | 180                           | U    |
| Thallium, Total                       | --                                          | --                                                    | --                                        | --                                                   | 0.06                          | J                             | 0.1                             | J                             | 0.11                          | J                             | 0.08                          | J                             | 0.1                           | J                             | 0.07                          | J                             | 0.03                          | J    |
| Tin, Total                            | --                                          | --                                                    | --                                        | --                                                   | 110                           |                               | 240                             |                               | 120                           |                               | 200                           | J                             | 14                            |                               | 57                            | J                             | 4.4                           | J    |
| Vanadium, Total                       | --                                          | --                                                    | --                                        | --                                                   | 67                            |                               | 24                              |                               | 24                            |                               | 18                            |                               | 12                            |                               | 29                            |                               | 7.9                           |      |
| Zinc, Total                           | 109                                         | 6,600                                                 | 10,000                                    | 2,480                                                | 1,100                         |                               | 1,900                           |                               | 2,000                         |                               | 450                           | J                             | 130                           | J                             | 1,000                         | J                             | 460                           | J    |

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Former Atlas White Metal Co.  
Brooklyn, New York 11231

| LOCATION                              | NYSDEC Part 375<br>Unrestricted Use<br>SCOs | NYSDEC Part 375<br>Restricted Residential<br>Use SCOs | NYSDEC Part 375<br>Commercial Use<br>SCOs | NYSDEC Part 375<br>Protection of<br>Groundwater SCOs | S8016-01<br>7/19/2016<br>SOIL | S8016-02<br>7/19/2016<br>SOIL | S890016-02<br>7/19/2016<br>SOIL | S8016-03<br>7/19/2016<br>SOIL | S8016-04<br>7/19/2016<br>SOIL | S8016-05<br>7/19/2016<br>SOIL | S8017-01<br>7/20/2016<br>SOIL | S8017-02<br>7/20/2016<br>SOIL | S8017-03<br>7/20/2016<br>SOIL | S8017-04<br>7/20/2016<br>SOIL | S8017-05<br>7/20/2016<br>SOIL | S8017-06<br>7/20/2016<br>SOIL | S8017-07<br>7/20/2016<br>SOIL |      |        |   |       |   |        |   |        |   |       |   |       |   |       |   |
|---------------------------------------|---------------------------------------------|-------------------------------------------------------|-------------------------------------------|------------------------------------------------------|-------------------------------|-------------------------------|---------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|------|--------|---|-------|---|--------|---|--------|---|-------|---|-------|---|-------|---|
| LAB SAMPLE ID                         |                                             |                                                       |                                           |                                                      | Results                       | Qual                          | Results                         | Qual                          | Results                       | Qual                          | Results                       | Qual                          | Results                       | Qual                          | Results                       | Qual                          | Results                       | Qual |        |   |       |   |        |   |        |   |       |   |       |   |       |   |
| SAMPLE TYPE                           |                                             |                                                       |                                           |                                                      | Results                       | Qual                          | Results                         | Qual                          | Results                       | Qual                          | Results                       | Qual                          | Results                       | Qual                          | Results                       | Qual                          | Results                       | Qual |        |   |       |   |        |   |        |   |       |   |       |   |       |   |
| Total Metals by EPA 6010/7471 (mg/kg) |                                             |                                                       |                                           |                                                      |                               |                               |                                 |                               |                               |                               |                               |                               |                               |                               |                               |                               |                               |      |        |   |       |   |        |   |        |   |       |   |       |   |       |   |
| Aluminum, Total                       | --                                          | --                                                    | --                                        | --                                                   | 4,300                         | J                             | 6,400                           | J                             | 4,500                         | J                             | 5,200                         | J                             | 4,000                         | J                             | 4,000                         | J                             | 3,900                         | J    | 4,400  | J | 2,300 | J | 2,900  | J | 3,000  | J | 1,900 | J | 3,800 | J |       |   |
| Antimony, Total                       | --                                          | --                                                    | --                                        | --                                                   | 12                            | J                             | 100                             | J                             | 100                           | J                             | 30                            | J                             | 1.2                           | J                             | 5.6                           | J                             | 7                             | J    | 110    | J | 15    | J | 17     | J | 63     | J | 3.1   | J | 2.2   | J |       |   |
| Arsenic, Total                        | 13                                          | 16                                                    | 16                                        | 16                                                   | 4.9                           | J                             | 29                              | J                             | 24                            | J                             | 11                            | J                             | 4.6                           | J                             | 9.4                           | J                             | 7.1                           | J    | 26     | J | 3.4   | J | 14     | J | 26     | J | 3.1   | J | 14    | J |       |   |
| Barium, Total                         | 410                                         | 410                                                   | 410                                       | 820                                                  | 86                            | J                             | 1,100                           | J                             | 490                           | J                             | 52                            | J                             | 28                            | J                             | 78                            | J                             | 470                           | J    | 1,400  | J | 100   | J | 450    | J | 650    | J | 62    | J | 450   | J |       |   |
| Beryllium, Total                      | 4.4                                         | 43                                                    | 670                                       | 47                                                   | 0.11                          | J                             | 0.56                            | J                             | 0.34                          | J                             | 0.28                          | J                             | 0.17                          | J                             | 0.21                          | J                             | 0.14                          | J    | 0.27   | J | 0.38  | J | 0.3    | J | 0.27   | J | 0.13  | J | 0.29  | J |       |   |
| Cadmium, Total                        | 2.5                                         | 2.5                                                   | 3.7                                       | 7.5                                                  | 0.87                          | J                             | 8.8                             | J                             | 9.2                           | J                             | 1.2                           | J                             | 0.63                          | J                             | 0.86                          | J                             | 0.61                          | J    | 12     | J | 3     | J | 53     | J | 6.2    | J | 0.6   | J | 0.36  | J | 0.25  | J |
| Calcium, Total                        | --                                          | --                                                    | --                                        | --                                                   | 86,000                        | J                             | 6,500                           | J                             | 4,300                         | J                             | 1,100                         | J                             | 960                           | J                             | 54,000                        | J                             | 100,000                       | J    | 9,600  | J | 5,100 | J | 39,000 | J | 21,000 | J | 2,800 | J | 8,200 | J |       |   |
| Chromium, Total*                      | 30                                          | 110                                                   | 1700                                      | --                                                   | 14                            | J                             | 81                              | J                             | 39                            | J                             | 14                            | J                             | 11                            | J                             | 20                            | J                             | 31                            | J    | 28     | J | 20    | J | 5200   | J | 4200   | J | 5.7   | J | 8.8   | J |       |   |
| Cobalt, Total                         | --                                          | --                                                    | --                                        | --                                                   | 8.1                           | J                             | 8                               | J                             | 7.7                           | J                             | 12                            | J                             | 8.7                           | J                             | 8.4                           | J                             | 6.5                           | J    | 5.4    | J | 5.1   | J | 13     | J | 6.4    | J | 4.6   | J | 6.5   | J |       |   |
| Copper, Total                         | 50                                          | 280                                                   | 280                                       | 1,720                                                | 430                           | J                             | 6,400                           | J                             | 3,900                         | J                             | 16,000                        | J                             | 250                           | J                             | 2,800                         | J                             | 180                           | J    | 3,600  | J | 240   | J | 10,000 | J | 1,200  | J | 40    | J | 4     | J | 34    | J |
| Iron, Total                           | --                                          | --                                                    | --                                        | --                                                   | 45,000                        | J                             | 37,000                          | J                             | 71,000                        | J                             | 31,000                        | J                             | 28,000                        | J                             | 62,000                        | J                             | 16,000                        | J    | 8,700  | J | 5,100 | J | 39,000 | J | 21,000 | J | 2,800 | J | 8,200 | J |       |   |
| Lead, Total                           | 63                                          | 400                                                   | 1000                                      | 450                                                  | 730                           | J                             | 6,600                           | J                             | 4,300                         | J                             | 280                           | J                             | 100                           | J                             | 230                           | J                             | 520                           | J    | 1,700  | J | 2,000 | J | 5,600  | J | 4,200  | J | 340   | J | 200   | J | 1,800 | J |
| Magnesium, Total                      | --                                          | --                                                    | --                                        | --                                                   | 51,000                        | J                             | 1,200                           | J                             | 1,200                         | J                             | 660                           | J                             | 540                           | J                             | 27,000                        | J                             | 64,000                        | J    | 2,000  | J | 490   | J | 2,500  | J | 7,600  | J | 4,000 | J | 1,300 | J |       |   |
| Manganese, Total                      | 1,600                                       | 2,000                                                 | 10,000                                    | 2,000                                                | 310                           | J                             | 300                             | J                             | 320                           | J                             | 570                           | J                             | 700                           | J                             | 540                           | J                             | 220                           | J    | 180    | J | 110   | J | 1400   | J | 300    | J | 94    | J | 91    | J |       |   |
| Mercury, Total                        | 0.18                                        | 0.3                                                   | 1.1                                       | 0.73                                                 | NS                            | J                             | NS                              | J                             | NS                            | J                             | NS                            | J                             | NS                            | J                             | NS                            | J                             | NS                            | J    | NS     | J | NS    | J | NS     | J | NS     | J | NS    | J | NS    | J |       |   |
| Nickel, Total                         | 30                                          | 320                                                   | 320                                       | 130                                                  | 14                            | J                             | 34                              | J                             | 31                            | J                             | 16                            | J                             | 13                            | J                             | 16                            | J                             | 9.9                           | J    | 29     | J | 42    | J | 21     | J | 500    | J | 3.1   | J | 6.1   | J | 16    | J |
| Potassium, Total                      | --                                          | --                                                    | --                                        | --                                                   | 450                           | J                             | 460                             | J                             | 380                           | J                             | 400                           | J                             | 350                           | J                             | 480                           | J                             | 290                           | J    | 430    | J | 960   | J | 500    | J | 370    | J | 670   | J | 160   | J |       |   |
| Selenium, Total                       | 3.9                                         | 110                                                   | 1700                                      | 4                                                    | 1.9                           | J                             | 3.8                             | J                             | 4.4                           | J                             | 1.4                           | J                             | 1.9                           | J                             | 1.3                           | J                             | 3.2                           | J    | 5.1    | J | 3.6   | J | 3.6    | J | 2.3    | J | 2.3   | J | 2.3   | J | 2.9   | J |
| Silver, Total                         | 2                                           | 110                                                   | 1700                                      | 8.3                                                  | 0.33                          | J                             | 2.8                             | J                             | 2.8                           | J                             | 0.55                          | J                             | 0.66                          | J                             | 0.86                          | J                             | 0.52                          | J    | 1.7    | J | 0.63  | J | 6.3    | J | 1.2    | J | 0.3   | J | 4.63  | J |       |   |
| Sodium, Total                         | --                                          | --                                                    | --                                        | --                                                   | 340                           | J                             | 260                             | J                             | 230                           | J                             | 180                           | J                             | 130                           | J                             | 200                           | J                             | 410                           | J    | 190    | J | 150   | J | 230    | J | 150    | J | 450   | J | 140   | J |       |   |
| Thallium, Total                       | --                                          | --                                                    | --                                        | --                                                   | 0.05                          | J                             | 0.27                            | J                             | 0.3                           | J                             | 0.06                          | J                             | 0.26                          | J                             | 0.05                          | J                             | 0.21                          | J    | 0.23   | J | 0.22  | J | 0.26   | J | 0.28   | J | 0.06  | J | 0.25  | J | 0.25  | J |
| Tin, Total                            | --                                          | --                                                    | --                                        | --                                                   | 49                            | J                             | 1100                            | J                             | 570                           | J                             | 150                           | J                             | 13                            | J                             | 190                           | J                             | 30                            | J    | 880    | J | 29    | J | 230    | J | 150    | J | 8.3   | J | 6.6   | J |       |   |
| Vanadium, Total                       | --                                          | --                                                    | --                                        | --                                                   | 55                            | J                             | 36                              | J                             | 28                            | J                             | 22                            | J                             | 19                            | J                             | 20                            | J                             | 40                            | J    | 24     | J | 12    | J | 34     | J | 22     | J | 4.6   | J | 9.5   | J |       |   |
| Zinc, Total                           | 109                                         | 6,600                                                 | 10,000                                    | 2,480                                                | 530                           | J                             | 6,700                           | J                             | 4,400                         | J                             | 390                           | J                             | 190                           | J                             | 300                           | J                             | 380                           | J    | 22,000 | J | 2,300 | J | 8,300  | J | 2,900  | J | 70    | J | 160   | J |       |   |

TABLE NOTES:

Analyste exceeds the New York State Department of Environmental Conservation (NYSDEC) Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs), revised December 2025

Analyste exceeds the NYSDEC Part 375 Unrestricted Use and Restricted Residential Use SCOs, rev. Dec 2025

Analyste exceeds the NYSDEC Part 375 Unrestricted Use, Restricted Residential Use, Commercial Use and Protection of Groundwater SCOs, rev. Dec. 2025

Analyste exceeds the NYSDEC Part 375 Unrestricted Use and Protection of

NS: Not sampled

U: Not detected at the reported detection limit for the sample.

J: Analyste detected at or above the method detection limit but below the reporting limit.

E: Concentration of analyste exceeds the range of the calibration curve and/or linear range of the instrument.

\* Analyste was compared to SCOs for trivalent chromium

mg/kg: Milligrams per Kilogram.

--: No Standards or Guidance Value.

Table 3A - Total Metals in Soil  
2016 Phase II ESJ  
Former Atlas White Metal Co.  
Brooklyn, New York 11231

| LOCATION                              | NYSDEC Part 375<br>Unrestricted Use<br>SCOs | NYSDEC Part 375<br>Restricted Residential<br>Use SCOs | NYSDEC Part 375<br>Commercial Use<br>SCOs | NYSDEC Part 375<br>Protection of<br>Groundwater SCOs | S8018-01<br>7/20/2016<br>SOIL | S890018-01<br>7/20/2016<br>SOIL | S8018-02<br>7/20/2016<br>SOIL | S8018-03<br>7/20/2016<br>SOIL | S8018-04<br>7/20/2016<br>SOIL | S8018-05<br>7/20/2016<br>SOIL | S8018-06<br>7/20/2016<br>SOIL | S8018-07<br>7/20/2016<br>SOIL | S8019-01<br>7/20/2016<br>SOIL | S8019-02<br>7/20/2016<br>SOIL | S8019-03<br>7/20/2016<br>SOIL | S8019-04<br>7/20/2016<br>SOIL | S8019-04<br>7/20/2016<br>SOIL | S8019-05<br>7/20/2016<br>SOIL | S8019-06<br>7/20/2016<br>SOIL | S8019-07<br>7/20/2016<br>SOIL |
|---------------------------------------|---------------------------------------------|-------------------------------------------------------|-------------------------------------------|------------------------------------------------------|-------------------------------|---------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| LAB SAMPLE ID                         |                                             |                                                       |                                           |                                                      | Results                       | Qual                            | Results                       | Qual                          | Results                       | Qual                          | Results                       | Qual                          | Results                       | Qual                          | Results                       | Qual                          | Results                       | Qual                          | Results                       | Qual                          |
| SAMPLE TYPE                           |                                             |                                                       |                                           |                                                      | Results                       | Qual                            | Results                       | Qual                          | Results                       | Qual                          | Results                       | Qual                          | Results                       | Qual                          | Results                       | Qual                          | Results                       | Qual                          | Results                       | Qual                          |
| Total Metals by EPA 6010/7471 (mg/kg) |                                             |                                                       |                                           |                                                      |                               |                                 |                               |                               |                               |                               |                               |                               |                               |                               |                               |                               |                               |                               |                               |                               |
| Aluminum, Total                       | --                                          | --                                                    | --                                        | --                                                   | 10,000                        | J                               | 9,600                         | J                             | 5,700                         | J                             | 4,500                         | J                             | 440                           | J                             | 2,000                         | J                             | 2,200                         | J                             | 3,100                         | J                             |
| Antimony, Total                       | --                                          | --                                                    | --                                        | --                                                   | 340                           | J                               | 1,200                         | J                             | 160                           | J                             | 120                           | J                             | 8                             | J                             | 42                            | J                             | 3.1                           | J                             | 120                           | J                             |
| Arsenic, Total                        | 13                                          | 16                                                    | 16                                        | 16                                                   | 18                            | 40                              | 25                            | 56                            | J                             | 18                            | 22                            | 180                           | J                             | 20                            | J                             | 13                            | J                             | 31                            | 15                            | J                             |
| Barium, Total                         | 410                                         | 410                                                   | 410                                       | 820                                                  | 350                           | J                               | 720                           | J                             | 640                           | J                             | 420                           | J                             | 17                            | J                             | 160                           | J                             | 84                            | 54                            | 170                           | J                             |
| Beryllium, Total                      | 4.4                                         | 43                                                    | 670                                       | 47                                                   | 0.17                          | J                               | 0.15                          | J                             | 0.34                          | J                             | 0.35                          | J                             | 0.16                          | J                             | 0.19                          | J                             | 0.22                          | J                             | 0.45                          | J                             |
| Cadmium, Total                        | 2.5                                         | 2.5                                                   | 3.7                                       | 7.5                                                  | 12                            | 28                              | 24                            | 26                            | 0.93                          | J                             | 4.5                           | 0.95                          | 0.33                          | J                             | 3.1                           | J                             | 11                            | 0.41                          | 1.3                           | 0.97                          |
| Calcium, Total                        | --                                          | --                                                    | --                                        | --                                                   | 23,000                        | J                               | 36,000                        | J                             | 16,000                        | J                             | 10,000                        | J                             | 870                           | J                             | 6,200                         | J                             | 4,300                         | J                             | 13,000                        | J                             |
| Chromium, Total*                      | 30                                          | 110                                                   | 1700                                      | --                                                   | 23                            | 43                              | 26                            | 120                           | J                             | 7.3                           | 18                            | 49                            | 9.5                           | J                             | 15                            | J                             | 70                            | 26                            | J                             | 24                            |
| Cobalt, Total                         | --                                          | --                                                    | --                                        | --                                                   | 10                            | 12                              | 5.5                           | 9                             | J                             | 2                             | 4.5                           | 3.2                           | 10                            | J                             | 7.8                           | 6.8                           | 7.7                           | J                             | 6.3                           | 6.2                           |
| Copper, Total                         | 50                                          | 280                                                   | 280                                       | 1,720                                                | 4,200                         | 14,000                          | 7,000                         | 1400                          | 64                            | 510                           | 200                           | 60                            | J                             | 3,600                         | J                             | 36,000                        | 320                           | 2000                          | 800                           | 180                           |
| Iron, Total                           | --                                          | --                                                    | --                                        | --                                                   | 65,000                        | J                               | 73,000                        | J                             | 46,000                        | J                             | 41,000                        | J                             | 7,300                         | J                             | 22,000                        | J                             | 10,000                        | 8,200                         | J                             | 30,000                        |
| Lead, Total                           | 63                                          | 400                                                   | 1000                                      | 450                                                  | 12,000                        | J                               | 21,000                        | J                             | 14,000                        | J                             | 4,200                         | 79                            | 1,500                         | J                             | 460                           | J                             | 360                           | 5,400                         | J                             | 3,900                         |
| Magnesium, Total                      | --                                          | --                                                    | --                                        | --                                                   | 13,000                        | J                               | 21,000                        | J                             | 1,200                         | J                             | 2,100                         | 620                           | 1,800                         | J                             | 1,000                         | J                             | 1,200                         | J                             | 42,000                        | J                             |
| Manganese, Total                      | 1,600                                       | 2,000                                                 | 10,000                                    | 2,000                                                | 240                           | 340                             | 300                           | 490                           | J                             | 36                            | 190                           | 120                           | 160                           | J                             | 240                           | 260                           | 210                           | J                             | 360                           | J                             |
| Mercury, Total                        | 0.18                                        | 0.3                                                   | 1.1                                       | 0.73                                                 | NS                            | NS                              | NS                            | NS                            | NS                            | NS                            | NS                            | NS                            | NS                            | NS                            | NS                            | NS                            | NS                            | NS                            | NS                            | NS                            |
| Nickel, Total                         | 30                                          | 320                                                   | 320                                       | 130                                                  | 24                            | 42                              | 37                            | 48                            | J                             | 9.3                           | 38                            | 35                            | J                             | 20                            | J                             | 26                            | J                             | 27                            | 84                            | J                             |
| Potassium, Total                      | --                                          | --                                                    | --                                        | --                                                   | 920                           | 710                             | 350                           | 840                           | J                             | 200                           | 440                           | 550                           | 600                           | J                             | 530                           | 710                           | 1,000                         | J                             | 600                           | 470                           |
| Selenium, Total                       | 3.9                                         | 110                                                   | 1700                                      | 4                                                    | 2.5                           | 3.7                             | 1.5                           | J                             | 5.2                           | 2.3                           | U                             | 3.9                           | 2.4                           | J                             | 2.3                           | J                             | 3.6                           | J                             | 5.2                           | 3.7                           |
| Silver, Total                         | 2                                           | 110                                                   | 1700                                      | 8.3                                                  | 1.7                           | 2.8                             | 4.6                           | 37                            | 0.43                          | J                             | 1.6                           | 0.64                          | U                             | 0.24                          | J                             | 1                             | 2.3                           | 0.34                          | J                             | 0.59                          |
| Sodium, Total                         | --                                          | --                                                    | --                                        | --                                                   | 400                           | 420                             | 300                           | 180                           | J                             | 71                            | J                             | 120                           | J                             | 190                           | U                             | 270                           | 260                           | 210                           | 160                           | J                             |
| Thallium, Total                       | --                                          | --                                                    | --                                        | --                                                   | 0.2                           | U                               | 0.23                          | U                             | 0.15                          | J                             | 0.29                          | J                             | 0.31                          | J                             | 0.23                          | J                             | 0.11                          | J                             | 0.09                          | J                             |
| Tin, Total                            | --                                          | --                                                    | --                                        | --                                                   | 350                           | 1100                            | 1100                          | 370                           | J                             | 9                             | 200                           | 52                            | J                             | 6.8                           | J                             | 360                           | J                             | 960                           | 43                            | 75                            |
| Vanadium, Total                       | --                                          | --                                                    | --                                        | --                                                   | 57                            | 61                              | 23                            | 20                            | J                             | 8.6                           | 13                            | 9.7                           | J                             | 35                            | J                             | 18                            | 20                            | 16                            | 11                            | 19                            |
| Zinc, Total                           | 109                                         | 6,600                                                 | 10,000                                    | 2,480                                                | 3,000                         | 7,400                           | 4,100                         | 3,800                         | 400                           | 1,300                         | 490                           | J                             | 220                           | J                             | 910                           | J                             | 2,900                         | 410                           | 560                           | 630                           |

TABLE NOTES:

- Analyte exceeds the New York State Department of Environmental Conservation (NYSDEC) Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs), revised December 2025
- Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Restricted Residential Use SCOs, rev. Dec 2025
- Analyte exceeds the NYSDEC Part 375 Unrestricted Use, Restricted Residential Use, Commercial Use and Protection of Groundwater SCOs, rev.
- Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Protection of Groundwater SCOs, rev.
- Not sampled
- J : Not detected at the reported detection limit for the sample.
- J : Analyte detected at or above the method detection limit but below the reporting limit.
- E : Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.
- \* Analyte was compared to SCOs for trivalent chromium

mg/kg: Milligrams per Kilogram.  
- : No Standards or Guidance Value.

Table 3A - Total Metals in Soil  
2016 Phase II ESI  
Former Atlas White Metal Co.  
Brooklyn, New York 11231

| LOCATION                              | NYSDEC Part 375<br>Unrestricted Use<br>SCOs | NYSDEC Part 375<br>Restricted Residential<br>Use SCOs | NYSDEC Part 375<br>Commercial Use<br>SCOs | NYSDEC Part 375<br>Protection of<br>Groundwater SCOs | S8020-01<br>7/20/2016 | S890020-01<br>7/20/2016 | S8020-02<br>7/20/2016 | S8020-03<br>7/20/2016 | S8020-04<br>7/20/2016 | S8020-05<br>7/20/2016 | S8020-06<br>7/20/2016 | S8020-07<br>7/20/2016 | S8021-01<br>7/20/2016 | S8021-02<br>7/20/2016 | S890021-02<br>7/20/2016 | S8021-03<br>7/20/2016 | S8021-04<br>7/20/2016 | S8021-05<br>7/20/2016 | S8021-06<br>7/20/2016 | S8021-07<br>7/20/2016 |
|---------------------------------------|---------------------------------------------|-------------------------------------------------------|-------------------------------------------|------------------------------------------------------|-----------------------|-------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| LAB SAMPLE ID                         |                                             |                                                       |                                           |                                                      | SOIL                  | SOIL                    | SOIL                  | SOIL                  | SOIL                  | SOIL                  | SOIL                  | SOIL                  | SOIL                  | SOIL                  | SOIL                    | SOIL                  | SOIL                  | SOIL                  | SOIL                  | SOIL                  |
| SAMPLE TYPE                           |                                             |                                                       |                                           |                                                      | Results               | Qual                    | Results               | Qual                  | Results               | Qual                  | Results               | Qual                  | Results               | Qual                  | Results                 | Qual                  | Results               | Qual                  | Results               | Qual                  |
| Total Metals by EPA 6010/7471 (mg/kg) |                                             |                                                       |                                           |                                                      |                       |                         |                       |                       |                       |                       |                       |                       |                       |                       |                         |                       |                       |                       |                       |                       |
| Aluminum, Total                       | --                                          | --                                                    | --                                        | --                                                   | 7,000                 | J                       | 3,800                 | J                     | 3,800                 | J                     | 6,000                 | J                     | 3,800                 | J                     | 4,600                   | J                     | 1,400                 | J                     | 3,400                 | J                     |
| Antimony, Total                       | --                                          | --                                                    | --                                        | --                                                   | 0.84                  | U                       | 0.86                  | U                     | 66                    | J                     | 6.2                   | J                     | 2.7                   | J                     | 160                     | J                     | 1.8                   | J                     | 0.91                  | U                     |
| Arsenic, Total                        | 13                                          | 16                                                    | 16                                        | 16                                                   | 3.2                   | J                       | 2                     | J                     | 16                    | J                     | 12                    | J                     | 14                    | J                     | 14                      | J                     | 6                     | J                     | 13                    | J                     |
| Barium, Total                         | 410                                         | 410                                                   | 410                                       | 820                                                  | 21                    | J                       | 10                    | J                     | 140                   | J                     | 140                   | J                     | 160                   | J                     | 160                     | J                     | 83                    | J                     | 66                    | J                     |
| Beryllium, Total                      | 4.4                                         | 43                                                    | 670                                       | 47                                                   | 0.13                  | J                       | 0.11                  | J                     | 0.55                  | J                     | 0.34                  | J                     | 0.3                   | J                     | 0.27                    | J                     | 0.17                  | J                     | 0.27                  | J                     |
| Cadmium, Total                        | 2.5                                         | 2.5                                                   | 3.7                                       | 7.5                                                  | 0.19                  | J                       | 0.16                  | J                     | 2.6                   | J                     | 0.85                  | J                     | 0.36                  | J                     | 1.3                     | J                     | 0.41                  | J                     | 0.12                  | J                     |
| Calcium, Total                        | --                                          | --                                                    | --                                        | --                                                   | 52,000                | J                       | 99,000                | J                     | 2,600                 | J                     | 24,000                | J                     | 5,900                 | J                     | 13,000                  | J                     | 1,300                 | J                     | 3,400                 | J                     |
| Chromium, Total*                      | 30                                          | 110                                                   | 1700                                      | --                                                   | 6.5                   | J                       | 4.3                   | J                     | 12                    | J                     | 17                    | J                     | 12                    | J                     | 28                      | J                     | 32                    | J                     | 7                     | J                     |
| Cobalt, Total                         | --                                          | --                                                    | --                                        | --                                                   | 12                    | J                       | 6.4                   | J                     | 6.7                   | J                     | 8.7                   | J                     | 6.7                   | J                     | 5.7                     | J                     | 2.9                   | J                     | 4.5                   | J                     |
| Copper, Total                         | 50                                          | 280                                                   | 280                                       | 1,720                                                | 95                    | J                       | 46                    | J                     | 420                   | J                     | 180                   | J                     | 180                   | J                     | 550                     | J                     | 240                   | J                     | 18                    | J                     |
| Iron, Total                           | --                                          | --                                                    | --                                        | --                                                   | 26,000                | J                       | 13,000                | J                     | 41,000                | J                     | 18,000                | J                     | 14,000                | J                     | 21,000                  | J                     | 9,000                 | J                     | 7,700                 | J                     |
| Lead, Total                           | 63                                          | 400                                                   | 1000                                      | 450                                                  | 24                    | J                       | 10                    | J                     | 1,300                 | J                     | 440                   | J                     | 400                   | J                     | 4,500                   | J                     | 280                   | J                     | 1,300                 | J                     |
| Magnesium, Total                      | --                                          | --                                                    | --                                        | --                                                   | 34,000                | J                       | 59,000                | J                     | 750                   | J                     | 3,800                 | J                     | 1,600                 | J                     | 2,600                   | J                     | 360                   | J                     | 460                   | J                     |
| Manganese, Total                      | 1,600                                       | 2,000                                                 | 10,000                                    | 2,000                                                | 230                   | J                       | 220                   | J                     | 180                   | J                     | 250                   | J                     | 180                   | J                     | 180                     | J                     | 74                    | J                     | 54                    | J                     |
| Mercury, Total                        | 0.18                                        | 0.3                                                   | 1.1                                       | 0.73                                                 | NS                    | J                       | NS                    | J                     | NS                    | J                     | NS                    | J                     | NS                    | J                     | NS                      | J                     | NS                    | J                     | NS                    | J                     |
| Nickel, Total                         | 30                                          | 320                                                   | 320                                       | 130                                                  | 14                    | J                       | 8.2                   | J                     | 31                    | J                     | 590                   | J                     | 42                    | J                     | 56                      | J                     | 10                    | J                     | 12                    | J                     |
| Potassium, Total                      | --                                          | --                                                    | --                                        | --                                                   | 440                   | J                       | 260                   | J                     | 810                   | J                     | 800                   | J                     | 500                   | J                     | 570                     | J                     | 190                   | J                     | 380                   | J                     |
| Selenium, Total                       | 3.9                                         | 110                                                   | 1700                                      | 4                                                    | 4.8                   | J                       | 2.8                   | J                     | 3.8                   | J                     | 5.6                   | J                     | 5.4                   | J                     | 3.4                     | J                     | 2.2                   | J                     | 2.2                   | J                     |
| Silver, Total                         | 2                                           | 110                                                   | 1700                                      | 8.3                                                  | 0.05                  | J                       | 0.53                  | J                     | 0.58                  | J                     | 0.32                  | J                     | 0.36                  | J                     | 0.74                    | J                     | 0.17                  | J                     | 0.1                   | J                     |
| Sodium, Total                         | --                                          | --                                                    | --                                        | --                                                   | 540                   | J                       | 410                   | J                     | 200                   | J                     | 270                   | J                     | 140                   | J                     | 180                     | J                     | 170                   | J                     | 260                   | J                     |
| Thallium, Total                       | --                                          | --                                                    | --                                        | --                                                   | 0.05                  | J                       | 0.03                  | J                     | 0.14                  | J                     | 0.12                  | J                     | 0.13                  | J                     | 0.1                     | J                     | 0.08                  | J                     | 0.06                  | J                     |
| Tin, Total                            | --                                          | --                                                    | --                                        | --                                                   | 2.2                   | J                       | 1                     | J                     | 280                   | J                     | 55                    | J                     | 24                    | J                     | 140                     | J                     | 19                    | J                     | 5.4                   | J                     |
| Vanadium, Total                       | --                                          | --                                                    | --                                        | --                                                   | 82                    | J                       | 31                    | J                     | 29                    | J                     | 20                    | J                     | 13                    | J                     | 16                      | J                     | 8.9                   | J                     | 15                    | J                     |
| Zinc, Total                           | 109                                         | 6,600                                                 | 10,000                                    | 2,480                                                | 64                    | J                       | 40                    | J                     | 1,200                 | J                     | 440                   | J                     | 210                   | J                     | 560                     | J                     | 270                   | J                     | 53                    | J                     |

TABLE NOTES:

- Analyte exceeds the New York State Department of Environmental Conservation (NYSDEC) Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs), revised December 2025
- Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Restricted Residential Use SCOs, rev. Dec 2025
- Analyte exceeds the NYSDEC Part 375 Unrestricted Use, Restricted Residential Use, Commercial Use and Protection of Groundwater SCOs, rev.
- Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Protection of

NS: Not sampled

U: Not detected at the reported detection limit for the sample.

J: Analyte detected at or above the method detection limit but below the reporting limit.

E: Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

\* Analyte was compared to SCOs for trivalent chromium

mg/kg: Milligrams per Kilogram.

--: No Standards or Guidance Value.

Table 3A - Total Metals in Soil  
2016 Phase II ESI  
Former Atlas White Metal Co.  
Brooklyn, New York 11231

| LOCATION                              | NYSDEC Part 375<br>Unrestricted Use<br>SCOs | NYSDEC Part 375<br>Restricted Residential<br>Use SCOs | NYSDEC Part 375<br>Commercial Use<br>SCOs | NYSDEC Part 375<br>Protection of<br>Groundwater SCOs | S8022-01<br>7/20/2016<br>SOIL | S8022-02<br>7/20/2016<br>SOIL | S8022-03<br>7/20/2016<br>SOIL | S8022-04<br>7/20/2016<br>SOIL | S8022-05<br>7/20/2016<br>SOIL | S8022-06<br>7/20/2016<br>SOIL | S8022-07<br>7/20/2016<br>SOIL | S8022-08<br>7/20/2016<br>SOIL | S8023-01<br>7/20/2016<br>SOIL | S8023-02<br>7/20/2016<br>SOIL | S8023-03<br>7/20/2016<br>SOIL | S8023-04<br>7/20/2016<br>SOIL | S8023-05<br>7/20/2016<br>SOIL | S8023-06<br>7/20/2016<br>SOIL |
|---------------------------------------|---------------------------------------------|-------------------------------------------------------|-------------------------------------------|------------------------------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| SAMPLE TYPE                           |                                             |                                                       |                                           |                                                      | Results                       | Qual                          | Results                       | Qual                          | Results                       | Qual                          | Results                       | Qual                          | Results                       | Qual                          | Results                       | Qual                          | Results                       | Qual                          |
| Total Metals by EPA 6010/7471 (mg/kg) |                                             |                                                       |                                           |                                                      |                               |                               |                               |                               |                               |                               |                               |                               |                               |                               |                               |                               |                               |                               |
| Aluminum, Total                       | --                                          | --                                                    | --                                        | --                                                   | 7,500                         | J                             | 100,000                       | J                             | 30,000                        | J                             | 85,000                        | J                             | 87,000                        | J                             | 5,300                         | J                             | 3,800                         | J                             |
| Antimony, Total                       | --                                          | --                                                    | --                                        | --                                                   | 0.8                           | U                             | 89                            | J                             | 280                           | J                             | 120                           | J                             | 100                           | J                             | 41                            | J                             | 92                            | J                             |
| Arsenic, Total                        | 13                                          | 16                                                    | 16                                        | 16                                                   | 1.9                           | J                             | 12                            | J                             | 28                            | J                             | 21                            | J                             | 19                            | J                             | 20                            | J                             | 15                            | J                             |
| Barium, Total                         | 410                                         | 410                                                   | 410                                       | 820                                                  | 100                           | J                             | 1,600                         | J                             | 1,100                         | J                             | 75                            | J                             | 1,100                         | J                             | 450                           | J                             | 260                           | J                             |
| Beryllium, Total                      | 4.4                                         | 43                                                    | 670                                       | 47                                                   | 0.09                          | J                             | 2.5                           | J                             | 1.2                           | J                             | 0.27                          | J                             | 0.37                          | J                             | 0.46                          | J                             | 0.28                          | J                             |
| Cadmium, Total                        | 2.5                                         | 2.5                                                   | 3.7                                       | 7.5                                                  | 0.13                          | J                             | 21                            | J                             | 12                            | J                             | 11                            | J                             | 8.8                           | J                             | 9                             | J                             | 2.8                           | J                             |
| Calcium, Total                        | --                                          | --                                                    | --                                        | --                                                   | 40,000                        | J                             | 26,000                        | J                             | 23,000                        | J                             | 2,000                         | J                             | 22,000                        | J                             | 20,000                        | J                             | 55,000                        | J                             |
| Chromium, Total*                      | 30                                          | 110                                                   | 1700                                      | --                                                   | 4                             | J                             | 240                           | J                             | 51                            | J                             | 84                            | J                             | 250                           | J                             | 24                            | J                             | 340                           | J                             |
| Cobalt, Total                         | --                                          | --                                                    | --                                        | --                                                   | 10                            | J                             | 10                            | J                             | 6.4                           | J                             | 8.2                           | J                             | 9.9                           | J                             | 7.1                           | J                             | 7.3                           | J                             |
| Copper, Total                         | 50                                          | 280                                                   | 280                                       | 1,720                                                | 85                            | J                             | 8,300                         | J                             | 6,900                         | J                             | 150,000                       | J                             | 60,000                        | J                             | 450                           | J                             | 3,400                         | J                             |
| Iron, Total                           | --                                          | --                                                    | --                                        | --                                                   | 24,000                        | J                             | 9,200                         | J                             | 14,000                        | J                             | 22,000                        | J                             | 38,000                        | J                             | 29,000                        | J                             | 57,000                        | J                             |
| Lead, Total                           | 63                                          | 400                                                   | 1000                                      | 450                                                  | 23                            | J                             | 30,000                        | J                             | 17,000                        | J                             | 5,500                         | J                             | 6,500                         | J                             | 2,200                         | J                             | 2,200                         | J                             |
| Magnesium, Total                      | --                                          | --                                                    | --                                        | --                                                   | 26,000                        | J                             | 28,000                        | J                             | 5,800                         | J                             | 920                           | J                             | 7,900                         | J                             | 2,700                         | J                             | 4,800                         | J                             |
| Manganese, Total                      | 1,600                                       | 2,000                                                 | 10,000                                    | 2,000                                                | 200                           | J                             | 280                           | J                             | 140                           | J                             | 380                           | J                             | 500                           | J                             | 190                           | J                             | 360                           | J                             |
| Mercury, Total                        | 0.18                                        | 0.3                                                   | 1.1                                       | 0.73                                                 | NS                            | J                             | NS                            | J                             | NS                            | J                             | NS                            | J                             | NS                            | J                             | NS                            | J                             | NS                            | J                             |
| Nickel, Total                         | 30                                          | 320                                                   | 320                                       | 130                                                  | 12                            | J                             | 160                           | J                             | 53                            | J                             | 640                           | J                             | 330                           | J                             | 22                            | J                             | 39                            | J                             |
| Potassium, Total                      | --                                          | --                                                    | --                                        | --                                                   | 370                           | J                             | 220                           | J                             | 440                           | J                             | 140                           | J                             | 290                           | J                             | 640                           | J                             | 640                           | J                             |
| Selenium, Total                       | 3.9                                         | 110                                                   | 1700                                      | 4                                                    | 3.1                           | J                             | 15                            | J                             | 12                            | J                             | 3                             | J                             | 6                             | J                             | 2.5                           | J                             | 2.9                           | J                             |
| Silver, Total                         | 2                                           | 110                                                   | 1700                                      | 8.3                                                  | 0.5                           | U                             | 1.2                           | J                             | 2.1                           | J                             | 36                            | J                             | 12                            | J                             | 1.2                           | J                             | 1.8                           | J                             |
| Sodium, Total                         | --                                          | --                                                    | --                                        | --                                                   | 790                           | J                             | 220                           | J                             | 210                           | J                             | 180                           | J                             | 260                           | J                             | 390                           | J                             | 230                           | J                             |
| Thallium, Total                       | --                                          | --                                                    | --                                        | --                                                   | 0.2                           | U                             | 0.06                          | J                             | 0.13                          | J                             | 0.24                          | J                             | 0.06                          | J                             | 0.12                          | J                             | 0.13                          | J                             |
| Tin, Total                            | --                                          | --                                                    | --                                        | --                                                   | 1.6                           | J                             | 410                           | J                             | 1,800                         | J                             | 9,800                         | J                             | 4,200                         | J                             | 320                           | J                             | 410                           | J                             |
| Vanadium, Total                       | --                                          | --                                                    | --                                        | --                                                   | 63                            | J                             | 31                            | J                             | 34                            | J                             | 13                            | J                             | 26                            | J                             | 22                            | J                             | 18                            | J                             |
| Zinc, Total                           | 109                                         | 6,600                                                 | 10,000                                    | 2,480                                                | 150                           | J                             | 54,000                        | J                             | 31,000                        | J                             | 9,700                         | J                             | 12,000                        | J                             | 3,600                         | J                             | 1,400                         | J                             |

TABLE NOTES:

Analyte exceeds the New York State Department of Environmental Conservation (NYSDEC) Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs)/revised December 2025

Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Restricted Residential Use SCOs, rev. Dec 2025

Analyte exceeds the NYSDEC Part 375 Unrestricted Use, Restricted Residential Use, Commercial Use and Protection of Groundwater SCOs, rev. Dec. 2025

Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Protection of Groundwater SCOs

NS: Not sampled

U : Not detected at the reported detection limit for the sample.

J: Analyte detected at or above the method detection limit but below the reporting limit.

E: Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

\* Analyte was compared to SCOs for trivalent chromium

mg/kg: Milligrams per Kilogram.

- : No Standards or Guidance Value.

Table 3A - Total Metals in Soil  
2016 Phase II ESI  
Former Atlas White Metal Co.  
Brooklyn, New York 11231

| LOCATION<br>LAB SAMPLE ID<br>SAMPLE TYPE | NYSDEC Part 375<br>Unrestricted Use<br>SCOs | NYSDEC Part 375<br>Restricted Residential<br>Use SCOs | NYSDEC Part 375<br>Commercial Use<br>SCOs | NYSDEC Part 375<br>Protection of<br>Groundwater SCOs | SB024-01  |      | SB024-02  |      | SB024-03  |      | SB024-04  |      | SB024-05  |      | SB024-06  |      | SB024-07  |      | SB025-01  |      | SB025-02   |      | SB025-03   |      | SB025-04   |      | SB025-05   |      |            |      |
|------------------------------------------|---------------------------------------------|-------------------------------------------------------|-------------------------------------------|------------------------------------------------------|-----------|------|-----------|------|-----------|------|-----------|------|-----------|------|-----------|------|-----------|------|-----------|------|------------|------|------------|------|------------|------|------------|------|------------|------|
|                                          |                                             |                                                       |                                           |                                                      | 7/20/2016 |      | 7/20/2016 |      | 7/20/2016 |      | 7/20/2016 |      | 7/20/2016 |      | 7/20/2016 |      | 7/20/2016 |      | 7/20/2016 |      | 10/13/2016 |      | 10/13/2016 |      | 10/13/2016 |      | 10/13/2016 |      | 10/13/2016 |      |
|                                          |                                             |                                                       |                                           |                                                      | SOIL      | SOIL | SOIL      | SOIL | SOIL      | SOIL | SOIL      | SOIL | SOIL      | SOIL | SOIL      | SOIL | SOIL      | SOIL | SOIL      | SOIL | SOIL       | SOIL | SOIL       | SOIL | SOIL       | SOIL | SOIL       | SOIL | SOIL       | SOIL |
|                                          |                                             |                                                       |                                           |                                                      | Results   | Qual | Results   | Qual | Results   | Qual | Results   | Qual | Results   | Qual | Results   | Qual | Results   | Qual | Results   | Qual | Results    | Qual | Results    | Qual | Results    | Qual | Results    | Qual |            |      |
| Total Metals by EPA 6010/7471 (mg/kg)    |                                             |                                                       |                                           |                                                      |           |      |           |      |           |      |           |      |           |      |           |      |           |      |           |      |            |      |            |      |            |      |            |      |            |      |
| Aluminum, Total                          | --                                          | --                                                    | --                                        | --                                                   | 3,100     | J    | 4,500     | J    | 3,800     | J    | 4,600     | J    | 4,300     | J    | 2,500     | J    | 4,200     | J    | 6,200     | J    | 11,000     | J    | 3,300      | J    | 3,500      | J    | 7,100      | J    |            |      |
| Antimony, Total                          | --                                          | --                                                    | --                                        | --                                                   | 43        |      | 27        | J    | 20        | J    | 2.9       | J    | 25        |      | 0.52      | U    | 1.8       | J    | 460       |      | 1600       |      | 320        |      | 16         |      | 1600       |      |            |      |
| Arsenic, Total                           | 13                                          | 16                                                    | 16                                        | 16                                                   | 17        | J    | 33        | 23   | 18        | J    | 6.6       | J    | 37        |      | 6.6       | J    | 37        |      | 440       | J    | 140        | J    | 18         | J    | 37         | J    | 440        | J    |            |      |
| Barium, Total                            | 410                                         | 410                                                   | 410                                       | 820                                                  | 1,100     | J    | 220       | 100  | 100       |      | 200       |      | 88        | J    | 73        |      | 880       |      | 810       |      | 270        |      | 1,300      |      | 390        |      | 1,300      |      |            |      |
| Beryllium, Total                         | 4.4                                         | 43                                                    | 670                                       | 47                                                   | 0.34      |      | 0.92      | 0.43 | 0.43      |      | 0.3       | J    | 0.27      | J    | 0.2       | J    | 0.2       | J    | 0.2       |      | 0.4        |      | 0.6        |      | 0.91       |      | 0.35       |      |            |      |
| Cadmium, Total                           | 2.5                                         | 2.5                                                   | 3.7                                       | 7.5                                                  | 4.4       |      | 1.5       | J    | 1.3       | J    | 7.4       | J    | 2         |      | 1.4       |      | 0.81      | J    | 17        |      | 110        |      | 12         |      | 6.4        |      | 76         |      |            |      |
| Calcium, Total                           | --                                          | --                                                    | --                                        | --                                                   | 5,900     |      | 2,400     | J    | 2,500     | J    | 10,000    | J    | 15,000    | J    | 4,400     |      | 15,000    | J    | 16,000    | J    | 27,000     | J    | 12,000     | J    | 5800       | J    | 26000      | J    |            |      |
| Chromium, Total*                         | 30                                          | 110                                                   | 1700                                      | --                                                   | 43        |      | 24        |      | 12        |      | 10        |      | 17        |      | 18        |      | 31        |      | 60        | J    | 87         | J    | 12         | J    | 73         | J    | 41         | J    |            |      |
| Cobalt, Total                            | --                                          | --                                                    | --                                        | --                                                   | 8.9       |      | 7         |      | 6         |      | 6         |      | 4.6       |      | 3         |      | 6.3       |      | 16        |      | 20         |      | 9.4        |      | 18         |      | 150        |      |            |      |
| Copper, Total                            | 50                                          | 280                                                   | 280                                       | 1,720                                                | 1,200     |      | 280       | J    | 300       | J    | 38        | J    | 270       |      | 46        |      | 25        | J    | 5,900     |      | 56,000     |      | 2,000      |      | 350        |      | 17,000     |      |            |      |
| Iron, Total                              | --                                          | --                                                    | --                                        | --                                                   | 70,000    |      | 15,000    | J    | 15,000    | J    | 18,000    | J    | 15,000    | J    | 4,500     |      | 22,000    | J    | 12,000    | J    | 21,000     | J    | 33,000     | J    | 45,000     | J    | 12,000     | J    |            |      |
| Lead, Total                              | 63                                          | 400                                                   | 1000                                      | 450                                                  | 3,000     | J    | 320       | J    | 170       | J    | 1,600     | J    | 620       | J    | 150       | J    | 260       | J    | 11,000    |      | 56,000     |      | 13,000     |      | 41,000     |      | 5,000      |      |            |      |
| Magnesium, Total                         | --                                          | --                                                    | --                                        | --                                                   | 3,400     |      | 480       | J    | 730       | J    | 1,900     | J    | 2,100     |      | 710       |      | 4,600     | J    | 8,900     | J    | 11,000     | J    | 550        | J    | 760        | J    | 14,000     | J    |            |      |
| Manganese, Total                         | 1,600                                       | 2,000                                                 | 10,000                                    | 2,000                                                | 310       | J    | 86        | J    | 96        | J    | 210       | J    | 160       | J    | 89        | J    | 170       | J    | 680       | J    | 840        | J    | 300        | J    | 670        | J    | 560        | J    |            |      |
| Mercury, Total                           | 0.18                                        | 0.3                                                   | 1.1                                       | 0.73                                                 | NS        |      | NS        |      | NS        |      | NS        |      | NS        |      | NS        |      | NS        |      | NS        |      | NS         |      | NS         |      | NS         |      | NS         |      |            |      |
| Nickel, Total                            | 30                                          | 320                                                   | 320                                       | 130                                                  | 68        |      | 20        | J    | 15        | J    | 16        | J    | 18        |      | 12        |      | 43        | J    | 96        | J    | 180        | J    | 48         | J    | 140        | J    | 110        | J    |            |      |
| Potassium, Total                         | --                                          | --                                                    | --                                        | --                                                   | 440       |      | 500       | J    | 380       | J    | 570       | J    | 570       |      | 330       |      | 530       |      | 240       |      | 300        |      | 300        |      | 360        |      | 530        |      |            |      |
| Selenium, Total                          | 3.9                                         | 110                                                   | 1700                                      | 4                                                    | 1.8       | J    | 4.7       | J    | 8.9       | J    | 3.9       | J    | 2.5       | J    | 0.91      | J    | 2.5       | J    | 1.5       | J    | 6.3        | J    | 2.5        | U    | 1.3        | J    | 1.3        | J    |            |      |
| Silver, Total                            | 2                                           | 110                                                   | 1700                                      | 8.3                                                  | 0.88      |      | 0.28      | J    | 0.26      | J    | 0.28      | J    | 0.22      | J    | 0.61      | U    | 0.22      | J    | 6.5       | J    | 28         | J    | 8.5        | J    | 0.6        | J    | 16         | J    |            |      |
| Sodium, Total                            | --                                          | --                                                    | --                                        | --                                                   | 110       | J    | 390       |      | 190       | U    | 320       |      | 300       | J    | 350       |      | 320       |      | 150       |      | 150        |      | 200        |      | 480        |      | 480        |      |            |      |
| Thallium, Total                          | --                                          | --                                                    | --                                        | --                                                   | 1.34      | U    | 0.3       |      | 0.28      |      | 0.1       | J    | 0.1       | J    | 8.2       | J    | 0.04      | J    | 0.12      | J    | 0.23       | J    | 0.13       | J    | 0.24       | J    | 0.13       | J    |            |      |
| Tin, Total                               | --                                          | --                                                    | --                                        | --                                                   | 100       | J    | 15        | J    | 30        | J    | 10        | J    | 49        |      | 10        | J    | 44        | J    | 1200      | J    | 17000      | J    | 4,800      | J    | 59         | J    | 16,000     | J    |            |      |
| Vanadium, Total                          | --                                          | --                                                    | --                                        | --                                                   | 35        |      | 24        | J    | 14        | J    | 19        | J    | 20        |      | 6.4       |      | 20        | J    | 54        |      | 59         |      | 20         |      | 32         |      | 30         |      |            |      |
| Zinc, Total                              | 109                                         | 6,600                                                 | 10,000                                    | 2,480                                                | 2,100     |      | 800       | J    | 900       | J    | 12,000    | J    | 2,500     |      | 1300      |      | 840       | J    | 11,000    |      | 81000      |      | 2,700      |      | 8,600      |      | 18,000     |      |            |      |

TABLE NOTES:  
 Analyte exceeds the New York State Department of Environmental Conservation (NYSDEC) Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs), revised December 2025  
 Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Restricted Residential Use SCOs, rev. Dec 2025  
 Analyte exceeds the NYSDEC Part 375 Unrestricted Use, Restricted Residential Use, Commercial Use and Protection of Groundwater SCOs, rev. Dec. 2025  
 Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Protection of Groundwater

NS: Not sampled

U: Not detected at the reported detection limit for the sample.

J: Analyte detected at or above the method detection limit but below the reporting limit.

E: Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

\* Analyte was compared to SCOs for trivalent chromium

mg/kg: Milligrams per Kilogram.

-.: No Standards or Guidance Value.

Table 3A - Total Metals in Soil  
2016 Phase II ESJ  
Former Atlas White Metal Co.  
Brooklyn, New York 11231

| LOCATION                              | NYSDEC Part 375<br>Unrestricted Use<br>SCOs | NYSDEC Part 375<br>Restricted Residential<br>Use SCOs | NYSDEC Part 375<br>Commercial Use<br>SCOs | NYSDEC Part 375<br>Protection of<br>Groundwater SCOs | S8025-06<br>10/13/2016 | S8025-07<br>10/13/2016 | S890025-07<br>10/13/2016 | S8025-08<br>10/13/2016 | S8026-01<br>10/13/2016 | S8026-02<br>10/13/2016 | S8026-03<br>10/13/2016 | S8026-04<br>10/13/2016 | S8026-05<br>10/13/2016 | S8026-06<br>10/13/2016 | S8026-07<br>10/13/2016 | S8026-08<br>10/13/2016 |        |
|---------------------------------------|---------------------------------------------|-------------------------------------------------------|-------------------------------------------|------------------------------------------------------|------------------------|------------------------|--------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|--------|
| LAB SAMPLE ID                         |                                             |                                                       |                                           |                                                      | SOIL                   | SOIL                   | SOIL                     | SOIL                   | SOIL                   | SOIL                   | SOIL                   | SOIL                   | SOIL                   | SOIL                   | SOIL                   | SOIL                   |        |
| SAMPLE TYPE                           |                                             |                                                       |                                           |                                                      | Results                | Qual                   | Results                  | Qual                   | Results                | Qual                   | Results                | Qual                   | Results                | Qual                   | Results                | Qual                   |        |
| Total Metals by EPA 6010/7471 (mg/kg) |                                             |                                                       |                                           |                                                      |                        |                        |                          |                        |                        |                        |                        |                        |                        |                        |                        |                        |        |
| Aluminum, Total                       | --                                          | --                                                    | --                                        | --                                                   | 5,900                  | J                      | 3,500                    | J                      | 3,200                  | J                      | 3,200                  | J                      | 7,800                  | J                      | 6,500                  | J                      | 3,800  |
| Antimony, Total                       | --                                          | --                                                    | --                                        | --                                                   | 11                     |                        | 8.4                      |                        | 3.5                    |                        | 63                     |                        | 120                    |                        | 190                    |                        | 8.7    |
| Arsenic, Total                        | 13                                          | 16                                                    | 16                                        | 16                                                   | 26                     | J                      | 21                       | J                      | 25                     | J                      | 39                     | J                      | 10                     | J                      | 27                     | J                      | 20     |
| Barium, Total                         | 410                                         | 410                                                   | 410                                       | 820                                                  | 190                    |                        | 160                      |                        | 86                     |                        | 130                    |                        | 240                    |                        | 300                    |                        | 160    |
| Beryllium, Total                      | 4.4                                         | 43                                                    | 670                                       | 47                                                   | 0.41                   |                        | 0.32                     | J                      | 0.3                    | J                      | 0.41                   |                        | 0.22                   | J                      | 0.44                   |                        | 0.46   |
| Cadmium, Total                        | 2.5                                         | 2.5                                                   | 3.7                                       | 7.5                                                  | 3.2                    |                        | 2.6                      |                        | 4.6                    |                        | 2                      |                        | 8.9                    |                        | 7.4                    |                        | 2      |
| Calcium, Total                        | --                                          | --                                                    | --                                        | --                                                   | 17000                  | J                      | 13,000                   | J                      | 45,000                 | J                      | 18,000                 | J                      | 82,000                 | J                      | 29,000                 | J                      | 2,000  |
| Chromium, Total*                      | 30                                          | 110                                                   | 1700                                      | --                                                   | 18                     | J                      | 29                       | J                      | 16                     | J                      | 49                     | J                      | 10                     | J                      | 30                     | J                      | 52     |
| Cobalt, Total                         | --                                          | --                                                    | --                                        | --                                                   | 9.8                    |                        | 7                        |                        | 13                     |                        | 44                     |                        | 10                     |                        | 11                     |                        | 8.7    |
| Copper, Total                         | 50                                          | 280                                                   | 280                                       | 1,720                                                | 270                    |                        | 1100                     |                        | 180                    |                        | 380                    |                        | 710                    |                        | 1,100                  |                        | 740    |
| Iron, Total                           | --                                          | --                                                    | --                                        | --                                                   | 26,000                 | J                      | 29,000                   | J                      | 32,000                 | J                      | 99,000                 | J                      | 24,000                 | J                      | 70,000                 | J                      | 46,000 |
| Lead, Total                           | 63                                          | 400                                                   | 1000                                      | 450                                                  | 430                    |                        | 2,800                    |                        | 710                    |                        | 4,700                  |                        | 9,200                  |                        | 13,000                 |                        | 1,200  |
| Magnesium, Total                      | --                                          | --                                                    | --                                        | --                                                   | 3,300                  | J                      | 1,300                    | J                      | 2,700                  | J                      | 1,500                  | J                      | 35,000                 | J                      | 1,400                  | J                      | 640    |
| Manganese, Total                      | 1,600                                       | 2,000                                                 | 10,000                                    | 2,000                                                | 300                    |                        | 240                      |                        | 290                    |                        | 300                    |                        | 190                    |                        | 360                    |                        | 480    |
| Mercury, Total                        | 0.18                                        | 0.3                                                   | 1.1                                       | 0.73                                                 | NS                     |                        | NS                       |                        | NS                     |                        | NS                     |                        | NS                     |                        | NS                     |                        | NS     |
| Nickel, Total                         | 30                                          | 320                                                   | 320                                       | 130                                                  | 75                     | J                      | 24                       | J                      | 32                     | J                      | 52                     | J                      | 19                     | J                      | 34                     | J                      | 38     |
| Potassium, Total                      | --                                          | --                                                    | --                                        | --                                                   | 660                    |                        | 460                      |                        | 440                    |                        | 420                    |                        | 650                    |                        | 1,200                  |                        | 590    |
| Selenium, Total                       | 3.9                                         | 110                                                   | 1700                                      | 4                                                    | 2.3                    | U                      | 1.8                      | J                      | 2.2                    | J                      | 1.1                    | J                      | 2.2                    | U                      | 1                      | J                      | 1.3    |
| Silver, Total                         | 2                                           | 110                                                   | 1700                                      | 8.3                                                  | 0.59                   |                        | 0.81                     |                        | 0.19                   | J                      | 0.36                   | J                      | 4.3                    |                        | 8                      |                        | 0.32   |
| Sodium, Total                         | --                                          | --                                                    | --                                        | --                                                   | 220                    | J                      | 210                      | J                      | 300                    | J                      | 480                    | J                      | 530                    | J                      | 240                    | J                      | 260    |
| Thallium, Total                       | --                                          | --                                                    | --                                        | --                                                   | 0.11                   | J                      | 0.09                     | J                      | 0.12                   | J                      | 0.15                   | J                      | 0.09                   | J                      | 0.06                   | J                      | 0.71   |
| Tin, Total                            | --                                          | --                                                    | --                                        | --                                                   | 140                    | J                      | 180                      | J                      | 33                     | J                      | 1,000                  | J                      | 650                    | J                      | 1,100                  | J                      | 67     |
| Vanadium, Total                       | --                                          | --                                                    | --                                        | --                                                   | 24                     |                        | 18                       |                        | 18                     |                        | 25                     |                        | 48                     |                        | 27                     |                        | 15     |
| Zinc, Total                           | 109                                         | 6,600                                                 | 10,000                                    | 2,480                                                | 2,800                  |                        | 2,100                    |                        | 3,000                  |                        | 2,000                  |                        | 2,100                  |                        | 1,700                  |                        | 590    |

TABLE NOTES:

- Analyte exceeds the New York State Department of Environmental Conservation (NYSDEC) Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs), revised December 2025
- Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Restricted Residential Use SCOs, rev. Dec 2025
- Analyte exceeds the NYSDEC Part 375 Unrestricted Use, Restricted Residential Use, Commercial Use and Protection of Groundwater SCOs, rev.
- Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Protection of

NS: Not sampled

U: Not detected at the reported detection limit for the sample.

J: Analyte detected at or above the method detection limit but below the reporting limit.

E: Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

- \* Analyte was compared to SCOs for trivalent chromium

mg/kg: Milligrams per Kilogram.

- : No Standards or Guidance Value.



Table 3B - Total Metals in Soil  
2026 Limited Phase II ESI  
Former Atlas White Metal Co.  
Brooklyn, New York 11231

| LOCATION                              | NYSDEC Part 375<br>Unrestricted Use<br>SCOs | NYSDEC Part 375<br>Restricted Residential<br>Use SCOs | NYSDEC Part 375<br>Commercial Use<br>SCOs | NYSDEC Part 375<br>Protection of<br>Groundwater SCOs | GZ-01 (8-10') |      | GZ-02 (8-10') |      | GZ-03 (7-9') |      | GZ-04 (5-7') |      | GZ-05 (7-9') |      | GZ-06 (6-8') |      | GZ-07 (4-6') |      |
|---------------------------------------|---------------------------------------------|-------------------------------------------------------|-------------------------------------------|------------------------------------------------------|---------------|------|---------------|------|--------------|------|--------------|------|--------------|------|--------------|------|--------------|------|
| LAB SAMPLE ID                         |                                             |                                                       |                                           |                                                      | 12/1/2025     |      | 12/1/2025     |      | 12/1/2025    |      | 12/1/2025    |      | 12/1/2025    |      | 12/1/2025    |      | 12/1/2025    |      |
| SAMPLING DATE                         |                                             |                                                       |                                           |                                                      | L2576119-05   |      | L2576119-07   |      | L2576119-09  |      | L2576119-11  |      | L2576119-13  |      | L2576119-15  |      | L2576119-17  |      |
| SAMPLE TYPE                           |                                             |                                                       |                                           |                                                      | SOIL          |      | SOIL          |      | SOIL         |      | SOIL         |      | SOIL         |      | SOIL         |      | SOIL         |      |
|                                       | Results                                     | Qual                                                  | Results                                   | Qual                                                 | Results       | Qual | Results       | Qual | Results      | Qual | Results      | Qual | Results      | Qual | Results      | Qual | Results      | Qual |
| Total Metals by EPA 6010/7471 (mg/kg) |                                             |                                                       |                                           |                                                      | 5260          |      | 6030          |      | 8250         |      | 4350         |      | 3830         |      | 5750         |      | 5700         |      |
| Aluminum, Total                       | --                                          | --                                                    | --                                        | --                                                   | 3.8           |      | 4.64          |      | 4.31         |      | 4.61         |      | 4.84         |      | 4.36         |      | 5.07         |      |
| Antimony, Total                       | --                                          | --                                                    | --                                        | --                                                   | 26.8          |      | 3             |      | 7.93         |      | 12.7         |      | 6.32         |      | 6.4          |      | 19.4         |      |
| Arsenic, Total                        | 13                                          | 16                                                    | 16                                        | 16                                                   | 230           |      | 35.7          |      | 47.6         |      | 881          |      | 24.5         |      | 110          |      | 251          |      |
| Barium, Total                         | 410                                         | 410                                                   | 410                                       | 820                                                  | 0.373         |      | 0.293         |      | 0.36         |      | 0.283        |      | 0.182        |      | 0.351        |      | 0.334        |      |
| Beryllium, Total                      | 4.4                                         | 43                                                    | 670                                       | 47                                                   | 0.56          |      | 0.12          |      | 0.137        |      | 2.53         |      | 0.149        |      | 0.129        |      | 0.349        |      |
| Cadmium, Total                        | 2.5                                         | 2.5                                                   | 3.7                                       | 7.5                                                  | 48600         |      | 1590          |      | 44800        |      | 18100        |      | 9310         |      | 4600         |      | 43600        |      |
| Calcium, Total                        | --                                          | --                                                    | --                                        | --                                                   | 11.4          |      | 12.2          |      | 15           |      | 33           |      | 8.65         |      | 10.7         |      | 14.1         |      |
| Chromium, Total*                      | 30                                          | 110                                                   | 1700                                      | NS                                                   | 3.63          |      | 4.74          |      | 2.85         |      | 5.84         |      | 4.52         |      | 5.06         |      | 5.01         |      |
| Cobalt, Total                         | --                                          | --                                                    | --                                        | --                                                   | 44.6          |      | 13.4          |      | 19.6         |      | 1980         |      | 27.1         |      | 116          |      | 44.8         |      |
| Copper, Total                         | 50                                          | 280                                                   | 280                                       | 1,720                                                | 10500         |      | 13200         |      | 7080         |      | 27600        |      | 51400        |      | 21000        |      | 8680         |      |
| Iron, Total                           | --                                          | --                                                    | --                                        | --                                                   | 675           |      | 81.7          |      | 15.8         |      | 1140         |      | 48.1         |      | 109          |      | 725          |      |
| Lead, Total                           | 63                                          | 400                                                   | 1000                                      | 450                                                  | 1750          |      | 2740          |      | 7350         |      | 2230         |      | 1370         |      | 1630         |      | 4180         |      |
| Magnesium, Total                      | --                                          | --                                                    | --                                        | --                                                   | 216           |      | 92.4          |      | 317          |      | 278          |      | 416          |      | 311          |      | 423          |      |
| Mercury, Total                        | 1,600                                       | 2,000                                                 | 10,000                                    | 2,000                                                | 0.18          |      | 0.3           |      | 1.1          |      | 0.73         |      | 2.05         |      | 0.053        |      | J            |      |
| Nickel, Total                         | 0.18                                        | 0.3                                                   | 1.1                                       | 0.73                                                 | 2.05          |      | 0.053         |      | J            |      | 0.075        |      | U            |      | 2.23         |      | 0.075        |      |
| Potassium, Total                      | 30                                          | 320                                                   | 320                                       | 130                                                  | 15.6          |      | 17.6          |      | 15.6         |      | 35.7         |      | 12.2         |      | 11.9         |      | 23.9         |      |
| Selenium, Total                       | --                                          | --                                                    | --                                        | --                                                   | 608           |      | 716           |      | 744          |      | 470          |      | 425          |      | 526          |      | 1110         |      |
| Silver, Total                         | 3.9                                         | 110                                                   | 1700                                      | 4                                                    | 14.6          |      | 0.646         |      | J            |      | 1.72         |      | U            |      | 0.338        |      | J            |      |
| Sodium, Total                         | 2                                           | 110                                                   | 1700                                      | 8.3                                                  | 2.43          |      | 0.464         |      | U            |      | 0.431        |      | U            |      | 0.921        |      | 0.459        |      |
| Thallium, Total                       | --                                          | --                                                    | --                                        | --                                                   | 776           |      | 186           |      | U            |      | 1050         |      | 184          |      | U            |      | 194          |      |
| Vanadium, Total                       | --                                          | --                                                    | --                                        | --                                                   | 1.88          |      | U             |      | 1.86         |      | U            |      | 1.72         |      | U            |      | 1.84         |      |
| Zinc, Total                           | 109                                         | 6,600                                                 | 10,000                                    | 2,480                                                | 20            |      | 14.2          |      | 23.9         |      | 63.3         |      | 17.1         |      | 17.3         |      | 16.7         |      |

TABLE NOTES:

- Analyte exceeds the New York State Department of Environmental Conservation (NYSDEC) Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs), revised December 2025
- Analyte exceeds the NYSDCE Part 375 Unrestricted Use and Restricted Residential Use SCOs, rev. Dec 2025
- Analyte exceeds the NYSDCE Part 375 Unrestricted Use, Restricted Residential Use, Commercial Use and Protection of Groundwater SCOs, rev. Dec. 2025
- Analyte exceeds the NYSDCE Part 375 Unrestricted Use and Protection of Groundwater SCOs, rev. Dec. 2025
- U: Not detected at the reported detection limit for the sample.
- J: Analyte detected at or above the method detection limit but below the reporting limit.
- E: Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.
- \* Analyte was compared to SCOs for trivalent chromium

mg/kg: Milligrams per Kilogram.

- : No Standards or Guidance Value.
- : No Standards or Guidance Value specified

**Table 4 -General Chemistry in Soil**  
**2026 Limited Phase II ESI**  
Former Atlas White Metal Co.  
Brooklyn, New York 11231

| LOCATION                         | NYSDEC Part 375<br>Unrestricted Use<br>SCOs | NYSDEC Part 375<br>Restricted Residential<br>Use SCOs | NYSDEC Part 375<br>Commercial Use<br>SCOs | NYSDEC Part 375<br>Protection of<br>Groundwater SCOs | GZ-01 (8-10') |      | GZ-02 (8-10') |      | GZ-03 (7-9') |      | GZ-04 (5-7') |      | GZ-05 (7-9') |      | GZ-06 (6-8') |      | GZ-07 (4-6') |      |
|----------------------------------|---------------------------------------------|-------------------------------------------------------|-------------------------------------------|------------------------------------------------------|---------------|------|---------------|------|--------------|------|--------------|------|--------------|------|--------------|------|--------------|------|
| LAB SAMPLE ID                    |                                             |                                                       |                                           |                                                      | 12/1/2025     |      | 12/1/2025     |      | 12/1/2025    |      | 12/1/2025    |      | 12/1/2025    |      | 12/1/2025    |      | 12/1/2025    |      |
| SAMPLING DATE                    |                                             |                                                       |                                           |                                                      | L2576119-05   |      | L2576119-07   |      | L2576119-09  |      | L2576119-11  |      | L2576119-13  |      | L2576119-15  |      | L2576119-17  |      |
| SAMPLE TYPE                      |                                             |                                                       |                                           |                                                      | SOIL          |      | SOIL          |      | SOIL         |      | SOIL         |      | SOIL         |      | SOIL         |      | SOIL         |      |
|                                  | Results                                     | Qual                                                  | Results                                   | Qual                                                 | Results       | Qual | Results       | Qual | Results      | Qual | Results      | Qual | Results      | Qual | Results      | Qual | Results      | Qual |
| <b>General Chemistry (mg/kg)</b> |                                             |                                                       |                                           |                                                      |               |      |               |      |              |      |              |      |              |      |              |      |              |      |
| Chromium, Hexavalent             | 1                                           |                                                       | 1                                         |                                                      | 11            |      | 19            |      | 0.98         | U    | 1.86         |      | 0.761        | J    | 1.06         |      | 0.992        | U    |
| Cyanide, Total                   | 2.3                                         |                                                       | 13                                        |                                                      | 28            |      | 40            |      | 0.77         | J    | 1.6          |      | 1            | U    | 0.64         | J    | 1.2          | U    |
| Solids, Total                    | -                                           |                                                       | -                                         |                                                      | -             |      | -             |      | 81.6         |      | 83.1         |      | 89.4         |      | 86           |      | 80.6         |      |
|                                  |                                             |                                                       |                                           |                                                      |               |      |               |      |              |      |              |      |              |      |              |      | 91           |      |
|                                  |                                             |                                                       |                                           |                                                      |               |      |               |      |              |      |              |      |              |      |              |      | 74.8         |      |

**TABLE NOTES:**

|  |                                                                                                                                                                      |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | Analyte exceeds the New York State Department of Environmental Conservation (NYSDEC) Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs), revised December 2025 |
|  | Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Restricted Residential Use SCOs, rev. Dec 2025                                                              |
|  | Analyte exceeds the NYSDEC Part 375 Unrestricted Use, Restricted Residential Use, Commercial Use and Protection of Groundwater SCOs, rev. Dec. 2025                  |
|  | Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Protection of Groundwater SCOs, rev. Dec. 2025                                                              |

U : Not detected at the reported detection limit for the sample.

J: Analyte detected at or above the method detection limit but below the reporting limit.

E: Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

mg/kg: Milligrams per Kilogram.

- : No Standards or Guidance Value.

- : No Standards or Guidance Value specified

**Table 5 - Volatile Organic Compounds in Groundwater**  
**2026 Limited Phase II ESI**  
Former Atlas White Metal Co.  
Brooklyn, New York 11231

| LOCATION<br>SAMPLING DATE<br>LAB SAMPLE ID<br>SAMPLE TYPE | NYSDEC TOGS 1.1.1<br>Ambient Water Quality<br>Standards | MW-01       |      | MW-02       |      |
|-----------------------------------------------------------|---------------------------------------------------------|-------------|------|-------------|------|
|                                                           |                                                         | 12/1/2025   |      | 12/1/2025   |      |
|                                                           |                                                         | L2576119-01 |      | L2576119-02 |      |
|                                                           |                                                         | WATER       |      | WATER       |      |
|                                                           |                                                         | Results     | Qual | Results     | Qual |
| <b>Volatile Organics by GC/MS (µg/L)</b>                  |                                                         |             |      |             |      |
| 1,1,1,2-Tetrachloroethane                                 | 5                                                       | 2.5         | U    | 2.5         | U    |
| 1,1,1-Trichloroethane                                     | 5                                                       | 2.5         | U    | 2.5         | U    |
| 1,1,2,2-Tetrachloroethane                                 | 5                                                       | 0.5         | U    | 0.5         | U    |
| 1,1,2-Trichloroethane                                     | 1                                                       | 1.5         | U    | 1.5         | U    |
| 1,1-Dichloroethane                                        | 5                                                       | 2.5         | U    | 2.5         | U    |
| 1,1-Dichloroethene                                        | 5                                                       | 0.5         | U    | 0.5         | U    |
| 1,1-Dichloropropene                                       | 5                                                       | 2.5         | U    | 2.5         | U    |
| 1,2,3-Trichlorobenzene                                    | 5                                                       | 2.5         | U    | 2.5         | U    |
| 1,2,3-Trichloropropane                                    | 0.04                                                    | 2.5         | U    | 2.5         | U    |
| 1,2,4,5-Tetramethylbenzene                                | 5                                                       | 2           | U    | 2           | U    |
| 1,2,4-Trichlorobenzene                                    | 5                                                       | 2.5         | U    | 2.5         | U    |
| 1,2,4-Trimethylbenzene                                    | 5                                                       | 2.5         | U    | 0.74        | J    |
| 1,2-Dibromo-3-chloropropane                               | 0.04                                                    | 2.5         | U    | 2.5         | U    |
| 1,2-Dibromoethane                                         | 0.0006                                                  | 2           | U    | 2           | U    |
| 1,2-Dichlorobenzene                                       | 3                                                       | 2.5         | U    | 2.5         | U    |
| 1,2-Dichloroethane                                        | 0.6                                                     | 0.5         | U    | 0.5         | U    |
| 1,2-Dichloroethene, Total                                 | ~                                                       | 2.5         | U    | 2.5         | U    |
| 1,2-Dichloropropane                                       | 1                                                       | 1           | U    | 1           | U    |
| 1,3,5-Trimethylbenzene                                    | 5                                                       | 2.5         | U    | 2.5         | U    |
| 1,3-Dichlorobenzene                                       | 3                                                       | 2.5         | U    | 2.5         | U    |
| 1,3-Dichloropropane                                       | 5                                                       | 2.5         | U    | 2.5         | U    |
| 1,3-Dichloropropene, Total                                | ~                                                       | 0.5         | U    | 0.5         | U    |
| 1,4-Dichlorobenzene                                       | 3                                                       | 2.5         | U    | 2.5         | U    |
| 1,4-Dioxane                                               | 0.35                                                    | 250         | U    | 250         | U    |
| 2,2-Dichloropropane                                       | 5                                                       | 2.5         | U    | 2.5         | U    |
| 2-Butanone                                                | 50                                                      | 5           | U    | 5           | U    |
| 2-Hexanone                                                | 50                                                      | 5           | U    | 5           | U    |
| 4-Methyl-2-pentanone                                      | ~                                                       | 5           | U    | 5           | U    |
| Acetone                                                   | 50                                                      | 5           | U    | 1.5         | J    |
| Acrylonitrile                                             | 5                                                       | 5           | U    | 5           | U    |
| Benzene                                                   | 1                                                       | 0.5         | U    | 0.5         | U    |
| Bromobenzene                                              | 5                                                       | 2.5         | U    | 2.5         | U    |
| Bromochloromethane                                        | 5                                                       | 2.5         | U    | 2.5         | U    |
| Bromodichloromethane                                      | 50                                                      | 0.5         | U    | 0.5         | U    |
| Bromoform                                                 | 50                                                      | 2           | U    | 2           | U    |
| Bromomethane                                              | 5                                                       | 2.5         | U    | 2.5         | U    |
| Carbon disulfide                                          | 60                                                      | 5           | U    | 5           | U    |
| Carbon tetrachloride                                      | 5                                                       | 0.5         | U    | 0.5         | U    |
| Chlorobenzene                                             | 5                                                       | 2.5         | U    | 2.5         | U    |
| Chloroethane                                              | 5                                                       | 2.5         | U    | 2.5         | U    |
| Chloroform                                                | 7                                                       | 2.5         | U    | 2.5         | U    |
| Chloromethane                                             | ~                                                       | 2.5         | U    | 2.5         | U    |
| cis-1,2-Dichloroethene                                    | 5                                                       | 2.5         | U    | 2.5         | U    |
| cis-1,3-Dichloropropene                                   | 0.4                                                     | 0.5         | U    | 0.5         | U    |
| Dibromochloromethane                                      | 50                                                      | 0.5         | U    | 0.5         | U    |
| Dibromomethane                                            | 5                                                       | 5           | U    | 5           | U    |
| Dichlorodifluoromethane                                   | 5                                                       | 5           | U    | 5           | U    |
| Ethyl ether                                               | ~                                                       | 2.5         | U    | 2.5         | U    |
| Ethylbenzene                                              | 5                                                       | 2.5         | U    | 2.5         | U    |
| Hexachlorobutadiene                                       | 0.5                                                     | 2.5         | U    | 2.5         | U    |
| Isopropylbenzene                                          | 5                                                       | 2.5         | U    | 2.5         | U    |
| Methyl tert butyl ether                                   | 10                                                      | 2.5         | U    | 2.5         | U    |
| Methylene chloride                                        | 5                                                       | 2.5         | U    | 2.5         | U    |
| Naphthalene                                               | 10                                                      | 2.5         | U    | 2.5         | U    |
| n-Butylbenzene                                            | 5                                                       | 2.5         | U    | 2.5         | U    |
| n-Propylbenzene                                           | 5                                                       | 2.5         | U    | 2           | J    |
| o-Chlorotoluene                                           | 5                                                       | 2.5         | U    | 2.5         | U    |
| o-Xylene                                                  | 5                                                       | 2.5         | U    | 0.77        | J    |
| p/m-Xylene                                                | 5                                                       | 2.5         | U    | 2.5         | U    |
| p-Chlorotoluene                                           | 5                                                       | 2           | U    | 2           | U    |
| p-Diethylbenzene                                          | ~                                                       | 2           | U    | 2           | U    |
| p-Ethyltoluene                                            | ~                                                       | 2.5         | U    | 1.5         | J    |
| p-Isopropyltoluene                                        | 5                                                       | 2.5         | U    | 1.6         | J    |
| sec-Butylbenzene                                          | 5                                                       | 2.5         | U    | 2.5         | U    |
| Styrene                                                   | 5                                                       | 2.5         | U    | 2.5         | U    |
| tert-Butylbenzene                                         | 5                                                       | 2.5         | U    | 2.5         | U    |
| Tetrachloroethene                                         | 5                                                       | 0.5         | U    | 0.5         | U    |
| Toluene                                                   | 5                                                       | 2.5         | U    | 2.5         | U    |
| trans-1,2-Dichloroethene                                  | 5                                                       | 2.5         | U    | 2.5         | U    |
| trans-1,3-Dichloropropene                                 | 0.4                                                     | 0.5         | U    | 0.5         | U    |
| trans-1,4-Dichloro-2-butene                               | 5                                                       | 2.5         | U    | 2.5         | U    |
| Trichloroethene                                           | 5                                                       | 0.5         | U    | 0.5         | U    |
| Trichlorofluoromethane                                    | 5                                                       | 2.5         | U    | 2.5         | U    |
| Vinyl acetate                                             | ~                                                       | 5           | U    | 5           | U    |
| Vinyl chloride                                            | 2                                                       | 1           | U    | 1           | U    |
| Xylenes, Total                                            | ~                                                       | 2.5         | U    | 2.4         | J    |

**Table Notes:**

~: No guidance value.  
µg/L: Micrograms per Liter.  
U: Not detected at the reported detection limit for the sample.  
J: Indicates an estimate value.

**Table 6 - Semivolatile Organic Compounds in Groundwater**  
**2026 Limited Phase II ESI**  
Former Atlas White Metal Co.  
Brooklyn, New York 11231

| LOCATION                                         | NYSDEC TOGS 1.1.1<br>Ambient Water Quality<br>Standards | MW-01       |      | MW-02       |      |
|--------------------------------------------------|---------------------------------------------------------|-------------|------|-------------|------|
| SAMPLING DATE                                    |                                                         | 12/1/2025   |      | 12/1/2025   |      |
| LAB SAMPLE ID                                    |                                                         | L2576119-01 |      | L2576119-02 |      |
| SAMPLE TYPE                                      |                                                         | WATER       |      | WATER       |      |
|                                                  |                                                         | Results     | Qual | Results     | Qual |
| <b>Semivolatile Organics by GC/MS (µg/L)</b>     |                                                         |             |      |             |      |
| 1,2,4,5-Tetrachlorobenzene                       | 5                                                       | 10          | U    | 10          | U    |
| 1,2,4-Trichlorobenzene                           | 5                                                       | 5           | U    | 5           | U    |
| 1,2-Dichlorobenzene                              | 3                                                       | 2           | U    | 2           | U    |
| 1,3-Dichlorobenzene                              | 3                                                       | 2           | U    | 2           | U    |
| 1,4-Dichlorobenzene                              | 3                                                       | 2           | U    | 2           | U    |
| 2,4,5-Trichlorophenol                            | ~                                                       | 5           | U    | 5           | U    |
| 2,4,6-Trichlorophenol                            | ~                                                       | 5           | U    | 5           | U    |
| 2,4-Dichlorophenol                               | 1                                                       | 5           | U    | 5           | U    |
| 2,4-Dimethylphenol                               | 50                                                      | 5           | U    | 5           | U    |
| 2,4-Dinitrophenol                                | 10                                                      | 20          | U    | 20          | U    |
| 2,4-Dinitrotoluene                               | 5                                                       | 5           | U    | 5           | U    |
| 2,6-Dinitrotoluene                               | 5                                                       | 5           | U    | 5           | U    |
| 2-Chlorophenol                                   | ~                                                       | 2           | U    | 2           | U    |
| 2-Methylphenol                                   | ~                                                       | 5           | U    | 5           | U    |
| 2-Nitroaniline                                   | 5                                                       | 5           | U    | 5           | U    |
| 2-Nitrophenol                                    | ~                                                       | 10          | U    | 10          | U    |
| 3,3'-Dichlorobenzidine                           | 5                                                       | 5           | U    | 5           | U    |
| 3-Methylphenol/4-Methylphenol                    | ~                                                       | 5           | U    | 5           | U    |
| 3-Nitroaniline                                   | 5                                                       | 5           | U    | 5           | U    |
| 4,6-Dinitro-o-cresol                             | ~                                                       | 10          | U    | 10          | U    |
| 4-Bromophenyl phenyl ether                       | ~                                                       | 2           | U    | 2           | U    |
| 4-Chloroaniline                                  | 5                                                       | 5           | U    | 5           | U    |
| 4-Chlorophenyl phenyl ether                      | ~                                                       | 2           | U    | 2           | U    |
| 4-Nitroaniline                                   | 5                                                       | 5           | U    | 5           | U    |
| 4-Nitrophenol                                    | ~                                                       | 10          | U    | 10          | U    |
| Acetophenone                                     | ~                                                       | 5           | U    | 5           | U    |
| Benzoic Acid                                     | ~                                                       | 50          | U    | 50          | U    |
| Benzyl Alcohol                                   | ~                                                       | 2           | U    | 2           | U    |
| Biphenyl                                         | ~                                                       | 2           | U    | 2           | U    |
| Bis(2-chloroethoxy)methane                       | 5                                                       | 5           | U    | 5           | U    |
| Bis(2-chloroethyl)ether                          | 1                                                       | 2           | U    | 2           | U    |
| Bis(2-chloroisopropyl)ether                      | 5                                                       | 2           | U    | 2           | U    |
| Bis(2-ethylhexyl)phthalate                       | 5                                                       | 3           | U    | 3           | U    |
| Butyl benzyl phthalate                           | 50                                                      | 5           | U    | 5           | U    |
| Carbazole                                        | ~                                                       | 2           | U    | 2           | U    |
| Dibenzofuran                                     | ~                                                       | 5           | U    | 5           | U    |
| Diethyl phthalate                                | 50                                                      | 5           | U    | 5           | U    |
| Dimethyl phthalate                               | 50                                                      | 2           | U    | 2           | U    |
| Di-n-butylphthalate                              | 50                                                      | 5           | U    | 5           | U    |
| Di-n-octylphthalate                              | 50                                                      | 5           | U    | 5           | U    |
| Hexachlorocyclopentadiene                        | 5                                                       | 20          | U    | 20          | U    |
| Isophorone                                       | 50                                                      | 5           | U    | 5           | U    |
| NDPA/DPA                                         | 50                                                      | 5           | U    | 5           | U    |
| Nitrobenzene                                     | 0.4                                                     | 2           | U    | 2           | U    |
| n-Nitrosodi-n-propylamine                        | ~                                                       | 2           | U    | 2           | U    |
| p-Chloro-m-cresol                                | ~                                                       | 2           | U    | 2           | U    |
| Phenol                                           | 1                                                       | 5           | U    | 5           | U    |
| <b>Semivolatile Organics by GC/MS-SIM (µg/L)</b> |                                                         |             |      |             |      |
| 2-Chloronaphthalene                              | 10                                                      | 0.2         | U    | 0.2         | U    |
| 2-Methylnaphthalene                              | ~                                                       | 0.1         | U    | 0.9         |      |
| Acenaphthene                                     | 20                                                      | 0.1         | U    | 0.28        |      |
| Acenaphthylene                                   | ~                                                       | 0.1         | U    | 0.1         | U    |
| Anthracene                                       | 50                                                      | 0.1         | U    | 0.09        | J    |
| Benzo(a)anthracene                               | 0.002                                                   | 0.1         | U    | 0.1         | U    |
| Benzo(a)pyrene                                   | 0.002                                                   | 0.1         | U    | 0.09        | J    |
| Benzo(b)fluoranthene                             | 0.002                                                   | 0.1         | U    | 0.2         |      |
| Benzo(ghi)perylene                               | ~                                                       | 0.1         | U    | 0.2         |      |
| Benzo(k)fluoranthene                             | 0.002                                                   | 0.1         | U    | 0.04        | J    |
| Chrysene                                         | 0.002                                                   | 0.1         | U    | 0.1         | U    |
| Dibenzo(a,h)anthracene                           | ~                                                       | 0.1         | U    | 0.03        | J    |
| Fluoranthene                                     | 50                                                      | 0.1         | U    | 0.39        |      |
| Fluorene                                         | 50                                                      | 0.1         | U    | 0.08        | J    |
| Hexachlorobenzene                                | 0.04                                                    | 0.8         | U    | 0.8         | U    |
| Hexachlorobutadiene                              | 0.5                                                     | 0.5         | U    | 0.5         | U    |
| Hexachloroethane                                 | 5                                                       | 0.8         | U    | 0.8         | U    |
| Indeno(1,2,3-cd)pyrene                           | 0.002                                                   | 0.1         | U    | 0.14        |      |
| Naphthalene                                      | 10                                                      | 0.1         | U    | 2           |      |
| Pentachlorophenol                                | 1                                                       | 0.8         | U    | 0.8         | U    |
| Phenanthrene                                     | 50                                                      | 0.1         | U    | 1.8         |      |
| Pyrene                                           | 50                                                      | 0.1         | U    | 0.37        |      |

**Table Notes:**

- ~: No guidance value.  
µg/L: Micrograms per Liter.  
U: Not detected at the reported detection limit for the sample.  
J: Indicates an estimate value.

Value exceeds its New York TOGS 1.1.1. Ambient Water Quality Standard.

**Table 7A - Total and Dissolved Metals in Groundwater**  
**2016 Limited Phase II ESI**  
Former Atlas White Metal Co.  
Brooklyn, New York 11231

| LOCATION<br>SAMPLING DATE<br>SAMPLE TYPE | NYSDEC TOGS 1.1.1<br>Ambient Water<br>Quality Standards | GW-001     |      | GW-002     |      | GW9002     |      | GW-003     |      |
|------------------------------------------|---------------------------------------------------------|------------|------|------------|------|------------|------|------------|------|
|                                          |                                                         | 10/13/2016 |      | 10/13/2016 |      | 10/13/2016 |      | 10/13/2016 |      |
|                                          |                                                         | WATER      |      | WATER      |      | WATER      |      | WATER      |      |
|                                          |                                                         | Results    | Qual | Results    | Qual | Results    | Qual | Results    | Qual |
| Dissolved Metals (µg/L)                  |                                                         |            |      |            |      |            |      |            |      |
| Aluminum, Dissolved                      | ~                                                       | 22         |      | 56         |      | 10         | U    | 20         |      |
| Antimony, Dissolved                      | 3                                                       | 4          | U    | 4          | U    | 4          | U    | 4          | U    |
| Arsenic, Dissolved                       | 25                                                      | 0.9        |      | 1.1        |      | 1.1        |      | 0.4        | J    |
| Barium, Dissolved                        | 1,000                                                   | 80.3       |      | 18.8       |      | 17.7       |      | 12.4       |      |
| Beryllium, Dissolved                     | 3                                                       | 0.5        | U    | 0.5        | U    | 0.5        | U    | 0.5        | U    |
| Cadmium, Dissolved                       | 5                                                       | 0.2        | U    | 0.2        | U    | 0.2        | U    | 0.2        | U    |
| Calcium, Dissolved                       | ~                                                       | 194000     |      | 104000     |      | 112000     |      | 86000      |      |
| Chromium, Dissolved                      | 50                                                      | 2.6        |      | 1          | U    | 1          | U    | 1.3        |      |
| Cobalt, Dissolved                        | ~                                                       | 0.7        |      | 1.3        |      | 1.4        |      | 0.2        | J    |
| Copper, Dissolved                        | 200                                                     | 1.8        |      | 3.1        |      | 2.4        |      | 1          | U    |
| Iron, Dissolved                          | 300                                                     | 52         |      | 50         | U    | 50         | U    | 40         | J    |
| Lead, Dissolved                          | 25                                                      | 1          | U    | 1          | U    | 1          | U    | 1          | U    |
| Magnesium, Dissolved                     | 35,000                                                  | 39600      | J    | 32,100     | J    | 32200      | J    | 22800      | J    |
| Manganese, Dissolved                     | 300                                                     | 831.6      |      | 106.2      |      | 100.1      |      | 207.1      |      |
| Mercury, Dissolved                       | 0.7                                                     | NA         |      | 0.2        | U    | 0.2        | U    | 0.2        | U    |
| Nickel, Dissolved                        | 100                                                     | 3.7        |      | 9.8        |      | 9.3        |      | 1.9        | J    |
| Potassium, Dissolved                     | ~                                                       | 45100      |      | 26100      |      | 26600      |      | 13600      |      |
| Selenium, Dissolved                      | 10                                                      | 5          | U    | 5          | U    | 5          | U    | 5          | U    |
| Silver, Dissolved                        | 50                                                      | 0.4        | U    | 0.4        | U    | 0.4        | U    | 0.4        | U    |
| Sodium, Dissolved                        | 20,000                                                  | 488,000    |      | 379,000    |      | 400000     |      | 333000     |      |
| Thallium, Dissolved                      | 0.5                                                     | 0.5        | U    | 0.5        | U    | 0.5        | U    | 0.5        | U    |
| Tin, Dissolved                           |                                                         | 3          | U    | 3          | U    | 3          | U    | 3          | U    |
| Vanadium, Dissolved                      | ~                                                       | 2.4        | J    | 1.8        | J    | 1.7        | J    | 5          | U    |
| Zinc, Dissolved                          | 2,000                                                   | 10         | U    | 10         | U    | 10         | U    | 10         | U    |
| Total Metals (µg/L)                      |                                                         |            |      |            |      |            |      |            |      |
| Aluminum, Total                          | ~                                                       | 3280       | J    | 8110       | J    | 6260       | J    | 1230       | J    |
| Antimony, Total                          | 3                                                       | 4          | UJ   | 4          | UJ   | 4          | UJ   | 4          | UJ   |
| Arsenic, Total                           | 25                                                      | 3          | J    | 6.1        | J    | 6          | J    | 1.4        | J    |
| Barium, Total                            | 1,000                                                   | 163        | J    | 60         | J    | 73.6       | J    | 50.6       | J    |
| Beryllium, Total                         | 3                                                       | 0.3        | J    | 0.6        | J    | 0.5        | J    | 0.1        | J    |
| Cadmium, Total                           | 5                                                       | 0.2        | UJ   | 0.2        | J    | 0.1        | J    | 0.2        | UJ   |
| Calcium, Total                           | ~                                                       | 203000     | J    | 117000     | J    | 128000     | J    | 87200      | J    |
| Chromium, Total                          | 50                                                      | 13.6       | J    | 26.6       | J    | 21.4       | J    | 5.9        | J    |
| Cobalt, Total                            | ~                                                       | 3.4        | J    | 8.4        | J    | 7          | J    | 1.2        | J    |
| Copper, Total                            | 200                                                     | 11.5       | J    | 24         | J    | 21.5       | J    | 4.2        | UJ   |
| Iron, Total                              | 300                                                     | 17,600     | J    | 16,800     | J    | 13100      | J    | 16100      | J    |
| Lead, Total                              | 25                                                      | 59.3       | J    | 32         | J    | 24.2       | J    | 7          | UJ   |
| Magnesium, Total                         | 35,000                                                  | 45,800     | J    | 37600      | J    | 35200      | J    | 25200      | J    |
| Manganese, Total                         | 300                                                     | 1134       | J    | 253        | J    | 216        | J    | 279        | J    |
| Mercury, Total                           | 0.7                                                     | NA         |      | 0.06       | J    | 0.2        | UJ   | 0.2        | UJ   |
| Nickel, Total                            | 100                                                     | 18.4       | J    | 45.1       | J    | 37.1       | J    | 5.5        | J    |
| Potassium, Total                         | ~                                                       | 53400      | J    | 28900      | J    | 28700      | J    | 14500      | J    |
| Selenium, Total                          | 10                                                      | 2          | J    | 7          | J    | 7          | J    | 5          | UJ   |
| Silver, Total                            | 50                                                      | 0.4        | UJ   | 0.4        | UJ   | 0.4        | UJ   | 0.4        | UJ   |
| Sodium, Total                            | 20,000                                                  | 535,000    | J    | 409,000    | J    | 419000     | J    | 346000     | J    |
| Thallium, Total                          | 0.5                                                     | 0.5        | UJ   | 0.5        | UJ   | 0.5        | UJ   | 0.5        | UJ   |
| Tin, Total                               |                                                         | 3.6        | J    | 3          | UJ   | 3          | UJ   | 3          | UJ   |
| Vanadium, Total                          | ~                                                       | 17.1       | J    | 22         | J    | 18         | J    | 8.1        | J    |
| Zinc, Total                              | 2,000                                                   | 56.1       | J    | 60         | J    | 48.5       | J    | 14.9       | J    |

**Table Notes:**

~: No guidance value.

µg/L: Micrograms per Liter.

U: Not detected at the reported detection limit for the sample.

J: Indicates an estimate value.

Value exceeds its New York TOGS 1.1.1. Ambient Water Quality Standard.

**Table 7B - Total and Dissolved Metals in Groundwater**  
**2026 Limited Phase II ESI**  
Former Atlas White Metal Co.  
Brooklyn, New York 11231

| LOCATION<br>SAMPLING DATE<br>LAB SAMPLE ID<br>SAMPLE TYPE | NYSDEC TOGS 1.1.1<br>Ambient Water<br>Quality Standards | MW-01       |      | MW-02       |      |
|-----------------------------------------------------------|---------------------------------------------------------|-------------|------|-------------|------|
|                                                           |                                                         | 12/1/2025   |      | 12/1/2025   |      |
|                                                           |                                                         | L2576119-01 |      | L2576119-02 |      |
|                                                           |                                                         | WATER       |      | WATER       |      |
|                                                           |                                                         | Results     | Qual | Results     | Qual |
| Dissolved Metals (µg/L)                                   |                                                         |             |      |             |      |
| Aluminum, Dissolved                                       | ~                                                       | 8.65        | J    | 935         |      |
| Antimony, Dissolved                                       | 3                                                       | 1.29        | J    | 4.89        |      |
| Arsenic, Dissolved                                        | 25                                                      | 4.77        |      | 7.46        |      |
| Barium, Dissolved                                         | 1,000                                                   | 62.22       |      | 59.32       |      |
| Beryllium, Dissolved                                      | 3                                                       | 0.5         | U    | 0.5         | U    |
| Cadmium, Dissolved                                        | 5                                                       | 0.2         | U    | 0.11        | J    |
| Calcium, Dissolved                                        | ~                                                       | 65000       |      | 71400       |      |
| Chromium, Dissolved                                       | 50                                                      | 1           | U    | 4.55        |      |
| Cobalt, Dissolved                                         | ~                                                       | 2.82        |      | 1.33        |      |
| Copper, Dissolved                                         | 200                                                     | 1           | U    | 8.52        |      |
| Iron, Dissolved                                           | 300                                                     | 50          | U    | 953         |      |
| Lead, Dissolved                                           | 25                                                      | 1           | U    | 24.02       |      |
| Magnesium, Dissolved                                      | 35,000                                                  | 9300        |      | 35,600      |      |
| Manganese, Dissolved                                      | 300                                                     | 468.3       |      | 177.1       |      |
| Mercury, Dissolved                                        | 0.7                                                     | 0.2         | U    | 0.12        | J    |
| Nickel, Dissolved                                         | 100                                                     | 3.19        |      | 4.77        |      |
| Potassium, Dissolved                                      | ~                                                       | 8300        |      | 26500       |      |
| Selenium, Dissolved                                       | 10                                                      | 5           | U    | 5           | U    |
| Silver, Dissolved                                         | 50                                                      | 0.4         | U    | 0.4         | U    |
| Sodium, Dissolved                                         | 20,000                                                  | 28,400      |      | 95,800      |      |
| Thallium, Dissolved                                       | 0.5                                                     | 1           | U    | 1           | U    |
| Vanadium, Dissolved                                       | ~                                                       | 5           | U    | 7.8         |      |
| Zinc, Dissolved                                           | 2,000                                                   | 58.75       |      | 15.56       |      |
| Total Metals (µg/L)                                       |                                                         |             |      |             |      |
| Aluminum, Total                                           | ~                                                       | 38600       |      | 97100       |      |
| Antimony, Total                                           | 3                                                       | 20          | U    | 20          | U    |
| Arsenic, Total                                            | 25                                                      | 25          |      | 130.3       |      |
| Barium, Total                                             | 1,000                                                   | 98.24       |      | 5,196       |      |
| Beryllium, Total                                          | 3                                                       | 2.86        |      | 12.1        |      |
| Cadmium, Total                                            | 5                                                       | 0.5         | J    | 6.44        |      |
| Calcium, Total                                            | ~                                                       | 71400       |      | 171000      |      |
| Chromium, Total                                           | 50                                                      | 193         |      | 483.1       |      |
| Cobalt, Total                                             | ~                                                       | 26.85       |      | 179.4       |      |
| Copper, Total                                             | 200                                                     | 95.43       |      | 819.6       |      |
| Iron, Total                                               | 300                                                     | 74,200      |      | 309,000     |      |
| Lead, Total                                               | 25                                                      | 103.8       |      | 4,212       |      |
| Magnesium, Total                                          | 35,000                                                  | 50,300      |      | 34000       |      |
| Manganese, Total                                          | 300                                                     | 556.9       |      | 5,007       |      |
| Mercury, Total                                            | 0.7                                                     | 0.31        |      | 11.31       |      |
| Nickel, Total                                             | 100                                                     | 136.3       |      | 439.8       |      |
| Potassium, Total                                          | ~                                                       | 30400       |      | 15200       |      |
| Selenium, Total                                           | 10                                                      | 25          | U    | 18.9        | J    |
| Silver, Total                                             | 50                                                      | 2           | U    | 2.79        |      |
| Sodium, Total                                             | 20,000                                                  | 91,200      |      | 21,600      |      |
| Thallium, Total                                           | 0.5                                                     | 5           | U    | 2.26        | J    |
| Vanadium, Total                                           | ~                                                       | 77.73       |      | 374.5       |      |
| Zinc, Total                                               | 2,000                                                   | 185.9       |      | 11,640      |      |

**Table Notes:**

~: No guidance value.

µg/L: Micrograms per Liter.

U: Not detected at the reported detection limit for the sample.

J: Indicates an estimate value.

Value exceeds its New York TOGS 1.1.1. Ambient Water Quality Standard.



**Table 8 - Volatile Organic Compounds in Soil Vapor**  
**2026 Limited Phase II ESI**  
 Fotmer Atlas White Metal Co.  
 Brooklyn, New York 11231

| LOCATION<br>SAMPLING DATE<br>LAB SAMPLE ID<br>SAMPLE TYPE | NYSDOH-Indoor Air<br>Vapor Concentrations:<br>Matrices A-F, No<br>Further Action | NYSDOH-Sub-Slab<br>Vapor Concentrations:<br>Matrices A-F, No<br>Further Action | SV-01       |      | SV-02       |      | SV-03       |      | SV-04       |      |
|-----------------------------------------------------------|----------------------------------------------------------------------------------|--------------------------------------------------------------------------------|-------------|------|-------------|------|-------------|------|-------------|------|
|                                                           |                                                                                  |                                                                                | 12/1/2025   |      | 12/1/2025   |      | 12/1/2025   |      | 12/1/2025   |      |
|                                                           |                                                                                  |                                                                                | L2576202-01 |      | L2576202-02 |      | L2576202-03 |      | L2576202-04 |      |
|                                                           |                                                                                  |                                                                                | SOIL_VAPOR  |      | SOIL_VAPOR  |      | SOIL_VAPOR  |      | SOIL_VAPOR  |      |
|                                                           |                                                                                  |                                                                                | Results     | Qual | Results     | Qual | Results     | Qual | Results     | Qual |
| <b>Volatile Organics in Air (µg/m<sup>3</sup>)</b>        |                                                                                  |                                                                                |             |      |             |      |             |      |             |      |
| 1,1,1-Trichloroethane                                     | 3                                                                                | 100                                                                            | 1.09        | U    | 1.09        | U    | 5.46        | U    | 1.09        | U    |
| 1,1,2,2-Tetrachloroethane                                 | ~                                                                                | ~                                                                              | 1.37        | U    | 1.37        | U    | 6.87        | U    | 1.37        | U    |
| 1,1,2-Trichloroethane                                     | ~                                                                                | ~                                                                              | 1.09        | U    | 1.09        | U    | 5.46        | U    | 1.09        | U    |
| 1,1-Dichloroethane                                        | ~                                                                                | ~                                                                              | 0.809       | U    | 0.809       | U    | 4.05        | U    | 0.809       | U    |
| 1,1-Dichloroethene                                        | 0.2                                                                              | 6                                                                              | 0.793       | U    | 0.793       | U    | 3.96        | U    | 0.793       | U    |
| 1,2,4-Trichlorobenzene                                    | ~                                                                                | ~                                                                              | 1.48        | U    | 1.48        | U    | 7.42        | U    | 1.48        | U    |
| 1,2,4-Trimethylbenzene                                    | 2                                                                                | 60                                                                             | 5.41        |      | 7.18        |      | 6.98        |      | 10.3        |      |
| 1,2-Dibromoethane                                         | ~                                                                                | ~                                                                              | 1.54        | U    | 1.54        | U    | 7.69        | U    | 1.54        | U    |
| 1,2-Dichlorobenzene                                       | ~                                                                                | ~                                                                              | 1.2         | U    | 1.2         | U    | 6.01        | U    | 1.2         | U    |
| 1,2-Dichloroethane                                        | ~                                                                                | ~                                                                              | 0.809       | U    | 0.809       | U    | 4.05        | U    | 0.809       | U    |
| 1,2-Dichloropropane                                       | ~                                                                                | ~                                                                              | 0.924       | U    | 0.924       | U    | 4.62        | U    | 0.924       | U    |
| 1,3,5-Trimethylbenzene                                    | 2                                                                                | 60                                                                             | 1.12        |      | 1.62        |      | 4.92        | U    | 2.23        |      |
| 1,3-Butadiene                                             | ~                                                                                | ~                                                                              | 0.442       | U    | 1.05        |      | 2.21        | U    | 0.442       | U    |
| 1,3-Dichlorobenzene                                       | ~                                                                                | ~                                                                              | 1.2         | U    | 1.2         | U    | 6.01        | U    | 1.2         | U    |
| 1,4-Dichlorobenzene                                       | ~                                                                                | ~                                                                              | 1.2         | U    | 1.2         | U    | 6.01        | U    | 1.2         | U    |
| 1,4-Dioxane                                               | ~                                                                                | ~                                                                              | 0.721       | U    | 0.721       | U    | 3.6         | U    | 0.721       | U    |
| 2,2,4-Trimethylpentane                                    | 2                                                                                | 60                                                                             | 0.934       | U    | 0.934       | U    | 4.67        | U    | 1.59        |      |
| 2-Butanone                                                | ~                                                                                | ~                                                                              | 2.3         |      | 16.1        |      | 7.37        | U    | 12.3        |      |
| 2-Hexanone                                                | ~                                                                                | ~                                                                              | 1.04        |      | 7.7         |      | 4.1         | U    | 7.87        |      |
| 3-Chloropropene                                           | ~                                                                                | ~                                                                              | 0.626       | U    | 0.626       | U    | 3.13        | U    | 0.626       | U    |
| 4-Ethyltoluene                                            | ~                                                                                | ~                                                                              | 0.983       | U    | 1.09        |      | 4.92        | U    | 1.47        |      |
| 4-Methyl-2-pentanone                                      | ~                                                                                | ~                                                                              | 2.05        | U    | 3.82        |      | 10.2        | U    | 3.59        |      |
| Acetone                                                   | ~                                                                                | ~                                                                              | 6.58        |      | 28          |      | 63.7        |      | 28          |      |
| Benzene                                                   | 2                                                                                | 60                                                                             | 0.639       | U    | 2.74        |      | 6.77        |      | 1.65        |      |
| Benzyl chloride                                           | ~                                                                                | ~                                                                              | 1.04        | U    | 1.04        | U    | 5.18        | U    | 1.04        | U    |
| Bromodichloromethane                                      | ~                                                                                | ~                                                                              | 1.34        | U    | 1.34        | U    | 6.7         | U    | 1.34        | U    |
| Bromoform                                                 | ~                                                                                | ~                                                                              | 2.07        | U    | 2.07        | U    | 10.3        | U    | 2.07        | U    |
| Bromomethane                                              | ~                                                                                | ~                                                                              | 0.777       | U    | 0.777       | U    | 3.88        | U    | 0.777       | U    |
| Carbon disulfide                                          | ~                                                                                | ~                                                                              | 0.623       | U    | 3.95        |      | 11.8        |      | 2.99        |      |
| Carbon tetrachloride                                      | 0.2                                                                              | 6                                                                              | 1.26        | U    | 1.26        | U    | 6.29        | U    | 1.26        | U    |
| Chlorobenzene                                             | ~                                                                                | ~                                                                              | 0.921       | U    | 0.921       | U    | 4.61        | U    | 0.921       | U    |
| Chloroethane                                              | ~                                                                                | ~                                                                              | 0.528       | U    | 0.528       | U    | 2.64        | U    | 0.528       | U    |
| Chloroform                                                | ~                                                                                | ~                                                                              | 0.977       | U    | 2.16        |      | 4.88        | U    | 6.93        |      |
| Chloromethane                                             | ~                                                                                | ~                                                                              | 0.413       | U    | 0.413       | U    | 13.6        |      | 0.574       |      |
| cis-1,2-Dichloroethene                                    | 0.2                                                                              | 6                                                                              | 0.793       | U    | 0.793       | U    | 3.96        | U    | 0.793       | U    |
| cis-1,3-Dichloropropene                                   | ~                                                                                | ~                                                                              | 0.908       | U    | 0.908       | U    | 4.54        | U    | 0.908       | U    |
| Cyclohexane                                               | 2                                                                                | 60                                                                             | 0.688       | U    | 0.805       |      | 3.44        | U    | 6.09        |      |
| Dibromochloromethane                                      | ~                                                                                | ~                                                                              | 1.7         | U    | 1.7         | U    | 8.52        | U    | 1.7         | U    |
| Dichlorodifluoromethane                                   | ~                                                                                | ~                                                                              | 2.07        |      | 2.31        |      | 4.94        | U    | 1.76        |      |
| Ethanol                                                   | ~                                                                                | ~                                                                              | 9.42        | U    | 9.91        |      | 47.1        | U    | 13.7        |      |
| Ethyl Acetate                                             | ~                                                                                | ~                                                                              | 1.8         | U    | 1.8         | U    | 9.01        | U    | 1.8         | U    |
| Ethylbenzene                                              | 2                                                                                | 60                                                                             | 2.71        |      | 2.48        |      | 5.47        |      | 2.79        |      |
| Freon-113                                                 | ~                                                                                | ~                                                                              | 1.53        | U    | 1.53        | U    | 7.66        | U    | 1.53        | U    |
| Freon-114                                                 | ~                                                                                | ~                                                                              | 1.4         | U    | 1.4         | U    | 6.99        | U    | 1.4         | U    |
| Heptane                                                   | 6                                                                                | 200                                                                            | 1.28        |      | 1.39        |      | 688         |      | 7.34        |      |
| Hexachlorobutadiene                                       | ~                                                                                | ~                                                                              | 2.13        | U    | 2.13        | U    | 10.7        | U    | 2.13        | U    |
| Isopropanol                                               | ~                                                                                | ~                                                                              | 4.35        |      | 5.19        |      | 12.3        | U    | 5.53        |      |
| Methyl tert butyl ether                                   | ~                                                                                | ~                                                                              | 0.721       | U    | 0.721       | U    | 3.61        | U    | 0.721       | U    |
| Methylene chloride                                        | 3                                                                                | 100                                                                            | 1.74        | U    | 1.74        | U    | 8.69        | U    | 1.74        | U    |
| n-Hexane                                                  | 6                                                                                | 200                                                                            | 2.18        |      | 1.99        |      | 2,500       | E    | 28.2        |      |
| Naphthalene                                               | 2                                                                                | 60                                                                             | 0.996       | U    | 0.996       | U    | 4.98        | U    | 0.996       | U    |
| o-Xylene                                                  | 2                                                                                | 60                                                                             | 5.21        |      | 4.82        |      | 7.64        |      | 5.56        |      |
| p/m-Xylene                                                | 6                                                                                | 200                                                                            | 11.5        |      | 10.1        |      | 18.6        |      | 12.1        |      |
| Styrene                                                   | ~                                                                                | ~                                                                              | 0.852       | U    | 0.852       | U    | 4.26        | U    | 0.852       | U    |
| Tertiary butyl Alcohol                                    | ~                                                                                | ~                                                                              | 4.06        |      | 14          |      | 25.5        |      | 22.5        |      |
| Tetrachloroethene                                         | 3                                                                                | 100                                                                            | 1.36        | U    | 4           |      | 6.78        | U    | 1.36        | U    |
| Tetrahydrofuran                                           | ~                                                                                | ~                                                                              | 2.09        |      | 7.73        |      | 7.37        | U    | 5.19        |      |
| Toluene                                                   | 10                                                                               | 300                                                                            | 3.1         |      | 6.1         |      | 8.97        |      | 6.18        |      |
| trans-1,2-Dichloroethene                                  | ~                                                                                | ~                                                                              | 0.793       | U    | 0.793       | U    | 3.96        | U    | 0.793       | U    |
| trans-1,3-Dichloropropene                                 | ~                                                                                | ~                                                                              | 0.908       | U    | 0.908       | U    | 4.54        | U    | 0.908       | U    |
| Trichloroethene                                           | 0.2                                                                              | 6                                                                              | 1.6         |      | 1.07        | U    | 5.37        | U    | 1.07        | U    |
| Trichlorofluoromethane                                    | ~                                                                                | ~                                                                              | 1.19        |      | 1.16        |      | 5.62        | U    | 1.12        | U    |
| Vinyl bromide                                             | ~                                                                                | ~                                                                              | 0.874       | U    | 0.874       | U    | 4.37        | U    | 0.874       | U    |
| Vinyl chloride                                            | 0.2                                                                              | 6                                                                              | 0.511       | U    | 0.511       | U    | 2.56        | U    | 0.511       | U    |

**Table Notes:**

~: No guidance value.

µg/m<sup>3</sup>: Micrograms per cubic meter.

U: Not detected at the reported detection limit for the sample.

Value exceeds its NYSDOH-Indoor Air Vapor Concentrations: Matrices A-F, No Further Action.

Value exceeds its NYSDOH-Sub-Slab Vapor Concentrations: Matrices A-F, No Further Action.



## **FIGURES**



© 2026 - GZA GeoEnvironmental, Inc. 163599163540.00 - 80 Richards Street Drawings/GIS/Project Map.aprx, Fig 1 - Site location map, March 18, 2026 - 12:37 PM, Miranda Bandell



ESRI, US CENSUS BUREAU, USGS THE NATIONAL MAP: NATIONAL BOUNDARIES DATASET, 3DEP ELEVATION PROGRAM, GEOGRAPHIC NAMES INFORMATION SYSTEM, NATIONAL HYDROGRAPHY DATASET, NATIONAL LAND COVER DATABASE, NATIONAL STRUCTURES DATASET, AND NATIONAL TRANSPORTATION DATASET; USGS GLOBAL ECOSYSTEMS; U.S. CENSUS BUREAU TIGER/LINE DATA; USFS ROAD DATA; NATURAL EARTH DATA; U.S. DEPARTMENT OF STATE HIJ; NOAA NATIONAL CENTERS FOR ENVIRONMENTAL INFORMATION. DATA REFRESHED OCTOBER 27, 2025. SOURCES: ESRI; U.S. DEPARTMENT OF COMMERCE. CENSUS BUREAU; U.S. DEPARTMENT OF COMMERCE (DOC), NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL OCEAN SERVICE (NOS), NATIONAL GEODETIC SURVEY (NGS)

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**FORMER ATLAS WHITE METAL CO.**  
BROOKLYN, NY 11231 (BLOCK 522, LOTS 8, 9, 11, 15, & 50)

PREPARED BY:  
 **GZA GeoEnvironmental, Inc.**  
www.gza.com

PREPARED FOR:  
**80 RICHARDS STREET LLC**

## SITE LOCATION MAP

|              |            |              |               |              |                 |
|--------------|------------|--------------|---------------|--------------|-----------------|
| PROJ MGR:    | MH         | REVIEWED BY: | MH            | CHECKED BY:  | VW              |
| DESIGNED BY: | MB         | DRAWN BY:    | MB            | SCALE:       | 1 in = 2,000 ft |
| DATE:        | 04/29/2026 | PROJECT NO:  | 41.0163540.00 | REVISION NO: |                 |

**FIGURE**  
**1**





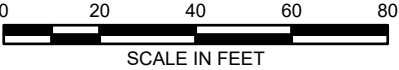
LEGEND

APPROXIMATE BCP SITE BOUNDARY

APPROXIMATE LIMITS OF TAX PARCELS



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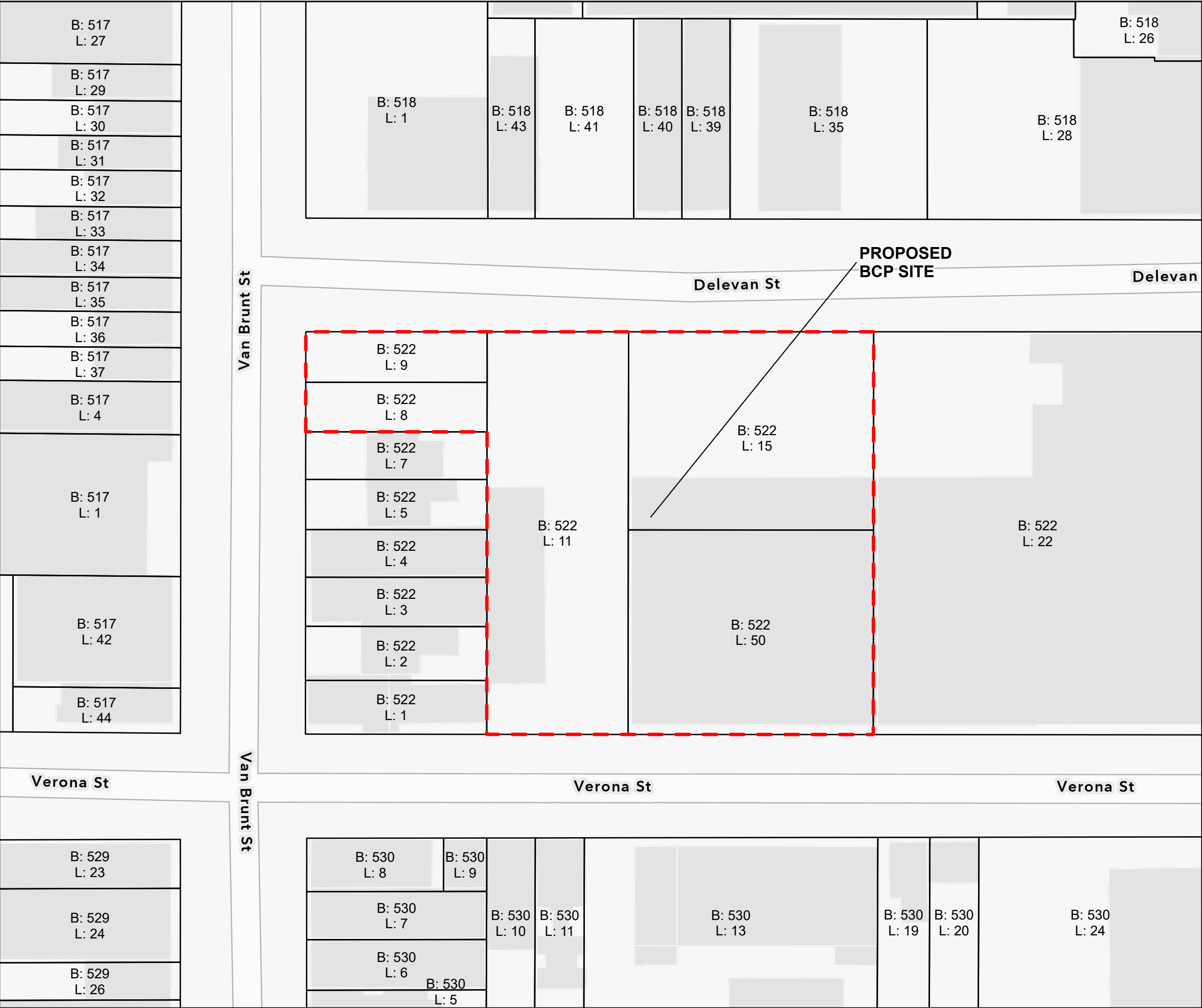
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FORMER ATLAS WHITE METAL CO.  
BROOKLYN, NY 11231  
(BLOCK 522, LOTS 8, 9, 11, 15, & 50)

BCP APPLICATION  
BCP SITE BOUNDARY PLAN

|                                                                                                                                                 |                           |                                         |                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-----------------------------------------|--------------------|
| PREPARED BY:<br> GZA GeoEnvironmental, Inc.<br>www.gza.com |                           | PREPARED FOR:<br>80 RICHARDS STREET LLC |                    |
| PROJ MGR: MH                                                                                                                                    | REVIEWED BY: MH           | CHECKED BY: VW                          | FIGURE<br><b>2</b> |
| DESIGNED BY: MB                                                                                                                                 | DRAWN BY: MB              | SCALE: 1 in = 40 ft                     |                    |
| DATE: 03/18/2026                                                                                                                                | PROJECT NO: 41.0163540.00 | REVISION NO:                            |                    |





**LEGEND**  

APPROXIMATE BCP SITE BOUNDARY

APPROXIMATE LIMITS OF TAX PARCELS

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0255075100

SCALE IN FEET

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FORMER ATLAS WHITE METAL CO.  
BROOKLYN, NY 11231  
(BLOCK 522, LOTS 8, 9, 11, 15, & 50)

**BCP APPLICATION**  
COUNTY TAX MAP

PREPARED BY:  
 GZA GeoEnvironmental, Inc.  
www.gza.com

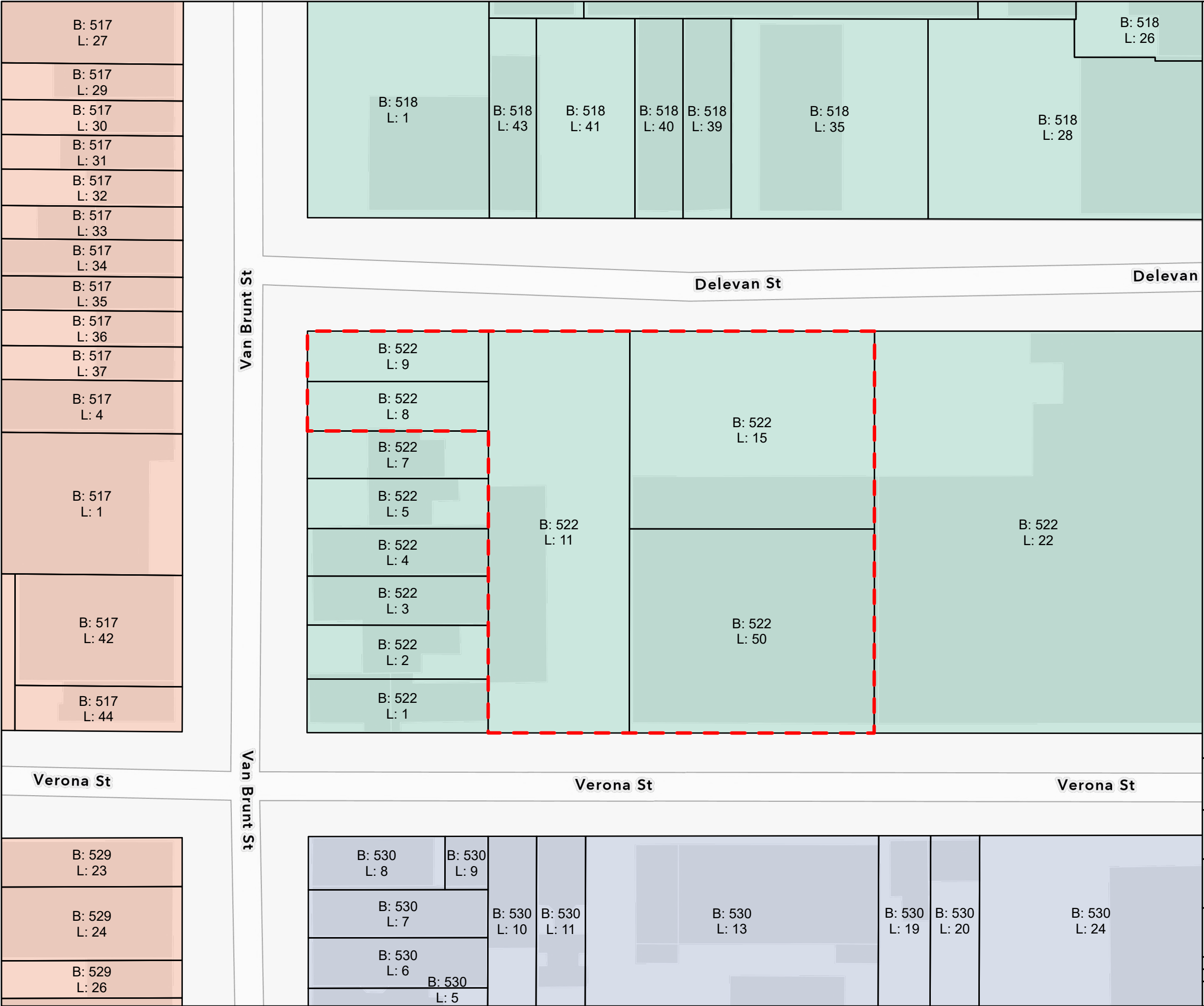
PREPARED FOR:  
80 RICHARDS STREET LLC

PROJ MGR: MH  
DESIGNED BY: MB  
DATE: 03/18/2026

REVIEWED BY: MH  
DRAWN BY: MB  
PROJECT NO: 41.0163540.00

CHECKED BY: VW  
SCALE: 1 in = 50 ft  
REVISION NO:

FIGURE  
**3**



**LEGEND**  
 APPROXIMATE BCP SITE BOUNDARY  
 APPROXIMATE LIMITS OF TAX PARCELS  
**ZONING DISTRICTS**  
 M1-1  
 M2-1  
 R5

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0255075100  
SCALE IN FEET

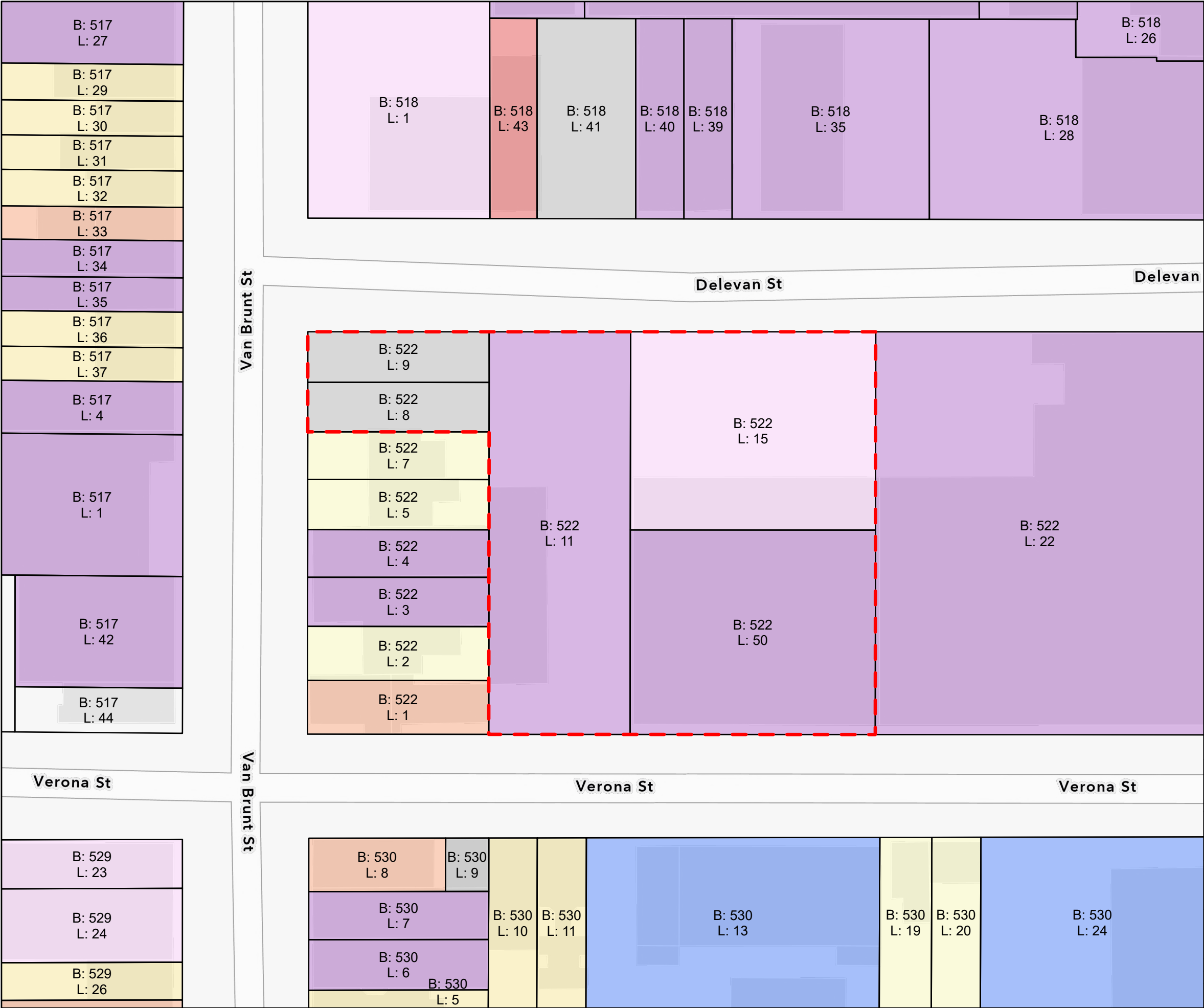
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**FORMER ATLAS WHITE METAL CO.**  
**BROOKLYN, NY 11231**  
 (BLOCK 522, LOTS 8, 9, 11, 15, & 50)

**BCP APPLICATION**  
**ZONING MAP**

|                                                                                   |                           |                        |                    |
|-----------------------------------------------------------------------------------|---------------------------|------------------------|--------------------|
| PREPARED BY:                                                                      |                           | PREPARED FOR:          |                    |
| <b>GZA</b> GeoEnvironmental, Inc.<br><a href="http://www.gza.com">www.gza.com</a> |                           | 80 RICHARDS STREET LLC |                    |
| PROJ MGR: MH                                                                      | REVIEWED BY: MH           | CHECKED BY: VW         | FIGURE<br><b>4</b> |
| DESIGNED BY: MB                                                                   | DRAWN BY: MB              | SCALE: 1 in = 50 ft    |                    |
| DATE: 03/18/2026                                                                  | PROJECT NO: 41.0163540.00 | REVISION NO:           |                    |

© 2026 - GZA GeoEnvironmental, Inc. \\GZANY\Mant\Jobs\Active 163500 to 163599\163540.00 - 80 Richards Street\Drawings\GIS\Project Map.aprx, Fig 5 - land use map, March 18, 2026 - 11:16 AM, Miranda.Bandeli



LEGEND

- APPROXIMATE BCP SITE BOUNDARY
- APPROXIMATE LIMITS OF TAX PARCELS
- LAND USE
  - ONE & TWO FAMILY BUILDINGS
  - MULTIFAMILY WALKUP BUILDINGS
  - MIXED COMMERCIAL/RESIDENTIAL BUILDINGS
  - COMMERCIAL/OFFICE BUILDINGS
  - INDUSTRIAL/MANUFACTURING BUILDINGS
  - TRANSPORTATION/UTILITY
  - PUBLIC FACILITIES & INSTITUTIONS
  - PARKING FACILITIES



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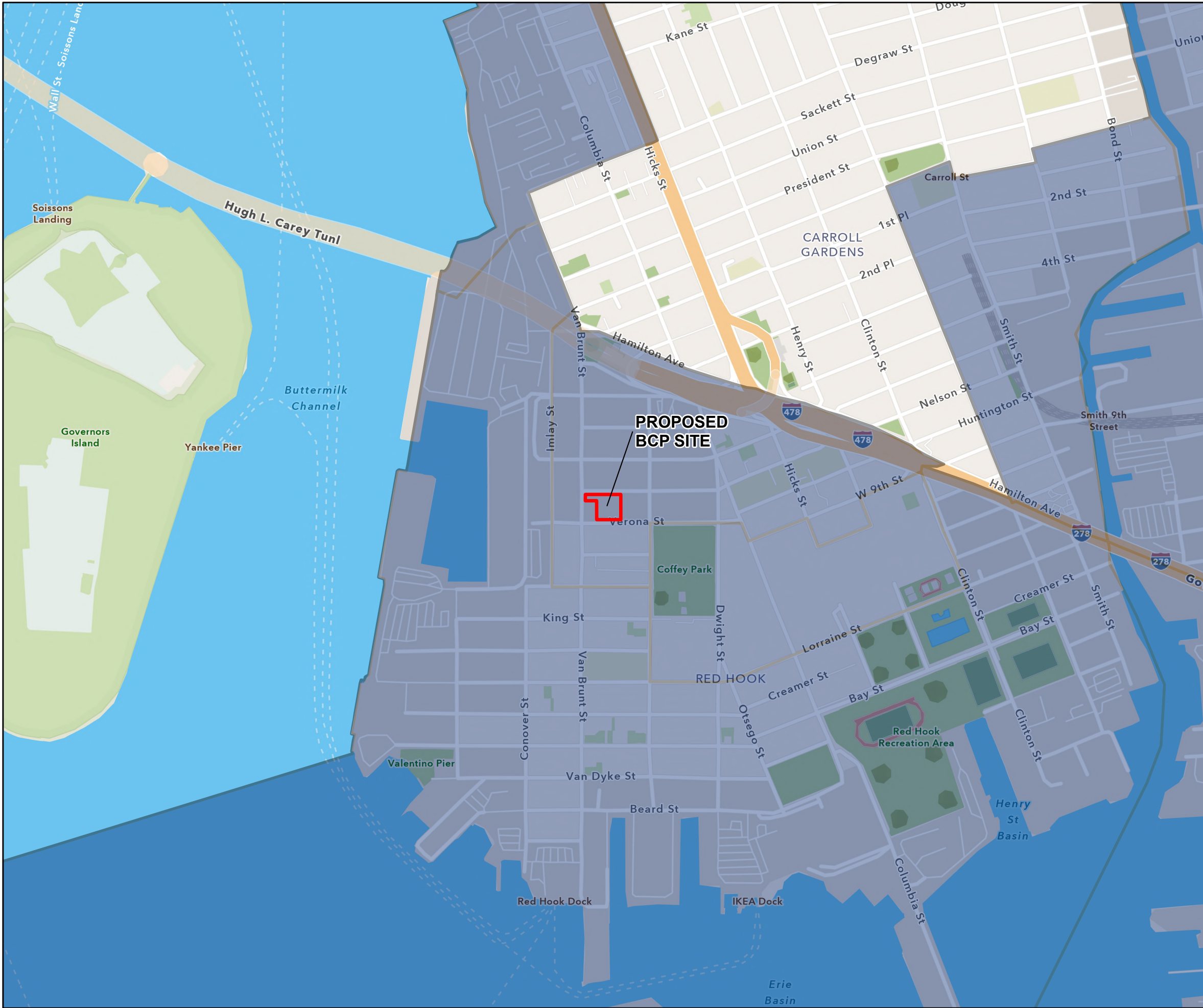
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FORMER ATLAS WHITE METAL CO.  
BROOKLYN, NY 11231  
(BLOCK 522, LOTS 8, 9, 11,15, & 50)

BCP APPLICATION  
LAND USE MAP

|                                                           |                           |                                         |                    |
|-----------------------------------------------------------|---------------------------|-----------------------------------------|--------------------|
| PREPARED BY:<br>GZA GeoEnvironmental, Inc.<br>www.gza.com |                           | PREPARED FOR:<br>80 RICHARDS STREET LLC |                    |
| PROJ MGR: MH                                              | REVIEWED BY: MH           | CHECKED BY: VW                          | FIGURE<br><b>5</b> |
| DESIGNED BY: MB                                           | DRAWN BY: MB              | SCALE: 1 in = 50 ft                     |                    |
| DATE: 03/18/2026                                          | PROJECT NO: 41.0163540.00 | REVISION NO:                            |                    |





#### LEGEND

- APPROXIMATE BCP SITE BOUNDARY
- DISADVANTAGED COMMUNITIES



SERVICE LAYER CREDITS: SOURCES: ESRI, TOMTOM, GARMIN, FAO, NOAA, USGS, © OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY

NOTES:  
1. ON MARCH 27, 2023, IN ACCORDANCE WITH NEW YORK'S CLIMATE ACT, THE CLIMATE JUSTICE WORKING GROUP ADOPTED THE FIRST VERSION OF THE DISADVANTAGED COMMUNITIES' CRITERIA. THE SITE IS LOCATED WITHIN CENSUS TRACT 36047005900 THAT IS DESIGNATED AS A DAC WITH AN ENVIRONMENTAL BURDEN THAT IS HIGHER THAN 100% OF THE CENSUS TRACTS STATEWIDE AND A POPULATION VULNERABILITY THAT IS HIGHER THAN 67% OF THE CENSUS TRACTS STATEWIDE.

0 400 800 1,200 1,600  
SCALE IN FEET

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FORMER ATLAS WHITE METAL CO.  
BROOKLYN, NY 11231  
(BLOCK 522, LOTS 8, 9, 11, 15, & 50)

#### BCP APPLICATION DISADVANTAGED COMMUNITY MAP

|                                                                                                                                                        |                              |                                             |                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|---------------------------------------------|------------------------|
| PREPARED BY:<br> <b>GZA</b> GeoEnvironmental, Inc.<br>www.gza.com |                              | PREPARED FOR:<br><br>80 RICHARDS STREET LLC |                        |
| PROJ MGR: MH                                                                                                                                           | REVIEWED BY: MH              | CHECKED BY: VW                              | FIGURE<br><br><b>6</b> |
| DESIGNED BY: MB                                                                                                                                        | DRAWN BY: MB                 | SCALE: 1 in = 800 ft                        |                        |
| DATE:<br>03/18/2026                                                                                                                                    | PROJECT NO:<br>41.0163540.00 | REVISION NO:                                |                        |



| GZ-04 (5-7')              | 12/1/2025 |
|---------------------------|-----------|
| SVOCs                     |           |
| 2-Methylphenol            | 1.1 J     |
| 3-Methylphenol/4-Methylph | 3 J       |
| Benzo(a)anthracene        | 200       |
| Benzo(a)pyrene            | 140       |
| Benzo(b)fluoranthene      | 210       |
| Benzo(ghi)perylene        | 76        |
| Benzo(k)fluoranthene      | 35        |
| Chrysene                  | 200       |
| Dibenzo(a,h)anthracene    | 15        |
| Dibenzofuran              | 43        |
| Fluoranthene              | 420       |
| Fluorene                  | 60        |
| Indeno(1,2,3-cd)pyrene    | 76        |
| Naphthalene               | 120       |
| Phenanthrene              | 520       |
| Pyrene                    | 360       |
| Total Metals              |           |
| Barium, Total             | 881       |
| Cadmium, Total            | 2.53      |
| Chromium, Total*          | 33        |
| Copper, Total             | 1980      |
| Lead, Total               | 1140      |
| Mercury, Total            | 2.23      |
| Nickel, Total             | 35.7      |
| Zinc, Total               | 752       |
| Chromium, Hexavalent      | 1.06      |

TABLE NOTES:

|  |                                                                                                                                                        |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | Analyte exceeds the New York State Department of Environmental Conservation (NYSDEC) Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs), revised |
|  | Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Restricted Residential Use SCOs, rev. Dec. 2025                                               |
|  | Analyte exceeds the NYSDEC Part 375 Unrestricted Use, Restricted Residential Use, Commercial Use and Protection of Groundwater SCOs, rev. Dec. 2025    |
|  | Analyte exceeds the NYSDEC Part 375 Unrestricted Use and Protection of Groundwater SCOs, rev. Dec. 2025                                                |

| GZ-02 (8-10')          | 12/1/2025 |
|------------------------|-----------|
| SVOCs                  |           |
| Benzo(a)anthracene     | 21        |
| Benzo(a)pyrene         | 16        |
| Benzo(b)fluoranthene   | 24        |
| Benzo(ghi)perylene     | 11        |
| Benzo(k)fluoranthene   | 3.1       |
| Chrysene               | 21        |
| Dibenzo(a,h)anthracene | 2         |
| Indeno(1,2,3-cd)pyrene | 11        |
| Phenanthrene           | 38        |
| Total Metals           |           |
| Lead, Total            | 81.7      |
| Chromium, Hexavalent   | 1.86      |

| GZ-01 (8-10')   | 12/1/2025 |
|-----------------|-----------|
| Total Metals    |           |
| Arsenic, Total  | 26.8      |
| Lead, Total     | 675       |
| Mercury, Total  | 2.05      |
| Selenium, Total | 14.6      |
| Silver, Total   | 2.43      |
| Zinc, Total     | 164       |

| GZ-03 (7-9')         | 12/1/2025 |
|----------------------|-----------|
| SVOCs                |           |
| Benzo(a)anthracene   | 2.1       |
| Benzo(b)fluoranthene | 2.9       |
| Chrysene             | 6.9       |
| Phenanthrene         | 18        |

| GZ-06 (6-8')   | 12/1/2025 |
|----------------|-----------|
| SVOCs          |           |
| Phenanthrene   | 3.6       |
| Total Metals   |           |
| Copper, Total  | 116       |
| Lead, Total    | 109       |
| Mercury, Total | 0.182     |

| GZ-07 (4-6')           | 12/1/2025 |
|------------------------|-----------|
| SVOCs                  |           |
| Benzo(a)anthracene     | 1.4       |
| Benzo(a)pyrene         | 1.3       |
| Benzo(b)fluoranthene   | 1.7       |
| Benzo(ghi)perylene     | 0.66      |
| Chrysene               | 1.5       |
| Indeno(1,2,3-cd)pyrene | 0.69      |
| Phenanthrene           | 1.8       |
| Total Metals           |           |
| Arsenic, Total         | 19.4      |
| Lead, Total            | 725       |
| Mercury, Total         | 10.3      |
| Zinc, Total            | 390       |

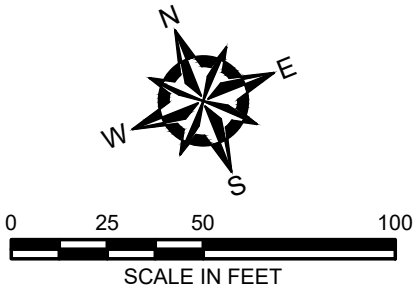
|                                            | NYSDEC Part 375 Unrestricted Use SCOs | NYSDEC Part 375 Restricted Residential Use SCOs | NYSDEC Part 375 Commercial Use SCOs | NYSDEC Part 375 Protection of Groundwater SCOs |
|--------------------------------------------|---------------------------------------|-------------------------------------------------|-------------------------------------|------------------------------------------------|
| Semi-Volatile Organics by EPA 8270 (mg/kg) |                                       |                                                 |                                     |                                                |
| 2-Methylphenol                             | 0.33                                  | 100                                             | 500                                 | 0.33                                           |
| 3-Methylphenol/4-Methylphen                | 0.33                                  | 100                                             | 500                                 | 0.33                                           |
| Benzo(a)anthracene                         | 1                                     | 1.4                                             | 37                                  | 1                                              |
| Benzo(a)pyrene                             | 1                                     | 1                                               | 3.7                                 | 22                                             |
| Benzo(b)fluoranthene                       | 1                                     | 1.4                                             | 37                                  | 2.1                                            |
| Benzo(ghi)perylene                         | 0.64                                  | 4.9                                             | 47                                  | 1000                                           |
| Benzo(k)fluoranthene                       | 0.8                                   | 4.9                                             | 47                                  | 2                                              |
| Chrysene                                   | 1                                     | 4.9                                             | 47                                  | 1                                              |
| Dibenzo(a,h)anthracene                     | 0.33                                  | 0.33                                            | 3.7                                 | 1000                                           |
| Dibenzofuran                               | 2.1                                   | 18                                              | 180                                 | 110                                            |
| Fluoranthene                               | 85                                    | 100                                             | 500                                 | 1000                                           |
| Fluorene                                   | 30                                    | 100                                             | 500                                 | 386                                            |
| Indeno(1,2,3-cd)pyrene                     | 0.5                                   | 1.4                                             | 37                                  | 6.6                                            |
| Naphthalene                                | 12                                    | 100                                             | 500                                 | 12                                             |
| Phenanthrene                               | 1.1                                   | 4.9                                             | 47                                  | 1000                                           |
| Pyrene                                     | 64                                    | 100                                             | 500                                 | 1000                                           |
| Total Metals by EPA 6010/7471 (mg/kg)      |                                       |                                                 |                                     |                                                |
| Arsenic, Total                             | 13                                    | 16                                              | 16                                  | 16                                             |
| Barium, Total                              | 410                                   | 410                                             | 410                                 | 820                                            |
| Cadmium, Total                             | 2.5                                   | 2.5                                             | 3.7                                 | 7.5                                            |
| Chromium, Total*                           | 30                                    | 110                                             | 1700                                | NS                                             |
| Copper, Total                              | 50                                    | 280                                             | 280                                 | 1,720                                          |
| Lead, Total                                | 63                                    | 400                                             | 1000                                | 450                                            |
| Mercury, Total                             | 0.18                                  | 0.3                                             | 1.1                                 | 0.73                                           |
| Nickel, Total                              | 30                                    | 320                                             | 320                                 | 130                                            |
| Selenium, Total                            | 3.9                                   | 110                                             | 1700                                | 4                                              |
| Silver, Total                              | 2                                     | 110                                             | 1700                                | 8.3                                            |
| Zinc, Total                                | 109                                   | 6,600                                           | 10,000                              | 2,480                                          |
| Chromium, Hexavalent                       | 1                                     | 1                                               | 11                                  | 19                                             |

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- ONLY EXCEEDANCES OF THE APPLICABLE NYSDEC PART 375 SOIL CLEANUP OBJECTIVES ARE SHOWN. TO SEE FULL ANALYTICAL RESULTS AND ADDITIONAL INFORMATION, INCLUDING QUALIFIER DESCRIPTIONS, SEE TABLES AND LABORATORY REPORT LOCATED IN REPORT.

LEGEND

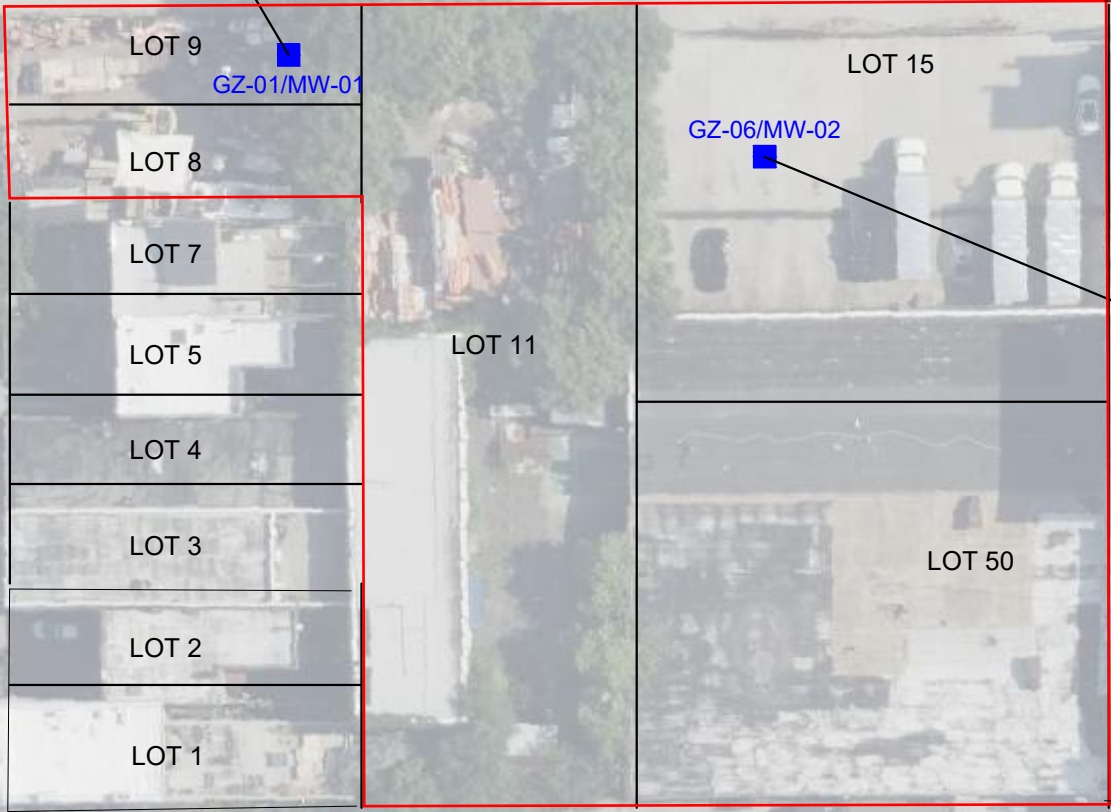
- APPROXIMATE SITE BOUNDARY
- APPROXIMATE LIMITS OF SURROUNDING PARCELS
- APPROXIMATE SOIL BORING LOCATION
- APPROXIMATE SOIL BORING AND MONITORING WELL LOCATION



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                           |                                         |             |      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-----------------------------------------|-------------|------|
| NO.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                           | ISSUE/DESCRIPTION                       | BY          | DATE |
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| FORMER ATLAS WHITE METAL CO.<br>BROOKLYN, NEW YORK, 11231<br>BLOCK 522, LOTS 8, 9, 11, 15, AND 50                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                           |                                         |             |      |
| SOIL ANALYTICAL RESULTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                           |                                         |             |      |
| PREPARED BY:<br>GZA GeoEnvironmental of NY<br>Engineers and Scientists<br>www.gza.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                           | PREPARED FOR:<br>80 RICHARDS STREET LLC |             |      |
| PROJ MGR: MH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | REVIEWED BY: MH           | CHECKED BY: VW                          | FIGURE      |      |
| DESIGNED BY: SG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | DRAWN BY: SG              | SCALE: 1" = 50'                         | 7           |      |
| DATE: APRIL 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | PROJECT NO. 41.0163540.00 | REVISION NO. -                          | SHEET NO. - |      |



| MW-01 - 12/1/25      |        |
|----------------------|--------|
| Dissolved Metals     |        |
| Manganese, Dissolved | 468.3  |
| Sodium, Dissolved    | 28,400 |
| Total Metals         |        |
| Arsenic, Total       | 25     |
| Chromium, Total      | 193    |
| Iron, Total          | 74,200 |
| Lead, Total          | 103.8  |
| Magnesium, Total     | 50,300 |
| Manganese, Total     | 556.9  |
| Nickel, Total        | 136.3  |
| Sodium, Total        | 91,200 |



|                        | NYSDEC TOGS 1.1.1<br>Ambient Water Quality Standards |
|------------------------|------------------------------------------------------|
| Analyte                | Semivolatile Organic Compounds (SVOCs) [µg/L]        |
| Benzo(a)pyrene         | 0.002                                                |
| Benzo(b)fluoranthene   | 0.002                                                |
| Benzo(k)fluoranthene   | 0.002                                                |
| Indeno(1,2,3-cd)pyrene | 0.002                                                |
| Analyte                | Dissolved Metals [µg/L]                              |
| Antimony, Dissolved    | 3                                                    |
| Iron, Dissolved        | 300                                                  |
| Magnesium, Dissolved   | 35,000                                               |
| Manganese, Dissolved   | 300                                                  |
| Sodium, Dissolved      | 20,000                                               |
| Analyte                | Total Metals [µg/L]                                  |
| Arsenic, Total         | 25                                                   |
| Barium, Total          | 1,000                                                |
| Beryllium, Total       | 3                                                    |
| Cadmium, Total         | 5                                                    |
| Chromium, Total        | 50                                                   |
| Copper, Total          | 200                                                  |
| Iron, Total            | 300                                                  |
| Lead, Total            | 25                                                   |
| Magnesium, Total       | 35,000                                               |
| Manganese, Total       | 300                                                  |
| Mercury, Total         | 0.7                                                  |
| Nickel, Total          | 100                                                  |
| Selenium, Total        | 10                                                   |
| Sodium, Total          | 20,000                                               |
| Thallium, Total        | 0.5                                                  |
| Zinc, Total            | 2,000                                                |

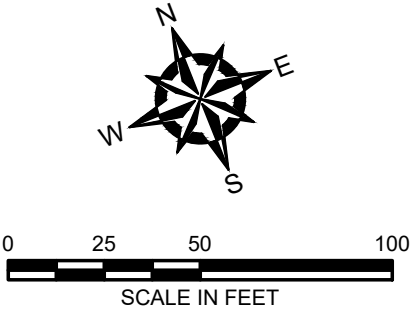
| MW-02 - 12/1/25        |         |
|------------------------|---------|
| SVOCs                  |         |
| Benzo(a)pyrene         | 0.09 J  |
| Benzo(b)fluoranthene   | 0.2     |
| Benzo(k)fluoranthene   | 0.04 J  |
| Indeno(1,2,3-cd)pyrene | 0.14    |
| Dissolved Metals       |         |
| Antimony, Dissolved    | 4.89    |
| Iron, Dissolved        | 953     |
| Magnesium, Dissolved   | 35,600  |
| Sodium, Dissolved      | 95,800  |
| Total Metals           |         |
| Arsenic, Total         | 130.3   |
| Barium, Total          | 5,196   |
| Beryllium, Total       | 12.1    |
| Cadmium, Total         | 6.44    |
| Chromium, Total        | 483.1   |
| Copper, Total          | 819.6   |
| Iron, Total            | 309,000 |
| Lead, Total            | 4,212   |
| Manganese, Total       | 5,007   |
| Mercury, Total         | 11.31   |
| Nickel, Total          | 439.8   |
| Selenium, Total        | 18.9    |
| Sodium, Total          | 21,600  |
| Thallium, Total        | 2.26    |
| Zinc, Total            | 11,640  |

GENERAL NOTES

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4. ONLY EXCEEDANCES OF THE APPLICABLE NYSDEC TOGS 1.1.1. AWQS ARE SHOWN. TO SEE FULL ANALYTICAL RESULTS AND ADDITIONAL INFORMATION, INCLUDING QUALIFIER DESCRIPTIONS, SEE TABLES AND LABORATORY REPORT LOCATED IN REPORT.

LEGEND

- APPROXIMATE SITE BOUNDARY
- APPROXIMATE LIMITS OF SURROUNDING PARCELS
- APPROXIMATE SOIL BORING AND MONITORING WELL LOCATION

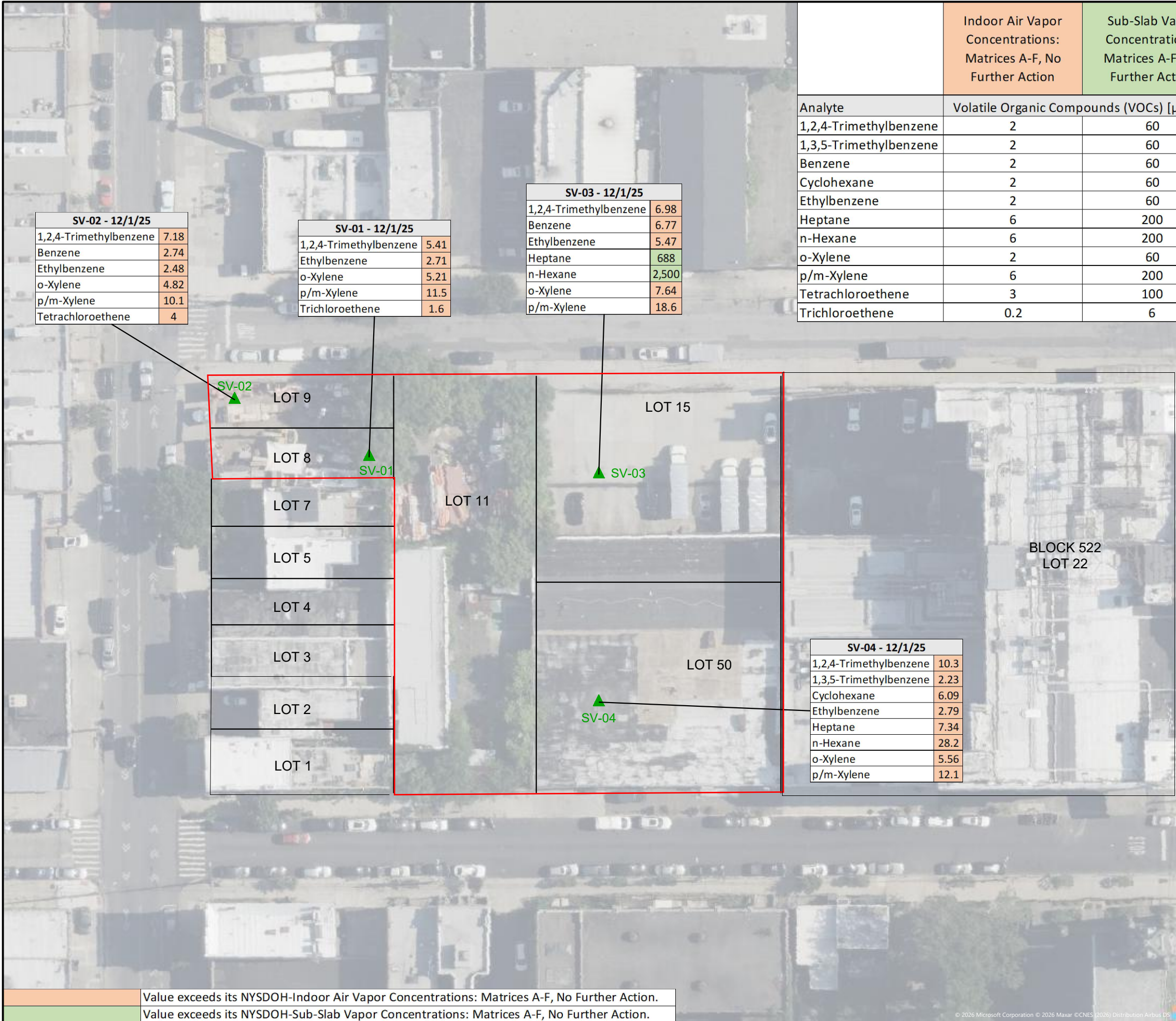


|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                              |                                         |                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-----------------------------------------|----------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                              |                                         |                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                              |                                         |                            |
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| FORMER ATLAS WHITE METAL CO.<br>BROOKLYN, NEW YORK, 11231<br>BLOCK 522, LOTS 8, 9, 11, 15, AND 50                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                              |                                         |                            |
| GROUNDWATER ANALYTICAL RESULTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                              |                                         |                            |
| PREPARED BY:<br>GZA GeoEnvironmental of NY<br>Engineers and Scientists<br>www.gza.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                              | PREPARED FOR:<br>80 RICHARDS STREET LLC |                            |
| PROJ MGR: MH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | REVIEWED BY: MH              | CHECKED BY: VW                          | FIGURE<br>8<br>SHEET NO. - |
| DESIGNED BY: SG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | DRAWN BY: SG                 | SCALE: 1" = 50'                         |                            |
| DATE:<br>APRIL 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | PROJECT NO.<br>41.0163540.00 | REVISION NO.<br>-                       |                            |

Value exceeds its New York TOGS 1.1.1. Ambient Water Quality Standard.



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GZA-J:\Active 163500 to 163599\163540.00 – 80 Richards Street\Drawings\GZA CAD\163540.00 Phase II\_SG.dwg [FIG 5 – 17x11] January 19, 2026 – 3:46pm Sella.Gupta

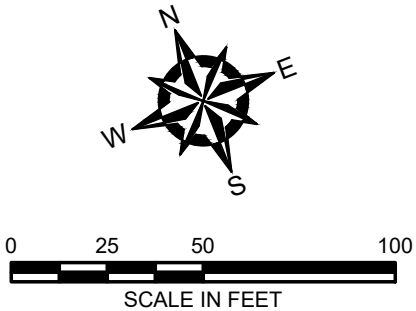


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- ONLY EXCEEDANCES OF THE APPLICABLE NYSDEC INDOOR AIR VAPOR AND/OR SUB-SLAB VAPOR CONCENTRATION MATRICES A-F, NO FURTHER ACTION LEVELS ARE SHOWN. TO SEE FULL ANALYTICAL RESULTS AND ADDITIONAL INFORMATION, INCLUDING QUALIFIER DESCRIPTIONS, SEE TABLES AND LABORATORY REPORT LOCATED IN REPORT.

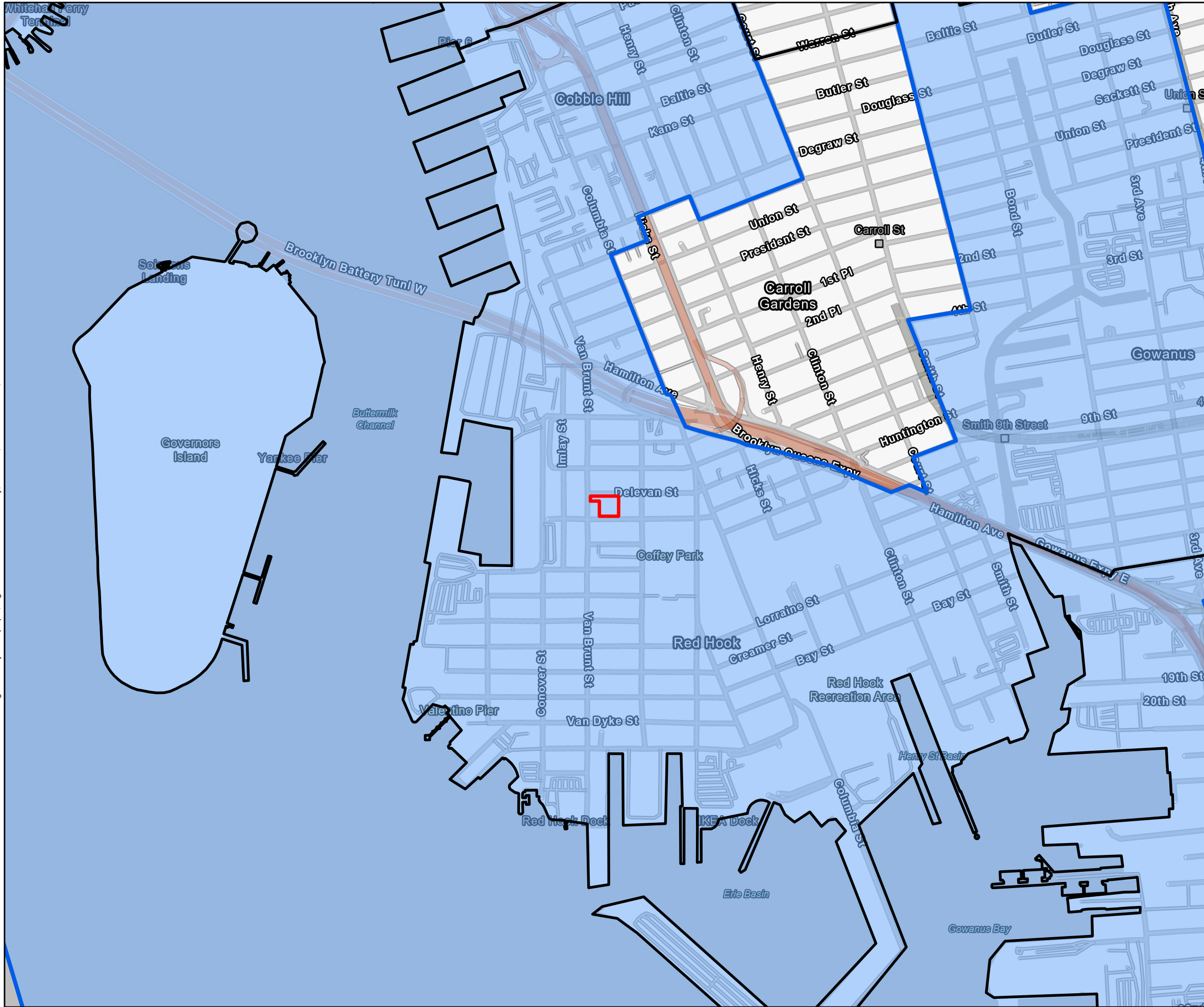
LEGEND

- APPROXIMATE SITE BOUNDARY
- APPROXIMATE LIMITS OF SURROUNDING PARCELS
- APPROXIMATE SOIL VAPOR LOCATION



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                           |                                         |                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-----------------------------------------|----------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                           |                                         |                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                           |                                         |                            |
| NO.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | ISSUE/DESCRIPTION         | BY                                      | DATE                       |
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| FORMER ATLAS WHITE METAL CO.<br>BROOKLYN, NEW YORK, 11231<br>BLOCK 522, LOTS 8, 9, 11, 15, AND 50                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                           |                                         |                            |
| SOIL VAPOR ANALYTICAL RESULTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                           |                                         |                            |
| PREPARED BY:<br>GZA GeoEnvironmental of NY<br>Engineers and Scientists<br>www.gza.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                           | PREPARED FOR:<br>80 RICHARDS STREET LLC |                            |
| PROJ MGR: MH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | REVIEWED BY: MH           | CHECKED BY: VW                          | FIGURE<br>9<br>SHEET NO. - |
| DESIGNED BY: SG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | DRAWN BY: SG              | SCALE: 1" = 50'                         |                            |
| DATE: APRIL 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | PROJECT NO. 41.0163540.00 | REVISION NO. -                          |                            |



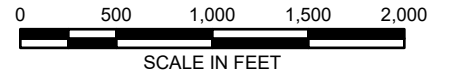


LEGEND

- APPROXIMATE BCP SITE BOUNDARY
- COASTAL ZONE BOUNDARY
- COMMUNITY DISTRICT BOUNDARY



SERVICE LAYER CREDITS: SOURCES: ESRI, TOMTOM, GARMIN, FAO, NOAA, USGS, © OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY  
COASTAL ZONE BOUNDARY MAP PREPARED BY THE NYC WATERFRONT REVITALIZATION PROGRAM



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FORMER ATLAS WHITE METAL CO.  
BROOKLYN, NY 11231  
(BLOCK 522, LOTS 8, 9, 11, 15, & 50)

BCP APPLICATION  
COASTAL ZONE BOUNDARY MAP

PREPARED BY:

GZA GeoEnvironmental, Inc.  
www.gza.com

PREPARED FOR:

80 RICHARDS STREET LLC

PROJ MGR: MH

REVIEWED BY: MH

CHECKED BY: VW

FIGURE

DESIGNED BY: MB

DRAWN BY: MB

SCALE: 1 in = 1,000 ft

10

DATE:

03/18/2026

PROJECT NO:

41.0163540.00

REVISION NO:



## **HISTORICAL FIGURES FOR LOT 11**





| B-3    |     |
|--------|-----|
| 18-24" | 346 |

| P001-SS001 |        |
|------------|--------|
| 0-1"       | 71     |
| 1-6"       | 58     |
| 6-12"      | 34     |
| 12-18"     | 170    |
| 18-24"     | 13,000 |

Van Brunt Street

| P001-SS002 |       |
|------------|-------|
| 0-1"       | 760   |
| 1-6"       | 2,900 |
| 6-12"      | 5,500 |
| 12-18"     | 1,000 |
| 18-24"     | 1,000 |

| B-4    |       |
|--------|-------|
| 18-24" | 3,210 |

| P001-SS004 |        |
|------------|--------|
| 0-1"       | 41     |
| 1-6"       | 27,000 |
| 6-12"      | 20,000 |
| 12-18"     | 13,000 |
| 18-24"     | 47,000 |

| P001-SS003 |        |
|------------|--------|
| 0-1"       | 11     |
| 1-6"       | 17,000 |
| 6-12"      | 42,000 |
| 12-18"     | 19,000 |
| 18-24"     | 41,000 |

| P001-SS006 |       |
|------------|-------|
| 0-1"       | 330   |
| 1-6"       | 5,000 |
| 6-12"      | 2,800 |
| 12-18"     | 770   |
| 18-24"     | 1,700 |

Verona Street

| P001-SS005 |       |
|------------|-------|
| 0-1"       | 280   |
| 1-6"       | 4,500 |
| 6-12"      | 5,100 |
| 12-18"     | 1,800 |
| 18-24"     | 1,600 |

Delevan Street

P001-SS001

P001-SS002

P001-SS004

P001-SS003

P001-SS006

P001-SS005

Scrap Metal Storage Area

B-3

B-4

Smelting Operation  
(1950 & 1980 Sanborn)  
Smelting Operation  
(1938 Sanborn)

GROUNDWATER  
FLOW



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- Soil Boring -WTS Investigation (2014-2015)
- Soil Boring - AWTS Investigation (2003)
- Subject Site
- Surrounding Parcels

- Lead results are in parts per million.  
- Lead results above NYSDEC SCO (3,900 ppm)

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| Project: | HHE1602   | Designed by: | BB |
| Date:    | 1/19/2017 | Drawn by:    | BB |
| Scale:   | AS SHOWN  | Approved by: | RK |

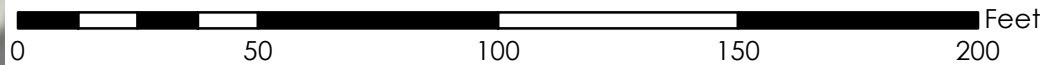
**SITE PLAN WITH  
HISTORIC SAMPLING  
RESULTS**

67-81 Delevan Street  
Brooklyn, NY

FIGURE NO:

3

SHEET:



Document Path: G:\Projects\EL\HHE\1602\mapfiles\2016\2017\FG3\_SitePlan\_EPA\_Results.mxd





VAN BRUNT ST

DELANVAN ST

VERONA ST

BUILDING

Scrap Metal Storage Area

Smelting Operation  
(1950 & 1963 Sanborn)

Smelting Operation  
(1938 Sanborn)

SB03

SB04

SB02

SB01

SB05

SB012

SB010

SB011

SB06

P001-SS001

SB09

SB07

SB08

P001-SS002

SB022

SB026

P001-SS003

SB025

P001-SS004

SB021

SB020

SB018

SB019

P001-SS006

SB023

SB013

SB014

SB015

SB016

SB017

P001-SS005

SB024

0 20 40 60 80 Feet



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- Soil Sample Locations
- Historic Sample Locations
- Subject Site
- Building Footprint

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| Scale:   | AS SHOWN  | Approved by: | RK  |

SI SOIL SAMPLING  
LOCATIONS  
67-81 Delevan Street  
Brooklyn, NY

FIGURE NO:

4

SHEET:



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- Proposed Monitoring Well
- Curbline
- Subject Site
- Surrounding Parcels

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**SI GROUNDWATER  
SAMPLING  
LOCATIONS**  
67-81 Delevan Street  
Brooklyn, NY

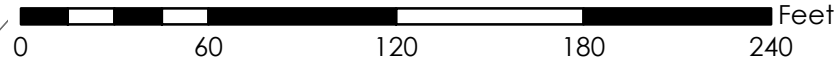
FIGURE NO:  
  
5

SHEET:

GW003  
GW002

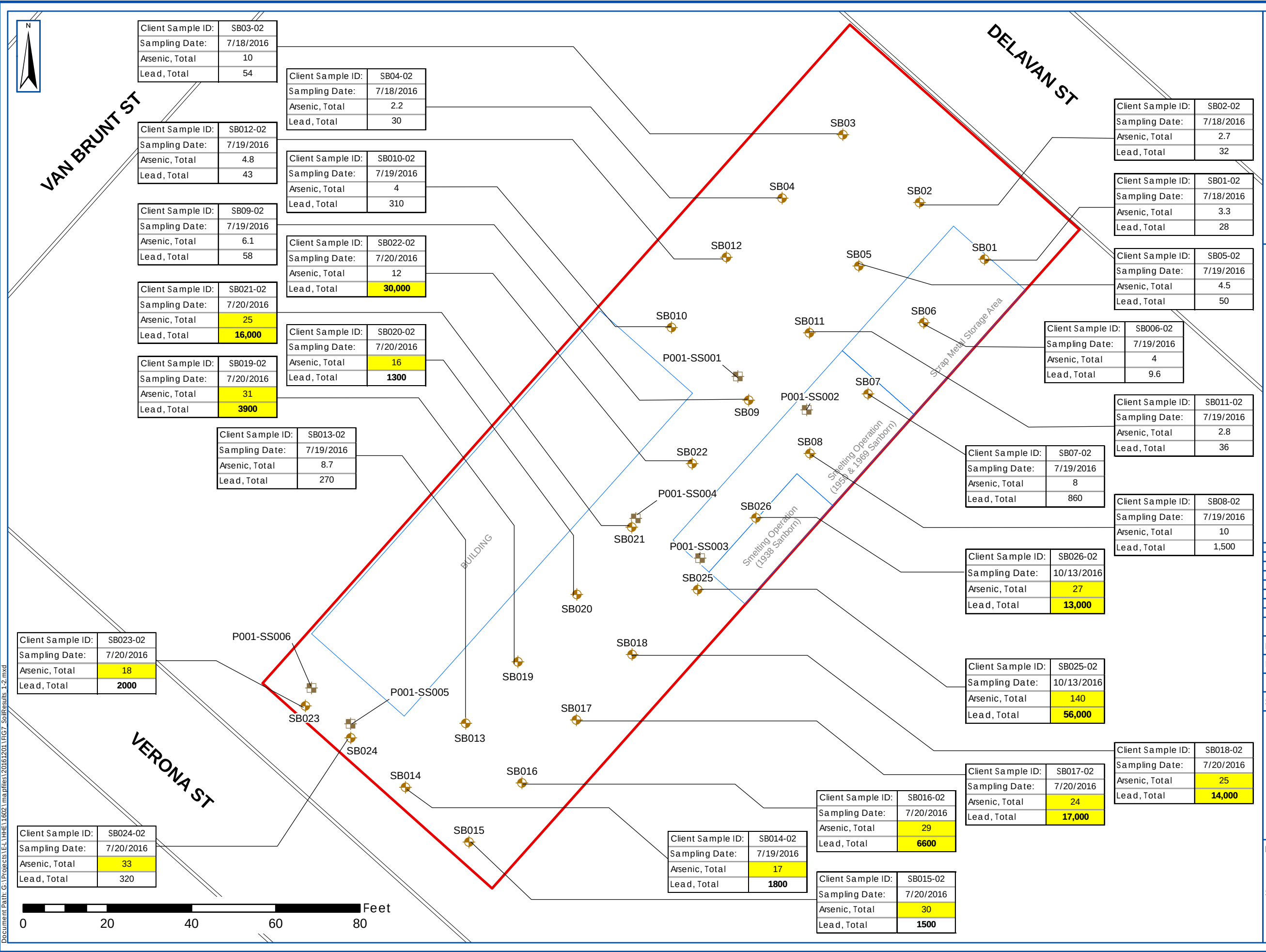
GROUNDWATER  
FLOW

GW001











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Soil Sample Locations

Historic Sample Locations

Building Footprint

Subject Site

NA = not analyzed

NC = not collected

Highlighted text denotes concentrations exceeding NYSDEC Industrial Use SCO.

**Bold text denotes concentrations exceeding EPA RMLs.**

Soil concentrations are shown in mg/kg

Groundwater concentrations are shown in µg/l

| REVISION | DATE | INITIAL | COMMENTS |
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| Project: | HHE1602  | Designed by: | BB  |
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| Scale:   | AS SHOWN | Approved by: | RK  |

**SOIL SAMPLING RESULTS**

**LEAD & ARSENIC**

**1 to 2 ft bgs**

**67-81 Delevan Street**

**Brooklyn, NY**

FIGURE NO:

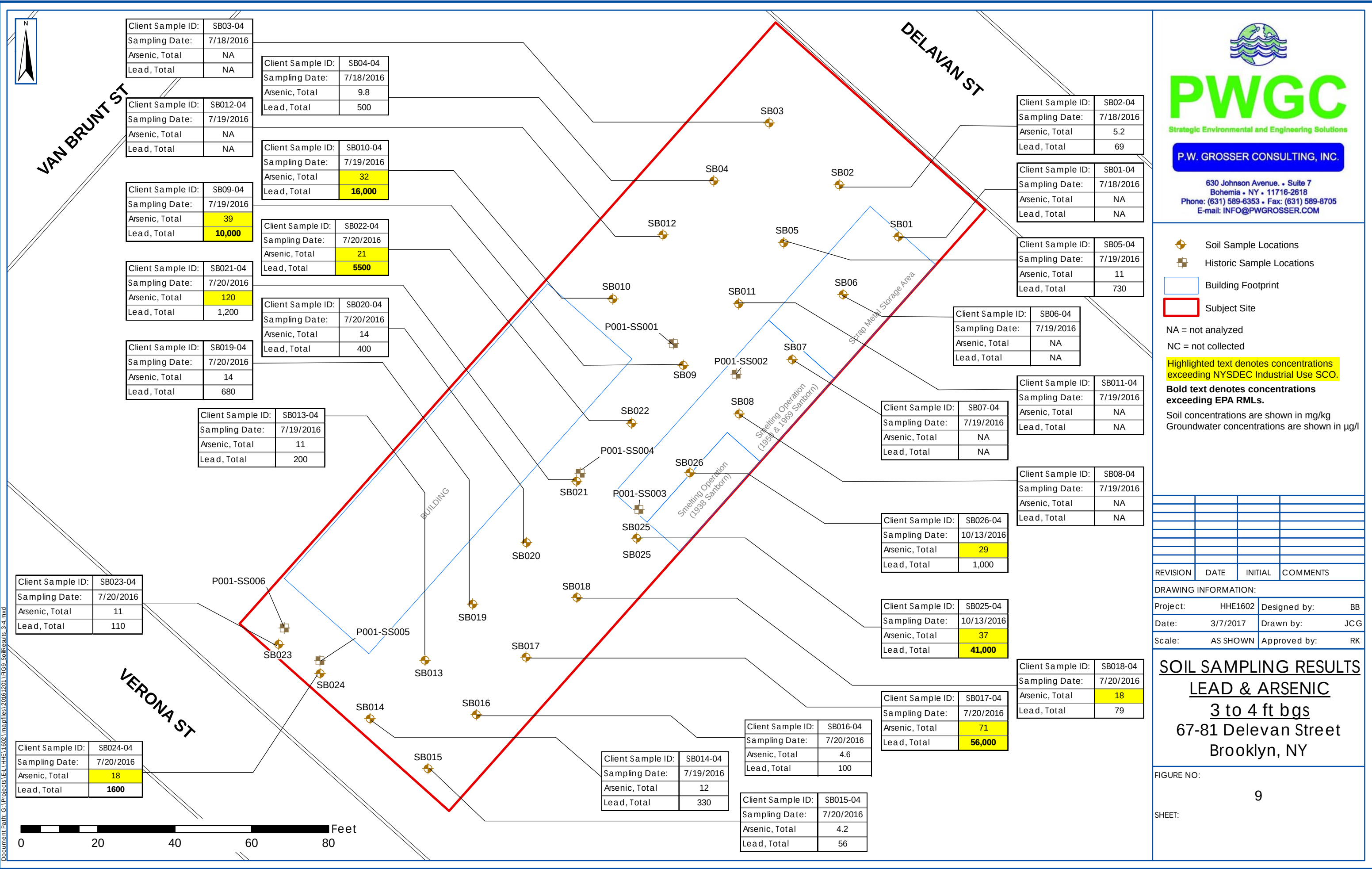
7

SHEET:

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- Soil Sample Locations
  - Historic Sample Locations
  - Building Footprint
  - Subject Site
- NA = not analyzed  
NC = not collected

Highlighted text denotes concentrations exceeding NYSDEC Industrial Use SCO.  
Bold text denotes concentrations exceeding EPA RMLs.  
Soil concentrations are shown in mg/kg  
Groundwater concentrations are shown in µg/l

| REVISION | DATE | INITIAL | COMMENTS |
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| Date:                | 3/7/2017 | Drawn by:    | JCG |
| Scale:               | AS SHOWN | Approved by: | RK  |

**SOIL SAMPLING RESULTS**  
**LEAD & ARSENIC**  
**3 to 4 ft bgs**  
**67-81 Delevan Street**  
**Brooklyn, NY**

FIGURE NO: 9  
SHEET:







VAN BRUNT ST

DELANVAN ST

|                   |           |
|-------------------|-----------|
| Client Sample ID: | SB03-06   |
| Sampling Date:    | 7/18/2016 |
| Arsenic, Total    | NC        |
| Lead, Total       | NC        |

|                   |           |
|-------------------|-----------|
| Client Sample ID: | SB04-06   |
| Sampling Date:    | 7/19/2016 |
| Arsenic, Total    | NA        |
| Lead, Total       | NA        |

|                   |           |
|-------------------|-----------|
| Client Sample ID: | SB012-06  |
| Sampling Date:    | 7/19/2016 |
| Arsenic, Total    | NA        |
| Lead, Total       | NA        |

|                   |           |
|-------------------|-----------|
| Client Sample ID: | SB010-06  |
| Sampling Date:    | 7/19/2016 |
| Arsenic, Total    | 25        |
| Lead, Total       | 1,100     |

|                   |           |
|-------------------|-----------|
| Client Sample ID: | SB09-06   |
| Sampling Date:    | 7/19/2016 |
| Arsenic, Total    | 6.5       |
| Lead, Total       | 220       |

|                   |           |
|-------------------|-----------|
| Client Sample ID: | SB022-06  |
| Sampling Date:    | 7/20/2016 |
| Arsenic, Total    | 20        |
| Lead, Total       | 2200      |

|                   |           |
|-------------------|-----------|
| Client Sample ID: | SB021-06  |
| Sampling Date:    | 7/20/2016 |
| Arsenic, Total    | 24        |
| Lead, Total       | 860       |

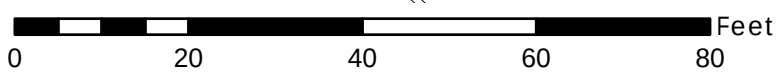
|                   |           |
|-------------------|-----------|
| Client Sample ID: | SB020-06  |
| Sampling Date:    | 7/20/2016 |
| Arsenic, Total    | 6         |
| Lead, Total       | 280       |

|                   |           |
|-------------------|-----------|
| Client Sample ID: | SB019-06  |
| Sampling Date:    | 7/20/2016 |
| Arsenic, Total    | 20        |
| Lead, Total       | 1200      |

|                   |           |
|-------------------|-----------|
| Client Sample ID: | SB013-06  |
| Sampling Date:    | 7/18/2016 |
| Arsenic, Total    | NA        |
| Lead, Total       | NA        |

|                   |           |
|-------------------|-----------|
| Client Sample ID: | SB023-06  |
| Sampling Date:    | 7/20/2016 |
| Arsenic, Total    | 18        |
| Lead, Total       | 540       |

|                   |           |
|-------------------|-----------|
| Client Sample ID: | SB024-06  |
| Sampling Date:    | 7/20/2016 |
| Arsenic, Total    | 6.6       |
| Lead, Total       | 150       |



VERONA ST

BUILDING

Smelting Operation  
(1938 Sanborn)

Smelting Operation  
(1938 & 1969 Sanborn)

Strap Metal Storage Area

SB03

SB04

SB02

SB012

SB05

SB01

SB010

SB011

SB06

P001-SS001

P001-SS002

SB07

SB022

P001-SS004

SB026

P001-SS003

SB021

SB020

SB018

SB025

SB019

SB017

SB013

SB024

SB014

SB016

SB015

|                   |           |
|-------------------|-----------|
| Client Sample ID: | SB014-06  |
| Sampling Date:    | 7/19/2016 |
| Arsenic, Total    | 2.2       |
| Lead, Total       | 180       |

|                   |           |
|-------------------|-----------|
| Client Sample ID: | SB016-06  |
| Sampling Date:    | 7/19/2016 |
| Arsenic, Total    | NA        |
| Lead, Total       | NA        |

|                   |           |
|-------------------|-----------|
| Client Sample ID: | SB015-06  |
| Sampling Date:    | 7/20/2016 |
| Arsenic, Total    | 7.8       |
| Lead, Total       | 96        |

|                   |            |
|-------------------|------------|
| Client Sample ID: | SB025-06   |
| Sampling Date:    | 10/13/2016 |
| Arsenic, Total    | 26         |
| Lead, Total       | 430        |

|                   |           |
|-------------------|-----------|
| Client Sample ID: | SB017-06  |
| Sampling Date:    | 7/20/2016 |
| Arsenic, Total    | 24        |
| Lead, Total       | 340       |

|                   |           |
|-------------------|-----------|
| Client Sample ID: | SB018-06  |
| Sampling Date:    | 7/20/2016 |
| Arsenic, Total    | 180       |
| Lead, Total       | 460       |

|                   |           |
|-------------------|-----------|
| Client Sample ID: | SB06-06   |
| Sampling Date:    | 7/19/2016 |
| Arsenic, Total    | 36        |
| Lead, Total       | 25,000    |

|                   |           |
|-------------------|-----------|
| Client Sample ID: | SB07-06   |
| Sampling Date:    | 7/19/2016 |
| Arsenic, Total    | NA        |
| Lead, Total       | NA        |

|                   |           |
|-------------------|-----------|
| Client Sample ID: | SB08-06   |
| Sampling Date:    | 7/19/2016 |
| Arsenic, Total    | 39        |
| Lead, Total       | 17,000    |

|                   |           |
|-------------------|-----------|
| Client Sample ID: | SB011-06  |
| Sampling Date:    | 7/19/2016 |
| Arsenic, Total    | NA        |
| Lead, Total       | NA        |

|                   |           |
|-------------------|-----------|
| Client Sample ID: | SB05-06   |
| Sampling Date:    | 7/19/2016 |
| Arsenic, Total    | 4.3       |
| Lead, Total       | 170       |

|                   |           |
|-------------------|-----------|
| Client Sample ID: | SB01-06   |
| Sampling Date:    | 7/18/2016 |
| Arsenic, Total    | NA        |
| Lead, Total       | NA        |

|                   |           |
|-------------------|-----------|
| Client Sample ID: | SB02-06   |
| Sampling Date:    | 7/18/2016 |
| Arsenic, Total    | NA        |
| Lead, Total       | NA        |



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E-mail: INFO@PWGROSSER.COM

- Soil Sample Locations
- Historic Sample Locations

- Building Footprint
- Subject Site

NA = not analyzed  
NC = not collected  
Highlighted text denotes concentrations exceeding NYSDEC Industrial Use SCO.  
Bold text denotes concentrations exceeding EPA RMLs.  
Soil concentrations are shown in mg/kg  
Groundwater concentrations are shown in µg/l

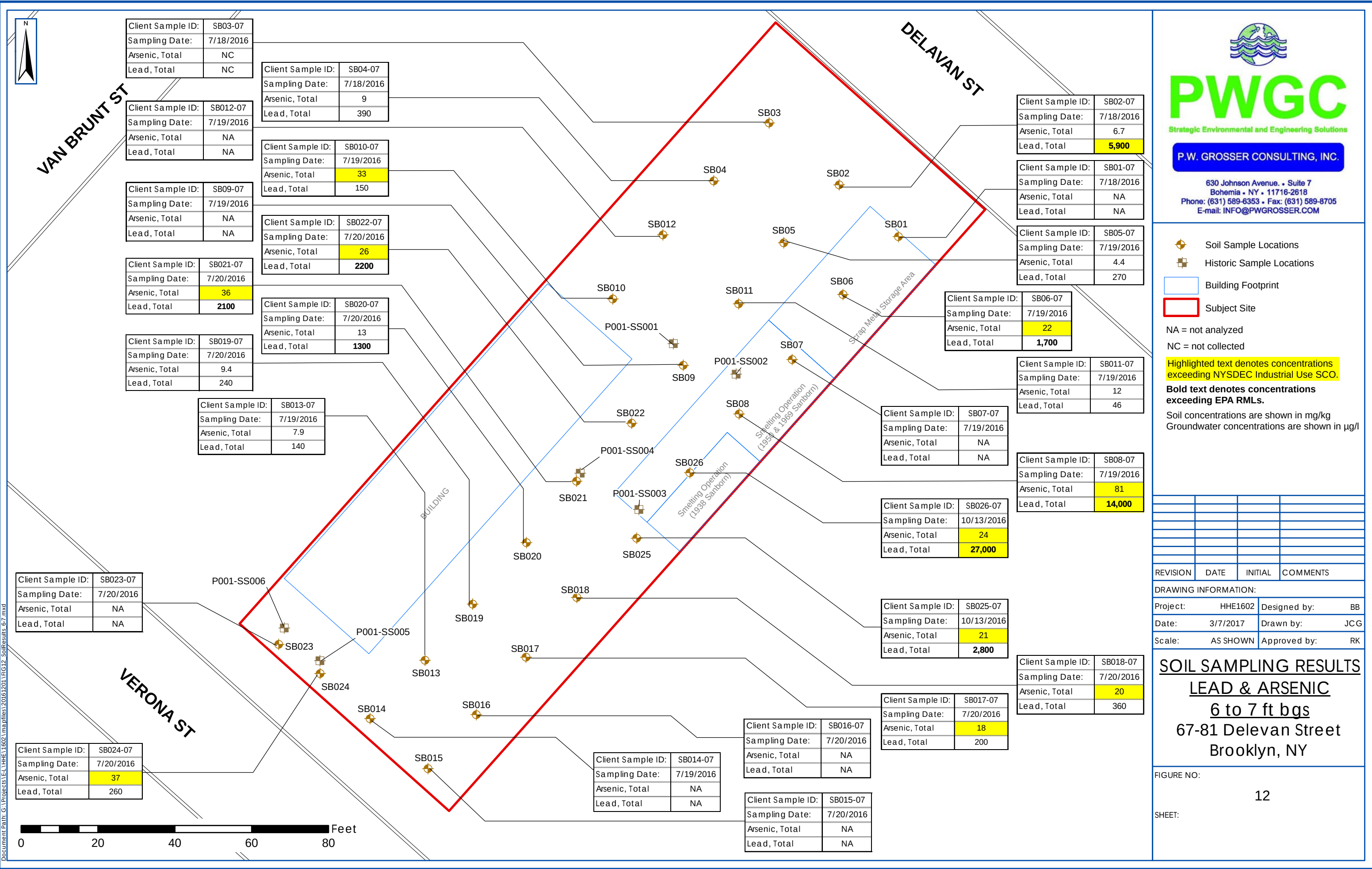
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| Date:                | 3/7/2017 | Drawn by:    | JCG |
| Scale:               | AS SHOWN | Approved by: | RK  |

**SOIL SAMPLING RESULTS**  
**LEAD & ARSENIC**  
**5 to 6 ft bgs**  
**67-81 Delevan Street**  
**Brooklyn, NY**

FIGURE NO:  
**11**  
SHEET:



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- Soil Sample Locations
  - Historic Sample Locations
  - Building Footprint
  - Subject Site
- NA = not analyzed  
NC = not collected

Highlighted text denotes concentrations exceeding NYSDEC Industrial Use SCO.  
Bold text denotes concentrations exceeding EPA RMLs.  
Soil concentrations are shown in mg/kg  
Groundwater concentrations are shown in µg/l

| REVISION | DATE | INITIAL | COMMENTS |
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| Date:                | 3/7/2017 | Drawn by:    | JCG |
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**SOIL SAMPLING RESULTS**  
**LEAD & ARSENIC**  
**6 to 7 ft bgs**  
**67-81 Delevan Street**  
**Brooklyn, NY**

FIGURE NO: 12  
SHEET:



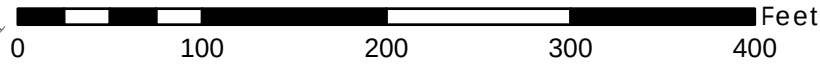




|                   |            |           |
|-------------------|------------|-----------|
| Client Sample ID: | GW003      |           |
| Sampling Date:    | 10/13/2016 |           |
| Chemical          | Total      | Dissolved |
| Arsenic           | 1.4        | 0.4       |
| Lead              | 7.0        | 1         |

|                   |            |           |
|-------------------|------------|-----------|
| Client Sample ID: | GW002      |           |
| Sampling Date:    | 10/13/2016 |           |
| Chemical          | Total      | Dissolved |
| Arsenic           | 6.1        | 1.1       |
| Lead              | 32         | 1         |

|                   |            |           |
|-------------------|------------|-----------|
| Client Sample ID: | GW001      |           |
| Sampling Date:    | 10/13/2016 |           |
| Chemical          | Total      | Dissolved |
| Arsenic           | 3.0        | 0.9       |
| Lead              | 59.3       | 1         |



GROUNDWATER  
FLOW

GW003

GW002

GW001



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E-mail: INFO@PWGROSSER.COM

- Proposed Monitoring Well
- Subject Site
- Surrounding Parcels
- Curbline

Highlighted text denotes concentrations exceeding NYSDEC Industrial Use SCO.

Groundwater concentrations are shown in µg/l

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| REVISION | DATE | INITIAL | COMMENTS |
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| DRAWING INFORMATION: |          |              |    |
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| Date:                | 3/7/2017 | Drawn by:    | BB |
| Scale:               | AS SHOWN | Approved by: | RK |

**GROUNDWATER  
SAMPLING  
RESULTS**

67-81 Delevan Street  
Brooklyn, NY

FIGURE NO:  
  
14

SHEET:

Document Path: G:\Projects\E\HHE1602\mapfiles\2016\2017\FG14 GroundwaterSamplingResults.mxd

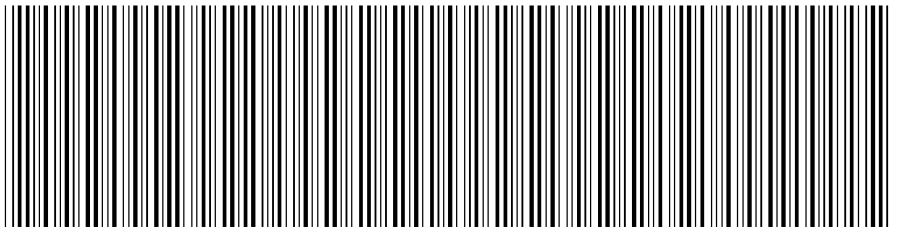


**EXHIBIT A**  
**PROPERTY DEED / METES & BOUNDS**



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.



2024103100051001002E249B

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2024103100051001

Document Date: 10-29-2024

Preparation Date: 11-07-2024

Document Type: DEED

Document Page Count: 4

PRESENTER:

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

RETURN TO:

ALEXANDER SELIGSON, ESQ.  
SELIGSON, ROTHMAN & ROTHMAN, LLP  
29 WEST 30TH STREET, 10TH FLOOR  
NEW YORK, NY 10001  
MTANY-196944 CK/CS

PROPERTY DATA

| Borough  | Block | Lot | Unit       | Address              |
|----------|-------|-----|------------|----------------------|
| BROOKLYN | 522   | 8   | Entire Lot | 237 VAN BRUNT STREET |

Property Type: RESIDENTIAL VACANT LAND

| Borough  | Block | Lot | Unit       | Address              |
|----------|-------|-----|------------|----------------------|
| BROOKLYN | 522   | 9   | Entire Lot | 235 VAN BRUNT STREET |

Property Type: RESIDENTIAL VACANT LAND

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

VAN BRUNT STREET BOYS LLC  
237 VAN BRUNT STREET  
BROOKLYN, NY 11231

GRANTEE/BUYER:

235-237 VAN BRUNT LLC  
C/O: SELIGSON, ROTHMAN & ROTHMAN, LLP, 29  
WEST 30TH STREET, 10TH FLOOR  
NEW YORK, NY 10001

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: \$ 60.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 57,750.00

NYS Real Estate Transfer Tax:

\$ 14,300.00

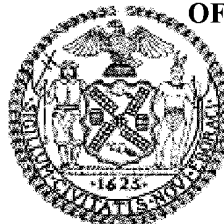
RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE

CITY OF NEW YORK

Recorded/Filed 11-08-2024 15:37

City Register File No.(CRFN):

2024000292631



*Collette N. Chiu-Jacques*

City Register Official Signature

THIS INDENTURE, made the 29 day of October, 2024

BETWEEN

VAN BRUNT STREET BOYS LLC  
207 Van Brunt Street, Brooklyn, NY 11231

party of the first part, and

235-237 VAN BRUNT, LLC  
c/o Seligson, Rothman & Rothman, LLP, 29 West 30<sup>th</sup> Street, 10<sup>th</sup> floor, New York, NY 10001

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of ten dollars (\$10.00) and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

See Schedule A Annexed hereto.

The Premises being also known as 235-237 Van Brunt Street, Brooklyn, NY.

Being and intended to be the same premises conveyed to the party of the first part by Deed from Lisamarie Leone a/k/a Lisa Marie Leone, Theresa Camardo, Joann Tufaro, and My Phyl LLC recorded on 10/18/2023 in CRFN 2023000268516

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" when ever the sense of this indenture so requires.

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

VAN BRUNT STREET BOYS LLC.

By:

  
MEYER WEBER, Manager

MAYER

**TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE**

State of New York, County of Kings

ss:

State of New York, County of

ss:

On the 29 day of October in the year 2024  
before me, the undersigned, personally appeared  
MAYER WEBER

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

On the      day of      in the year  
before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(signature and office of individual taking acknowledgment)

MARK FAHAM  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01FA6101480  
Qualified in Kings County  
Commission Expires November 17, 2027

(signature and office of individual taking acknowledgment)

**TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE**

State (or District of Columbia, Territory, or Foreign Country) of

ss:

On the      day of

in the year

before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

(insert the City or other political subdivision)

in (and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

**BARGAIN AND SALE DEED  
WITHOUT COVENANT AGAINST GRANTOR'S ACTS**

Title No. \_\_\_\_\_

Van Brunt Street Boys LLC  
TO  
235-237 VAN BRUNT, LLC

**SECTION**

**BLOCK:**

**LOT:**

**COUNTY OR TOWN:** Kings County

**STREET ADDRESS:** 235-237 Van Brunt St.  
Brooklyn, NY 11231

Recorded at Request of

RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS  
Distributed by

Alexander Seligson, Esq.  
Seligson, Rothman & Rothman, LLP  
29 West 30th Street, 10th floor  
New York, NY 10001

# Stewart Title Insurance Company

Title No.: MTANY-196944

## SCHEDULE A CONTINUED

### LEGAL DESCRIPTION

As to Block 522 Lot 8:

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 a point on the easterly side of Van Brunt Street distant 25 feet southerly from the corner formed by the intersection of the easterly side of Van Brunt Street with the southerly side of Delevan Street;

RUNNING THENCE easterly parallel with Delevan Street, 90 feet;

THENCE southerly parallel with Van Brunt Street, 25 feet;

THENCE westerly parallel with Delevan Street and part of the distance through a party wall, 90 feet to the easterly side of Van Brunt Street;

THENCE northerly along the easterly side of Van Brunt Street, 25 feet to the point or place of BEGINNING.

NOTE: Being Block(s) 522, Lot(s) 8, Tax Map of the Borough of Brooklyn, County of Kings.

As to Block 522 Lot 9:

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 southeasterly corner of Delevan and Van Brunt Street;

RUNNING THENCE southwesterly along Van Brunt Street, 25 feet;

THENCE southeasterly parallel with Delevan Street, 90 feet;

THENCE northeasterly parallel with Van Brunt Street, 25 feet to Delevan Street;

THENCE northwesterly along Delevan Street, 90 feet to the point or place of BEGINNING.

Premises also bounded and described according to a survey made by Leonard J. Strandberg and Associates dated 3/21/2023 as follows:

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:

Issued by:

**Madison Title Agency, LLC**  
**1125 Ocean Avenue, Lakewood, NJ 08701**  
**Telephone: 732-905-9400 Fax: 732-905-9420**

NY Report – Legal Description

196944/83

BEGINNING at the corner formed by the intersection of the southeasterly side of Van Brunt Street, (70 feet wide), with the southwesterly side of Delevan Street, (60 feet wide);

RUNNING THENCE southeasterly, along the southwesterly side of Delevan Street, 90.00 feet;

THENCE southwesterly, parallel with Van Brunt Street, 50.00 feet to a point;

THENCE northwesterly, parallel with Delevan Street, 90.00 feet to a point;

THENCE northeasterly, along the southeasterly side of Van Brunt Street, 50.00 feet to the point or place of BEGINNING.

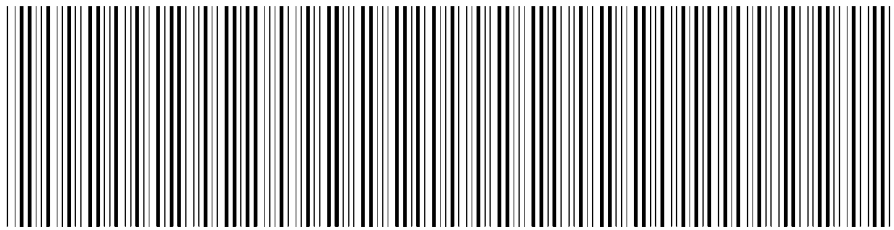
NOTE: Being Block(s) 522, Lot(s) 9, Tax Map of the Borough of Brooklyn, County of Kings.

NOTE: Lot and Block shown for informational purposes only.

Issued by:  
**Madison Title Agency, LLC**  
1125 Ocean Avenue, Lakewood, NJ 08701  
Telephone: 732-905-9400 Fax: 732-905-9420



NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2024103100051001002SEA1A

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2024103100051001      Document Date: 10-29-2024      Preparation Date: 11-07-2024  
Document Type: DEED

ASSOCIATED TAX FORM ID:    2024102900009

SUPPORTING DOCUMENTS SUBMITTED:

RP - 5217 REAL PROPERTY TRANSFER REPORT

Page Count  
2

FOR CITY USE ONLY

**C1. County Code**  **C2. Date Deed Recorded**  /  /   
Month Day Year

**C3. Book OR C4. Page**

**C5. CRFN**



## REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK  
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

## PROPERTY INFORMATION

**1. Property Location**  237  VAN BRUNT STREET  BROOKLYN  11231  
STREET NUMBER STREET NAME BOROUGH ZIP CODE

**2. Buyer Name**  235-237 VAN BRUNT LLC   
LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

**4. Indicate the number of Assessment Roll parcels transferred on the deed**  2  # of Parcels OR ☐ Part of a Parcel

**4A.** Planning Board Approval - N/A for NYC  
**4B.** Agricultural District Notice - N/A for NYC

**5. Deed Property Size**  50  X  90  OR      
FRONT FEET DEPTH ACRES

Check the boxes below as they apply:

**6.** Ownership Type is Condominium ☐  
**7.** New Construction on Vacant Land ☐

**8. Seller Name**  VAN BRUNT STREET BOYS LLC   
LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:

A ☐ One Family Residential C ☐ Residential Vacant Land E ☒ Commercial G ☐ Entertainment / Amusement I ☐ Industrial  
B ☐ 2 or 3 Family Residential D ☐ Non-Residential Vacant Land F ☐ Apartment H ☐ Community Service J ☐ Public Service

## SALE INFORMATION

**10. Sale Contract Date**  6  18  2024  
Month Day Year

**11. Date of Sale / Transfer**  10  29  2024  
Month Day Year

**12. Full Sale Price \$**   2  2  0  0  0  0  
( Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

**13. Indicate the value of personal property included in the sale**

14. Check one or more of these conditions as applicable to transfer:

A ☐ Sale Between Relatives or Former Relatives  
B ☐ Sale Between Related Companies or Partners in Business  
C ☐ One of the Buyers is also a Seller  
D ☐ Buyer or Seller is Government Agency or Lending Institution  
E ☐ Deed Type **not** Warranty or Bargain and Sale (Specify Below )  
F ☐ Sale of Fractional or Less than Fee Interest ( Specify Below )  
G ☐ Significant Change in Property Between Taxable Status and Sale Dates  
H ☐ Sale of Business is Included in Sale Price  
I ☐ Other Unusual Factors Affecting Sale Price ( Specify Below )  
J ☒ None

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

**15. Building Class**  G  7 **16. Total Assessed Value (of all parcels in transfer)**    1  5  1  6  5  0

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

BROOKLYN 522 8  BROOKLYN 522 9

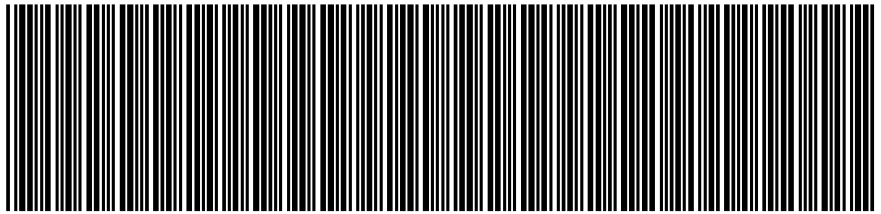
202410290000920102

|                                                                                                                                                                                                     |  |                                                                                                                                                                                                                                                                                                                                    |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <div>CERTIFICATION</div>                                                                                                                                                                            |  | I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments. |  |
| <div>BUYER</div> <div><div>BUYER SIGNATURE</div><div><i>Ante Sefran</i></div></div> <div><div>DATE</div><div>10/29/24</div></div>                                                                   |  | <div>BUYER'S ATTORNEY</div> <div><div>LAST NAME</div><div>Diamond</div><div>FIRST NAME</div><div>Alyne</div></div>                                                                                                                                                                                                                 |  |
| <div>C/O: SELIGSON, ROTHMAN &amp; ROTHMAN, LLP 29 WEST 30TH STREET, 10TH FLOOR</div> <div><div>STREET NUMBER</div><div>29</div><div>STREET NAME (AFTER SALE)</div><div>WEST 30TH STREET</div></div> |  | <div><div>AREA CODE</div><div>212</div><div>TELEPHONE NUMBER</div><div>966 6020</div></div>                                                                                                                                                                                                                                        |  |
| <div>NEW YORK</div> <div><div>CITY OR TOWN</div><div>NY</div><div>STATE</div><div>10001</div><div>ZIP CODE</div></div>                                                                              |  | <div><div>SELLER</div><div><div>SELLER SIGNATURE</div><div><i>[Signature]</i></div><div>DATE</div></div></div>                                                                                                                                                                                                                     |  |

2024102900009201

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

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2004010701457001003E5AF4

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 6**

**Document ID: 2004010701457001**

Document Date: 12-30-2003

Preparation Date: 01-12-2004

Document Type: DEED, OTHER

Document Page Count: 4

**PRESENTER:**

FIRST AMERICAN NEW YORK OFFICE  
633 THIRD AVENUE  
NEW YORK, NY 10017  
212-922-9700  
300819322

**RETURN TO:**

GRAHAM BARKHAM, ESQ.  
36 WEST 44TH STREET - SUITE 300  
NEW YORK, NY 10036

**PROPERTY DATA**

| Borough  | Block | Lot | Unit       | Address           |
|----------|-------|-----|------------|-------------------|
| BROOKLYN | 522   | 11  | Entire Lot | 67 DELEVAN STREET |

**Property Type:** INDUSTRIAL BUILDING

| Borough  | Block | Lot | Unit       | Address            |
|----------|-------|-----|------------|--------------------|
| BROOKLYN | 522   | 22  | Entire Lot | 80 RICHARDS STREET |

**Property Type:** INDUSTRIAL BUILDING

x Additional Properties on Continuation Page

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or Document ID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR:**

RED HOOK REALTY LLC  
1532 SOUTH WASHINGTON AVENUE  
PISCATAWAY, NJ 08854-3816

**GRANTEE:**

80 RICHARDS STREET LLC  
302 FIFTH AVENUE  
NEW YORK, NY 10001-3604

**FEES AND TAXES**

|                          |    |                                            |           |
|--------------------------|----|--------------------------------------------|-----------|
| <b>Mortgage</b>          |    | Recording Fee: \$                          | 66.00     |
| Mortgage Amount:         | \$ | Affidavit Fee: \$                          | 0.00      |
| Taxable Mortgage Amount: | \$ | NYC Real Property Transfer Tax Filing Fee: |           |
| Exemption:               |    | \$                                         | 50.00     |
| <b>TAXES:</b>            |    | NYS Real Estate Transfer Tax:              |           |
| County (Basic):          | \$ | \$                                         | 36,000.00 |
| City (Additional):       | \$ |                                            |           |
| Spec (Additional):       | \$ |                                            |           |
| TASE:                    | \$ |                                            |           |
| MTA:                     | \$ |                                            |           |
| NYCTA:                   | \$ |                                            |           |
| TOTAL:                   | \$ |                                            | 0.00      |

NYC HPD Affidavit in Lieu of Registration Statement



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

Recorded/Filed 03-09-2004 14:46

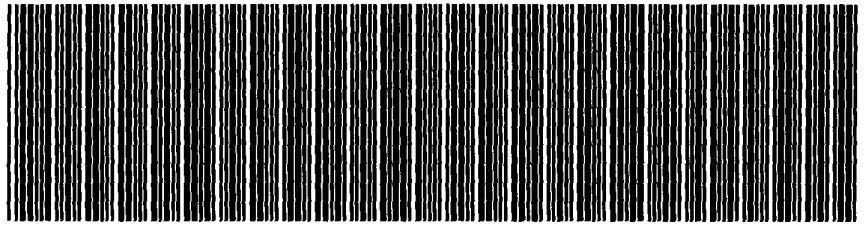
City Register File No.(CRFN):

2004000141645

*Rochelle Patricia*

**City Register Official Signature**

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2004010701457001003C5874

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 6

Document ID: 2004010701457001

Document Date: 12-30-2003

Preparation Date: 01-12-2004

Document Type: DEED, OTHER

PROPERTY DATA

| Borough                            | Block | Lot | Unit       | Address           |
|------------------------------------|-------|-----|------------|-------------------|
| BROOKLYN                           | 522   | 15  | Entire Lot | 100 VERONA STREET |
| Property Type: INDUSTRIAL BUILDING |       |     |            |                   |
| Borough                            | Block | Lot | Unit       | Address           |
| BROOKLYN                           | 522   | 50  | Entire Lot | 76 VERONA STREET  |
| Property Type: INDUSTRIAL BUILDING |       |     |            |                   |



3

THIS INDENTURE, made the 3<sup>rd</sup> 22nd day of DECEMBER, 2003

**BETWEEN**

RED HOOK REALTY LLC, having a principal place of business at 1532 South Washington Avenue, Piscataway, New Jersey 08854-3816

party of the first part, and

80 Richards Street LLC, having an office and a principal place of business at 302 Fifth Avenue, New York, New York 10001-3604

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION -----(\$10.00) dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE SCHEDULE "A", ANNEXED HERETO.

| BLOCK | LOT | PREM              |
|-------|-----|-------------------|
| 522   | 11  | 67 DELICAN ST.    |
| 522   | 22  | 80 RICHARDS ST    |
| 522   | 15  | 100 VERONA STREET |
| 522   | 50  | 76 VERONA STREET  |

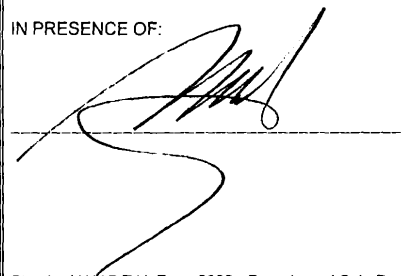
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" when ever the sense of this indenture so requires.

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:



RED HOOK REALTY LLC

Frank Turano - MEMBER  
By: Frank Turano, Member

**TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE**

State of New York, County of **KINGS**

ss:

State of New York, County of

ss:

On the 22 day of December in the year 2003  
before me, the undersigned, personally appeared  
**Frank Turano**  
personally known to me or proved to me on the basis of  
satisfactory evidence to be the individual(s) whose name(s) is  
(are) subscribed to the within instrument and acknowledged to  
me that he/she/they executed the same in his/her/their  
capacity(ies), and that by his/her/their signature(s) on the  
instrument, the individual(s), or the person upon behalf of which  
the individual(s) acted, executed the instrument.

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_  
before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of  
satisfactory evidence to be the individual(s) whose name(s) is  
(are) subscribed to the within instrument and acknowledged to  
me that he/she/they executed the same in his/her/their  
capacity(ies), and that by his/her/their signature(s) on the  
instrument, the individual(s), or the person upon behalf of which  
the individual(s) acted, executed the instrument.

\_\_\_\_\_  
(signature and office of individual taking acknowledgment)

\_\_\_\_\_  
(signature and office of individual taking acknowledgment)

**GERALD NEUFELD**  
**NOTARY PUBLIC, State of New York**  
**No. 01-NE0098933**  
**Qualified in New York County**  
**Commission Expires August 11, 2007**

**TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE**

State (or District of Columbia, Territory, or Foreign Country) of \_\_\_\_\_

ss:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_ before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are)  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and  
that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted,  
executed the instrument, and that such individual made such appearance before the undersigned in the

\_\_\_\_\_ in \_\_\_\_\_  
(insert the City or other political subdivision) (and insert the State or Country or other place the acknowledgment was taken)

\_\_\_\_\_  
(signature and office of individual taking acknowledgment)

DISTRICT

SECTION

BLOCK 522

LOT 11, 22, 15, and 50

COUNTY OR TOWN Kings

STREET ADDRESS

**BARGAIN AND SALE DEED**  
**WITH COVENANT AGAINST GRANTOR'S ACTS**

Title No. 3008-19322  
RED HOOK REALTY LLC

TO

Recorded at Request of  
THE JUDICIAL TITLE INSURANCE AGENCY LLC

RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by  
THE JUDICIAL TITLE INSURANCE AGENCY LLC  
550 MAMARONECK AVENUE  
HARRISON, NY 10528  
914-381-6700 • 800-281-TITLE

Graham Barkham, Esq.  
36 West 44th Street - Suite 300  
New York, NY 10036

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE



***First American Title Insurance Company of New York***

**Title No. 3008-19322**

**SCHEDULE "A"**

**PARCEL 1**

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 ON THE NORTHERLY SIDE OF VERONA STREET, DISTANT 90 FEET EASTERLY FROM THE EASTERLY SIDE OF VAN BRUNT STREET.

RUNNING THENCE NORTHERLY PARALLEL WITH VAN BRUNT STREET AND RICHARDS STREET, 200 FEET TO THE SOUTHERLY SIDE OF DELEVAN STREET.

THENCE EASTERLY ALONG THE SOUTHERLY SIDE OF DELEVAN STREET, 72 FEET 7 INCHES.

THENCE SOUTHERLY PARALLEL WITH VAN BRUNT STREET AND RICHARD STREET, 200 FEET TO THE NORTHERLY SIDE OF VERONA STREET.

THENCE WESTERLY ALONG THE NORTHERLY SIDE OF VERONA STREET, 72 FEET 7 INCHES, TO THE POINT OR PLACE OF BEGINNING.

**PARCEL 2**

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 ON THE SOUTHERLY SIDE OF DELEVAN STREET, DISTANT 162 FEET 7 INCHES EASTERLY FROM THE INTERSECTION OF THE SOUTHERLY SIDE OF DELEVAN STREET WITH THE EASTERLY SIDE OF VAN BRUNT STREET.

RUNNING THENCE SOUTHERLY PARALLEL WITH VAN BRUNT STREET AND RICHARDS STREET, 100 FEET.

THENCE EASTERLY PARALLEL WITH DELEVAN STREET AND VERONA STREET, 125 FEET.

THENCE NORTHERLY PARALLEL WITH VAN BRUNT STREET AND RICHARDS STREET, 100 FEET TO THE SOUTHERLY SIDE OF DELEVAN STREET.

THENCE WESTERLY ALONG THE SOUTHERLY SIDE OF DELEVAN STREET, 125 FEET TO THE POINT OR PLACE OF BEGINNING.

**PARCEL 3**

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 THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF VERONA STREET WITH THE WESTERLY SIDE OF RICHARDS STREET.

RUNNING THENCE WESTERLY ALONG THE NORTHERLY SIDE OF VERONA STREET, 202 FEET 5 INCHES.



***First American Title Insurance Company of New York***

THENCE NORTHERLY PARALLEL WITH RICHARD STREET, 200 FEET TO THE SOUTHERLY SIDE OF DELEVAN STREET.

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THENCE EASTERLY PARALLEL WITH VERONA STREET AND DELEVAN STREET, 125 FEET.

THENCE SOUTHERLY PARALLEL WITH VAN BRUNT STREET AND RICHARDS STREET, 100 FEET TO THE NORTHERLY SIDE OF VERONA STREET.

THENCE WESTERLY ALONG THE NORTHERLY SIDE OF VERONA STREET, 125 FEET TO THE POINT OR PLACE OF BEGINNING.

**THE** policy to be issued under this report will insure the title to such buildings and improvements erected on the premises, which by law constitute real property.

**FOR CONVEYANCING ONLY: TOGETHER** with all the right, title and interest of the party of the first part, of in and to the land lying in the street in front of and adjoining said premises.



***First American Title Insurance Company of New York***

THENCE NORTHERLY PARALLEL WITH RICHARD STREET, 200 FEET TO THE SOUTHERLY SIDE OF DELEVAN STREET.

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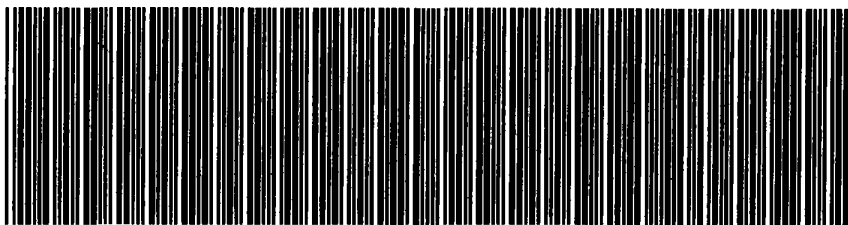
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**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**



2004010701457001003S9475

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2004010701457001**

**Document Date: 12-30-2003**

**Preparation Date: 01-12-2004**

**Document Type: DEED, OTHER**

**SUPPORTING DOCUMENTS SUBMITTED:**

**Page Count**

RP - 5217 REAL PROPERTY TRANSFER REPORT

2

FOR CITY USE ONLY

C1. County Code          C2. Date Deed Recorded          /          /           
 Month Day Year

C3. Book          OR C4. Page         

C5. CRFN         



## REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK  
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

(Rev 11/2002)

## PROPERTY INFORMATION

1. Property Location 80 Richards Street LLC Brooklyn 11231  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 80 Richards Street LLC  
 LAST NAME / COMPANY FIRST NAME

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

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

5. Deed Property Size          X          OR 1.0.5  
 FRONT FEET DEPTH ACRES

6. Seller Name Red Hook Realty LLC  
 LAST NAME / COMPANY FIRST NAME

4A. Planning Board Approval - N/A for NYC

4B. Agricultural District Notice - N/A for NYC

Check the boxes below as they apply:

6. Ownership Type is Condominium ☐7. New Construction on Vacant Land ☐

9. Check the box below which most accurately describes the use of the property at the time of sale:

- A ☐ One Family Residential C ☐ Residential Vacant Land E ☒ Commercial G ☐ Entertainment / Amusement I ☐ Industrial  
 B ☐ 2 or 3 Family Residential D ☐ Non-Residential Vacant Land F ☐ Apartment H ☐ Community Service J ☐ Public Service

## SALE INFORMATION

10. Sale Contract Date          /          /           
 Month Day Year

11. Date of Sale / Transfer 12/30/2003  
 Month Day Year

12. Full Sale Price 9,000,000.00  
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale 0

14. Check one or more of these conditions as applicable to transfer:

- A ☐ Sale Between Relatives or Former Relatives  
 B ☐ Sale Between Related Companies or Partners in Business  
 C ☐ One of the Buyers is also a Seller  
 D ☐ Buyer or Seller is Government Agency or Lending Institution  
 E ☐ Deed Type not Warranty or Bargain and Sale (Specify Below)  
 F ☐ Sale of Fractional or Less than Fee Interest (Specify Below)  
 G ☐ Significant Change in Property Between Taxable Status and Sale Dates  
 H ☐ Sale of Business is Included in Sale Price  
 I ☐ Other Unusual Factors Affecting Sale Price (Specify Below)  
 J ☒ None

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

15. Building Class E9 16. Total Assessed Value (of all parcels in transfer) 681,750

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

KINGS / 522 / 11 KINGS / 522 / 22 KINGS / 522 / 15

## CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER

BUYER'S ATTORNEY

         12/30/03  
 BUYER SIGNATURE DATE

302 Fifth Avenue  
 STREET NUMBER STREET NAME (AFTER SALE)

NEW YORK NY 10001-3604  
 CITY OR TOWN STATE ZIP CODE

                   
 LAST NAME FIRST NAME

                   
 AREA CODE TELEPHONE NUMBER

         12/30/03  
 SELLER - MEMBER SELLER SIGNATURE DATE

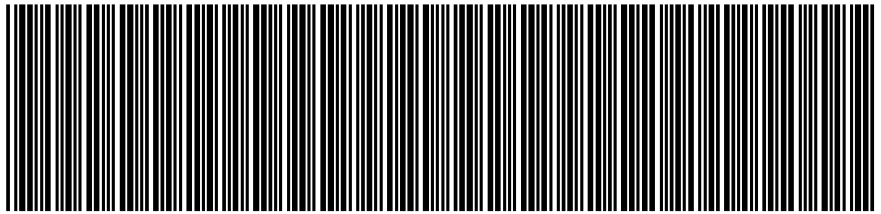
RIDE

RP-5217NYC (CONTINUED)

| COUNTY | BLOCK | LOT | PREMISES                              |
|--------|-------|-----|---------------------------------------|
| KINGS  | 522   | 11  | 67 DELEVAN STREET, BROOKLYN NY 11231  |
| KINGS  | 522   | 22  | 80 RICHARDS STREET, BROOKLYN NY 11231 |
| KINGS  | 522   | 15  | 100 VERONA STREET, BROOKLYN NY 11231  |
| KINGS  | 522   | 50  | 76 VERONA STREET, BROOKLYN NY 11231   |

**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.



2004010701457001003E5AF4

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 6**

**Document ID: 2004010701457001**

Document Date: 12-30-2003

Preparation Date: 01-12-2004

Document Type: DEED, OTHER

Document Page Count: 4

**PRESENTER:**

FIRST AMERICAN NEW YORK OFFICE  
633 THIRD AVENUE  
NEW YORK, NY 10017  
212-922-9700  
300819322

**RETURN TO:**

GRAHAM BARKHAM, ESQ.  
36 WEST 44TH STREET - SUITE 300  
NEW YORK, NY 10036

**PROPERTY DATA**

| Borough  | Block | Lot | Unit       | Address           |
|----------|-------|-----|------------|-------------------|
| BROOKLYN | 522   | 11  | Entire Lot | 67 DELEVAN STREET |

**Property Type:** INDUSTRIAL BUILDING

| Borough  | Block | Lot | Unit       | Address            |
|----------|-------|-----|------------|--------------------|
| BROOKLYN | 522   | 22  | Entire Lot | 80 RICHARDS STREET |

**Property Type:** INDUSTRIAL BUILDING

x Additional Properties on Continuation Page

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or Document ID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR:**

RED HOOK REALTY LLC  
1532 SOUTH WASHINGTON AVENUE  
PISCATAWAY, NJ 08854-3816

**GRANTEE:**

80 RICHARDS STREET LLC  
302 FIFTH AVENUE  
NEW YORK, NY 10001-3604

**FEES AND TAXES**

|                          |    |                                            |           |
|--------------------------|----|--------------------------------------------|-----------|
| <b>Mortgage</b>          |    | Recording Fee: \$                          | 66.00     |
| Mortgage Amount:         | \$ | Affidavit Fee: \$                          | 0.00      |
| Taxable Mortgage Amount: | \$ | NYC Real Property Transfer Tax Filing Fee: |           |
| Exemption:               |    | \$                                         | 50.00     |
| <b>TAXES:</b>            |    | NYS Real Estate Transfer Tax:              |           |
| County (Basic):          | \$ | \$                                         | 36,000.00 |
| City (Additional):       | \$ |                                            |           |
| Spec (Additional):       | \$ |                                            |           |
| TASE:                    | \$ |                                            |           |
| MTA:                     | \$ |                                            |           |
| NYCTA:                   | \$ |                                            |           |
| <b>TOTAL:</b>            | \$ |                                            | 0.00      |

NYC HPD Affidavit in Lieu of Registration Statement



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

Recorded/Filed 03-09-2004 14:46

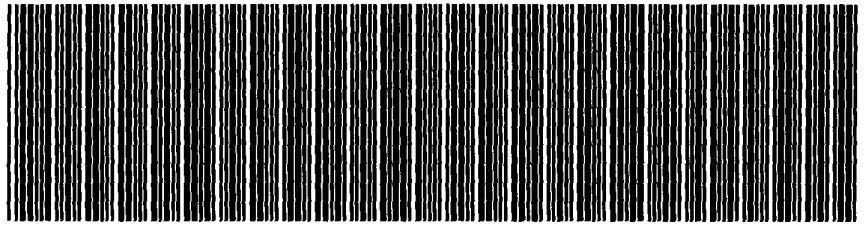
City Register File No.(CRFN):

2004000141645

*Rochelle Patricia*

**City Register Official Signature**

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2004010701457001003C5874

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 6

Document ID: 2004010701457001

Document Date: 12-30-2003

Preparation Date: 01-12-2004

Document Type: DEED, OTHER

PROPERTY DATA

| Borough                            | Block | Lot | Unit       | Address           |
|------------------------------------|-------|-----|------------|-------------------|
| BROOKLYN                           | 522   | 15  | Entire Lot | 100 VERONA STREET |
| Property Type: INDUSTRIAL BUILDING |       |     |            |                   |
| Borough                            | Block | Lot | Unit       | Address           |
| BROOKLYN                           | 522   | 50  | Entire Lot | 76 VERONA STREET  |
| Property Type: INDUSTRIAL BUILDING |       |     |            |                   |

3

THIS INDENTURE, made the 3<sup>rd</sup> 22<sup>nd</sup> day of DECEMBER, 2003

**BETWEEN**

RED HOOK REALTY LLC, having a principal place of business at 1532 South Washington Avenue, Piscataway, New Jersey 08854-3816

party of the first part, and

80 Richards Street LLC, having an office and a principal place of business at 302 Fifth Avenue, New York, New York 10001-3604

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION -----(\$10.00) dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE SCHEDULE "A", ANNEXED HERETO.

| BLOCK | LOT | PREM              |
|-------|-----|-------------------|
| 522   | 11  | 67 DELICAN ST.    |
| 522   | 22  | 80 RICHARDS ST    |
| 522   | 15  | 100 VERONA STREET |
| 522   | 50  | 76 VERONA STREET  |

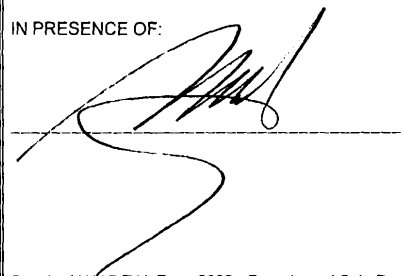
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" when ever the sense of this indenture so requires.

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:



RED HOOK REALTY LLC

Frank Turano - MEMBER  
By: Frank Turano, Member



**TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE**

State of New York, County of **KINGS**

ss:

State of New York, County of

ss:

On the **22** day of **December** in the year **2003**  
before me, the undersigned, personally appeared

**Frank Turano**  
personally known to me or proved to me on the basis of  
satisfactory evidence to be the individual(s) whose name(s) is  
(are) subscribed to the within instrument and acknowledged to  
me that he/she/they executed the same in his/her/their  
capacity(ies), and that by his/her/their signature(s) on the  
instrument, the individual(s), or the person upon behalf of which  
the individual(s) acted, executed the instrument.

\_\_\_\_\_  
(signature and office of individual taking acknowledgment)

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_  
before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of  
satisfactory evidence to be the individual(s) whose name(s) is  
(are) subscribed to the within instrument and acknowledged to  
me that he/she/they executed the same in his/her/their  
capacity(ies), and that by his/her/their signature(s) on the  
instrument, the individual(s), or the person upon behalf of which  
the individual(s) acted, executed the instrument.

\_\_\_\_\_  
(signature and office of individual taking acknowledgment)

**GERALD NEUFELD**  
**NOTARY PUBLIC, State of New York**  
**No. 01-NE0098933**  
**Qualified in New York County**  
**Commission Expires August 11, 2007**

**TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE**

State (or District of Columbia, Territory, or Foreign Country) of \_\_\_\_\_

ss:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_ before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are)  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and  
that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted,  
executed the instrument, and that such individual made such appearance before the undersigned in the

\_\_\_\_\_ in \_\_\_\_\_  
(insert the City or other political subdivision) (and insert the State or Country or other place the acknowledgment was taken)

\_\_\_\_\_  
(signature and office of individual taking acknowledgment)

DISTRICT

SECTION

BLOCK **522**

LOT **11, 22, 15, and 50**

COUNTY OR TOWN **Kings**

STREET ADDRESS

**BARGAIN AND SALE DEED**  
**WITH COVENANT AGAINST GRANTOR'S ACTS**

Title No. **3008-19322**  
**RED HOOK REALTY LLC**

TO

Recorded at Request of  
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RETURN BY MAIL TO:

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Distributed by  
**THE JUDICIAL TITLE INSURANCE AGENCY LLC**  
**550 MAMARONECK AVENUE**  
**HARRISON, NY 10528**  
**914-381-6700 • 800-281-TITLE**

**Graham Barkham, Esq.**  
**36 West 44th Street - Suite 300**  
**New York, NY 10036**

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE



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**Title No. 3008-19322**

**SCHEDULE "A"**

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BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF DELEVAN STREET, DISTANT 162 FEET 7 INCHES EASTERLY FROM THE INTERSECTION OF THE SOUTHERLY SIDE OF DELEVAN STREET WITH THE EASTERLY SIDE OF VAN BRUNT STREET.

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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 ON THE NORTHERLY SIDE OF VERONA STREET, DISTANT 162 FEET 7 INCHES EASTERLY FROM THE INTERSECTION OF THE EASTERLY SIDE OF VAN BRUNT STREET WITH THE NORTHERLY SIDE OF VERONA STREET.

RUNNING THENCE NORTHERLY PARALLEL WITH VAN BRUNT STREET AND RICHARDS STREET, 100 FEET.

THENCE EASTERLY PARALLEL WITH VERONA STREET AND DELEVAN STREET, 125 FEET.

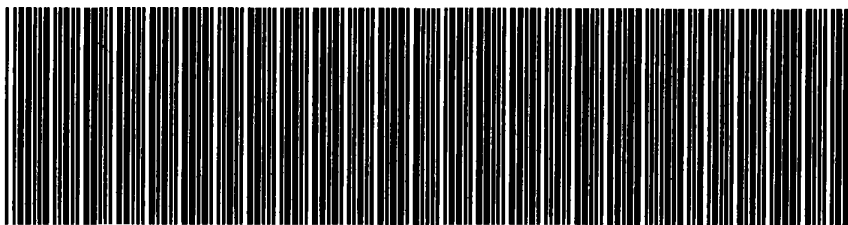
THENCE SOUTHERLY PARALLEL WITH VAN BRUNT STREET AND RICHARDS STREET, 100 FEET TO THE NORTHERLY SIDE OF VERONA STREET.

THENCE WESTERLY ALONG THE NORTHERLY SIDE OF VERONA STREET, 125 FEET TO THE POINT OR PLACE OF BEGINNING.

**THE** policy to be issued under this report will insure the title to such buildings and improvements erected on the premises, which by law constitute real property.

**FOR CONVEYANCING ONLY: TOGETHER** with all the right, title and interest of the party of the first part, of in and to the land lying in the street in front of and adjoining said premises.

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



2004010701457001003S9475

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2004010701457001**

**Document Date: 12-30-2003**

**Preparation Date: 01-12-2004**

**Document Type: DEED, OTHER**

**SUPPORTING DOCUMENTS SUBMITTED:**

**Page Count**

RP - 5217 REAL PROPERTY TRANSFER REPORT

2

FOR CITY USE ONLY

C1. County Code          C2. Date Deed Recorded          /          /           
 Month Day Year

C3. Book          OR C4. Page         

C5. CRFN         



## REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK  
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

(Rev 11/2002)

## PROPERTY INFORMATION

1. Property Location 80 Richards Street LLC Brooklyn 11231  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 80 Richards Street LLC  
 LAST NAME / COMPANY FIRST NAME

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

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

5. Deed Property Size          X          OR 1.0.5  
 FRONT FEET DEPTH ACRES

6. Seller Name Red Hook Realty LLC  
 LAST NAME / COMPANY FIRST NAME

4A. Planning Board Approval - N/A for NYC  
 4B. Agricultural District Notice - N/A for NYC

Check the boxes below as they apply:

6. Ownership Type is Condominium ☐7. New Construction on Vacant Land ☐

9. Check the box below which most accurately describes the use of the property at the time of sale:

- A ☐ One Family Residential C ☐ Residential Vacant Land E ☒ Commercial G ☐ Entertainment / Amusement I ☐ Industrial  
 B ☐ 2 or 3 Family Residential D ☐ Non-Residential Vacant Land F ☐ Apartment H ☐ Community Service J ☐ Public Service

## SALE INFORMATION

10. Sale Contract Date          /          /           
 Month Day Year

11. Date of Sale / Transfer 12/30/2003  
 Month Day Year

12. Full Sale Price 9,000,000.00  
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale 0

14. Check one or more of these conditions as applicable to transfer:

- A ☐ Sale Between Relatives or Former Relatives  
 B ☐ Sale Between Related Companies or Partners in Business  
 C ☐ One of the Buyers is also a Seller  
 D ☐ Buyer or Seller is Government Agency or Lending Institution  
 E ☐ Deed Type not Warranty or Bargain and Sale (Specify Below)  
 F ☐ Sale of Fractional or Less than Fee Interest (Specify Below)  
 G ☐ Significant Change in Property Between Taxable Status and Sale Dates  
 H ☐ Sale of Business is Included in Sale Price  
 I ☐ Other Unusual Factors Affecting Sale Price (Specify Below)  
 J ☒ None

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

15. Building Class E9 16. Total Assessed Value (of all parcels in transfer) 681,750

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

KINGS / 522 / 11 KINGS / 522 / 22 KINGS / 522 / 15

## CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER

BUYER'S ATTORNEY

         12/30/03  
 BUYER SIGNATURE DATE

302 Fifth Avenue  
 STREET NUMBER STREET NAME (AFTER SALE)

NEW YORK NY 10001-3604  
 CITY OR TOWN STATE ZIP CODE

                   
 LAST NAME FIRST NAME

                   
 AREA CODE TELEPHONE NUMBER

         12/30/03  
 SELLER - MEMBER SELLER SIGNATURE DATE



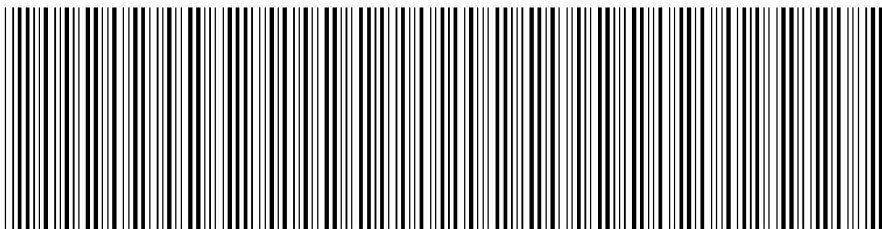
RIDE

RP-5217NYC (CONTINUED)

| COUNTY | BLOCK | LOT | PREMISES                              |
|--------|-------|-----|---------------------------------------|
| KINGS  | 522   | 11  | 67 DELEVAN STREET, BROOKLYN NY 11231  |
| KINGS  | 522   | 22  | 80 RICHARDS STREET, BROOKLYN NY 11231 |
| KINGS  | 522   | 15  | 100 VERONA STREET, BROOKLYN NY 11231  |
| KINGS  | 522   | 50  | 76 VERONA STREET, BROOKLYN NY 11231   |

**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.



2021071200829001002E9AAE

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 4**

**Document ID: 2021071200829001**

**Document Date: 05-10-2021**

**Preparation Date: 07-12-2021**

**Document Type: DEED**

**Document Page Count: 3**

**PRESENTER:**

BETTER RECORDINGS, LLC  
1 PARAGON DRIVE - RANY-43484  
SUITE 150B  
MONTVALE, NJ 07645  
REC@BETTERTITLERESEARCH.COM

**RETURN TO:**

BETTER RECORDINGS, LLC  
1 PARAGON DRIVE - RANY-43484  
SUITE 150B  
MONTVALE, NJ 07645  
REC@BETTERTITLERESEARCH.COM

**PROPERTY DATA**

| Borough  | Block | Lot | Unit       | Address            |
|----------|-------|-----|------------|--------------------|
| BROOKLYN | 522   | 22  | Entire Lot | 80 RICHARDS STREET |

**Property Type: COMMERCIAL REAL ESTATE**

| Borough  | Block | Lot | Unit       | Address          |
|----------|-------|-----|------------|------------------|
| BROOKLYN | 522   | 50  | Entire Lot | 76 VERONA STREET |

**Property Type: COMMERCIAL REAL ESTATE**

**CROSS REFERENCE DATA**

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

**PARTIES**

**GRANTOR/SELLER:**

80 RICHARDS STREET, LLC  
302 FIFTH AVE  
NEW YORK, NY 10001

**GRANTEE/BUYER:**

80 RICHARDS OWNER, LLC  
302 FIFTH AVE  
NEW YORK, NY 10001

**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: | \$ | 55.00 |
|----------------|----|-------|

|                |    |      |
|----------------|----|------|
| Affidavit Fee: | \$ | 0.00 |
|----------------|----|------|

**Filing Fee:**

|    |        |
|----|--------|
| \$ | 250.00 |
|----|--------|

**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 07-16-2021 15:17

City Register File No.(CRFN):

**2021000272916**



*Annette McMill*

**City Register Official Signature**

**BARGAIN AND SALE DEED**

THIS INDENTURE, made the 10 day of May, 2021

**BETWEEN**

**80 Richards Street, LLC, a New York limited liability company** having an office address at 302 Fifth Avenue, New York, NY 10001

party of the first part, and

**80 Richards Owner, LLC, a Delaware limited liability company** having an office address at 302 Fifth Avenue, New York, NY 10001

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE SCHEDULE "A" ANNEXED

Said premises also known as 80 Richards Street, Brooklyn, NY 11231 and 76 Verona Street, Brooklyn, New York 11231

Said premises conveyed to the party of the first part as described in a deed dated 12/30/2003, and recorded on 03/09/2004 in CRFN: 2004000141645.

**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

**AND** the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

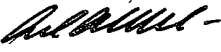
**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost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

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first party has duly executed this deed the day and year first above written.

IN THE PRESENCE OF:

80 Richards Street, LLC

By: 

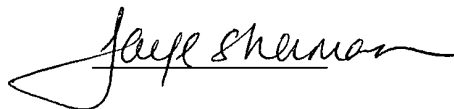
Name: Ariel Akkad

Title: Authorized Signatory

STATE OF NEW YORK  
COUNTY OF New York

On the 10<sup>th</sup> day of May, 2021 before me, the undersigned, personally appeared Ariel Akkad personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

FAYE SHERMAN  
Notary Public-State of New York  
No. 01SH6306578  
Qualified in Kings County  
Commission Expires 06/23/2022



**BARGAIN AND**

**SALE DEED**

**With Covenant Against  
Grantor's Acts**

Section:  
Block: 522  
Lot: 22 and 50  
County: Kings  
80 Richards Street,  
Brooklyn, New York and  
76 Verona Street  
Brooklyn, New York

**Record and Return to:**

**Seligson, Rothman & Rothman  
29 West 30<sup>th</sup> Street, 10<sup>th</sup> Floor  
New York, New York 10001**

**Att: Alexander W. Seligson, Esq.**

**RIVERSIDE ABSTRACT, LLC**  
As Agent for  
**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
**LEGAL DESCRIPTION**

Title No.: **RANY-43484**

**Parcel I:**

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 the corner formed by the intersection of the northerly side of Verona Street with the westerly side of Richards Street;

RUNNING THENCE westerly along the northerly side of Verona Street, 202 feet 5 inches;

THENCE northerly parallel with Richard Street, 200 feet to the southerly side of Delevan Street;

THENCE easterly along the southerly side of Delevan Street, 202 feet 5 inches to the westerly side of Richards Street;

THENCE southerly along the westerly side of Richards Street, 200 feet to the point or place of BEGINNING.

Note: Address, Block & Lot shown for informational purposes only

Designated as Block 522, Lot 22, Kings County and also known as Parcel I: 80 Richards Street, Brooklyn, NY 11231.

**Parcel II:**

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 on the northerly side of Verona Street distant 162 feet 7 inches easterly from the intersection of the easterly side of Van Brunt Street with the northerly side of Verona Street;

RUNNING THENCE northerly parallel with Van Brunt Street and Richards Street, 100 feet;

THENCE easterly parallel with Verona Street and Delevan Street, 125 feet;

THENCE southerly parallel with Van Brunt Street and Richards Street, 100 feet to the northerly side of Verona Street;

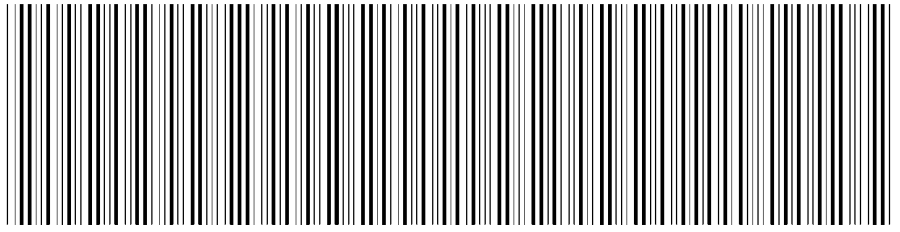
THENCE westerly along the northerly side of Verona Street, 125 feet to the point or place of BEGINNING.

Note: Address, Block & Lot shown for informational purposes only

Designated as Block 522, Lot 50, Kings County and also known as Parcel II: 76 Verona Street, Brooklyn, NY 11231.

Riverside Abstract, LLC  
3839 Flatlands Avenue, Suite 208  
Brooklyn, NY 11234  
TEL: (718) 252-4200 FAX: (718) 252-4226

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2021071200829001002S542F

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2021071200829001**  
Document Type: DEED

Document Date: 05-10-2021

Preparation Date: 07-12-2021

**ASSOCIATED TAX FORM ID:** 2021051000329

**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT

1



FOR CITY USE ONLY

C1. County Code  C2. Date Deed Recorded  /  /   
 Month Day Year

C3. Book  OR C4. Page   
 C5. CRFN



## REAL PROPERTY TRANSFER REPORT

 STATE OF NEW YORK  
 STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

## PROPERTY INFORMATION

1. Property Location  80  RICHARDS STREET  BROOKLYN  11231  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  80 RICHARDS OWNER, LLC   
 LAST NAME / COMPANY FIRST NAME  
   
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)  
     
 LAST NAME / COMPANY FIRST NAME  
     
 STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed  2  # of Parcels OR ☐ Part of a Parcel

4A. Planning Board Approval - N/A for NYC

4B. Agricultural District Notice - N/A for NYC

5. Deed Property Size  FRONT FEET X  DEPTH OR  ACRES

Check the boxes below as they apply:

6. Ownership Type is Condominium ☐7. New Construction on Vacant Land ☐

8. Seller Name  80 RICHARDS STREET, LLC   
 LAST NAME / COMPANY FIRST NAME  
   
 LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:

A ☐ One Family Residential C ☐ Residential Vacant Land E ☒ Commercial G ☐ Entertainment / Amusement I ☐ Industrial  
 B ☐ 2 or 3 Family Residential D ☐ Non-Residential Vacant Land F ☐ Apartment H ☐ Community Service J ☐ Public Service

## SALE INFORMATION

10. Sale Contract Date  5 / 10 / 2021   
 Month Day Year

11. Date of Sale / Transfer  5 / 10 / 2021   
 Month Day Year

12. Full Sale Price \$            0

( Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale

14. Check one or more of these conditions as applicable to transfer:

A ☐ Sale Between Relatives or Former Relatives  
 B ☒ Sale Between Related Companies or Partners in Business  
 C ☐ One of the Buyers is also a Seller  
 D ☐ Buyer or Seller is Government Agency or Lending Institution  
 E ☐ Deed Type not Warranty or Bargain and Sale (Specify Below)  
 F ☐ Sale of Fractional or Less than Fee Interest (Specify Below)  
 G ☐ Significant Change in Property Between Taxable Status and Sale Dates  
 H ☐ Sale of Business is Included in Sale Price  
 I ☒ Other Unusual Factors Affecting Sale Price (Specify Below)  
 J ☐ None

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

15. Building Class  F, 1  16. Total Assessed Value (of all parcels in transfer)  5  4  2  9  7  0  0

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

BROOKLYN 522 22

BROOKLYN 522 50

202105100032920101

**CERTIFICATION**

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

|                                                                                            |  |  |                                   |  |  |
|--------------------------------------------------------------------------------------------|--|--|-----------------------------------|--|--|
| <br>BUYER |  |  | 05/10/21<br>DATE                  |  |  |
| 302 FIFTH AVE<br>BUYER SIGNATURE                                                           |  |  | Ariel Akkad, A.S.<br>LAST NAME    |  |  |
| NEW YORK<br>STREET NUMBER                                                                  |  |  | 10001<br>STREET NAME (AFTER SALE) |  |  |
| NY<br>CITY OR TOWN                                                                         |  |  | 10001<br>STATE                    |  |  |
| 10001<br>ZIP CODE                                                                          |  |  | 05/10/21<br>DATE                  |  |  |

**BUYER'S ATTORNEY****SELLER**

Ariel Akkad, A.S.



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

## Customer Registration Form for Water and Sewer Billing

### Property and Owner Information:

(1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 522 LOT: 22

(2) Property Address: 80 RICHARDS STREET, BROOKLYN, NY 11231

(3) Owner's Name: 80 RICHARDS OWNER, LLC

Additional Name:

### Affirmation:



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

### Customer Billing Information:

#### Please Note:

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

### Owner's Approval:

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

Print Name of Owner:

Signature: *[Signature]* Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable: Ariel Akkad, AS.

**SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES**



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

## Customer Registration Form for Water and Sewer Billing

---

| Borough  | Block | Lot | Street           | City | State | Zip   |
|----------|-------|-----|------------------|------|-------|-------|
| BROOKLYN | 522   | 50  | 76 VERONA STREET | NY   | NY    | 11231 |

202105100032910101



Rev. September 2026  
**NYSDEC BCP APPLICATION**  
**FORMER ATLAS WHITE METALS CO. SITE**  
**BCP Site No. C224238**

**EXHIBIT B**  
HISTORICAL ENVIRONMENTAL INFORMATION

**Table 1**  
Soil Analytical Summary Tables  
Total Metals  
USEPA Methods 6010/7471

| Client Sample ID:    | CAS       | Project Action Limit |                       | S801-01     | S801-02     | S802-01     | S802-02     | S802-03     | S802-04     | S802-07     | S803-01     | S803-02     | S804-01     | S804-02     | S804-03     | S804-04     | S804-05     | S804-07     |        |        |        |       |        |       |        |       |       |       |      |        |     |       |   |
|----------------------|-----------|----------------------|-----------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------|--------|--------|-------|--------|-------|--------|-------|-------|-------|------|--------|-----|-------|---|
| Laboratory ID:       | Number    | EPA RMLs (mg/kg)     | NYSDEC IUSCOs (mg/kg) | L1622423-01 | L1622423-02 | L1622423-09 | L1622423-10 | L1622423-11 | L1622423-12 | L1622423-15 | L1622423-17 | L1622423-18 | L1622423-83 | L1622423-84 | L1622423-85 | L1622423-86 | L1622423-87 | L1622423-89 |        |        |        |       |        |       |        |       |       |       |      |        |     |       |   |
| Sampling Date:       |           | (Industrial Soil)    |                       | 7/18/2016   | 7/18/2016   | 7/18/2016   | 7/18/2016   | 7/18/2016   | 7/18/2016   | 7/18/2016   | 7/18/2016   | 7/18/2016   | 7/18/2016   | 7/18/2016   | 7/18/2016   | 7/18/2016   | 7/18/2016   | 7/18/2016   |        |        |        |       |        |       |        |       |       |       |      |        |     |       |   |
| Total Metals (mg/kg) |           |                      |                       |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |        |        |        |       |        |       |        |       |       |       |      |        |     |       |   |
| Aluminum, Total      | 7429-90-5 | 1,100,000            | NS                    | 5,300       | J           | 5,000       | J           | 5,300       | J           | 4,300       | J           | 5,300       | J           | 7,700       | J           | 1,900       | J           | 5,400       | J      | 5,800  | J      | 5,600 | J      | 7,200 | J      | 5,900 | J     | 8,200 | J    | 11,000 | J   | 6,600 | J |
| Antimony, Total      | 7440-36-0 | 470                  | NS                    | 0.84        | U           | 0.82        | U           | 0.85        | U           | 0.86        | U           | 0.90        | U           | 1.4         |             | 3.4         |             | 0.87        | U      | 0.86   | U      | 0.86  | U      | 0.85  | U      | 46    |       | 4.4   |      | 4.9    |     | 4.3   |   |
| Arsenic, Total       | 7440-38-2 | 300                  | 16                    | 3.8         | 3.3         | 4.6         | 2.7         | 3.8         | J           | 5.2         | J           | 6.7         | 4.7         | 10          | 2.8         | 2.2         | 17          | 9.8         | J      | 8.8    | J      | 9     |        |       |        |       |       |       |      |        |     |       |   |
| Barium, Total        | 7440-39-3 | 220,000              | 10,000                | 60          | 29          | 43          | 28          | 30          | 82          | 45          | 44          | 43          | 30          | 76          | 450         | 230         | 230         | 170         |        |        |        |       |        |       |        |       |       |       |      |        |     |       |   |
| Beryllium, Total     | 7440-41-7 | 2,300                | 2,700                 | 0.32        | 0.39        | 0.35        | 0.3         | J           | 0.3         | J           | 0.24        | J           | 0.16        | J           | 0.33        | 0.49        | 0.36        | 0.26        | J      | 0.59   | 0.46   | 0.74  | 0.44   |       |        |       |       |       |      |        |     |       |   |
| Cadmium, Total       | 7440-43-9 | 980                  | 60                    | 1.1         | 0.08        | J           | 0.18        | J           | 0.08        | J           | 0.07        | J           | 0.83        | 0.11        | J           | 0.17        | J           | 0.09        | J      | 0.09   | J      | 9.5   | 3.9    | 4     | 0.94   |       |       |       |      |        |     |       |   |
| Calcium, Total       | 7440-70-2 | NS                   | NS                    | 42,000      | 1,500       | 15,000      | 1,100       | 1,200       | J           | 59,000      | J           | 9,800       | 8,900       | 3,600       | 2,000       | J           | 72,000      | J           | 52,000 | J      | 48,000 | J     | 74,000 | J     | 58,000 | J     |       |       |      |        |     |       |   |
| Chromium, Total      | 7440-47-3 | NS                   | 6,800                 | 24          | J           | 12          | J           | 14          | J           | 9.6         | J           | 9.8         | 22          | 5.4         | J           | 15          | J           | 15          | J      | 11     | 12     | 110   | 42     | 170   | 42     |       |       |       |      |        |     |       |   |
| Cobalt, Total        | 7440-48-4 | 350                  | NS                    | 4.9         | 5.2         | 6.9         | 4.9         | 5           | 3.9         | 3.9         | 7.8         | 7.8         | 5           | 4.3         | 5.6         | 4.5         | 5.4         | 5.6         |        |        |        |       |        |       |        |       |       |       |      |        |     |       |   |
| Copper, Total        | 7440-50-8 | 47,000               | 10,000                | 31          | 17          | 32          | 16          | 14          | 29          | 37          | 30          | 31          | 19          | 18          | 780         | 140         | 150         | 65          |        |        |        |       |        |       |        |       |       |       |      |        |     |       |   |
| Iron, Total          | 7439-89-6 | 820,000              | NS                    | 12,000      | 13,000      | 27,000      | 10,000      | 10,000      | 11,000      | 7,800       | 27,000      | 30,000      | 11,000      | 10,000      | 26,000      | 19,000      | 14,000      | 12,000      |        |        |        |       |        |       |        |       |       |       |      |        |     |       |   |
| Lead, Total          | 7439-92-1 | 800                  | 3,900                 | 39          | J           | 28          | J           | 61          | J           | 32          | J           | 27          | J           | 69          | J           | 5,900       | J           | 47          | J      | 54     | J      | 29    | 30     | 3,300 | 500    | J     | 940   | J     | 390  |        |     |       |   |
| Magnesium, Total     | 7439-95-4 | NS                   | NS                    | 6,500       | 2,000       | 8,800       | 2,200       | 2,100       | J           | 7,000       | J           | 800         | 5,200       | 2,200       | 3,000       | 18,000      | 25,000      | 5,800       | J      | 26,000 | 4,100  |       |        |       |        |       |       |       |      |        |     |       |   |
| Manganese, Total     | 7439-96-5 | 26,000               | 10,000                | 200         | 240         | 500         | 270         | 240         | 310         | 82          | 510         | 530         | 230         | 180         | 440         | 450         | 1,100       | J           | 240    |        |        |       |        |       |        |       |       |       |      |        |     |       |   |
| Nickel, Total        | 7440-02-0 | 22,000               | 10,000                | 23          | J           | 19          | J           | 17          | J           | 21          | J           | 22          | J           | 14          | J           | 8.7         | J           | 20          | J      | 28     | J      | 26    | 10     | 33    | 21     | J     | 21    | 24    |      |        |     |       |   |
| Potassium, Total     | 7440-09-7 | NS                   | NS                    | 870         | J           | 650         | J           | 650         | J           | 610         | J           | 650         | 1,100       | 250         | J           | 780         | J           | 660         | J      | 970    | 2,800  | 560   | 850    | 1,800 |        |       |       |       |      |        |     |       |   |
| Selenium, Total      | 7782-49-2 | 5,800                | 6,800                 | 3.5         | J           | 5.1         | J           | 4.2         | J           | 3.6         | J           | 1.8         | J           | 1.2         | J           | 2.2         | J           | 3           | J      | 4.3    | J      | 3.4   | J      | 2.6   | J      | 3.2   | J     | 1.7   | J    | 2.5    | J   | 3.1   | J |
| Silver, Total        | 7440-22-4 | 5,800                | 6,800                 | 0.13        | J           | 0.05        | J           | 0.11        | J           | 0.05        | J           | 0.56        | U           | 0.56        | U           | 0.35        | J           | 0.06        | J      | 0.07   | J      | 0.04  | J      | 0.04  | J      | 1.6   | 0.66  | 0.57  | 0.28 | J      |     |       |   |
| Sodium, Total        | 7440-23-5 | NS                   | NS                    | 210         | 190         | 89          | J           | 65          | J           | 170         | U           | 540         | J           | 550         | 220         | 220         | 260         | J           | 330    | J      | 520    | J     | 1,200  | J     | 780    | J     | 1,400 | J     |      |        |     |       |   |
| Thallium, Total      | 7440-28-0 | 12                   | NS                    | 0.34        | 0.21        | U           | 0.21        | U           | 0.22        | U           | 0.27        | 0.06        | J           | 2.3         | U           | 0.13        | J           | 0.12        | J      | 0.1    | J      | 0.11  | J      | 0.12  | J      | 0.07  | J     | 0.17  | J    | 0.12   | J   |       |   |
| Tin, Total           | 7440-31-5 | NS                   | NS                    | 3.6         | 3           | 2.5         | 1.4         | 1.1         | J           | 2.7         | J           | 0.23        | U           | 2.3         | 1.8         | 1.2         | 2           | 140         | 18     | J      | 16     | 50    |        |       |        |       |       |       |      |        |     |       |   |
| Vanadium, Total      | 7440-62-2 | 5,800                | NS                    | 23          | 18          | 22          | 15          | 17          | 30          | 10          | 28          | 25          | 20          | 21          | 95          | 62          | 74          | 24          |        |        |        |       |        |       |        |       |       |       |      |        |     |       |   |
| Zinc, Total          | 7440-66-6 | 350,000              | 10,000                | 180         | J           | 57          | J           | 62          | J           | 32          | J           | 31          | J           | 250         | J           | 42          | J           | 66          | J      | 54     | J      | 33    | J      | 38    | J      | 1,700 | J     | 460   | J    | 560    | 310 | J     |   |

Notes:

(1) NYSDEC 6 NYCRR Environmental Remediation Programs Part 375 Restrictd Use of Soil Cleanup Objective Table 375-6.8b 12/06.

(2) Not all intervals were analyzed. Intervals (-03) and beyond were not analyzed if they did not contain visual evidence of slag and followed two consecutive intervals without exceedances of NYSDEC IUSCOs.

b - The SCO for commercial use were capped at a maximum value of 500 ppm.

d - The SCO for metals were capped at a maximum value of 10,000 ppm.

f - For constituents where the calculated SCO was lower than the rural soil background concentration, as determined by the department and department of health rural soil survey, the rural soil background concentration is used as the Track 2 SCO value for this use of the site.

j - This SCO is the lower of the values for mercury (elemental) or mercury (inorganic salts). See TSD Table 5.6-1.

NS - No Standard

J - Result is less than the Reporting Limit but greater than or equal to the Method Detection Limit and the concentration is an approximate value.

UJ- (Non-detected estimated): The compound or analyte was reported as not detected by the laboratory; however the reported quantitation/detection limit is estimated due to non-conformances discovered during data validation.

Highlighted text denotes concentrations exceeding NYSDEC Industrial Use SCO.

Bold text denotes concentrations exceeding EPA RMLs.



**Table 1**  
Soil Analytical Summary Tables  
Total Metals  
USEPA Methods 6010/7471

| Client Sample ID:    | CAS       | Project Action Limit |               | SB05-01     | SB05-02     | SB05-03     | SB05-04     | SB05-06     | SB05-07     | SB06-01     | SB06-02      | SB06-06     | SB06-07     | SB07-01     | SB07-02     |
|----------------------|-----------|----------------------|---------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|-------------|-------------|-------------|-------------|
| Laboratory ID:       | Number    | EPA RMLs (mg/kg)     | NYSDEC IUSCOs | L1622423-91 | L1622423-92 | L1622423-93 | L1622423-94 | L1622423-96 | L1622423-97 | L1622423-99 | L1622423-100 | L1622423-22 | L1622423-23 | L1622423-25 | L1622423-26 |
| Sampling Date:       |           | (Industrial Soil)    | (mg/kg)       | 7/19/2016   | 7/19/2016   | 7/19/2016   | 7/19/2016   | 7/19/2016   | 7/19/2016   | 7/19/2016   | 7/19/2016    | 7/19/2016   | 7/19/2016   | 7/19/2016   | 7/19/2016   |
| Total Metals (mg/kg) |           |                      |               |             |             |             |             |             |             |             |              |             |             |             |             |
| Aluminum, Total      | 7429-90-5 | 1,100,000            | NS            | 6,000 J     | 6,800 J     | 8,100 J     | 9,400 J     | 3,200 J     | 5,100 J     | 6,000 J     | 7,900 J      | 7,400 J     | 13,000 J    | 5,400 J     | 5,100 J     |
| Antimony, Total      | 7440-36-0 | 470                  |               | 0.89 U      | 0.84 U      | 0.85 U      | 4.7         | 1.4         | 0.93 U      | 0.82 U      | 0.51 U       | 520         | 34          | 0.79 U      | 11          |
| Arsenic, Total       | 7440-38-2 | 300                  | 16            | 4           | 4.5         | 3.2         | 11 J        | 4.3         | 4.4         | 3           | 4            | 36 J        | 22 J        | 2.8         | 8           |
| Barium, Total        | 7440-39-3 | 220,000              | 10,000        | 42          | 48          | 97          | 180         | 17          | 27          | 24          | 16           | 270         | 190         | 20          | 190         |
| Beryllium, Total     | 7440-41-7 | 2,300                | 2,700         | 0.27 J      | 0.36        | 0.28 J      | 0.33        | 0.49        | 0.28 J      | 0.17 J      | 0.15 J       | 0.36        | 0.42        | 0.11 J      | 0.28 J      |
| Cadmium, Total       | 7440-43-9 | 980                  | 60            | 0.08 J      | 0.16 J      | 0.09 J      | 2.8         | 0.05 J      | 0.05 J      | 0.17 J      | 0.2          | 44          | 1.7         | 1.4         | 12          |
| Calcium, Total       | 7440-70-2 | NS                   | NS            | 49,000 J    | 19,000 J    | 35,000 J    | 37,000 J    | 7,100 J     | 8,800 J     | 8,000 J     | 94,000 J     | 21,000 J    | 33,000 J    | 29,000      | 46,000      |
| Chromium, Total      | 7440-47-3 | NS                   | 6,800         | 16          | 15          | 14          | 120         | 7.4         | 8.7         | 6.9         | 4.3          | 68          | 17          | 7.6 J       | 22 J        |
| Cobalt, Total        | 7440-48-4 | 350                  | NS            | 4.8         | 9.8         | 6.3         | 14          | 3.2         | 4.4         | 8           | 12           | 9.4         | 5.6         | 9.8         | 4.5         |
| Copper, Total        | 7440-50-8 | 47,000               | 10,000        | 19          | 42          | 29          | 260         | 37          | 11          | 64          | 100          | 10,000      | 440         | 130         | 7,100       |
| Iron, Total          | 7439-89-6 | 820,000              | NS            | 11,000      | 25,000      | 13,000      | 38,000      | 5,100       | 9,100       | 20,000      | 25,000       | 99,000      | 19,000      | 18,000      | 14,000      |
| Lead, Total          | 7439-92-1 | 800                  | 3,900         | 18          | 50          | 24          | 730 J       | 170         | 270         | 1,000       | 9.6          | 25,000 J    | 1,700 J     | 22 J        | 860 J       |
| Magnesium, Total     | 7439-95-4 | NS                   | NS            | 9,600       | 13,000      | 6,400       | 22,000 J    | 920         | 2,500       | 4,300       | 57,000       | 3,200 J     | 2,300 J     | 12,000      | 8,900       |
| Manganese, Total     | 7439-96-5 | 26,000               | 10,000        | 140         | 540         | 190         | 460         | 60          | 130         | 260         | 240          | 460         | 290         | 250         | 580         |
| Nickel, Total        | 7440-02-0 | 22,000               | 10,000        | 16          | 100         | 13          | 27 J        | 13          | 18          | 15          | 12           | 93 J        | 21 J        | 16 J        | 19 J        |
| Potassium, Total     | 7440-09-7 | NS                   | NS            | 960         | 810         | 3,900       | 820         | 450         | 580         | 500         | 570          | 460         | 1,500       | 310 J       | 660 J       |
| Selenium, Total      | 7782-49-2 | 5,800                | 6,800         | 3.3 J       | 3.4 J       | 6.8 J       | 2.3 J       | 4.8 J       | 3.3 J       | 3.8 J       | 5.1 J        | 5.4 J       | 2.5 J       | 3.3 J       | 5.6 J       |
| Silver, Total        | 7440-22-4 | 5,800                | 6,800         | 0.06 J      | 0.08 J      | ND          | 0.68        | 0.24 J      | 0.06 J      | 0.04 J      | 0.08 J       | 6.2         | 0.59 U      | 0.06 J      | 0.98 J      |
| Sodium, Total        | 7440-23-5 | NS                   | NS            | 270 J       | 330 J       | 480 J       | 900 J       | 370 J       | 340 J       | 660 J       | 1,000 J      | 1,000 J     | 1,200 J     | 1,000       | 920         |
| Thallium, Total      | 7440-28-0 | 12                   | NS            | 0.05 J      | 0.11 J      | 0.13 J      | 0.06 J      | 0.04 J      | 0.03 J      | 0.04 J      | 0.08 J       | 0.09 J      | 0.07 J      | ND          | 0.04 J      |
| Tin, Total           | 7440-31-5 | NS                   | NS            | 1.5         | 2.3         | 1.4         | 14 J        | 5.9         | 2.2         | 38          | 0.75         | 1,700 J     | 85 J        | 1.8         | 1,000       |
| Vanadium, Total      | 7440-62-2 | 5,800                | NS            | 22          | 28          | 22          | 130         | 11          | 15          | 43          | 74           | 22          | 22          | 33          | 28          |
| Zinc, Total          | 7440-66-6 | 350,000              | 10,000        | 42 J        | 62 J        | 52 J        | 610 J       | 34 J        | 35 J        | 47 J        | 49 J         | 17,000 J    | 810 J       | 1,300 J     | 1,200 J     |

Notes:

(1) NYSDEC 6 NYCRR Environmental Remediation Programs Part 375 Restrictd Use of Soil Cleanup Objective Table 375-6.8b 12/06.

(2) Not all intervals were analyzed. Intervals (-03) and beyond were not analyzed if they did not contain visual evidence of slag and followed two consecutive intervals without exceedances of NYSDEC IUSCOs.

b - The SCOs for commercial use were capped at a maximum value of 500 ppm.

d - The SCOs for metals were capped at a maximum value of 10,000 ppm.

f - For constituents where the calculated SCO was lower than the rural soil background concentration, as determined by the department and department of health rural soil survey, the rural soil background concentration is used as the Track 2 SCO value for this use of the site.

j - This SCO is the lower of the values for mercury (elemental) or mercury (inorganic salts). See TSD Table 5.6-1.

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J - Result is less than the Reporting Limit but greater than or equal to the Method Detection Limit and the concentration is an approximate value.

UJ - (Non-detected estimated): The compound or analyte was reported as not detected by the laboratory; however the reported quantitation/detection limit is estimated due to non-conformances discovered during data validation.

**Highlighted text denotes concentrations exceeding NYSDEC Industrial Use SCO.**

**Bold text denotes concentrations exceeding EPA RMLs.**

**Table 1**  
Soil Analytical Summary Tables  
Total Metals  
USEPA Methods 6010/7471

| Client Sample ID:           | CAS       | Project Action Limit |                       | S808-01     | S808-02        | S808-06         | S808-07         | S808-08        | S809-01     | S809-02     | S809-03     | S809-04         | S809-05        | S809-06     |
|-----------------------------|-----------|----------------------|-----------------------|-------------|----------------|-----------------|-----------------|----------------|-------------|-------------|-------------|-----------------|----------------|-------------|
| Laboratory ID:              | Number    | EPA RMLs (mg/kg)     | NYSDEC IUSCOs (mg/kg) | L1622423-33 | L1622423-34    | L1622423-38     | L1622423-39     | L1622423-40    | L1622423-43 | L1622423-44 | L1622423-45 | L1622423-46     | L1622423-47    | L1622423-48 |
| Sampling Date:              |           | (Industrial Soil)    | (mg/kg)               | 7/19/2016   | 7/19/2016      | 7/19/2016       | 7/19/2016       | 7/19/2016      | 7/19/2016   | 7/19/2016   | 7/19/2016   | 7/19/2016       | 7/19/2016      | 7/19/2016   |
| <b>Total Metals (mg/kg)</b> |           |                      |                       |             |                |                 |                 |                |             |             |             |                 |                |             |
| Aluminum, Total             | 7429-90-5 | 1,100,000            | NS                    | 6,800 J     | 5,400 J        | 31,000 J        | 11,000 J        | 5,400 J        | 6,600 J     | 7,200 J     | 8,700 J     | 7,500 J         | 7,300 J        | 1300 J      |
| Antimony, Total             | 7440-36-0 | 470                  | NS                    | 2.8         | 24 J           | 310             | <b>490</b>      | 58             | 0.80 U      | 0.83 U      | 0.87 U      | 170 J           | 31 J           | 9.6         |
| Arsenic, Total              | 7440-38-2 | 300                  | 16                    | 2.8         | 10             | <b>39 J</b>     | <b>81 J</b>     | <b>26 J</b>    | 5.2         | 6.1         | 4           | <b>39</b>       | 9.5            | 6.5 J       |
| Barium, Total               | 7440-39-3 | 220,000              | 10,000                | 38          | 280            | 1200            | 320             | 370            | 53          | 48          | 76          | 1,000           | 250            | 51          |
| Beryllium, Total            | 7440-41-7 | 2,300                | 2,700                 | 0.17 J      | 0.32 J         | 1.1             | 2               | 0.32 J         | 0.39        | 0.46        | 0.34        | 0.32 J          | 0.32           | 0.33 U      |
| Cadmium, Total              | 7440-43-9 | 980                  | 60                    | 0.25        | 2.8            | 21              | 2.4             | 12             | 0.16 J      | 0.24        | 0.18 J      | 16              | 2.4            | 0.51        |
| Calcium, Total              | 7440-70-2 | NS                   | NS                    | 28,000      | 31,000         | 78,000 J        | 7,000 J         | 38,000 J       | 14,000      | 7,400       | 54,000      | 22,000          | 26,000         | 97000 J     |
| Chromium, Total             | 7440-47-3 | NS                   | 6,800                 | 9.2 J       | 12 J           | 70              | 15              | 17             | 14 J        | 17 J        | 14 J        | 42 J            | 17 J           | 3.4         |
| Cobalt, Total               | 7440-48-4 | 350                  | NS                    | 9.8         | 2.5            | 14              | 11              | 6              | 7.8         | 8.2         | 7.2         | 6.4             | 7.7            | 0.66        |
| Copper, Total               | 7440-50-8 | 47,000               | 10,000                | 77          | 270            | 4,500           | 3,400           | 4,000          | 31          | 36          | 37          | 2,200           | <b>12,000</b>  | 170         |
| Iron, Total                 | 7439-99-6 | 820,000              | NS                    | 19,000      | 13,000         | 35,000          | 29,000          | 20,000         | 26,000      | 32,000      | 18,000      | 38,000          | 28,000         | 3600 J      |
| Lead, Total                 | 7439-92-1 | 800                  | 3,900                 | 44 J        | <b>1,500 J</b> | <b>17,000 J</b> | <b>14,000 J</b> | <b>7,200 J</b> | 48 J        | 58 J        | 39 J        | <b>10,000 J</b> | <b>2,300 J</b> | 220 J       |
| Magnesium, Total            | 7439-95-4 | NS                   | NS                    | 6,800       | 3,300          | 12,000 J        | 570 J           | 4,600 J        | 8,100       | 4,200       | 9,600       | 5,900           | 10,000         | 1400        |
| Manganese, Total            | 7439-96-5 | 26,000               | 10,000                | 240         | 190            | 520             | 160             | 280            | 620         | 620         | 350         | 430             | 390            | 100 J       |
| Nickel, Total               | 7440-02-0 | 22,000               | 10,000                | 16 J        | 9.6 J          | 84 J            | 35 J            | 40 J           | 21 J        | 19 J        | 16 J        | 44 J            | 19 J           | 2.4         |
| Potassium, Total            | 7440-09-7 | NS                   | NS                    | 990 J       | 450 J          | 2,100           | 760             | 720            | 710 J       | 620 J       | 2,100 J     | 410 J           | 600 J          | 200         |
| Selenium, Total             | 7782-49-2 | 5,800                | 6,800                 | 3.9 J       | 4 J            | 19 J            | 7 J             | 3 J            | 3.7 J       | 4.3 J       | 3.7 J       | 4.1 J           | 3.4 J          | 2.2 UJ      |
| Silver, Total               | 7440-22-4 | 5,800                | 6,800                 | 0.06 J      | 0.45 J         | 5.6             | 6.4             | 1.7            | 0.05 J      | 0.04 J      | 0.04 J      | 4.3             | 0.94           | 0.07 J      |
| Sodium, Total               | 7440-23-5 | NS                   | NS                    | 390         | 550            | 2,100 J         | 820 J           | 470 J          | 210         | 170         | 620         | 540             | 820            | 300 J       |
| Thallium, Total             | 7440-28-0 | 12                   | NS                    | 0.05 J      | 0.07 J         | 0.16 J          | 0.19 J          | 0.09 J         | 0.12 J      | 0.12 J      | 0.08 J      | 0.07 J          | 0.07 J         | 0.04 J      |
| Tin, Total                  | 7440-31-5 | NS                   | NS                    | 15          | 83 J           | 1,100 J         | 1,800 J         | 750 J          | 2.9 J       | 7 J         | 2.3 J       | 730 J           | 160 J          | 13          |
| Vanadium, Total             | 7440-62-2 | 5,800                | NS                    | 39          | 18             | 56              | 35              | 19             | 23          | 29          | 28          | 25              | 34             | 6.7         |
| Zinc, Total                 | 7440-66-6 | 350,000              | 10,000                | 61 J        | 740 J          | <b>37,000 J</b> | 1,700 J         | 7,600 J        | 60 J        | 110 J       | 56 J        | 7,100 J         | 760 J          | 130         |

Notes:

(1) NYSDEC 6 NYCRR Environmental Remediation Programs Part 375 Restrictd Use of Soil Cleanup Objective Table 375-6.8b 12/06.

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NS - No Standard

J - Result is less than the Reporting Limit but greater than or equal to the Method Detection Limit and the concentration is an approximate value.

UJ- (Non-detected estimated): The compound or analyte was reported as not detected by the laboratory; however the reported quantitation/detection limit is estimated due to non-conformances discovered during data validation.

**Highlighted text denotes concentrations exceeding NYSDEC Industrial Use SCO.**

**Bold text denotes concentrations exceeding EPA RMLs.**

**Table 1**  
Soil Analytical Summary Tables  
Total Metals  
USEPA Methods 6010/7471

| Client Sample ID:           | CAS       | Project Action Limit |                       | S8010-01    | S8010-02    | S8010-03        | S8010-04        | S8010-05       | S8010-06       | S8010-07    | S8010-08    | S8011-01    | S8011-02    | S8011-07     | S8012-01     | S8012-02     |
|-----------------------------|-----------|----------------------|-----------------------|-------------|-------------|-----------------|-----------------|----------------|----------------|-------------|-------------|-------------|-------------|--------------|--------------|--------------|
| Laboratory ID:              | Number    | EPA RMLs (mg/kg)     | NYSDEC IUSCOs (mg/kg) | L1622423-51 | L1622423-52 | L1622423-53     | L1622423-54     | L1622423-55    | L1622423-56    | L1622423-57 | L1622423-58 | L1622423-59 | L1622423-60 | L1622423-107 | L1622423-109 | L1622423-110 |
| Sampling Date:              |           | (Industrial Soil)    |                       | 7/19/2016   | 7/19/2016   | 7/19/2016       | 7/19/2016       | 7/19/2016      | 7/19/2016      | 7/19/2016   | 7/19/2016   | 7/19/2016   | 7/19/2016   | 7/19/2016    | 7/19/2016    | 7/19/2016    |
| <b>Total Metals (mg/kg)</b> |           |                      |                       |             |             |                 |                 |                |                |             |             |             |             |              |              |              |
| Aluminum, Total             | 7429-90-5 | 1,100,000            | NS                    | 4,900 J     | 6,000 J     | 9,500 J         | 8,800 J         | 10000 J        | 4,200 J        | 14,000 J    | 3,200 J     | 6,300 J     | 6,800 J     | 5,600 J      | 6,000 J      | 6,800 J      |
| Antimony, Total             | 7440-36-0 | 470                  | NS                    | 0.86 U      | 10 J        | <b>570 J</b>    | <b>470</b>      | 150            | 16 J           | 2.1         | 1.1         | 0.81 U      | 0.88 U      | 1.9          | 0.80 U       | 0.84 U       |
| Arsenic, Total              | 7440-38-2 | 300                  | 16                    | 5.3         | 4           | <b>39</b>       | <b>32 J</b>     | <b>24 J</b>    | <b>25</b>      | <b>33</b>   | 4.6 J       | 5.6         | 2.8         | 12           | 3.2          | 4.8          |
| Barium, Total               | 7440-39-3 | 220,000              | 10,000                | 34          | 110         | 1,100           | 720             | 680            | 310            | 120 J       | 93          | 67 J        | 47 J        | 46           | 32           | 42           |
| Beryllium, Total            | 7440-41-7 | 2,300                | 2,700                 | 0.51        | 0.23 J      | 0.46            | 0.35 J          | 0.4            | 0.33 J         | 0.38        | 0.17 J      | 0.87        | 0.26 J      | 0.28 J       | 0.35         | 0.56         |
| Cadmium, Total              | 7440-43-9 | 980                  | 60                    | 0.16 J      | 0.73        | 19              | 12              | 9.1            | 2              | 0.61        | 0.07 J      | 0.19 J      | 0.11 J      | 0.16 J       | 0.11 J       | 0.12 J       |
| Calcium, Total              | 7440-70-2 | NS                   | NS                    | 5,200       | 30,000      | 28,000          | 42000 J         | 32000 J        | 38,000         | 26,000 J    | 3,900       | 3,600 J     | 26,000 J    | 36,000 J     | 6,100 J      | 3,800 J      |
| Chromium, Total             | 7440-47-3 | NS                   | 6,800                 | 13 J        | 15 J        | 53 J            | 40              | 59             | 71 J           | 11          | 3.7         | 16          | 10          | 15           | 13           | 18           |
| Cobalt, Total               | 7440-48-4 | 350                  | NS                    | 6.7         | 6           | 9.4             | 7.8             | 9.6            | 9.4            | 3.9         | 1.8         | 7.8         | 7.2         | 3.6          | 5.8          | 9.3          |
| Copper, Total               | 7440-50-8 | 47,000               | 10,000                | 46          | 120         | 2,800           | 1600            | 1800           | 220            | 17          | 16          | 34          | 43          | 18           | 18           | 51           |
| Iron, Total                 | 7439-89-6 | 820,000              | NS                    | 45,000      | 17,000      | 58,000          | 59,000          | 39000 J        | 56,000         | 7,500       | 3,800       | 100,000     | 18,000      | 7,000        | 16,000       | 27,000       |
| Lead, Total                 | 7439-92-1 | 800                  | 3,900                 | 84 J        | 310 J       | <b>25,000 J</b> | <b>16,000 J</b> | <b>8,400 J</b> | <b>1,100 J</b> | 150 J       | 54 J        | 36 J        | 36 J        | 46           | 40           | 43           |
| Magnesium, Total            | 7439-95-4 | NS                   | NS                    | 3,900       | 6,400       | 7,600           | 5,200 J         | 7900           | 2,600          | 850         | 560 J       | 2,600       | 5,300       | 2,200        | 4,400        | 2,600        |
| Manganese, Total            | 7439-96-5 | 26,000               | 10,000                | 540         | 220         | 500             | 360             | 470 J          | 1,900          | 64 J        | 30          | 1,700 J     | 280 J       | 130          | 330          | 460          |
| Nickel, Total               | 7440-02-0 | 22,000               | 10,000                | 19 J        | 15 J        | 56 J            | 62 J            | 69             | 34 J           | 9.4         | 5.8 J       | 24          | 17          | 13           | 24           | 20           |
| Potassium, Total            | 7440-09-7 | NS                   | NS                    | 540 J       | 2,200 J     | 480 J           | 730             | 1700           | 610 J          | 580         | 560         | 570         | 1,000       | 860          | 700          | 720          |
| Selenium, Total             | 7782-49-2 | 5,800                | 6,800                 | 3.7 J       | 3.2 J       | 5.5 J           | 2.6 J           | 2.6 J          | 3.6 J          | 3.1 J       | 0.84 J      | 2 U         | 2.2 U       | 1.8 J        | 3 J          | 2.6 J        |
| Silver, Total               | 7440-22-4 | 5,800                | 6,800                 | 0.05 J      | 0.13 J      | 3.9             | 25              | 2.7            | 0.36 J         | 0.11 J      | 0.59 U      | 0.05 J      | 0.06 J      | 0.12 J       | 0.05 J       | 0.05 J       |
| Sodium, Total               | 7440-23-5 | NS                   | NS                    | 120 J       | 270         | 550             | 750 J           | 480 J          | 720            | 680         | 790 J       | 23 J        | 270         | 620 J        | 110 J        | 200 J        |
| Thallium, Total             | 7440-28-0 | 12                   | NS                    | 0.09 J      | 0.11 J      | 0.1 J           | 0.1 J           | 0.22 U         | 0.11 J         | 0.15 J      | 0.24 U      | 0.28        | 0.07 J      | 0.07 J       | 0.08 J       | 0.1 J        |
| Tin, Total                  | 7440-31-5 | NS                   | NS                    | 3.2 J       | 22 J        | 1,300           | 2100 J          | 640            | 47 J           | 3.7         | 5 J         | 2.4         | 1.8         | 1.8          | 1.3          | 7.5          |
| Vanadium, Total             | 7440-62-2 | 5,800                | NS                    | 25          | 22          | 60              | 43              | 56             | 57             | 26          | 10          | 25          | 35          | 16           | 23           | 32           |
| Zinc, Total                 | 7440-66-6 | 350,000              | 10,000                | 89 J        | 410 J       | <b>18,000 J</b> | 6,000 J         | 8600           | 550 J          | 150         | 28 J        | 75          | 48          | 280 J        | 37 J         | 150 J        |

Notes:

(1) NYSDEC 6 NYCRR Environmental Remediation Programs Part 375 Restrictd Use of Soil Cleanup Objective Table 375-6.8b 12/06.

(2) Not all intervals were analyzed. Intervals (-03) and beyond were not analyzed if they did not contain visual evidence of slag and followed two consecutive intervals without exceedances of NYSDEC IUSCOs.

b - The SCO's for commercial use were capped at a maximum value of 500 ppm.

d - The SCO's for metals were capped at a maximum value of 10,000 ppm.

f - For constituents where the calculated SCO was lower than the rural soil background concentration, as determined by the department and department of health rural soil survey, the rural soil background concentration is used as the Track 2 SCO value for this use of the site.

j - This SCO is the lower of the values for mercury (elemental) or mercury (inorganic salts). See TSD Table 5.6-1.

NS - No Standard

J - Result is less than the Reporting Limit but greater than or equal to the Method Detection Limit and the concentration is an approximate value.

U3- (Non-detected estimated): The compound or analyte was reported as not detected by the laboratory; however the reported quantitation/detection limit is estimated due to non-conformances discovered during data validation.

**Highlighted text denotes concentrations exceeding NYSDEC Industrial Use SCO.**

**Bold text denotes concentrations exceeding EPA RMLs.**

**Table 1**  
Soil Analytical Summary Tables  
Total Metals  
USEPA Methods 6010/7471

| Client Sample ID:           | CAS       | Project Action Limit |                       | SB013-01       | SB013-02    | SB013-03    | SB013-04    | SB013-05    | SB013-07    | SB90013-07  | SB014-01       | SB014-02       | SB90014-02     | SB014-03    | SB014-04    | SB014-05     | SB014-06    |
|-----------------------------|-----------|----------------------|-----------------------|----------------|-------------|-------------|-------------|-------------|-------------|-------------|----------------|----------------|----------------|-------------|-------------|--------------|-------------|
| Laboratory ID:              | Number    | EPA RMLs (mg/kg)     | NYSDEC IUSCOs (mg/kg) | L1622423-65    | L1622423-66 | L1622423-67 | L1622423-68 | L1622423-69 | L1622423-71 | L1622423-72 | L1622423-74    | L1622423-75    | L1622423-76    | L1622423-77 | L1622423-78 | L1622423-79  | L1622423-80 |
| Sampling Date:              |           | (Industrial Soil)    |                       | 7/19/2016      | 7/19/2016   | 7/19/2016   | 7/19/2016   | 7/19/2016   | 7/19/2016   | 7/19/2016   | 7/19/2016      | 7/19/2016      | 7/19/2016      | 7/19/2016   | 7/19/2016   | 7/19/2016    | 7/19/2016   |
| <b>Total Metals (mg/kg)</b> |           |                      |                       |                |             |             |             |             |             |             |                |                |                |             |             |              |             |
| Aluminum, Total             | 7429-90-5 | 1,100,000            | NS                    | 3,400 J        | 5,700 J     | 3,700 J     | 4,900 J     | 1700 J      | 3,300 J     | 4,000 J     | 6,200 J        | 3,400 J        | 3,800 J        | 4,200 J     | 2,700 J     | 4,400 J      | 2,500 J     |
| Antimony, Total             | 7440-36-0 | 470                  | NS                    | 46             | 4.5         | 6.7         | 2.4         | 0.74 U      | 1 U         | 1.1 U       | 39             | 20             | 13             | 14          | 1.1         | 9.9          | 0.96 U      |
| Arsenic, Total              | 7440-38-2 | 300                  | 16                    | 10             | 8.7         | <b>23 J</b> | 11 J        | 11 J        | 7.9         | 8.2         | 8.4            | <b>17</b>      | <b>20</b>      | <b>22 J</b> | 12          | 9.1 J        | 2.2 J       |
| Barium, Total               | 7440-39-3 | 220,000              | 10,000                | 480 J          | 140 J       | 110 J       | 86          | 160         | 74 J        | 89 J        | 170 J          | 240 J          | 260 J          | 110         | 75 J        | 250          | 30          |
| Beryllium, Total            | 7440-41-7 | 2,300                | 2,700                 | 0.2 J          | 0.34        | 0.34 J      | 0.34        | 0.28 J      | 0.24 J      | 0.29 J      | 0.17 J         | 0.39           | 0.33           | 0.29 J      | 0.23 J      | 0.26 J       | 0.16 J      |
| Cadmium, Total              | 7440-43-9 | 980                  | 60                    | 3.6            | 0.31        | 0.63        | 0.26        | 0.22 J      | 0.3         | 0.39        | 2.4            | 5.8            | 5.3            | 0.59        | 0.18 J      | 1.4          | 0.69        |
| Calcium, Total              | 7440-70-2 | NS                   | NS                    | 20,000 J       | 25,000 J    | 3,800 J     | 20000 J     | 2100 J      | 2,800 J     | 3,600 J     | 30,000 J       | 2,300 J        | 4,200 J        | 13,000 J    | 9,700 J     | 11,000 J     | 1600 J      |
| Chromium, Total             | 7440-47-3 | NS                   | 6,800                 | 38             | 14          | 18 J        | 11          | 7.4         | 19          | 23          | 58             | 21             | 43             | 13          | 10          | 23           | 10          |
| Cobalt, Total               | 7440-48-4 | 350                  | NS                    | 10             | 5.3         | 4.9         | 5.3         | 8           | 3.9         | 4.5         | 13             | 14             | 4.7            | 6           | 4.6         | 6.2          | 2.6         |
| Copper, Total               | 7440-50-8 | 47,000               | 10,000                | 1,100          | 110         | 1,200       | 65          | 25          | 20          | 23          | 900            | 420            | 390            | 600         | 76 J        | 250          | 16          |
| Iron, Total                 | 7439-89-6 | 820,000              | NS                    | 20,000         | 16,000      | 16,000      | 20,000      | 15000 J     | 8,200       | 10,000      | 38,000         | 25,000         | 14,000         | 23,000      | 8,500 J     | 15,000       | 6,300       |
| Lead, Total                 | 7439-92-1 | 800                  | 3,900                 | <b>2,600 J</b> | 270 J       | 600 J       | 200 J       | 47 J        | 140 J       | 170 J       | <b>1,800 J</b> | <b>1,800 J</b> | <b>1,300 J</b> | 500 J       | 330 J       | <b>800 J</b> | 180 J       |
| Magnesium, Total            | 7439-95-4 | NS                   | NS                    | 19,000         | 3,500       | 1,900 J     | 1,800 J     | 330         | 1,400       | 1,400       | 17,000         | 690            | 980            | 2,000 J     | 1,200       | 2,600 J      | 1,800 J     |
| Manganese, Total            | 7439-96-5 | 26,000               | 10,000                | 190 J          | 250 J       | 130 J       | 140         | 29 J        | 99 J        | 120 J       | 300 J          | 170 J          | 180 J          | 220         | 110 J       | 170          | 78          |
| Nickel, Total               | 7440-02-0 | 22,000               | 10,000                | 120            | 40          | 24 J        | 20 J        | 19          | 16          | 18          | 100            | 77             | 60             | 25 J        | 16          | 27 J         | 20 J        |
| Potassium, Total            | 7440-09-7 | NS                   | NS                    | 400            | 660         | 970 J       | 600         | 410         | 680         | 630         | 380            | 300            | 440            | 640         | 390         | 420          | 560         |
| Selenium, Total             | 7782-49-2 | 5,800                | 6,800                 | 2.2 U          | 2.2 U       | 2.4 U       | 2 J         | 3 U         | 2.8 J       | 2.8 U       | 2.6 J          | 2.3 U          | 2.3 J          | 2.5 J       | 2.3 U       | 1.5 J        | 1.4 J       |
| Silver, Total               | 7440-22-4 | 5,800                | 6,800                 | 0.81           | 0.21 J      | 0.5 J       | 0.57 U      | 0.74 U      | 0.1 J       | 0.34 J      | 0.53           | 0.9            | 0.69           | 0.59 U      | 0.13 J      | 0.56 U       | 0.6 U       |
| Sodium, Total               | 7440-23-5 | NS                   | NS                    | 260            | 86 J        | 75 J        | 250 J       | 120 J       | 140 J       | 220         | 650            | 89 J           | 160 J          | 220 J       | 170         | 630 J        | 180 U       |
| Thallium, Total             | 7440-28-0 | 12                   | NS                    | 0.04 J         | 0.07 J      | 0.19 J      | 0.07 J      | 0.1 J       | 0.04 J      | 0.05 J      | 0.06 J         | 0.1 J          | 0.11 J         | 0.08 J      | 0.1 J       | 0.07 J       | 0.03 J      |
| Tin, Total                  | 7440-31-5 | NS                   | NS                    | 280            | 28          | 120 J       | 21 J        | 4           | 4.3         | 4.7         | 110            | 240            | 120            | 200 J       | 14          | 57 J         | 4.4 J       |
| Vanadium, Total             | 7440-62-2 | 5,800                | NS                    | 36             | 14          | 13          | 18          | 12          | 12          | 14          | 67             | 24             | 24             | 18          | 12          | 29           | 7.9         |
| Zinc, Total                 | 7440-66-6 | 350,000              | 10,000                | 3,200          | 330         | 490         | 200 J       | 75          | 350         | 410         | 1,100          | 1,900          | 2,000          | 450 J       | 130 J       | 1,000 J      | 460 J       |

Notes:

(1) NYSDEC 6 NYCRR Environmental Remediation Programs Part 375 Restrcted Use of Soil Cleanup Objective Table 375-6.8b 12/06.

(2) Not all intervals were analyzed. Intervals (-03) and beyond were not analyzed if they did not contain visual evidence of slag and followed two consecutive intervals without exceedances of NYSDEC IUSCOs.

b - The SCO for commercial use were capped at a maximum value of 500 ppm.

d - The SCO for metals were capped at a maximum value of 10,000 ppm.

f - For constituents where the calculated SCO was lower than the rural soil background concentration, as determined by the department and department of health rural soil survey, the rural soil background concentration is used as the Track 2 SCO value for this use of the site.

j - This SCO is the lower of the values for mercury (elemental) or mercury (inorganic salts). See TSD Table 5.6-1.

NS - No Standard

J - Result is less than the Reporting Limit but greater than or equal to the Method Detection Limit and the concentration is an approximate value.

UJ - (Non-detected estimated): The compound or analyte was reported as not detected by the laboratory; however the reported quantitation/detection limit is estimated due to non-conformances discovered during data validation.

Highlighted text denotes concentrations exceeding NYSDEC Industrial Use SCO.

Bold text denotes concentrations exceeding EPA RMLs.

**Table 1**  
Soil Analytical Summary Tables  
Total Metals  
USEPA Methods 6010/7471

| Client Sample ID:    | CAS       | Project Action Limit |               | SB015-01    | SB015-02    | SB015-03    | SB015-04    | SB015-05    | SB015-06    | SB016-01    | SB016-02    | SB90016-02  | SB016-03    | SB016-04    | SB016-05    |
|----------------------|-----------|----------------------|---------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Laboratory ID:       | Number    | EPA RMLs (mg/kg)     | NYSDEC IUSCOs | L1622604-01 | L1622604-02 | L1622604-03 | L1622604-04 | L1622604-05 | L1622604-06 | L1622604-10 | L1622604-11 | L1622604-12 | L1622604-13 | L1622604-14 | L1622604-15 |
| Sampling Date:       |           | (Industrial Soil)    | (mg/kg)       | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   |
| Total Metals (mg/kg) |           |                      |               |             |             |             |             |             |             |             |             |             |             |             |             |
| Aluminum, Total      | 7429-90-5 | 1,100,000            | NS            | 2,200       | J           | 2,700       | J           | 4,700       | J           | 790         | J           | 2,900       | J           | 7,500       | J           |
| Antimony, Total      | 7440-36-0 | 470                  | NS            | 13          | J           | 23          | J           | 58          |             | 1.3         |             | 7.3         |             | 1.4         |             |
| Arsenic, Total       | 7440-38-2 | 300                  | 16            | 4.7         |             | 30          |             | 110         | J           | 4.2         | J           | 11          | J           | 7.8         |             |
| Barium, Total        | 7440-39-3 | 220,000              | 10,000        | 110         | J           | 1,100       | J           | 510         |             | 26          |             | 29          |             | 72          |             |
| Beryllium, Total     | 7440-41-7 | 2,300                | 2,700         | 0.14        | J           | 0.42        |             | 0.48        |             | 0.11        | J           | 0.22        | J           | 0.49        |             |
| Cadmium, Total       | 7440-43-9 | 980                  | 60            | 0.81        |             | 2.4         |             | 9.1         |             | 0.54        |             | 0.39        |             | 0.8         |             |
| Calcium, Total       | 7440-70-2 | NS                   | NS            | 58,000      |             | 8,900       |             | 6,800       | J           | 1,100       | J           | 1,800       | J           | 3,900       |             |
| Chromium, Total      | 7440-47-3 | NS                   | 6,800         | 11          |             | 19          |             | 190         |             | 4.3         |             | 7.2         |             | 20          |             |
| Cobalt, Total        | 7440-48-4 | 350                  | NS            | 4.3         |             | 5.7         |             | 15          |             | 2.2         |             | 5           |             | 9.6         |             |
| Copper, Total        | 7440-50-8 | 47,000               | 10,000        | 290         |             | 250         |             | 48,000      |             | 250         |             | 30          |             | 32          |             |
| Iron, Total          | 7439-89-6 | 820,000              | NS            | 17,000      |             | 27,000      |             | 71,000      | J           | 4,700       | J           | 26,000      | J           | 16,000      |             |
| Lead, Total          | 7439-92-1 | 800                  | 3,900         | 690         | J           | 1,500       | J           | 4,600       | J           | 56          | J           | 130         | J           | 96          |             |
| Magnesium, Total     | 7439-95-4 | NS                   | NS            | 32,000      |             | 2,400       |             | 1,500       | J           | 120         |             | 380         |             | 3,000       |             |
| Manganese, Total     | 7439-96-5 | 26,000               | 10,000        | 150         |             | 240         |             | 320         |             | 29          | J           | 59          | J           | 380         |             |
| Nickel, Total        | 7440-02-0 | 22,000               | 10,000        | 14          |             | 34          |             | 44          | J           | 7.5         |             | 15          |             | 30          |             |
| Potassium, Total     | 7440-09-7 | NS                   | NS            | 310         |             | 450         |             | 600         |             | 120         |             | 200         |             | 1400        |             |
| Selenium, Total      | 7782-49-2 | 5,800                | 6,800         | 2.5         |             | 5.2         |             | 3.5         | J           | 2.3         | U           | 4.1         | J           | 2.4         |             |
| Silver, Total        | 7440-22-4 | 5,800                | 6,800         | 0.25        | J           | 0.83        |             | 8.2         |             | 0.07        | J           | 0.14        | J           | 0.11        | J           |
| Sodium, Total        | 7440-23-5 | NS                   | NS            | 220         |             | 170         | J           | 520         | J           | 42          | J           | 130         | J           | 280         |             |
| Thallium, Total      | 7440-28-0 | 12                   | NS            | 0.04        | J           | 0.15        | J           | 0.1         | J           | 0.06        | J           | 0.14        | J           | 0.19        | J           |
| Tin, Total           | 7440-31-5 | NS                   | NS            | 58          |             | 120         |             | 820         | J           | 2.7         |             | 8.1         |             | 6.8         |             |
| Vanadium, Total      | 7440-62-2 | 5,800                | NS            | 35          |             | 23          |             | 24          |             | 7.8         |             | 13          |             | 19          |             |
| Zinc, Total          | 7440-66-6 | 350,000              | 10,000        | 410         |             | 930         |             | 6,700       | J           | 190         |             | 440         |             | 720         |             |

Notes:

(1) NYSDEC 6 NYCRR Environmental Remediation Programs Part 375 Restrictd Use of Soil Cleanup Objective Table 375-6.8b 12/06.

(2) Not all intervals were analyzed. Intervals (-03) and beyond were not analyzed if they did not contain visual evidence of slag and followed two consecutive intervals without exceedances of NYSDEC IUSCOs.

b - The SCO for commercial use were capped at a maximum value of 500 ppm.

d - The SCO for metals were capped at a maximum value of 10,000 ppm.

f - For constituents where the calculated SCO was lower than the rural soil background concentration, as determined by the department and department of health rural soil survey, the rural soil background concentration is used as the Track 2 SCO value for this use of the site.

j - This SCO is the lower of the values for mercury (elemental) or mercury (inorganic salts). See TSD Table 5.6-1.

NS - No Standard

J - Result is less than the Reporting Limit but greater than or equal to the Method Detection Limit and the concentration is an approximate value.

UJ - (Non-detected estimated): The compound or analyte was reported as not detected by the laboratory; however the reported quantitation/detection limit is estimated due to non-conformances discovered during data validation.

Highlighted text denotes concentrations exceeding NYSDEC Industrial Use SCO.

Bold text denotes concentrations exceeding EPA RMLs.

**Table 1**  
Soil Analytical Summary Tables  
Total Metals  
USEPA Methods 6010/7471

| Client Sample ID:    | CAS       | Project Action Limit |                       | SB017-01    | SB017-02    | SB017-03    | SB017-04    | SB017-05    | SB017-06    | SB017-07    | SB018-01    | SB90018-01  | SB018-02    | SB018-03    | SB018-04    | SB018-05    | SB018-06    | SB018-07    |   |        |   |        |   |        |   |       |   |        |   |        |   |        |   |
|----------------------|-----------|----------------------|-----------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|---|--------|---|--------|---|--------|---|-------|---|--------|---|--------|---|--------|---|
| Laboratory ID:       | Number    | EPA RMLs (mg/kg)     | NYSDEC IUSCOs (mg/kg) | L1622604-19 | L1622604-20 | L1622604-21 | L1622604-23 | L1622604-24 | L1622604-25 | L1622604-26 | L1622604-28 | L1622604-29 | L1622604-30 | L1622604-37 | L1622604-31 | L1622604-33 | L1622604-34 | L1622604-35 |   |        |   |        |   |        |   |       |   |        |   |        |   |        |   |
| Sampling Date:       |           | (Industrial Soil)    |                       | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   |   |        |   |        |   |        |   |       |   |        |   |        |   |        |   |
| Total Metals (mg/kg) |           |                      |                       |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |   |        |   |        |   |        |   |       |   |        |   |        |   |        |   |
| Aluminum, Total      | 7429-90-5 | 1,100,000            | NS                    | 3,900       | J           | 4,400       | J           | 2,300       | J           | 2,900       | J           | 3,000       | J           | 1,900       | J           | 3,800       | J           | 10,000      | J | 9,600  | J | 5,700  | J | 4,500  | J | 440   | J | 2,000  | J | 2,200  | J | 3,100  | J |
| Antimony, Total      | 7440-36-0 | 470                  | NS                    | 7           | J           | 110         | J           | 15          |             | 170         |             | 63          |             | 3.1         |             | 2.2         | J           | 340         | J | 1,200  | J | 160    | J | 120    |   | 8     |   | 42     | J | 3.1    |   | 3      |   |
| Arsenic, Total       | 7440-38-2 | 300                  | 16                    | 7.1         |             | 24          |             | 14          | J           | 71          | J           | 26          | J           | 24          | J           | 18          |             | 18          |   | 40     |   | 25     |   | 56     | J | 18    |   | 22     |   | 180    | J | 20     | J |
| Barium, Total        | 7440-39-3 | 220,000              | 10,000                | 470         | J           | 1,400       | J           | 100         |             | 450         |             | 450         |             | 64          |             | 270         | J           | 350         | J | 720    | J | 640    | J | 420    | J | 17    |   | 160    | J | 84     |   | 54     |   |
| Beryllium, Total     | 7440-41-7 | 2,300                | 2,700                 | 0.14        | J           | 0.27        | J           | 0.38        |             | 0.3         | J           | 0.27        | J           | 0.13        | J           | 0.29        | J           | 0.17        | J | 0.15   | J | 0.34   | J | 0.35   | J | 0.16  | J | 0.19   | J | 0.22   | J | 0.45   |   |
| Cadmium, Total       | 7440-43-9 | 980                  | 60                    | 0.61        |             | 12          | J           | 3           |             | 53          |             | 6.2         | J           | 0.16        | J           | 0.25        | U           | 12          |   | 28     |   | 24     |   | 26     |   | 0.93  |   | 4.5    |   | 0.95   |   | 0.33   | J |
| Calcium, Total       | 7440-70-2 | NS                   | NS                    | 100,000     |             | 9,600       | J           | 5,100       | J           | 39,000      | J           | 21,000      |             | 2,800       | J           | 8,200       |             | 23,000      |   | 36,000 |   | 16,000 |   | 10,000 |   | 870   |   | 6,200  |   | 4,300  | J | 13,000 |   |
| Chromium, Total      | 7440-47-3 | NS                   | 6,800                 | 31          |             | 28          |             | 20          |             | 5200        |             | 420         | J           | 5.7         |             | 8.8         |             | 23          |   | 43     |   | 26     |   | 120    | J | 7.3   |   | 18     |   | 49     |   | 9.5    | J |
| Cobalt, Total        | 7440-48-4 | 350                  | NS                    | 6.5         |             | 5.4         |             | 5.1         |             | 13          |             | 6.4         | J           | 4.6         |             | 6.5         |             | 10          |   | 12     |   | 5.5    |   | 9      | J | 2     |   | 4.5    |   | 3.2    |   | 10     | J |
| Copper, Total        | 7440-50-8 | 47,000               | 10,000                | 180         |             | 3,600       | J           | 240         |             | 10,000      |             | 1,200       | J           | 40          |             | 34          |             | 4,200       |   | 14,000 |   | 7,000  |   | 1400   |   | 64    |   | 510    |   | 200    |   | 60     | J |
| Iron, Total          | 7439-89-6 | 820,000              | NS                    | 16,000      |             | 30,000      | J           | 8,700       |             | 46,000      | J           | 51,000      | J           | 5,600       | J           | 8,200       |             | 65,000      |   | 73,000 |   | 46,000 |   | 41,000 |   | 7,300 |   | 22,000 |   | 10,000 |   | 8,200  | J |
| Lead, Total          | 7439-92-1 | 800                  | 3,900                 | 520         | J           | 17,000      | J           | 320         | J           | 5,600       | J           | 1,900       |             | 340         | J           | 200         | J           | 12,000      | J | 21,000 | J | 14,000 | J | 4,200  |   | 79    |   | 1,500  | J | 460    | J | 360    |   |
| Magnesium, Total     | 7439-95-4 | NS                   | NS                    | 64,000      |             | 2,000       | J           | 490         | J           | 2,500       |             | 7,600       | J           | 400         |             | 1,300       |             | 13,000      |   | 21,000 |   | 1,200  |   | 2,100  |   | 620   |   | 1,800  |   | 1,000  | J | 1,200  | J |
| Manganese, Total     | 7439-96-5 | 26,000               | 10,000                | 220         |             | 180         | J           | 110         |             | 1400        | J           | 300         | J           | 94          | J           | 91          |             | 240         |   | 340    |   | 300    |   | 490    | J | 36    |   | 190    |   | 120    |   | 160    | J |
| Nickel, Total        | 7440-02-0 | 22,000               | 10,000                | 9.9         |             | 27          |             | 19          | J           | 42          |             | 21          | J           | 6.1         |             | 16          |             | 24          |   | 42     |   | 37     |   | 48     | J | 9.3   |   | 38     |   | 35     | J | 20     | J |
| Potassium, Total     | 7440-09-7 | NS                   | NS                    | 400         |             | 290         |             | 430         |             | 960         |             | 500         |             | 370         |             | 660         |             | 920         |   | 710    |   | 350    |   | 840    | J | 200   |   | 440    |   | 550    |   | 600    |   |
| Selenium, Total      | 7782-49-2 | 5,800                | 6,800                 | 3.2         |             | 5.1         |             | 3.6         | J           | 3.6         | U           | 2.3         | J           | 2.3         | U           | 2.9         |             | 2.5         |   | 3.7    |   | 1.5    | J | 5.2    |   | 2.3   | U | 3.9    |   | 2.4    | J | 2.3    | J |
| Silver, Total        | 7440-22-4 | 5,800                | 6,800                 | 0.52        | U           | 1.7         |             | 0.63        | U           | 6.3         |             | 1.2         |             | 0.3         | J           | 0.63        | U           | 1.7         |   | 2.8    |   | 4.6    |   | 37     |   | 0.43  | J | 1.6    |   | 0.64   | U | 0.24   | J |
| Sodium, Total        | 7440-23-5 | NS                   | NS                    | 410         |             | 100         | J           | 190         | U           | 530         | J           | 250         |             | 410         | J           | 460         |             | 400         |   | 420    |   | 300    |   | 180    | J | 71    | J | 120    | J | 190    | U | 270    |   |
| Thallium, Total      | 7440-28-0 | 12                   | NS                    | 0.21        | U           | 0.23        | U           | 0.22        | J           | 0.26        | J           | 0.28        |             | 0.06        | J           | 0.25        | U           | 0.2         | U | 0.23   | U | 0.15   | J | 0.29   | J | 0.31  |   | 0.23   | J | 0.11   | J | 0.09   | J |
| Tin, Total           | 7440-31-5 | NS                   | NS                    | 30          |             | 880         | J           | 29          | J           | 230         |             | 150         | J           | 8.3         |             | 6.6         |             | 350         |   | 1100   |   | 1100   |   | 370    |   | 9     |   | 200    |   | 52     | J | 6.8    | J |
| Vanadium, Total      | 7440-62-2 | 5,800                | NS                    | 40          |             | 24          |             | 12          |             | 34          |             | 22          |             | 4.6         |             | 9.5         |             | 57          |   | 61     |   | 23     |   | 20     |   | 8.6   |   | 13     |   | 8.2    |   | 9.7    |   |
| Zinc, Total          | 7440-66-6 | 350,000              | 10,000                | 380         |             | 22,000      |             | 2,300       | J           | 8,300       |             | 2,900       |             | 70          |             | 160         |             | 3,000       |   | 7,400  |   | 4,100  |   | 3,800  |   | 400   |   | 1,300  |   | 490    | J | 220    |   |

Notes:

(1) NYSDEC 6 NYCRR Environmental Remediation Programs Part 375 Restricted Use of Soil Cleanup Objective Table 375-6.8b 12/06.

(2) Not all intervals were analyzed. Intervals (-03) and beyond were not analyzed if they did not contain visual evidence of slag and followed two consecutive intervals without exceedances of NYSDEC IUSCOs.

b - The SCOs for commercial use were capped at a maximum value of 500 ppm.

d - The SCOs for metals were capped at a maximum value of 10,000 ppm.

f - For constituents where the calculated SCO was lower than the rural soil background concentration, as determined by the department and department of health rural soil survey, the rural soil background concentration is used as the Track 2 SCO value for this use of the site.

j - This SCO is the lower of the values for mercury (elemental) or mercury (inorganic salts). See TSD Table 5.6-1.

NS - No Standard

J - Result is less than the Reporting Limit but greater than or equal to the Method Detection Limit and the concentration is an approximate value.

UJ- (Non-detected estimated): The compound or analyte was reported as not detected by the laboratory; however the reported quantitation/detection limit is estimated due to non-conformances discovered during data validation.

Highlighted text denotes concentrations exceeding NYSDEC Industrial Use SCO.

Bold text denotes concentrations exceeding EPA RMLs.

**Table 1**  
Soil Analytical Summary Tables  
Total Metals  
USEPA Methods 6010/7471

| Client Sample ID:           | CAS       | Project Action Limit |                       | SB019-01    | SB019-02    | SB019-03    | SB019-04    | SB90019-04  | SB019-05    | SB019-06    | SB019-07    | SB020-01    | SB90020-01  | SB020-02    | SB020-03    | SB020-04    | SB020-05    | SB020-06    | SB020-07    |
|-----------------------------|-----------|----------------------|-----------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Laboratory ID:              | Number    | EPA RMLs (mg/kg)     | NYSDEC IUSCOs (mg/kg) | L1622604-37 | L1622604-38 | L1622604-39 | L1622604-40 | L1622604-41 | L1622604-42 | L1622604-43 | L1622604-44 | L1622604-46 | L1622604-47 | L1622604-48 | L1622604-49 | L1622604-50 | L1622604-51 | L1622604-52 | L1622604-53 |
| Sampling Date:              |           | (Industrial Soil)    |                       | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   |
| <b>Total Metals (mg/kg)</b> |           |                      |                       |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| Aluminum, Total             | 7429-90-5 | 1,100,000            | NS                    | 4,300       | J           | 4,400       | J           | 6,100       | J           | 3,900       | J           | 1,900       | J           | 3,500       | J           | 2,200       | J           | 3,400       | J           |
| Antimony, Total             | 7440-36-0 | 470                  | NS                    | 120         | J           | 72          | J           | 3.9         |             | 8.7         |             | 5.3         |             | 6.8         | J           | 2           | J           | 2.9         | J           |
| Arsenic, Total              | 7440-38-2 | 300                  | 16                    | 13          | J           | 31          |             | 15          | J           | 14          | J           | 14          | J           | 17          |             | 20          |             | 9.4         |             |
| Barium, Total               | 7440-39-3 | 220,000              | 10,000                | 170         | J           | 360         | J           | 130         | J           | 140         |             | 100         |             | 170         | J           | 90          |             | 68          | J           |
| Beryllium, Total            | 7440-41-7 | 2,300                | 2,700                 | 0.23        | J           | 0.39        |             | 0.45        |             | 0.26        | J           | 0.19        | J           | 0.25        | J           | 0.29        | J           | 0.26        | J           |
| Cadmium, Total              | 7440-43-9 | 980                  | 60                    | 3.1         | J           | 11          |             | 0.41        |             | 1.3         |             | 0.97        |             | 3.4         |             | 0.71        |             | 0.21        | J           |
| Calcium, Total              | 7440-70-2 | NS                   | NS                    | 70,000      | J           | 6,100       |             | 28,000      |             | 8,700       | J           | 8,500       | J           | 11,000      |             | 6,800       |             | 8,000       |             |
| Chromium, Total             | 7440-47-3 | NS                   | 6,800                 | 15          | J           | 70          |             | 26          | J           | 24          |             | 24          |             | 28          |             | 17          |             | 11          |             |
| Cobalt, Total               | 7440-48-4 | 350                  | NS                    | 7.8         |             | 6.8         |             | 7.7         | J           | 6.3         |             | 5.2         |             | 7.7         |             | 3.9         |             | 12          |             |
| Copper, Total               | 7440-50-8 | 47,000               | 10,000                | 3,600       | J           | 36,000      |             | 320         |             | 2000        |             | 800         |             | 180         |             | 35          |             | 30          |             |
| Iron, Total                 | 7439-89-6 | 820,000              | NS                    | 30,000      | J           | 42,000      |             | 15,000      |             | 19,000      | J           | 22,000      | J           | 13,000      |             | 10,000      |             | 7,800       |             |
| Lead, Total                 | 7439-92-1 | 800                  | 3,900                 | 5,400       | J           | 3,900       | J           | 400         |             | 680         | J           | 290         | J           | 670         | J           | 1,200       | J           | 240         | J           |
| Magnesium, Total            | 7439-95-4 | NS                   | NS                    | 42,000      | J           | 2,000       |             | 4,900       |             | 1,400       |             | 610         |             | 3,300       |             | 910         |             | 1,100       |             |
| Manganese, Total            | 7439-96-5 | 26,000               | 10,000                | 240         |             | 260         |             | 210         | J           | 360         | J           | 350         | J           | 160         |             | 200         |             | 69          |             |
| Nickel, Total               | 7440-02-0 | 22,000               | 10,000                | 26          | J           | 27          |             | 84          | J           | 22          |             | 24          |             | 23          |             | 22          |             | 13          |             |
| Potassium, Total            | 7440-09-7 | NS                   | NS                    | 530         |             | 710         |             | 1,000       | J           | 600         |             | 470         |             | 550         |             | 480         |             | 530         |             |
| Selenium, Total             | 7782-49-2 | 5,800                | 6,800                 | 3.6         | J           | 5.2         |             | 3.7         |             | 2.5         | U           | 2.5         | U           | 5.4         |             | 3.6         |             | 4.9         |             |
| Silver, Total               | 7440-22-4 | 5,800                | 6,800                 | 1           |             | 2.3         |             | 0.34        | J           | 0.59        | J           | 0.37        | J           | 0.4         | J           | 0.4         | J           | 0.1         | J           |
| Sodium, Total               | 7440-23-5 | NS                   | NS                    | 280         |             | 210         |             | 160         | J           | 150         | J           | 160         | J           | 200         |             | 270         |             | 190         | J           |
| Thallium, Total             | 7440-28-0 | 12                   | NS                    | 0.07        | J           | 0.2         | J           | 0.47        |             | 0.12        | J           | 0.11        | J           | 0.22        | J           | 0.1         | J           | 0.06        | J           |
| Tin, Total                  | 7440-31-5 | NS                   | NS                    | 360         | J           | 960         |             | 43          |             | 75          |             | 30          |             | 51          |             | 18          |             | 13          |             |
| Vanadium, Total             | 7440-62-2 | 5,800                | NS                    | 35          |             | 18          |             | 20          |             | 16          |             | 11          |             | 19          |             | 11          |             | 18          |             |
| Zinc, Total                 | 7440-66-6 | 350,000              | 10,000                | 910         | J           | 2,900       |             | 410         |             | 560         |             | 630         |             | 1,400       |             | 240         |             | 90          |             |

Notes:

(1) NYSDEC 6 NYCRR Environmental Remediation Programs Part 375 Restrictd Use of Soil Cleanup Objective Table 375-6.8b 12/06.

(2) Not all intervals were analyzed. Intervals (-03) and beyond were not analyzed if they did not contain visual evidence of slag and followed two consecutive intervals without exceedances of NYSDEC IUSCOs.

b - The SCOs for commercial use were capped at a maximum value of 500 ppm.

d - The SCOs for metals were capped at a maximum value of 10,000 ppm.

f - For constituents where the calculated SCO was lower than the rural soil background concentration, as determined by the department and department of health rural soil survey, the rural soil background concentration is used as the Track 2 SCO value for this use of the site.

j - This SCO is the lower of the values for mercury (elemental) or mercury (inorganic salts). See TSD Table 5.6-1.

NS - No Standard

J - Result is less than the Reporting Limit but greater than or equal to the Method Detection Limit and the concentration is an approximate value.

UJ - (Non-detected estimated): The compound or analyte was reported as not detected by the laboratory; however the reported quantitation/detection limit is estimated due to non-conformances discovered during data validation.

Highlighted text denotes concentrations exceeding NYSDEC Industrial Use SCO.

Bold text denotes concentrations exceeding EPA RMLs.



**Table 1**  
Soil Analytical Summary Tables  
Total Metals  
USEPA Methods 6010/7471

| Client Sample ID:    | CAS       | Project Action Limit |                       | S8021-01                 | S8021-02                 | S890021-02               | S8021-03                 | S8021-04                 | S8021-05                 | S8021-06                 | S8021-07                 | S8022-01                 | S8022-02                 | S8022-03                 | S8022-04                 | S8022-05                 | S8022-06                 | S8022-07                 | S8022-08                 |
|----------------------|-----------|----------------------|-----------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Laboratory ID:       | Number    | EPA RMLs (mg/kg)     | NYSDEC IUSCOs (mg/kg) | L1622604-55<br>7/20/2016 | L1622604-56<br>7/20/2016 | L1622604-57<br>7/20/2016 | L1622604-58<br>7/20/2016 | L1622604-59<br>7/20/2016 | L1622604-60<br>7/20/2016 | L1622604-61<br>7/20/2016 | L1622604-62<br>7/20/2016 | L1622604-64<br>7/20/2016 | L1622604-65<br>7/20/2016 | L1622604-66<br>7/20/2016 | L1622604-67<br>7/20/2016 | L1622604-68<br>7/20/2016 | L1622604-69<br>7/20/2016 | L1622604-70<br>7/20/2016 | L1622604-71<br>7/20/2016 |
| Total Metals (mg/kg) |           |                      |                       |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |
| Aluminum, Total      | 7429-90-5 | 1,100,000            | NS                    | 8,200 J                  | 12,000 J                 | 13,000 J                 | 86,000 J                 | 4,100 J                  | 7,100 J                  | 6,300 J                  | 3,200 J                  | 7,500 J                  | 100,000 J                | 30,000 J                 | 85,000 J                 | 87,000 J                 | 5,300 J                  | 4,600 J                  | 3,800 J                  |
| Antimony, Total      | 7440-36-0 | 470                  | NS                    | 43 J                     | 77 J                     | 71 J                     | 54 J                     | 22                       | 45                       | 16                       | 24 J                     | 0.8 U                    | 89 J                     | 280 J                    | 120 J                    | 100                      | 41 J                     | 92                       | 10 J                     |
| Arsenic, Total       | 7440-38-2 | 300                  | 16                    | 9.8                      | 25                       | 21                       | 6.6                      | 120 J                    | 36 J                     | 24 J                     | 36                       | 1.9                      | 12                       | 28                       | 21                       | 19 J                     | 20                       | 26 J                     | 15                       |
| Barium, Total        | 7440-39-3 | 220,000              | 10,000                | 790                      | 2,300                    | 1,000                    | 3,000                    | 240 J                    | 610                      | 220                      | 280                      | 100                      | 1,600                    | 1,100                    | 75                       | 1,100 J                  | 450                      | 260 J                    | 84                       |
| Beryllium, Total     | 7440-41-7 | 2,300                | 2,700                 | 0.69                     | 0.82                     | 1.1                      | 0.59 U                   | 0.29 J                   | 0.24 J                   | 0.38                     | 0.24 J                   | 0.09 J                   | 2.5                      | 1.2                      | 0.27 J                   | 0.37                     | 0.46                     | 0.28 J                   | 0.31 J                   |
| Cadmium, Total       | 7440-43-9 | 980                  | 60                    | 2.6 J                    | 14 J                     | 6.2 J                    | 15 J                     | 3                        | 5.1                      | 1.1                      | 2.2 J                    | 0.13 J                   | 21 J                     | 12 J                     | 11 J                     | 8.8                      | 9 J                      | 2.8                      | 0.33 J                   |
| Calcium, Total       | 7440-70-2 | NS                   | NS                    | 16,000 J                 | 30,000 J                 | 32,000 J                 | 18,000 J                 | 5,400                    | 18,000 J                 | 9,400 J                  | 3,200 J                  | 40,000 J                 | 26,000 J                 | 23,000 J                 | 2,000 J                  | 22,000                   | 20,000 J                 | 55,000                   | 36,000 J                 |
| Chromium, Total      | 7440-47-3 | NS                   | 6,800                 | 13                       | 150                      | 26                       | 160                      | 600 J                    | 1000                     | 26                       | 31                       | 4                        | 240                      | 51                       | 84                       | 250 J                    | 24                       | 340 J                    | 94                       |
| Cobalt, Total        | 7440-48-4 | 350                  | NS                    | 7.9                      | 19                       | 6.8                      | 13                       | 6.9 J                    | 10                       | 7.7                      | 4.8                      | 10                       | 10                       | 6.4                      | 8.2                      | 9.9 J                    | 7.1                      | 7.3 J                    | 4.7                      |
| Copper, Total        | 7440-50-8 | 47,000               | 10,000                | 1,300 J                  | 6,400 J                  | 1,700 J                  | 5,800 J                  | 1400                     | 920                      | 1100                     | 8,000 J                  | 85 J                     | 8,300 J                  | 6,900 J                  | 150,000 J                | 60,000                   | 450 J                    | 3,400                    | 76 J                     |
| Iron, Total          | 7439-89-6 | 820,000              | NS                    | 15,000 J                 | 15,000 J                 | 21,000 J                 | 8,600 J                  | 54,000                   | 46,000 J                 | 25,000 J                 | 17,000 J                 | 24,000 J                 | 9,200 J                  | 14,000 J                 | 22,000 J                 | 38,000                   | 29,000 J                 | 57,000                   | 12,000 J                 |
| Lead, Total          | 7439-92-1 | 800                  | 3,900                 | 7,600 J                  | 16,000 J                 | 9,200 J                  | 26,000 J                 | 1,200                    | 1,600 J                  | 860 J                    | 2,100 J                  | 23 J                     | 30,000 J                 | 17,000 J                 | 5,500 J                  | 6,500                    | 2,200 J                  | 2,200                    | 290 J                    |
| Magnesium, Total     | 7439-95-4 | NS                   | NS                    | 6400 J                   | 41000 J                  | 4100 J                   | 15000 J                  | 980                      | 6800                     | 3200                     | 1200 J                   | 26,000 J                 | 28,000 J                 | 5,800 J                  | 920 J                    | 7,900                    | 2,700 J                  | 4,800                    | 3,800 J                  |
| Manganese, Total     | 7439-96-5 | 26,000               | 10,000                | 160 J                    | 210 J                    | 95 J                     | 250 J                    | 230 J                    | 330 J                    | 310 J                    | 150 J                    | 200 J                    | 280 J                    | 140 J                    | 380 J                    | 500 J                    | 190 J                    | 360 J                    | 340 J                    |
| Nickel, Total        | 7440-02-0 | 22,000               | 10,000                | 18 J                     | 240 J                    | 40 J                     | 75 J                     | 98 J                     | 88                       | 44                       | 34 J                     | 12 J                     | 160 J                    | 53 J                     | 640 J                    | 330 J                    | 22 J                     | 39 J                     | 15 J                     |
| Potassium, Total     | 7440-09-7 | NS                   | NS                    | 310 J                    | 460 J                    | 540 J                    | 270 J                    | 400 J                    | 270                      | 820                      | 390 J                    | 370 J                    | 220 J                    | 440 J                    | 140 J                    | 290 J                    | 640 J                    | 640 J                    | 530 J                    |
| Selenium, Total      | 7782-49-2 | 5,800                | 6,800                 | 6 J                      | 6.4 J                    | 6 J                      | 2.4 J                    | 4.1                      | 2.4 J                    | 3.5 J                    | 3.2 J                    | 3.1 J                    | 15 J                     | 12 J                     | 3 J                      | 6                        | 2.5 J                    | 2.9                      | 3.3 J                    |
| Silver, Total        | 7440-22-4 | 5,800                | 6,800                 | 0.8                      | 1.7                      | 1.2                      | 1.1                      | 1.3                      | 0.77                     | 0.57 J                   | 3.2                      | 0.5 U                    | 1.2                      | 2.1                      | 36                       | 12                       | 1.2                      | 1.8                      | 0.18 J                   |
| Sodium, Total        | 7440-23-5 | NS                   | NS                    | 240                      | 200 U                    | 240                      | 300 U                    | 130 J                    | 220 J                    | 140 J                    | 170 U                    | 790                      | 220 U                    | 210 U                    | 180 U                    | 260                      | 390                      | 230                      | 240                      |
| Thallium, Total      | 7440-28-0 | 12                   | NS                    | 0.06 J                   | 0.11 J                   | 0.11 J                   | 0.06 J                   | 0.18 J                   | 0.35                     | 0.13 J                   | 0.06 J                   | 0.2 U                    | 0.06 J                   | 0.13 J                   | 0.24 U                   | 0.06 J                   | 0.12 J                   | 0.13 J                   | 0.17 J                   |
| Tin, Total           | 7440-31-5 | NS                   | NS                    | 130 J                    | 920 J                    | 320 J                    | 1400 J                   | 170                      | 310                      | 140                      | 560 J                    | 1.6 J                    | 410 J                    | 1,800 J                  | 9,800 J                  | 4,200                    | 320 J                    | 410                      | 12 J                     |
| Vanadium, Total      | 7440-62-2 | 5,800                | NS                    | 43 J                     | 30 J                     | 27 J                     | 18 J                     | 16                       | 32                       | 21                       | 15 J                     | 63 J                     | 31 J                     | 34 J                     | 13 J                     | 36                       | 32 J                     | 18                       | 15 J                     |
| Zinc, Total          | 7440-66-6 | 350,000              | 10,000                | 6600 J                   | 17000 J                  | 18000 J                  | 8200 J                   | 1800                     | 3100                     | 890                      | 1100 J                   | 150 J                    | 54,000 J                 | 31,000 J                 | 9,700 J                  | 12,000                   | 3,600 J                  | 1,400                    | 98 J                     |

Notes:

(1) NYSDEC 6 NYCRR Environmental Remediation Programs Part 375 Restrictd Use of Soil Cleanup Objective Table 375-6.8b 12/06.

(2) Not all intervals were analyzed. Intervals (-03) and beyond were not analyzed if they did not contain visual evidence of slag and followed two consecutive intervals without exceedances of NYSDEC IUSCOs.

b - The SCOs for commercial use were capped at a maximum value of 500 ppm.

d - The SCOs for metals were capped at a maximum value of 10,000 ppm.

f - For constituents where the calculated SCO was lower than the rural soil background concentration, as determined by the department and department of health rural soil survey, the rural soil background concentration is used as the Track 2 SCO value for this use of the site.

j - This SCO is the lower of the values for mercury (elemental) or mercury (inorganic salts). See TSD Table 5.6-1.

NS - No Standard

J - Result is less than the Reporting Limit but greater than or equal to the Method Detection Limit and the concentration is an approximate value.

U- (Non-detected estimated): The compound or analyte was reported as not detected by the laboratory; however the reported quantitation/detection limit is estimated due to non-conformances discovered during data validation.

Highlighted text denotes concentrations exceeding NYSDEC Industrial Use SCO.

Bold text denotes concentrations exceeding EPA RMLs.

**Table 1**  
Soil Analytical Summary Tables  
Total Metals  
USEPA Methods 6010/7471

| Client Sample ID:    | CAS       | Project Action Limit |                       | S8023-01    | S8023-02    | S8023-03    | S8023-04    | S8023-05    | S8023-06    | S8024-01    | S8024-02    | S8024-03    | S8024-04    | S8024-05    | S8024-06    | S8024-07    |   |        |   |        |   |        |   |        |   |       |   |        |   |
|----------------------|-----------|----------------------|-----------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|---|--------|---|--------|---|--------|---|--------|---|-------|---|--------|---|
| Laboratory ID:       | Number    | EPA RMLs (mg/kg)     | NYSDEC IUSCOs (mg/kg) | L1622604-72 | L1622604-73 | L1622604-74 | L1622604-75 | L1622604-76 | L1622604-77 | L1622604-88 | L1622604-80 | L1622604-81 | L1622604-82 | L1622604-83 | L1622604-84 | L1622604-85 |   |        |   |        |   |        |   |        |   |       |   |        |   |
| Sampling Date:       |           | (Industrial Soil)    |                       | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   | 7/20/2016   |   |        |   |        |   |        |   |        |   |       |   |        |   |
| Total Metals (mg/kg) |           |                      |                       |             |             |             |             |             |             |             |             |             |             |             |             |             |   |        |   |        |   |        |   |        |   |       |   |        |   |
| Aluminum, Total      | 7429-90-5 | 1,100,000            | NS                    | 5,000       | J           | 3,500       | J           | 4,200       | J           | 3,800       | J           | 6,200       | J           | 4,800       | J           | 3,100       | J | 4,500  | J | 3,800  | J | 4,600  | J | 4,300  | J | 2,500 | J | 4,200  | J |
| Antimony, Total      | 7440-36-0 | 470                  | NS                    | 11          | J           | 38          | J           | 6.3         |             | 2           |             | 18          |             | 3.8         |             | 43          |   | 27     | J | 20     | J | 2.9    | J | 25     |   | 0.52  | U | 1.8    | J |
| Arsenic, Total       | 7440-38-2 | 300                  | 16                    | 4.5         |             | 18          |             | 16          | J           | 11          | J           | 18          | J           | 18          | J           | 17          | J | 33     |   | 23     |   | 18     |   | 18     | J | 6.6   | J | 37     |   |
| Barium, Total        | 7440-39-3 | 220,000              | 10,000                | 210         |             | 470         |             | 190         | J           | 62          |             | 170         |             | 360         |             | 1,100       | J | 220    |   | 100    |   | 100    |   | 200    |   | 88    | J | 73     |   |
| Beryllium, Total     | 7440-41-7 | 2,300                | 2,700                 | 0.14        | J           | 0.4         |             | 0.55        |             | 0.32        | J           | 0.54        |             | 0.45        |             | 0.34        |   | 0.92   |   | 0.43   |   | 0.43   |   | 0.3    | J | 0.27  | J | 0.2    | J |
| Cadmium, Total       | 7440-43-9 | 980                  | 60                    | 0.92        | J           | 4           | J           | 0.56        |             | 0.92        |             | 1.4         |             | 1.6         | J           | 4.4         |   | 1.5    | J | 1.3    | J | 7.4    | J | 2      |   | 1.4   |   | 0.81   | J |
| Calcium, Total       | 7440-70-2 | NS                   | NS                    | 18,000      | J           | 4,300       | J           | 18,000      |             | 7,600       | J           | 9,400       | J           | 11,000      |             | 5,900       |   | 2,400  | J | 2,500  | J | 10,000 | J | 15,000 | J | 4,400 |   | 15,000 | J |
| Chromium, Total      | 7440-47-3 | NS                   | 6,800                 | 7.2         |             | 26          |             | 9.4         | J           | 8.2         |             | 13          |             | 27          | J           | 43          |   | 24     |   | 12     |   | 10     |   | 17     |   | 18    |   | 31     |   |
| Cobalt, Total        | 7440-48-4 | 350                  | NS                    | 8.4         |             | 4.9         |             | 4.8         | J           | 4.8         |             | 8.4         |             | 6.2         | J           | 8.9         |   | 7      |   | 6      |   | 6      |   | 4.6    |   | 3     |   | 6.3    |   |
| Copper, Total        | 7440-50-8 | 47,000               | 10,000                | 380         | J           | 450         | J           | 50          |             | 23          |             | 46          |             | 85          | J           | 1,200       |   | 280    | J | 300    | J | 38     | J | 270    |   | 46    |   | 25     | J |
| Iron, Total          | 7439-89-6 | 820,000              | NS                    | 20,000      | J           | 15,000      | J           | 5,800       |             | 13,000      | J           | 28,000      | J           | 16,000      | J           | 70,000      |   | 15,000 | J | 15,000 | J | 18,000 | J | 15,000 | J | 4,500 |   | 22,000 | J |
| Lead, Total          | 7439-92-1 | 800                  | 3,900                 | 940         | J           | 2,000       | J           | 180         |             | 110         | J           | 380         | J           | 540         |             | 3,000       | J | 320    | J | 170    | J | 1,600  | J | 620    | J | 150   | J | 260    | J |
| Magnesium, Total     | 7439-95-4 | NS                   | NS                    | 12,000      | J           | 1,100       | J           | 1,600       |             | 1,900       |             | 2,000       |             | 1,700       | J           | 3,400       |   | 480    | J | 730    | J | 1,900  | J | 2,100  |   | 710   |   | 4,600  | J |
| Manganese, Total     | 7439-96-5 | 26,000               | 10,000                | 140         | J           | 240         | J           | 120         | J           | 160         | J           | 270         | J           | 170         | J           | 310         | J | 86     | J | 96     | J | 210    | J | 160    | J | 89    | J | 170    | J |
| Nickel, Total        | 7440-02-0 | 22,000               | 10,000                | 12          | J           | 32          | J           | 12          | J           | 11          |             | 22          |             | 24          | J           | 68          |   | 20     | J | 15     | J | 16     | J | 18     |   | 12    |   | 43     | J |
| Potassium, Total     | 7440-09-7 | NS                   | NS                    | 460         | J           | 380         | J           | 360         | J           | 580         |             | 790         |             | 870         |             | 440         |   | 500    | J | 380    | J | 570    | J | 570    |   | 330   |   | 530    | J |
| Selenium, Total      | 7782-49-2 | 5,800                | 6,800                 | 3.5         | J           | 4.6         | J           | 5.2         |             | 2.2         | U           | 2.4         | J           | 3.9         |             | 1.8         | J | 4.7    | J | 8.9    | J | 3.9    | J | 2.5    | J | 0.91  | J | 2.5    | J |
| Silver, Total        | 7440-22-4 | 5,800                | 6,800                 | 0.31        | J           | 0.9         |             | 0.21        | J           | 0.08        | J           | 0.24        | J           | 1.4         |             | 0.88        |   | 0.28   | J | 0.26   | J | 0.28   | J | 0.22   | J | 0.61  | U | 0.22   | J |
| Sodium, Total        | 7440-23-5 | NS                   | NS                    | 420         |             | 420         |             | 540         |             | 320         | J           | 700         | J           | 1100        |             | 110         | J | 390    |   | 190    | U | 320    |   | 300    | J | 350   |   | 320    |   |
| Thallium, Total      | 7440-28-0 | 12                   | NS                    | 0.06        | J           | 0.16        | J           | 0.38        |             | 0.07        | J           | 0.1         | J           | 0.14        | J           | 1.34        | U | 0.3    |   | 0.28   |   | 0.1    | J | 0.1    | J | 8.2   | J | 0.04   | J |
| Tin, Total           | 7440-31-5 | NS                   | NS                    | 42          | J           | 150         | J           | 8.9         |             | 7.1         |             | 68          |             | 33          | J           | 100         | J | 15     | J | 30     | J | 10     | J | 49     |   | 10    | J | 44     | J |
| Vanadium, Total      | 7440-62-2 | 5,800                | NS                    | 58          | J           | 55          | J           | 15          |             | 14          |             | 22          |             | 18          |             | 35          |   | 24     | J | 14     | J | 19     | J | 20     |   | 6.4   |   | 20     | J |
| Zinc, Total          | 7440-66-6 | 350,000              | 10,000                | 880         | J           | 2,200       | J           | 450         |             | 1,700       |             | 2,300       |             | 960         |             | 2,100       |   | 800    | J | 900    | J | 12,000 | J | 2,500  |   | 1300  |   | 840    | J |

Notes:

(1) NYSDEC 6 NYCRR Environmental Remediation Programs Part 375 Restricted Use of Soil Cleanup Objective Table 375-6.8b 12/06.

(2) Not all intervals were analyzed. Intervals (-03) and beyond were not analyzed if they did not contain visual evidence of slag and followed two consecutive intervals without exceedances of NYSDEC IUSCOs.

b - The SCO's for commercial use were capped at a maximum value of 500 ppm.

d - The SCO's for metals were capped at a maximum value of 10,000 ppm.

f - For constituents where the calculated SCO was lower than the rural soil background concentration, as determined by the department and department of health rural soil survey, the rural soil background concentration is used as the Track 2 SCO value for this use of the site.

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NS - No Standard

J - Result is less than the Reporting Limit but greater than or equal to the Method Detection Limit and the concentration is an approximate value.

U- (Non-detected estimated): The compound or analyte was reported as not detected by the laboratory; however the reported quantitation/detection limit is estimated due to non-conformances discovered during data validation.

Highlighted text denotes concentrations exceeding NYSDEC Industrial Use SCO.

Bold text denotes concentrations exceeding EPA RMLs.

**Table 1**  
Soil Analytical Summary Tables  
Total Metals  
USEPA Methods 6010/7471

| Client Sample ID:    | CAS       | Project Action Limit |                       | SB025-01    | SB025-02    | SB025-03    | SB025-04    | SB025-05    | SB025-06    | SB025-07    | SB90025-07  | SB025-08    | SB026-01    | SB026-02    | SB026-03    | SB026-04    | SB026-05    | SB026-06    | SB026-07    | SB026-08    |   |        |   |        |   |        |   |        |   |        |   |        |    |        |   |        |   |
|----------------------|-----------|----------------------|-----------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|---|--------|---|--------|---|--------|---|--------|---|--------|---|--------|----|--------|---|--------|---|
| Laboratory ID:       | Number    | EPA RMLs (mg/kg)     | NYSDEC IUSCOs (mg/kg) | L1632941-01 | L1632941-02 | L1632941-03 | L1632941-04 | L1632941-05 | L1632941-06 | L1632941-07 | L1632941-08 | L1632941-09 | L1632941-10 | L1632941-11 | L1632941-12 | L1632941-13 | L1632941-14 | L1632941-15 | L1632941-16 | L1632941-17 |   |        |   |        |   |        |   |        |   |        |   |        |    |        |   |        |   |
| Sampling Date:       |           | (Industrial Soil)    |                       | 10/13/2016  | 10/13/2016  | 10/13/2016  | 10/13/2016  | 10/13/2016  | 10/13/2016  | 10/13/2016  | 10/13/2016  | 10/13/2016  | 10/13/2016  | 10/13/2016  | 10/13/2016  | 10/13/2016  | 10/13/2016  | 10/13/2016  | 10/13/2016  | 10/13/2016  |   |        |   |        |   |        |   |        |   |        |   |        |    |        |   |        |   |
| Total Metals (mg/kg) |           |                      |                       |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |   |        |   |        |   |        |   |        |   |        |   |        |    |        |   |        |   |
| Aluminum, Total      | 7429-90-5 | 1,100,000            | NS                    | 6,200       | J           | 11,000      | J           | 3,300       | J           | 3,500       | J           | 7,100       | J           | 5,900       | J           | 3,500       | J           | 3,200       | J           | 3,200       | J | 7,800  | J | 6,500  | J | 3,800  | J | 4,500  | J | 5,600  | J | 3,600  | J  | 4,400  | J | 3,800  |   |
| Antimony, Total      | 7440-36-0 | 470                  | NS                    | 460         |             | 1600        |             | 320         |             | 16          |             | 1600        |             | 11          |             | 8.4         |             | 3.5         |             | 63          |   | 120    |   | 190    |   | 8.7    |   | 13     |   | 30     |   | 34     |    | 180    |   | 170    |   |
| Arsenic, Total       | 7440-38-2 | 300                  | 16                    | 27          | J           | 140         | J           | 18          | J           | 37          | J           | 44          | J           | 26          | J           | 21          | J           | 25          | J           | 39          | J | 10     | J | 27     | J | 20     | J | 29     | J | 17     | J | 21     | J  | 24     | J | 18     |   |
| Barium, Total        | 7440-39-3 | 220,000              | 10,000                | 880         |             | 810         |             | 270         |             | 1,300       |             | 390         |             | 190         |             | 160         |             | 86          |             | 130         |   | 240    |   | 300    |   | 160    |   | 130    |   | 120    |   | 260    |    | 410    |   | 550    |   |
| Beryllium, Total     | 7440-41-7 | 2,300                | 2,700                 | 0.2         | J           | 0.4         | J           | 0.6         |             | 0.91        |             | 0.35        |             | 0.41        |             | 0.32        | J           | 0.3         | J           | 0.41        |   | 0.22   | J | 0.44   |   | 0.46   |   | 0.49   |   | 0.34   | J | 0.23   | J  | 0.29   | J | 0.25   | J |
| Cadmium, Total       | 7440-43-9 | 980                  | 60                    | 17          |             | 110         |             | 12          |             | 6.4         |             | 76          |             | 3.2         |             | 2.6         |             | 4.6         |             | 2           |   | 8.9    |   | 7.4    |   | 2      |   | 3.1    |   | 2.2    |   | 20     |    | 28     |   | 38     |   |
| Calcium, Total       | 7440-70-2 | NS                   | NS                    | 16,000      | J           | 27,000      | J           | 12,000      | J           | 5,800       | J           | 26,000      | J           | 17,000      | J           | 13,000      | J           | 45,000      | J           | 18,000      | J | 82,000 | J | 29,000 | J | 2,000  | J | 2,500  | J | 21,000 | J | 4,200  | J  | 6,900  | J | 12,000 |   |
| Chromium, Total      | 7440-47-3 | NS                   | 6,800                 | 60          | J           | 87          | J           | 12          | J           | 73          | J           | 41          | J           | 18          | J           | 29          | J           | 16          | J           | 49          | J | 10     | J | 30     | J | 52     | J | 90     | J | 34     | J | 24     | J  | 28     | J | 22     |   |
| Cobalt, Total        | 7440-48-4 | 350                  | NS                    | 16          |             | 20          |             | 9.4         |             | 18          |             | 15          |             | 9.8         |             | 7           |             | 13          |             | 44          |   | 10     |   | 11     |   | 8.7    |   | 13     |   | 11     |   | 13     |    | 8.3    |   | 6.8    |   |
| Copper, Total        | 7440-50-8 | 47,000               | 10,000                | 5,900       |             | 56,000      |             | 2,000       |             | 350         |             | 17,000      |             | 270         |             | 1100        |             | 180         |             | 380         |   | 710    |   | 1,100  |   | 740    |   | 2,500  |   | 690    |   | 5,200  |    | 9,700  |   | 28,000 |   |
| Iron, Total          | 7439-89-6 | 820,000              | NS                    | 120,000     | J           | 71,000      | J           | 33,000      | J           | 120,000     | J           | 72,000      | J           | 26,000      | J           | 29,000      | J           | 32,000      | J           | 99,000      | J | 24,000 | J | 70,000 | J | 46,000 | J | 68,000 | J | 61,000 | J | 99,000 | J  | 30,000 | J | 40,000 |   |
| Lead, Total          | 7439-92-1 | 800                  | 3,900                 | 21,000      |             | 56,000      |             | 13,000      |             | 41,000      |             | 34,000      |             | 430         |             | 2,800       |             | 710         |             | 4,700       |   | 9,200  |   | 13,000 |   | 1,200  |   | 1,000  |   | 2,600  |   | 5,200  |    | 27,000 |   | 34,000 |   |
| Magnesium, Total     | 7439-95-4 | NS                   | NS                    | 8,900       | J           | 11000       | J           | 550         | J           | 760         | J           | 5,900       | J           | 3,300       | J           | 1,300       | J           | 2,700       | J           | 1,500       | J | 35,000 | J | 1,400  | J | 640    | J | 980    | J | 8,400  | J | 1,400  | J  | 2,100  | J | 1,600  |   |
| Manganese, Total     | 7439-96-5 | 26,000               | 10,000                | 680         | J           | 840         | J           | 300         | J           | 670         | J           | 560         | J           | 300         | J           | 240         | J           | 290         | J           | 300         | J | 190    | J | 360    | J | 480    | J | 780    | J | 510    | J | 680    | J  | 590    | J | 2200   |   |
| Nickel, Total        | 7440-02-0 | 22,000               | 10,000                | 96          | J           | 180         | J           | 48          | J           | 140         | J           | 110         | J           | 75          | J           | 24          | J           | 32          | J           | 52          | J | 19     | J | 34     | J | 38     | J | 190    | J | 56     | J | 120    | J  | 200    | J | 55     |   |
| Potassium, Total     | 7440-09-7 | NS                   | NS                    | 240         |             | 300         |             | 300         |             | 360         |             | 530         |             | 660         |             | 460         |             | 440         |             | 420         |   | 650    |   | 1,200  |   | 590    |   | 620    |   | 690    |   | 530    |    | 430    |   | 360    |   |
| Selenium, Total      | 7782-49-2 | 5,800                | 6,800                 | 1.5         | J           | 6.3         |             | 2.9         | U           | 1.3         | J           | 1.3         | J           | 2.3         | U           | 1.8         | J           | 2.2         | J           | 1.1         | J | 2.2    | U | 1      | J | 1.3    | J | 0.97   | J | 2.3    | U | 0.94   | J  | 2.2    | U | 2.2    | U |
| Silver, Total        | 7440-22-4 | 5,800                | 6,800                 | 6.3         |             | 28          |             | 8.5         |             | 0.64        | J           | 16          |             | 0.59        |             | 0.81        |             | 0.19        | J           | 0.36        | J | 4.3    |   | 8      |   | 0.32   | J | 1.8    |   | 1      |   | 1.6    |    | 3.9    |   | 5.6    |   |
| Sodium, Total        | 7440-23-5 | NS                   | NS                    | 350         | J           | 180         | J           | 150         | J           | 200         | J           | 480         | J           | 220         | J           | 210         | J           | 300         | J           | 480         | J | 530    | J | 240    | J | 260    | J | 190    | J | 310    | J | 100    | J  | 170    | J | 210    |   |
| Thallium, Total      | 7440-28-0 | 12                   | NS                    | 0.12        | J           | 0.23        | J           | 0.13        | J           | 0.24        | J           | 0.13        | J           | 0.11        | J           | 0.09        | J           | 0.12        | J           | 0.15        | J | 0.09   | J | 0.06   | J | 0.71   | J | 0.1    | J | 0.08   | J | 0.23   | UJ | 0.07   | J | 0.2    | J |
| Tin, Total           | 7440-31-5 | NS                   | NS                    | 1200        | J           | 17000       | J           | 4,800       | J           | 59          | J           | 16,000      | J           | 140         | J           | 180         | J           | 33          | J           | 1,000       | J | 650    | J | 1,100  | J | 67     | J | 470    | J | 210    | J | 380    | J  | 2,400  | J | 4,200  |   |
| Vanadium, Total      | 7440-62-2 | 5,800                | NS                    | 54          |             | 59          |             | 20          |             | 32          |             | 30          |             | 24          |             | 18          |             | 18          |             | 25          |   | 48     |   | 27     |   | 16     |   | 29     |   | 39     |   | 23     |    | 15     |   | 21     |   |
| Zinc, Total          | 7440-66-6 | 350,000              | 10,000                | 11,000      |             | 81000       |             | 2,700       |             | 8,600       |             | 18,000      |             | 2,800       |             | 2,100       |             | 3,000       |             | 2,000       |   | 2,100  |   | 1700   |   | 590    |   | 2,100  |   | 930    |   | 8,700  |    | 7,500  |   | 13,000 |   |

Notes:

(1) NYSDEC 6 NYCRR Environmental Remediation Programs Part 375 Restrictd Use of Soil Cleanup Objective Table 375-6.8b 12/06.

(2) Not all intervals were analyzed. Intervals (-03) and beyond were not analyzed if they did not contain visual evidence of slag and followed two consecutive intervals without exceedances of NYSDEC IUSCOs.

b - The SCOs for commercial use were capped at a maximum value of 500 ppm.

d - The SCOs for metals were capped at a maximum value of 10,000 ppm.

f - For constituents where the calculated SCO was lower than the rural soil background concentration, as determined by the department and department of health rural soil survey, the rural soil background concentration is used as the Track 2 SCO value for this use of the site.

j - This SCO is the lower of the values for mercury (elemental) or mercury (inorganic salts). See TSD Table 5.6-1.

NS - No Standard

J - Result is less than the Reporting Limit but greater than or equal to the Method Detection Limit and the concentration is an approximate value.

UJ- (Non-detected estimated): The compound or analyte was reported as not detected by the laboratory; however the reported quantitation/detection limit is estimated due to non-conformances discovered during data validation.

**Highlighted text denotes concentrations exceeding NYSDEC Industrial Use SCO.**

**Bold text denotes concentrations exceeding EPA RMLs.**

**Table 1**  
Groundwater Analytical Results  
Total and Dissolved Metals

| Client Sample ID:<br>Sampling Date:<br>Laboratory ID: | NYSDEC<br>GQS/GVs <sup>1</sup> | GW001<br>10/13/2016<br>L1632941-19 |           | GW002<br>10/13/2016<br>L1632941-20 |           | GW9002<br>10/13/2016<br>L1632941-21 |           | GW003<br>10/13/2016<br>L1632941-22 |           |        |    |        |   |        |    |        |   |
|-------------------------------------------------------|--------------------------------|------------------------------------|-----------|------------------------------------|-----------|-------------------------------------|-----------|------------------------------------|-----------|--------|----|--------|---|--------|----|--------|---|
|                                                       |                                | Total                              | Dissolved | Total                              | Dissolved | Total                               | Dissolved | Total                              | Dissolved |        |    |        |   |        |    |        |   |
|                                                       |                                | Metals by 6010 & 7470 (ug/L)       |           |                                    |           |                                     |           |                                    |           |        |    |        |   |        |    |        |   |
| Aluminum                                              | NS                             | 3280                               | J         | 22                                 |           | 8110                                | J         | 56                                 |           | 6260   | J  | 10     | U | 1230   | J  | 20     |   |
| Antimony                                              | 3                              | 4                                  | UJ        | 4                                  | U         | 4                                   | UJ        | 4                                  | U         | 4      | UJ | 4      | U | 4      | UJ | 4      | U |
| Arsenic                                               | 25                             | 3.0                                | J         | 0.9                                |           | 6.1                                 | J         | 1.1                                |           | 6.0    | J  | 1.1    |   | 1.4    | J  | 0.4    | J |
| Barium                                                | NS                             | 163                                | J         | 80.3                               |           | 60.3                                | J         | 18.8                               |           | 73.6   | J  | 17.7   |   | 50.6   | J  | 12.4   |   |
| Beryllium                                             | 3                              | 0.3                                | J         | 0.5                                | U         | 0.6                                 | J         | 0.5                                | U         | 0.5    | J  | 0.5    | U | 0.1    | J  | 0.5    | U |
| Cadmium                                               | 5.5                            | 0.2                                | UJ        | 0.2                                | U         | 0.2                                 | J         | 0.2                                | U         | 0.1    | J  | 0.2    | U | 0.2    | UJ | 0.2    | U |
| Calcium                                               | NS                             | 203000                             | J         | 194000                             |           | 117000                              | J         | 104000                             |           | 128000 | J  | 112000 |   | 87200  | J  | 86000  |   |
| Chromium                                              | 50                             | 13.6                               | J         | 2.6                                |           | 26.6                                | J         | 1                                  | U         | 21.4   | J  | 1      | U | 5.9    | J  | 1.3    |   |
| Cobalt                                                | NS                             | 3.4                                | J         | 0.7                                |           | 8.4                                 | J         | 1.3                                |           | 7      | J  | 1.4    |   | 1.2    | J  | 0.2    | J |
| Copper                                                | 200                            | 11.5                               | J         | 1.8                                |           | 24                                  | J         | 3.1                                |           | 21.5   | J  | 2.4    |   | 4.2    | UJ | 1      | U |
| Iron                                                  | 300                            | 17600                              | J         | 52                                 |           | 16800                               | J         | 50                                 | U         | 13100  | J  | 50     | U | 16100  | J  | 40     | J |
| Lead                                                  | 25                             | 59.3                               | J         | 1                                  | U         | 32                                  | J         | 1                                  | U         | 24.2   | J  | 1      | U | 7.0    | UJ | 1      | U |
| Magnesium                                             | 35000                          | 45800                              | J         | 39600                              | J         | 37600                               | J         | 32100                              | J         | 35200  | J  | 32200  | J | 25200  | J  | 22800  | J |
| Manganese                                             | 300                            | 1134                               | J         | 831.6                              |           | 253                                 | J         | 106.2                              |           | 216    | J  | 100.1  |   | 279    | J  | 207.1  |   |
| Mercury                                               | 0.0026                         | NA                                 |           | NA                                 |           | 0.06                                | J         | 0.2                                | U         | 0.2    | UJ | 0.2    | U | 0.2    | UJ | 0.2    | U |
| Nickel                                                | 8.2                            | 18.4                               | J         | 3.7                                |           | 45.1                                | J         | 9.8                                |           | 37.1   | J  | 9.3    |   | 5.5    | J  | 1.9    | J |
| Potassium                                             | NS                             | 53400                              | J         | 45100                              |           | 28900                               | J         | 26100                              |           | 28700  | J  | 26600  |   | 14500  | J  | 13600  |   |
| Selenium                                              | 4.6                            | 2.0                                | J         | 5                                  | U         | 7                                   | J         | 5                                  | U         | 7      | J  | 5      | U | 5      | UJ | 5      | U |
| Silver                                                | 0.1                            | 0.4                                | UJ        | 0.4                                | U         | 0.4                                 | UJ        | 0.4                                | U         | 0.4    | UJ | 0.4    | U | 0.4    | UJ | 0.4    | U |
| Sodium                                                | 20000                          | 535000                             | J         | 488000                             |           | 409000                              | J         | 379000                             |           | 419000 | J  | 400000 |   | 346000 | J  | 333000 |   |
| Thallium                                              | 0.5                            | 0.5                                | UJ        | 0.5                                | U         | 0.5                                 | UJ        | 0.5                                | U         | 0.5    | UJ | 0.5    | U | 0.5    | UJ | 0.5    | U |
| Tin                                                   | NS                             | 3.6                                | J         | 3                                  | U         | 3                                   | UJ        | 3                                  | U         | 3      | UJ | 3      | U | 3      | UJ | 3      | U |
| Vanadium                                              | NS                             | 17.1                               | J         | 2.4                                | J         | 22                                  | J         | 1.8                                | J         | 18     | J  | 1.7    | J | 8.1    | J  | 5      | U |
| Zinc                                                  | 5000                           | 56.1                               | J         | 10                                 | U         | 59.7                                | J         | 10                                 | U         | 48.5   | J  | 10     | U | 14.9   | J  | 10     | U |

Notes:

All concentrations are ug/L (ppb)

1: 6 NYCRR Part 703: Surface Water & Groundwater Quality Standards and Groundwater Effluent Limitations. (Class SC/C)

NA : Not analyzed

NS : No standard established

J : Result is less than the RL but greater than or equal to the MDL and the concentration is an approximate value.

U : Indicates the analyte was analyzed for but not detected.

UJ- (Non-detected estimated): The compound or analyte was reported as not detected by the laboratory; however the reported quantitation/detection limit is estimated due to non-conformances discovered during data validation.

Highlighted values indicate exceedance of the NYSDEC GQS or GV.



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- Proposed Monitoring Well
- Curbline
- Subject Site
- Surrounding Parcels

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| Project:             | HHE1602   | Designed by: | BB |
| Date:                | 1/19/2017 | Drawn by:    | BB |
| Scale:               | AS SHOWN  | Approved by: | RK |

**SI GROUNDWATER  
SAMPLING  
LOCATIONS**  
67-81 Delevan Street  
Brooklyn, NY

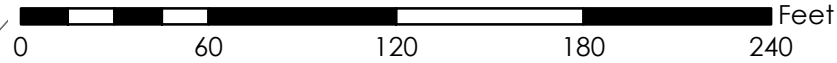
FIGURE NO:  
  
5

SHEET:

GW003  
GW002

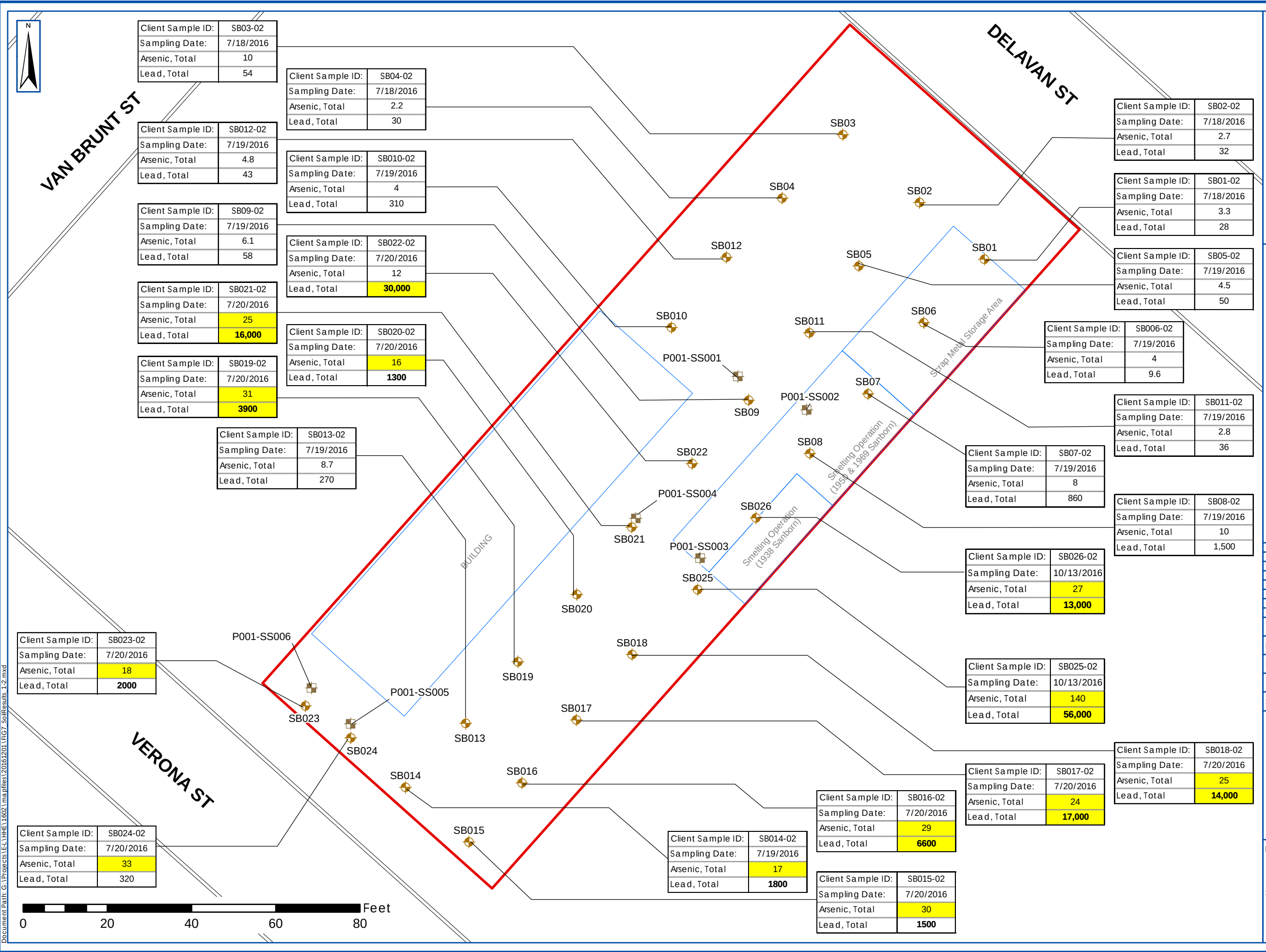
GROUNDWATER  
FLOW

GW001











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Soil Sample Locations  
Historic Sample Locations  
Building Footprint  
Subject Site

NA = not analyzed  
NC = not collected

Highlighted text denotes concentrations exceeding NYSDEC Industrial Use SCO.  
Bold text denotes concentrations exceeding EPA RMLs.

Soil concentrations are shown in mg/kg  
Groundwater concentrations are shown in µg/l

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| Project: | HHE1602  | Designed by: | BB  |
| Date:    | 3/7/2017 | Drawn by:    | JCG |
| Scale:   | AS SHOWN | Approved by: | RK  |

**SOIL SAMPLING RESULTS**

**LEAD & ARSENIC**

**1 to 2 ft bgs**

**67-81 Delevan Street**

**Brooklyn, NY**

FIGURE NO:

7

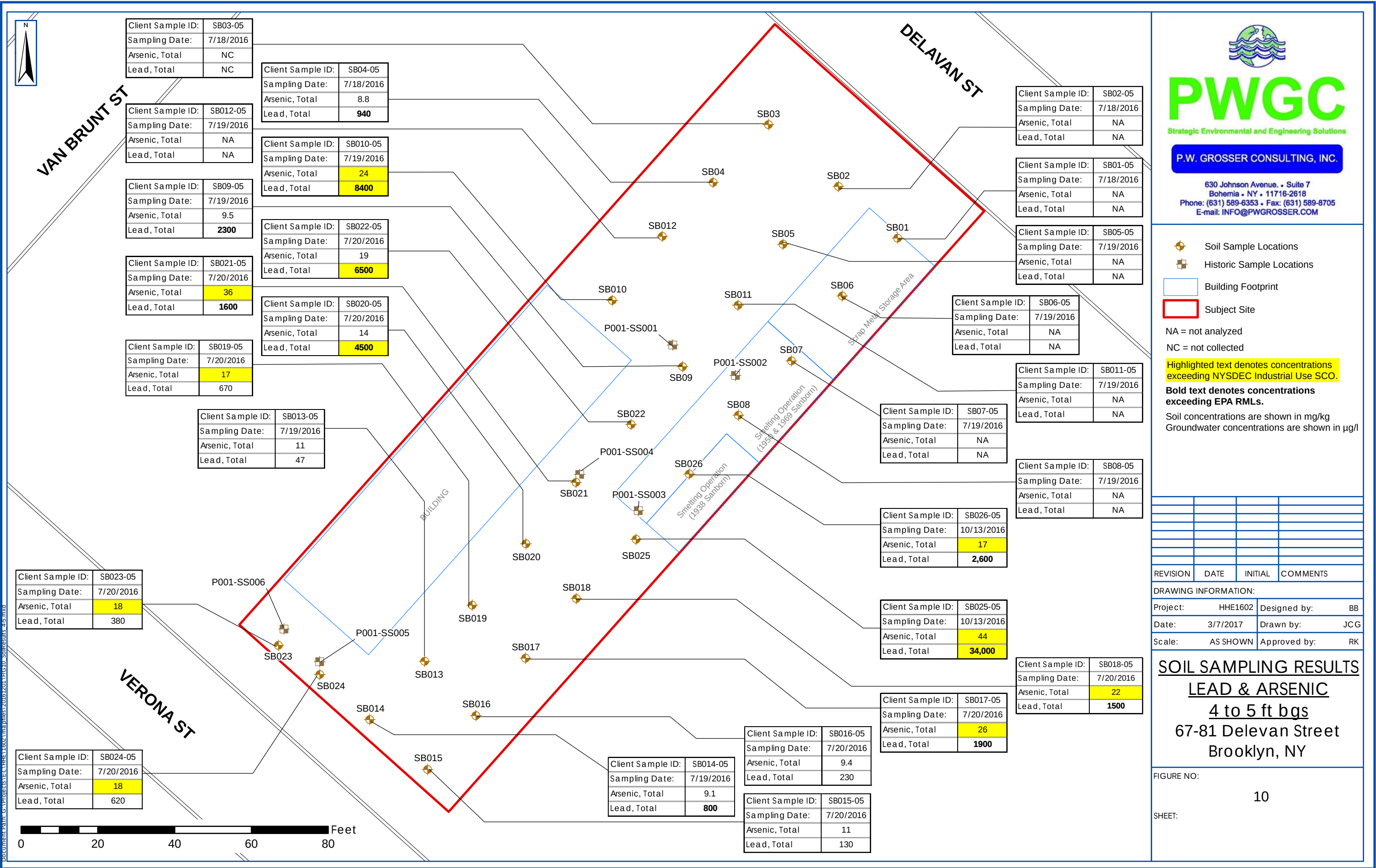
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- Historic Sample Locations
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Soil concentrations are shown in mg/kg  
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| Project:             | HHE1602  | Designed by: | BB  |
| Date:                | 3/7/2017 | Drawn by:    | JCG |
| Scale:               | AS SHOWN | Approved by: | RK  |

## SOIL SAMPLING RESULTS

### LEAD & ARSENIC

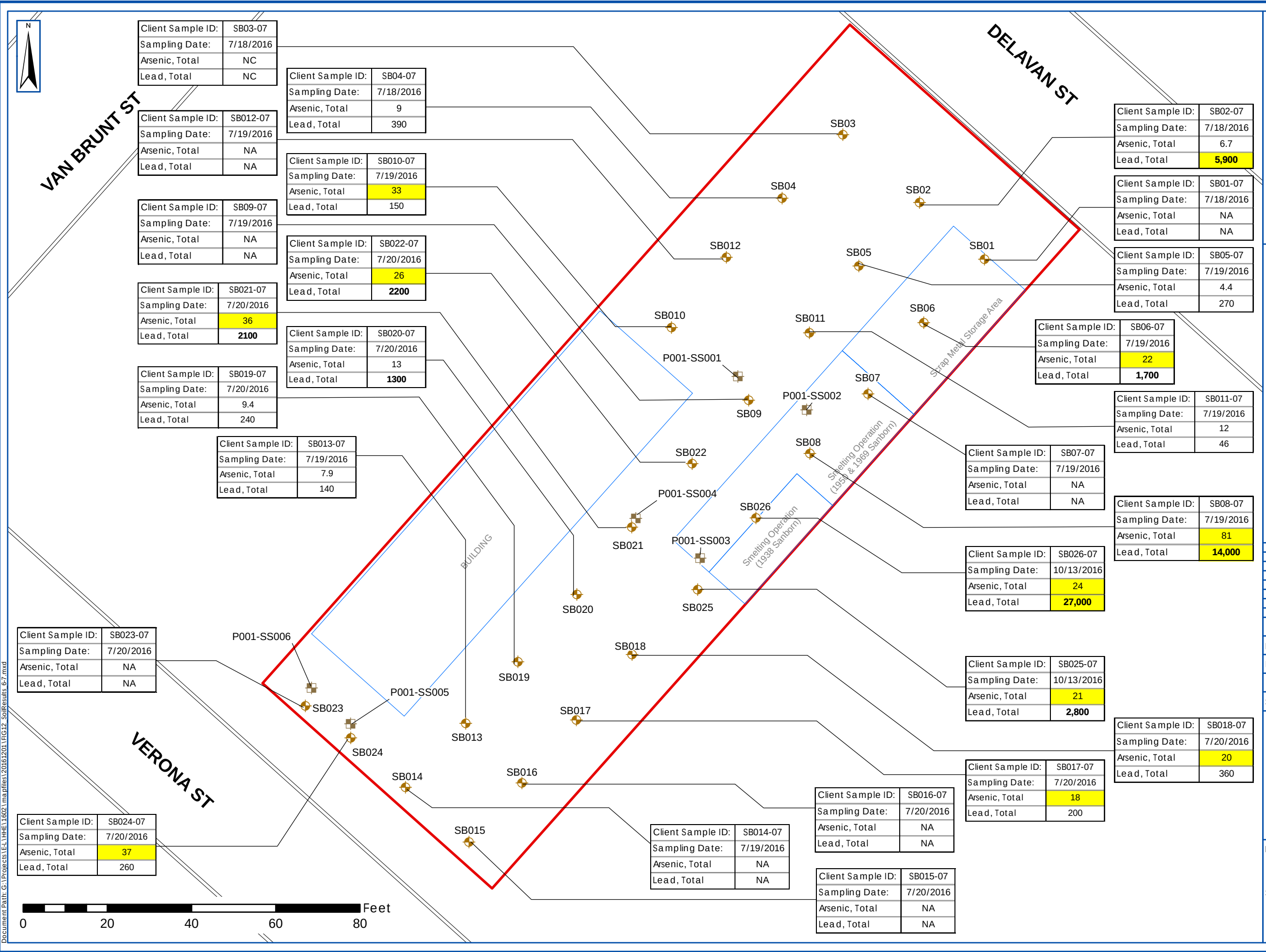
4 to 5 ft bgs  
67-81 Delevan Street  
Brooklyn, NY

FIGURE NO: 10

SHEET:









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Soil Sample Locations

Historic Sample Locations

Building Footprint

Subject Site

NA = not analyzed  
NC = not collected

Highlighted text denotes concentrations exceeding NYSDEC Industrial Use SCO.

**Bold text denotes concentrations exceeding EPA RMLs.**

Soil concentrations are shown in mg/kg  
Groundwater concentrations are shown in µg/l

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| Project: | HHE1602  | Designed by: | BB  |
| Date:    | 3/7/2017 | Drawn by:    | JCG |
| Scale:   | AS SHOWN | Approved by: | RK  |

## SOIL SAMPLING RESULTS

### LEAD & ARSENIC

**6 to 7 ft bgs**

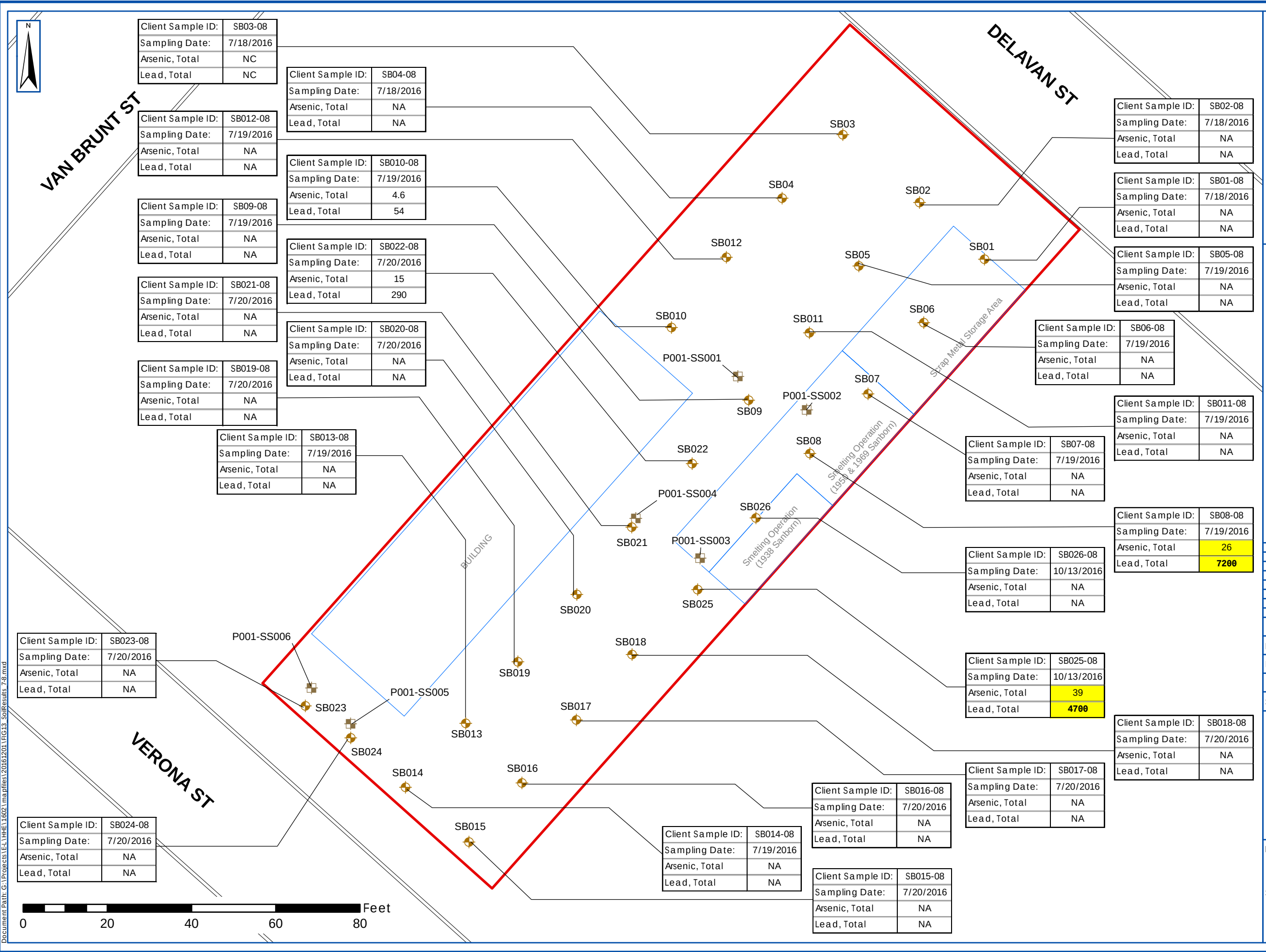
**67-81 Delevan Street**

**Brooklyn, NY**

FIGURE NO:

12

SHEET:





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Soil Sample Locations

Historic Sample Locations

Building Footprint

Subject Site

NA = not analyzed  
NC = not collected

Highlighted text denotes concentrations exceeding NYSDEC Industrial Use SCO.  
**Bold text denotes concentrations exceeding EPA RMLs.**  
Soil concentrations are shown in mg/kg  
Groundwater concentrations are shown in µg/l

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| Date:    | 3/7/2017 | Drawn by:    | TS |
| Scale:   | AS SHOWN | Approved by: | RK |

## SOIL SAMPLING RESULTS

### LEAD & ARSENIC

7 to 8 ft bgs  
67-81 Delevan Street  
Brooklyn, NY

FIGURE NO:

13

SHEET:

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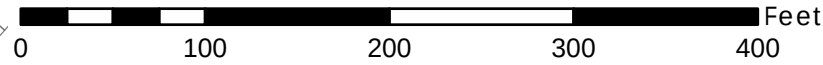




|                   |            |           |
|-------------------|------------|-----------|
| Client Sample ID: | GW003      |           |
| Sampling Date:    | 10/13/2016 |           |
| Chemical          | Total      | Dissolved |
| Arsenic           | 1.4        | 0.4       |
| Lead              | 7.0        | 1         |

|                   |            |           |
|-------------------|------------|-----------|
| Client Sample ID: | GW002      |           |
| Sampling Date:    | 10/13/2016 |           |
| Chemical          | Total      | Dissolved |
| Arsenic           | 6.1        | 1.1       |
| Lead              | 32         | 1         |

|                   |            |           |
|-------------------|------------|-----------|
| Client Sample ID: | GW001      |           |
| Sampling Date:    | 10/13/2016 |           |
| Chemical          | Total      | Dissolved |
| Arsenic           | 3.0        | 0.9       |
| Lead              | 59.3       | 1         |



GROUNDWATER  
FLOW

GW003

GW002

GW001



**PWGC**

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E-mail: INFO@PWGROSSER.COM

- Proposed Monitoring Well
- Subject Site
- Surrounding Parcels
- Curbline

Highlighted text denotes concentrations exceeding NYSDEC Industrial Use SCO.

Groundwater concentrations are shown in µg/l

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| DRAWING INFORMATION: |          |              |    |
| Project:             | HHE1602  | Designed by: | BB |
| Date:                | 3/7/2017 | Drawn by:    | BB |
| Scale:               | AS SHOWN | Approved by: | RK |

**GROUNDWATER  
SAMPLING  
RESULTS**  
  
67-81 Delevan Street  
Brooklyn, NY

FIGURE NO:  
  
14

SHEET:





Rev. September 2026  
**NYSDEC BCP APPLICATION**  
**FORMER ATLAS WHITE METALS CO. SITE**  
**BCP Site No. C224238**

**EXHIBIT C**  
**PROPOSED REDEVELOPMENT PLAN**

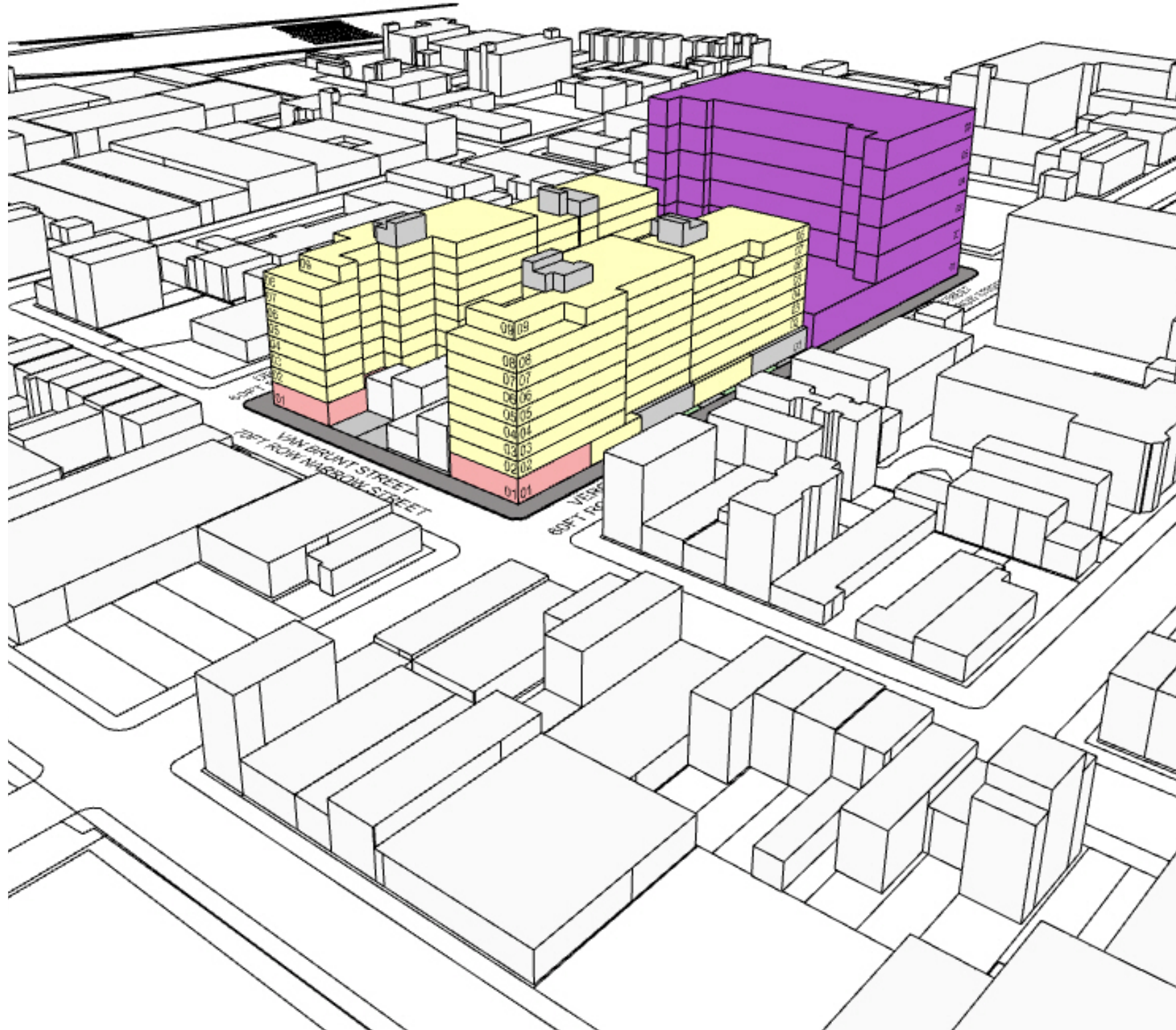
# Van Brunt - Richards

## Rezoning

Brooklyn, NY 11231

R7A/C2-4, R6A & M1-4A

Proposed Rezoning Package  
9-Story Mixed Use  
Residential Building  
6-Story Manufacturing &  
Commercial Building



DR ARCHITECTURE + DESIGN

DEVELOPMENT | REAL ESTATE  
ARCHITECTURE | DESIGN

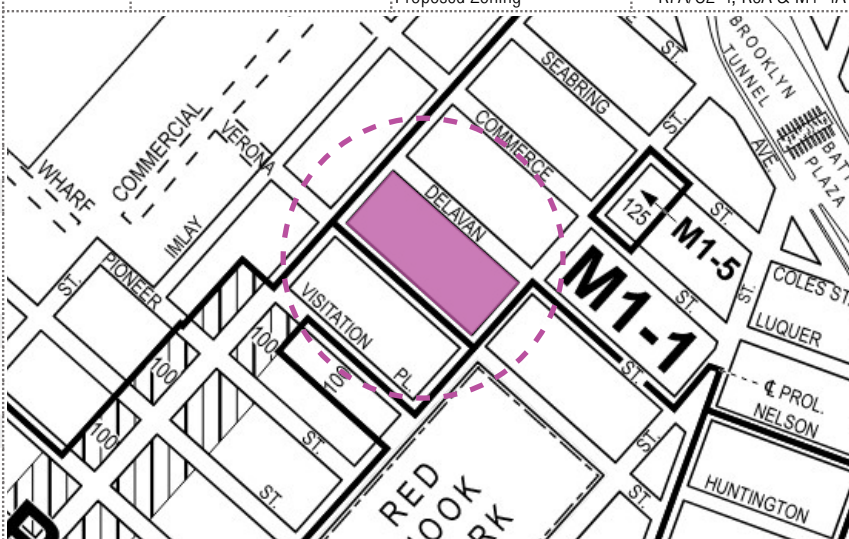










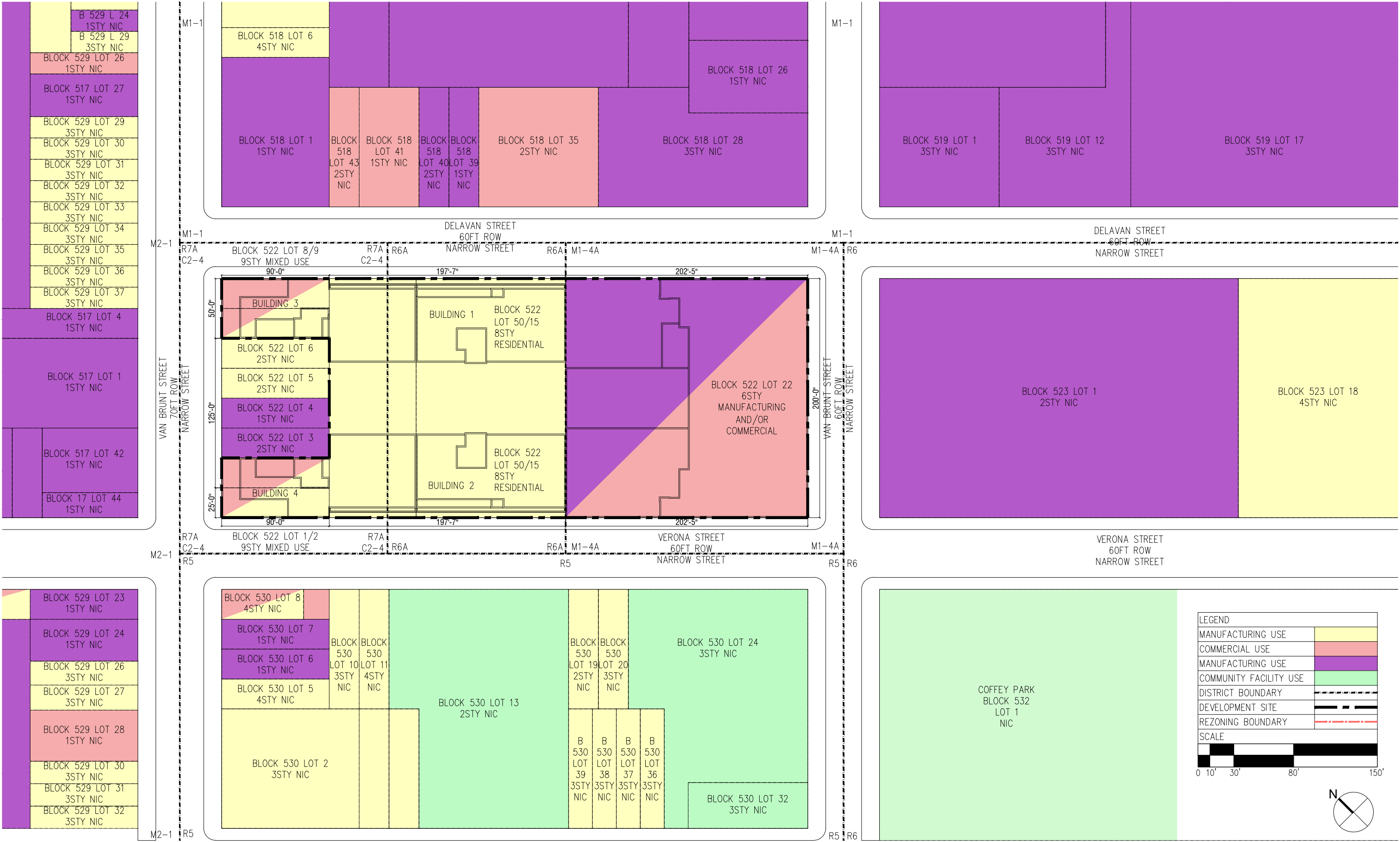
| Zoning & Development Analysis: VanBrunt Richards Rezoning |                                                                        |                                                                                    |                                                   |                                                                    |                                           |              |
|-----------------------------------------------------------|------------------------------------------------------------------------|------------------------------------------------------------------------------------|---------------------------------------------------|--------------------------------------------------------------------|-------------------------------------------|--------------|
| Block                                                     |                                                                        | 522                                                                                | Zoning Map / CD                                   | 29a / Brooklyn CD 15                                               |                                           |              |
| R7A/C2-4 Lot Area                                         |                                                                        | Zoning Lots                                                                        | 01, 02, 08, 09, 11,15, 50, 22                     | Supplemental Zoning<br>Proposed Zoning                             | FRESH<br>R7A/C2-4, R6A & M1-4A            |              |
| Tax Lot 01                                                | 2,250 SF                                                               |  |                                                   |                                                                    |                                           |              |
| Tax Lot 02                                                | 2,250 SF                                                               |                                                                                    |                                                   |                                                                    |                                           |              |
| Tax Lot 08                                                | 2,250 SF                                                               |                                                                                    |                                                   |                                                                    |                                           |              |
| Tax Lot 09                                                | 2,250 SF                                                               |                                                                                    |                                                   |                                                                    |                                           |              |
| Tax Lot 11                                                | 14,516 SF                                                              |                                                                                    |                                                   |                                                                    |                                           |              |
| Total Lot Area                                            | 23,516 SF                                                              |                                                                                    |                                                   |                                                                    |                                           |              |
| R6A Lot Area                                              |                                                                        |                                                                                    |                                                   |                                                                    |                                           |              |
| Tax Lot 50                                                | 12,500 SF                                                              |                                                                                    |                                                   |                                                                    |                                           |              |
| Tax Lot 15                                                | 12,500 SF                                                              |                                                                                    |                                                   |                                                                    |                                           |              |
| Total Lot Area                                            | 25,000 SF                                                              |                                                                                    |                                                   |                                                                    |                                           |              |
| M1-4A Lot Area                                            |                                                                        |                                                                                    |                                                   |                                                                    |                                           |              |
| Tax Lot 22                                                | 40,483 SF                                                              |                                                                                    |                                                   |                                                                    |                                           |              |
| Total Lot Area                                            | 40,483 SF                                                              |                                                                                    |                                                   |                                                                    |                                           |              |
| Street Trees                                              |                                                                        |                                                                                    |                                                   |                                                                    |                                           |              |
| VanBrunt Street                                           | 75'-0"                                                                 | 3 Trees                                                                            |                                                   |                                                                    |                                           |              |
| Verona Street                                             | 287'-7"                                                                | 11 Trees                                                                           |                                                   |                                                                    |                                           |              |
| Delavan Street                                            | 287'-7"                                                                | 11 Trees                                                                           |                                                   |                                                                    |                                           |              |
| Zoning Analysis: R7A/C2-4 & R6A                           |                                                                        |                                                                                    |                                                   |                                                                    |                                           |              |
| ZR Section                                                | Bulk Regulations: Permitted Development Floor Area (Zoning Floor Area) |                                                                                    |                                                   |                                                                    |                                           |              |
|                                                           | Proposed Use                                                           | Permitted FAR                                                                      | Lot Area                                          | Zoning Floor Area                                                  |                                           |              |
| 23-22                                                     | Residential R6A                                                        | 3.9                                                                                | 25,000 SF                                         | 97,500 SF                                                          |                                           |              |
| 23-22                                                     | Residential R7A                                                        | 5.01                                                                               | 23,516 SF                                         | 117,815 SF                                                         |                                           |              |
| 33-121                                                    | Commercial R7A/C2-4                                                    | 2                                                                                  | 23,516 SF                                         | 47,032 SF                                                          |                                           |              |
| Notes: Mandatory Inclusionary Housing proposed.           |                                                                        |                                                                                    |                                                   |                                                                    |                                           |              |
| ZR Section                                                | Bulk Regulations: Building Height & Setback R6A                        |                                                                                    | ZR Section                                        | Bulk Regulations: Building Height & Setback R7A                    |                                           |              |
| 23-433                                                    | Required Setback Distance (Wide Street)                                |                                                                                    | 10'                                               | 23-433                                                             | Required Setback Distance (Wide Street)   | 10'          |
| 23-433                                                    | Required Setback Distance (Narrow Street)                              |                                                                                    | 15'                                               | 23-433                                                             | Required Setback Distance (Narrow Street) | 15'          |
| 23-432                                                    | Minimum Base Height                                                    |                                                                                    | 40'                                               | 23-432                                                             | Minimum Base Height                       | 40'          |
| 23-432                                                    | Maximum Base Height                                                    |                                                                                    | 65'                                               | 23-432                                                             | Maximum Base Height                       | 85'          |
| 23-432                                                    | Maximum Building Height                                                |                                                                                    | 95'                                               | 23-432                                                             | Maximum Building Height                   | 115'         |
| Notes: Based on MIH Qualified Affordable Housing.         |                                                                        |                                                                                    | Notes: Based on MIH Qualified Affordable Housing. |                                                                    |                                           |              |
| ZR Section                                                | Bulk Regulations: Required Yards                                       |                                                                                    | ZR Section                                        | Parking Regulations - Outer Transit Zone                           |                                           |              |
| 23-342                                                    | Required Rear Yard below/above 75'                                     |                                                                                    | 20'/30'                                           | 25-222                                                             | Required Standard Residential Parking R7A | 15% D.U.'s   |
| 23-344                                                    | Req. Rear Yard Equivalent below/above 75'                              |                                                                                    | 40'/60'                                           |                                                                    | Required Standard Residential Parking R6A | 25% D.U.'s   |
| 23-342                                                    | Required Rear Yard below/above 75'                                     |                                                                                    | 20'/30'                                           |                                                                    | Standard Residential Parking Building 1   | 14 Spaces    |
| ZR Section                                                | Lot Coverage Regulations                                               |                                                                                    |                                                   |                                                                    | Standard Residential Parking Building 2   | 14 Spaces    |
| 23-362                                                    | Residential Interior Lot                                               |                                                                                    | 80%                                               |                                                                    | Standard Residential Parking Building 3   | 9 Spaces     |
| 24-11                                                     | Community Facility Interior Lot                                        |                                                                                    | 70%                                               |                                                                    | Standard Residential Parking Building 4   | 9 Spaces     |
| ZR Section                                                | Court Regulations                                                      |                                                                                    | 25-222                                            | Required QAH Residential Parking                                   |                                           | 0% D.U.'s    |
| 23-342                                                    | Required Inner Court dimensions below 75'                              |                                                                                    | 800 SF / 20'                                      | QAH Residential Parking Building 1                                 |                                           | 0 Spaces     |
| ZR Section                                                | Use Regulations                                                        |                                                                                    |                                                   | QAH Residential Parking Building 2                                 |                                           | 0 Spaces     |
| 32-00/22-00                                               | Permitted Use Groups:                                                  |                                                                                    | I, II, III, IV                                    | QAH Residential Parking Building 3                                 |                                           | 0 Spaces     |
|                                                           | Proposed Use Groups                                                    |                                                                                    | UG II, VI / VII                                   | QAH Residential Parking Building 4                                 |                                           | 0 Spaces     |
| ZR Section                                                | Density Regulations                                                    |                                                                                    | 25-222                                            | Waiver of Residential Parking Requirement                          |                                           | Waived up to |
| 23-52                                                     | Dwelling Unit (D.U.) Factor                                            |                                                                                    | 680 SF                                            | below a number of Required Spaces                                  |                                           | 15 spcs      |
|                                                           | Max number of Dwelling Units by ZFA                                    |                                                                                    | 317 Units                                         | 36-21                                                              | Req. Commercial Parking (B-3)             | 1/1,000 SF   |
|                                                           | Max Permitted number of Dwelling Units                                 |                                                                                    | 308 Units                                         |                                                                    | Commercial Parking (B-3) Building 3       | 3 Spaces     |
| ZR Section                                                | Recreation Space                                                       |                                                                                    |                                                   |                                                                    | Commercial Parking (B-3) Building 4       | 3 Spaces     |
| 23-63                                                     | Required Recreation Space                                              |                                                                                    | 3%                                                | 36-232                                                             | Waiver of Commercial Parking Requirement  | Waived up to |
|                                                           | Required Recreation Space Building 1                                   |                                                                                    | 1,461 SF                                          |                                                                    | below a number of Required Spaces         | 40 spcs      |
|                                                           | Required Recreation Space Building 2                                   |                                                                                    | 1,461 SF                                          | 25-811                                                             | Required Bike Parking                     | 50% D.U.'s   |
|                                                           | Required Recreation Space Building 3                                   |                                                                                    | 1,678 SF                                          |                                                                    |                                           |              |
|                                                           | Required Recreation Space Building 4                                   |                                                                                    | 1,678 SF                                          | Notes: Offstreet parking at grade may be excluded from floor area. |                                           |              |

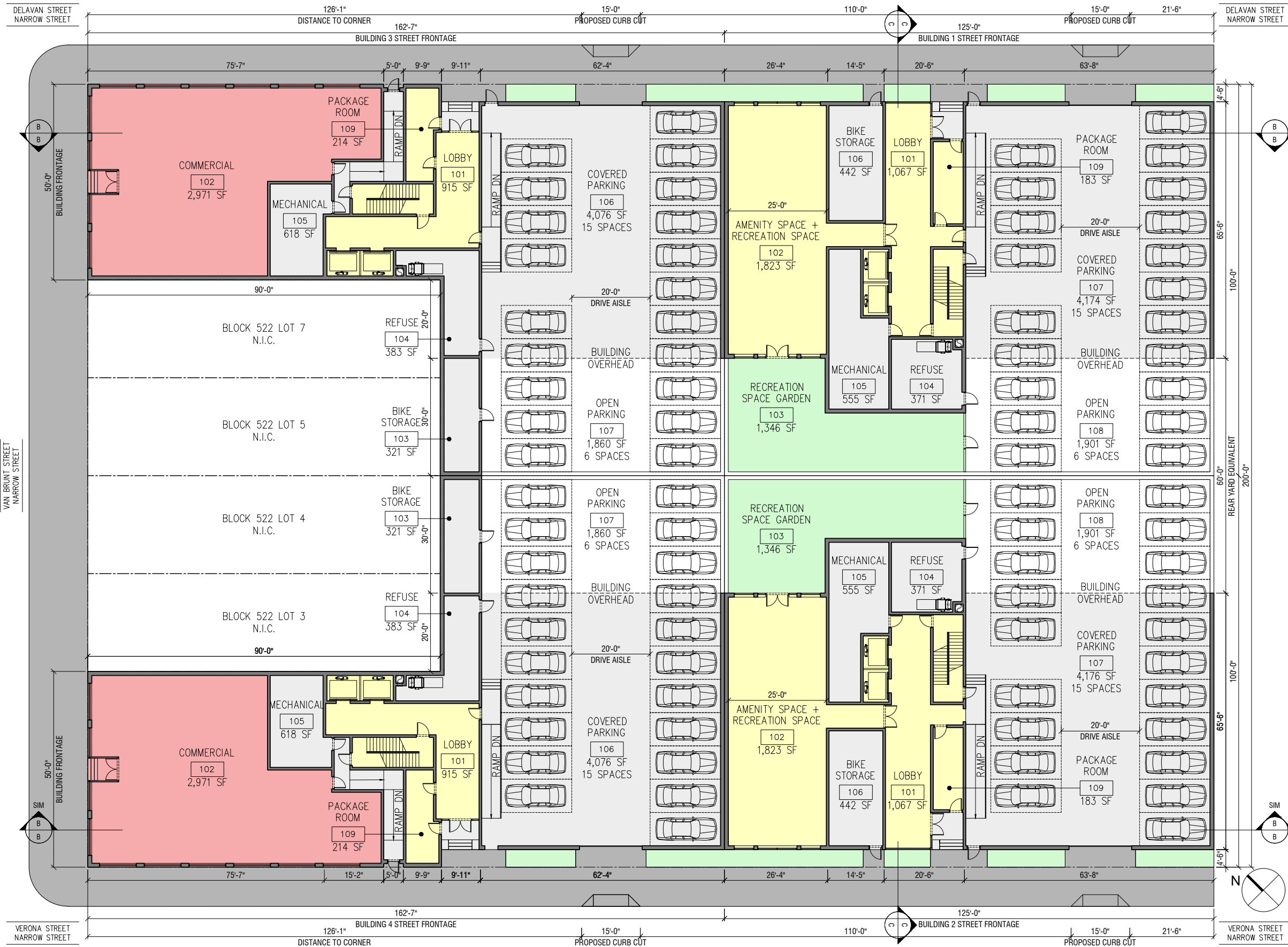
| Building 01 & 02 P6A Zoning District | Building 01 Zoning Floor Area Tabulation |                  |            |                |                       |                |                 |                         |            |      |      |      |       |
|--------------------------------------|------------------------------------------|------------------|------------|----------------|-----------------------|----------------|-----------------|-------------------------|------------|------|------|------|-------|
|                                      | Floor Level                              | Gross Floor Area |            |                | Floor Area Deductions |                |                 | Total Zoning Floor Area | Unit Count |      |      |      |       |
|                                      |                                          | Residential      | Commercial | Comm. Facility | Common Area           | Mech + Parking | Electrification |                         | 0-bd       | 1-bd | 2-bd | 3-bd | Total |
|                                      | 1                                        | 8,615 SF         | 0 SF       | 0 SF           | 2,007 SF              | 5,542 SF       | 53 SF           | 1,013 SF                | 0          | 0    | 0    | 0    | 0     |
|                                      | 2                                        | 7,771 SF         | 0 SF       | 0 SF           | 796 SF                | 140 SF         | 342 SF          | 6,493 SF                | 2          | 5    | 3    | 0    | 10    |
|                                      | 3                                        | 7,771 SF         | 0 SF       | 0 SF           | 796 SF                | 140 SF         | 342 SF          | 6,493 SF                | 2          | 5    | 3    | 0    | 10    |
|                                      | 4                                        | 7,771 SF         | 0 SF       | 0 SF           | 796 SF                | 140 SF         | 342 SF          | 6,493 SF                | 2          | 5    | 3    | 0    | 10    |
|                                      | 5                                        | 7,771 SF         | 0 SF       | 0 SF           | 796 SF                | 140 SF         | 342 SF          | 6,493 SF                | 2          | 5    | 3    | 0    | 10    |
|                                      | 6                                        | 7,771 SF         | 0 SF       | 0 SF           | 796 SF                | 140 SF         | 342 SF          | 6,493 SF                | 2          | 5    | 3    | 0    | 10    |
|                                      | 7                                        | 7,334 SF         | 0 SF       | 0 SF           | 793 SF                | 132 SF         | 320 SF          | 6,089 SF                | 2          | 3    | 4    | 0    | 9     |
|                                      | 8                                        | 7,242 SF         | 0 SF       | 0 SF           | 790 SF                | 130 SF         | 316 SF          | 6,006 SF                | 2          | 2    | 3    | 1    | 8     |
|                                      | 9                                        | 4,068 SF         | 0 SF       | 0 SF           | 705 SF                | 73 SF          | 164 SF          | 3,125 SF                | 2          | 1    | 1    | 1    | 5     |
|                                      | Roof                                     | 685 SF           | 0 SF       | 0 SF           | 0 SF                  | 0 SF           | 0 SF            | 0 SF                    | 16         | 31   | 23   | 2    | 72    |
| Total                                | 66,799 SF                                | 0 SF             | 0 SF       | 8,275 SF       | 6,577 SF              | 2,563 SF       | 48,699 SF       | 22%                     | 43%        | 32%  | 3%   |      |       |
| Building 03 & 04 P7A Zoning District | Building 02 Zoning Floor Area Tabulation |                  |            |                |                       |                |                 |                         |            |      |      |      |       |
|                                      | Floor Level                              | Gross Floor Area |            |                | Floor Area Deductions |                |                 | Total Zoning Floor Area | Unit Count |      |      |      |       |
|                                      |                                          | Residential      | Commercial | Comm. Facility | Common Area           | Mech + Parking | Electrification |                         | 0-bd       | 1-bd | 2-bd | 3-bd | Total |
|                                      | 1                                        | 8,615 SF         | 0 SF       | 0 SF           | 2,007 SF              | 5,542 SF       | 53 SF           | 1,013 SF                | 0          | 0    | 0    | 0    | 0     |
|                                      | 2                                        | 7,771 SF         | 0 SF       | 0 SF           | 796 SF                | 140 SF         | 342 SF          | 6,493 SF                | 2          | 5    | 3    | 0    | 10    |
|                                      | 3                                        | 7,771 SF         | 0 SF       | 0 SF           | 796 SF                | 140 SF         | 342 SF          | 6,493 SF                | 2          | 5    | 3    | 0    | 10    |
|                                      | 4                                        | 7,771 SF         | 0 SF       | 0 SF           | 796 SF                | 140 SF         | 342 SF          | 6,493 SF                | 2          | 5    | 3    | 0    | 10    |
|                                      | 5                                        | 7,771 SF         | 0 SF       | 0 SF           | 796 SF                | 140 SF         | 342 SF          | 6,493 SF                | 2          | 5    | 3    | 0    | 10    |
|                                      | 6                                        | 7,771 SF         | 0 SF       | 0 SF           | 796 SF                | 140 SF         | 342 SF          | 6,493 SF                | 2          | 5    | 3    | 0    | 10    |
|                                      | 7                                        | 7,334 SF         | 0 SF       | 0 SF           | 793 SF                | 132 SF         | 320 SF          | 6,089 SF                | 2          | 3    | 4    | 0    | 9     |
|                                      | 8                                        | 7,242 SF         | 0 SF       | 0 SF           | 790 SF                | 130 SF         | 316 SF          | 6,006 SF                | 2          | 2    | 3    | 1    | 8     |
|                                      | 9                                        | 4,068 SF         | 0 SF       | 0 SF           | 705 SF                | 73 SF          | 164 SF          | 3,125 SF                | 2          | 1    | 1    | 1    | 5     |
|                                      | Roof                                     | 685 SF           | 0 SF       | 0 SF           | 0 SF                  | 0 SF           | 0 SF            | 0 SF                    | 16         | 31   | 23   | 2    | 72    |
| Total                                | 66,799 SF                                | 0 SF             | 0 SF       | 8,275 SF       | 6,577 SF              | 2,563 SF       | 48,699 SF       | 22%                     | 43%        | 32%  | 3%   |      |       |
|                                      | Building 03 Zoning Floor Area Tabulation |                  |            |                |                       |                |                 |                         |            |      |      |      |       |
|                                      | Floor Level                              | Gross Floor Area |            |                | Floor Area Deductions |                |                 | Total Zoning Floor Area | Unit Count |      |      |      |       |
|                                      |                                          | Residential      | Commercial | Comm. Facility | Common Area           | Mech + Parking | Electrification |                         | 0-bd       | 1-bd | 2-bd | 3-bd | Total |
|                                      | 1                                        | 6,527 SF         | 2,971 SF   | 0 SF           | 214 SF                | 5,398 SF       | 194 SF          | 3,692 SF                | 0          | 0    | 0    | 0    | 0     |
|                                      | 2                                        | 8,522 SF         | 0 SF       | 0 SF           | 2,609 SF              | 85 SF          | 291 SF          | 5,536 SF                | 1          | 4    | 3    | 0    | 8     |
|                                      | 3                                        | 8,522 SF         | 0 SF       | 0 SF           | 818 SF                | 85 SF          | 381 SF          | 7,238 SF                | 1          | 4    | 5    | 0    | 10    |
|                                      | 4                                        | 8,522 SF         | 0 SF       | 0 SF           | 818 SF                | 85 SF          | 381 SF          | 7,238 SF                | 1          | 4    | 5    | 0    | 10    |
|                                      | 5                                        | 8,522 SF         | 0 SF       | 0 SF           | 818 SF                | 85 SF          | 381 SF          | 7,238 SF                | 1          | 4    | 5    | 0    | 10    |
|                                      | 6                                        | 8,522 SF         | 0 SF       | 0 SF           | 818 SF                | 85 SF          | 381 SF          | 7,238 SF                | 1          | 4    | 5    | 0    | 10    |
|                                      | 7                                        | 8,522 SF         | 0 SF       | 0 SF           | 818 SF                | 85 SF          | 381 SF          | 7,238 SF                | 1          | 4    | 5    | 0    | 10    |
|                                      | 8                                        | 8,522 SF         | 0 SF       | 0 SF           | 818 SF                | 85 SF          | 381 SF          | 7,238 SF                | 1          | 4    | 5    | 0    | 10    |
|                                      | 9                                        | 7,172 SF         | 0 SF       | 0 SF           | 666 SF                | 72 SF          | 322 SF          | 6,113 SF                | 0          | 4    | 3    | 1    | 8     |
|                                      | Roof                                     | 630 SF           | 0 SF       | 0 SF           | 0 SF                  | 0 SF           | 0 SF            | 0 SF                    | 7          | 32   | 36   | 1    | 76    |
| Total                                | 73,983 SF                                | 2,971 SF         | 0 SF       | 8,397 SF       | 6,066 SF              | 3,093 SF       | 58,768 SF       | 9%                      | 42%        | 100% | 1%   |      |       |
|                                      | Building 04 Zoning Floor Area Tabulation |                  |            |                |                       |                |                 |                         |            |      |      |      |       |
|                                      | Floor Level                              | Gross Floor Area |            |                | Floor Area Deductions |                |                 | Total Zoning Floor Area | Unit Count |      |      |      |       |
|                                      |                                          | Residential      | Commercial | Comm. Facility | Common Area           | Mech + Parking | Electrification |                         | 0-bd       | 1-bd | 2-bd | 3-bd | Total |
|                                      | 1                                        | 6,527 SF         | 2,971 SF   | 0 SF           | 214 SF                | 5,398 SF       | 194 SF          | 3,692 SF                | 0          | 0    | 0    | 0    | 0     |
|                                      | 2                                        | 8,522 SF         | 0 SF       | 0 SF           | 2,609 SF              | 85 SF          | 291 SF          | 5,536 SF                | 1          | 4    | 3    | 0    | 8     |
|                                      | 3                                        | 8,522 SF         | 0 SF       | 0 SF           | 818 SF                | 85 SF          | 381 SF          | 7,238 SF                | 1          | 4    | 5    | 0    | 10    |
|                                      | 4                                        | 8,522 SF         | 0 SF       | 0 SF           | 818 SF                | 85 SF          | 381 SF          | 7,238 SF                | 1          | 4    | 5    | 0    | 10    |
|                                      | 5                                        | 8,522 SF         | 0 SF       | 0 SF           | 818 SF                | 85 SF          | 381 SF          | 7,238 SF                | 1          | 4    | 5    | 0    | 10    |
|                                      | 6                                        | 8,522 SF         | 0 SF       | 0 SF           | 818 SF                | 85 SF          | 381 SF          | 7,238 SF                | 1          | 4    | 5    | 0    | 10    |
|                                      | 7                                        | 8,522 SF         | 0 SF       | 0 SF           | 818 SF                | 85 SF          | 381 SF          | 7,238 SF                | 1          | 4    | 5    | 0    | 10    |
|                                      | 8                                        | 8,522 SF         | 0 SF       | 0 SF           | 818 SF                | 85 SF          | 381 SF          | 7,238 SF                | 1          | 4    | 5    | 0    | 10    |
|                                      | 9                                        | 7,172 SF         | 0 SF       | 0 SF           | 666 SF                | 72 SF          | 322 SF          | 6,113 SF                | 0          | 4    | 3    | 1    | 8     |
|                                      | Roof                                     | 630 SF           | 0 SF       | 0 SF           | 0 SF                  | 0 SF           | 0 SF            | 0 SF                    | 7          | 32   | 36   | 1    | 76    |
| Total                                | 73,983 SF                                | 2,971 SF         | 0 SF       | 8,397 SF       | 6,066 SF              | 3,093 SF       | 58,768 SF       | 9%                      | 42%        | 100% | 1%   |      |       |



ing | R7A/C2-4, R6A & M1-4A





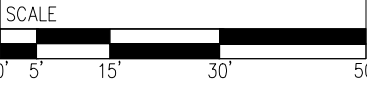


| BUILDING 01 FLOOR 01         |          |
|------------------------------|----------|
| GROSS FLOOR AREA             | 8,615 SF |
| RESIDENTIAL FLOOR AREA       | 8,615 SF |
| COMMERCIAL FLOOR AREA        | 0 SF     |
| ZONING FLOOR AREA DEDUCTIONS |          |
| COMMON AMENITY SPACE         | 2,007 SF |
| COMMON REFUSE                | 371 SF   |
| CORRIDOR DAYLIGHT            | 0 SF     |
| CORRIDOR LENGTH              | 0 SF     |
| MECHANICAL                   | 555 SF   |
| ELECTRIFICATION              | 53 SF    |
| PARKING                      | 4,174 SF |
| BICYCLE PARKING              | 442 SF   |

| BUILDING 02 FLOOR 01         |          |
|------------------------------|----------|
| GROSS FLOOR AREA             | 8,615 SF |
| RESIDENTIAL FLOOR AREA       | 8,615 SF |
| COMMERCIAL FLOOR AREA        | 0 SF     |
| ZONING FLOOR AREA DEDUCTIONS |          |
| COMMON AMENITY SPACE         | 2,007 SF |
| COMMON REFUSE                | 0 SF     |
| CORRIDOR DAYLIGHT            | 0 SF     |
| CORRIDOR LENGTH              | 0 SF     |
| MECHANICAL                   | 555 SF   |
| ELECTRIFICATION              | 53 SF    |
| PARKING                      | 4,174 SF |
| BICYCLE PARKING              | 442 SF   |

| BUILDING 03 FLOOR 01         |          |
|------------------------------|----------|
| GROSS FLOOR AREA             | 9,498 SF |
| RESIDENTIAL FLOOR AREA       | 6,527 SF |
| COMMERCIAL FLOOR AREA        | 2,971 SF |
| ZONING FLOOR AREA DEDUCTIONS |          |
| COMMON AMENITY SPACE         | 0 SF     |
| COMMON REFUSE                | 0 SF     |
| CORRIDOR DAYLIGHT            | 0 SF     |
| CORRIDOR LENGTH              | 0 SF     |
| MECHANICAL                   | 618 SF   |
| ELECTRIFICATION              | 194 SF   |
| PARKING                      | 4,076 SF |
| BICYCLE PARKING              | 0 SF     |

| BUILDING 04 FLOOR 01         |          |
|------------------------------|----------|
| GROSS FLOOR AREA             | 9,498 SF |
| RESIDENTIAL FLOOR AREA       | 6,527 SF |
| COMMERCIAL FLOOR AREA        | 2,971 SF |
| ZONING FLOOR AREA DEDUCTIONS |          |
| COMMON AMENITY SPACE         | 0 SF     |
| COMMON REFUSE                | 0 SF     |
| CORRIDOR DAYLIGHT            | 0 SF     |
| CORRIDOR LENGTH              | 0 SF     |
| MECHANICAL                   | 618 SF   |
| ELECTRIFICATION              | 194 SF   |
| PARKING                      | 4,076 SF |
| BICYCLE PARKING              | 0 SF     |



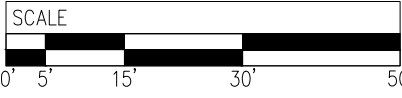


| BUILDING 01 FLOOR 02         |          |
|------------------------------|----------|
| GROSS FLOOR AREA             | 7,771 SF |
| RESIDENTIAL FLOOR AREA       | 7,771 SF |
| COMMERCIAL FLOOR AREA        | 0 SF     |
| ZONING FLOOR AREA DEDUCTIONS |          |
| COMMON AMENITY SPACE         | 0 SF     |
| COMMON REFUSE                | 30 SF    |
| CORRIDOR DAYLIGHT            | 383 SF   |
| CORRIDOR LENGTH              | 383 SF   |
| MECHANICAL                   | 78 SF    |
| ELECTRIFICATION              | 345 SF   |
| PARKING                      | 0 SF     |
| BICYCLE PARKING              | 0 SF     |

| BUILDING 02 FLOOR 02         |          |
|------------------------------|----------|
| GROSS FLOOR AREA             | 7,771 SF |
| RESIDENTIAL FLOOR AREA       | 7,771 SF |
| COMMERCIAL FLOOR AREA        | 0 SF     |
| ZONING FLOOR AREA DEDUCTIONS |          |
| COMMON AMENITY SPACE         | 0 SF     |
| COMMON REFUSE                | 30 SF    |
| CORRIDOR DAYLIGHT            | 383 SF   |
| CORRIDOR LENGTH              | 383 SF   |
| MECHANICAL                   | 78 SF    |
| ELECTRIFICATION              | 345 SF   |
| PARKING                      | 0 SF     |
| BICYCLE PARKING              | 0 SF     |

| BUILDING 03 FLOOR 02         |          |
|------------------------------|----------|
| GROSS FLOOR AREA             | 8,522 SF |
| RESIDENTIAL FLOOR AREA       | 8,522 SF |
| COMMERCIAL FLOOR AREA        | 0 SF     |
| ZONING FLOOR AREA DEDUCTIONS |          |
| COMMON AMENITY SPACE         | 1,849 SF |
| COMMON REFUSE                | 24 SF    |
| CORRIDOR DAYLIGHT            | 368 SF   |
| CORRIDOR LENGTH              | 368 SF   |
| MECHANICAL                   | 85 SF    |
| ELECTRIFICATION              | 291 SF   |
| PARKING                      | 0 SF     |
| BICYCLE PARKING              | 0 SF     |

| BUILDING 04 FLOOR 02         |          |
|------------------------------|----------|
| GROSS FLOOR AREA             | 8,522 SF |
| RESIDENTIAL FLOOR AREA       | 8,522 SF |
| COMMERCIAL FLOOR AREA        | 0 SF     |
| ZONING FLOOR AREA DEDUCTIONS |          |
| COMMON AMENITY SPACE         | 1,849 SF |
| COMMON REFUSE                | 24 SF    |
| CORRIDOR DAYLIGHT            | 368 SF   |
| CORRIDOR LENGTH              | 368 SF   |
| MECHANICAL                   | 85 SF    |
| ELECTRIFICATION              | 291 SF   |
| PARKING                      | 0 SF     |
| BICYCLE PARKING              | 0 SF     |



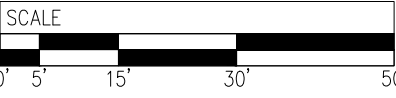


| BUILDING 01 FLOOR 03-06      |          |
|------------------------------|----------|
| GROSS FLOOR AREA             | 7,771 SF |
| RESIDENTIAL FLOOR AREA       | 7,771 SF |
| COMMERCIAL FLOOR AREA        | 0 SF     |
| ZONING FLOOR AREA DEDUCTIONS |          |
| COMMON AMENITY SPACE         | 0 SF     |
| COMMON REFUSE                | 30 SF    |
| CORRIDOR DAYLIGHT            | 383 SF   |
| CORRIDOR LENGTH              | 383 SF   |
| MECHANICAL                   | 78 SF    |
| ELECTRIFICATION              | 345 SF   |
| PARKING                      | 0 SF     |
| BICYCLE PARKING              | 0 SF     |

| BUILDING 02 FLOOR 03-06      |          |
|------------------------------|----------|
| GROSS FLOOR AREA             | 7,771 SF |
| RESIDENTIAL FLOOR AREA       | 7,771 SF |
| COMMERCIAL FLOOR AREA        | 0 SF     |
| ZONING FLOOR AREA DEDUCTIONS |          |
| COMMON AMENITY SPACE         | 0 SF     |
| COMMON REFUSE                | 30 SF    |
| CORRIDOR DAYLIGHT            | 383 SF   |
| CORRIDOR LENGTH              | 383 SF   |
| MECHANICAL                   | 78 SF    |
| ELECTRIFICATION              | 345 SF   |
| PARKING                      | 0 SF     |
| BICYCLE PARKING              | 0 SF     |

| BUILDING 03 FLOOR 03-06      |          |
|------------------------------|----------|
| GROSS FLOOR AREA             | 8,522 SF |
| RESIDENTIAL FLOOR AREA       | 8,522 SF |
| COMMERCIAL FLOOR AREA        | 0 SF     |
| ZONING FLOOR AREA DEDUCTIONS |          |
| COMMON AMENITY SPACE         | 0 SF     |
| COMMON REFUSE                | 30 SF    |
| CORRIDOR DAYLIGHT            | 394 SF   |
| CORRIDOR LENGTH              | 394 SF   |
| MECHANICAL                   | 85 SF    |
| ELECTRIFICATION              | 381 SF   |
| PARKING                      | 0 SF     |
| BICYCLE PARKING              | 0 SF     |

| BUILDING 04 FLOOR 03-06      |          |
|------------------------------|----------|
| GROSS FLOOR AREA             | 8,522 SF |
| RESIDENTIAL FLOOR AREA       | 8,522 SF |
| COMMERCIAL FLOOR AREA        | 0 SF     |
| ZONING FLOOR AREA DEDUCTIONS |          |
| COMMON AMENITY SPACE         | 0 SF     |
| COMMON REFUSE                | 30 SF    |
| CORRIDOR DAYLIGHT            | 394 SF   |
| CORRIDOR LENGTH              | 394 SF   |
| MECHANICAL                   | 85 SF    |
| ELECTRIFICATION              | 381 SF   |
| PARKING                      | 0 SF     |
| BICYCLE PARKING              | 0 SF     |









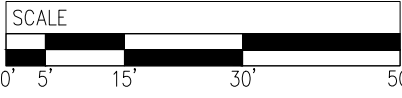


|                              |          |
|------------------------------|----------|
| BUILDING 01 FLOOR 08         |          |
| GROSS FLOOR AREA             | 7,263 SF |
| RESIDENTIAL FLOOR AREA       | 7,263 SF |
| COMMERCIAL FLOOR AREA        | 0 SF     |
| ZONING FLOOR AREA DEDUCTIONS |          |
| COMMON AMENITY SPACE         | 0 SF     |
| COMMON REFUSE                | 27 SF    |
| CORRIROR DAYLIGHT            | 383 SF   |
| CORRIDOR LENGTH              | 383 SF   |
| MECHANICAL                   | 73 SF    |
| ELECTRIFICATION              | 319 SF   |
| PARKING                      | 0 SF     |
| BICYCLE PARKING              | 0 SF     |

|                              |          |
|------------------------------|----------|
| BUILDING 02 FLOOR 08         |          |
| GROSS FLOOR AREA             | 7,263 SF |
| RESIDENTIAL FLOOR AREA       | 7,263 SF |
| COMMERCIAL FLOOR AREA        | 0 SF     |
| ZONING FLOOR AREA DEDUCTIONS |          |
| COMMON AMENITY SPACE         | 0 SF     |
| COMMON REFUSE                | 27 SF    |
| CORRIROR DAYLIGHT            | 383 SF   |
| CORRIDOR LENGTH              | 383 SF   |
| MECHANICAL                   | 73 SF    |
| ELECTRIFICATION              | 319 SF   |
| PARKING                      | 0 SF     |
| BICYCLE PARKING              | 0 SF     |

|                              |          |
|------------------------------|----------|
| BUILDING 03 FLOOR 08         |          |
| GROSS FLOOR AREA             | 8,522 SF |
| RESIDENTIAL FLOOR AREA       | 8,522 SF |
| COMMERCIAL FLOOR AREA        | 0 SF     |
| ZONING FLOOR AREA DEDUCTIONS |          |
| COMMON AMENITY SPACE         | 0 SF     |
| COMMON REFUSE                | 30 SF    |
| CORRIROR DAYLIGHT            | 394 SF   |
| CORRIDOR LENGTH              | 394 SF   |
| MECHANICAL                   | 85 SF    |
| ELECTRIFICATION              | 381 SF   |
| PARKING                      | 0 SF     |
| BICYCLE PARKING              | 0 SF     |

|                              |          |
|------------------------------|----------|
| BUILDING 04 FLOOR 08         |          |
| GROSS FLOOR AREA             | 8,522 SF |
| RESIDENTIAL FLOOR AREA       | 8,522 SF |
| COMMERCIAL FLOOR AREA        | 0 SF     |
| ZONING FLOOR AREA DEDUCTIONS |          |
| COMMON AMENITY SPACE         | 0 SF     |
| COMMON REFUSE                | 30 SF    |
| CORRIROR DAYLIGHT            | 394 SF   |
| CORRIDOR LENGTH              | 394 SF   |
| MECHANICAL                   | 85 SF    |
| ELECTRIFICATION              | 381 SF   |
| PARKING                      | 0 SF     |
| BICYCLE PARKING              | 0 SF     |



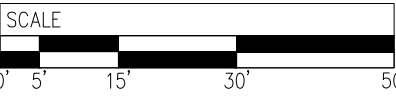


| BUILDING 01 FLOOR 09         |          |
|------------------------------|----------|
| GROSS FLOOR AREA             | 4,068 SF |
| RESIDENTIAL FLOOR AREA       | 4,068 SF |
| COMMERCIAL FLOOR AREA        | 0 SF     |
| ZONING FLOOR AREA DEDUCTIONS |          |
| COMMON AMENITY SPACE         | 0 SF     |
| COMMON REFUSE                | 15 SF    |
| CORRIROR DAYLIGHT            | 345 SF   |
| CORRIDOR LENGTH              | 345 SF   |
| MECHANICAL                   | 73 SF    |
| ELECTRIFICATION              | 164 SF   |
| PARKING                      | 0 SF     |
| BICYCLE PARKING              | 0 SF     |

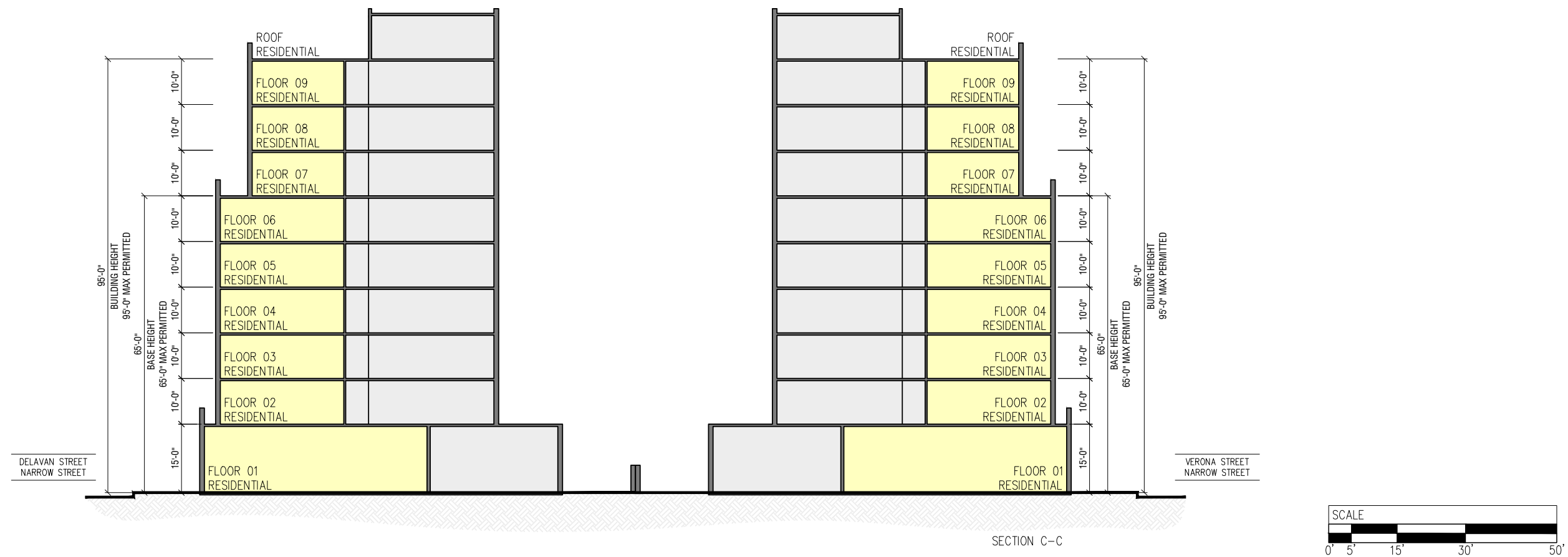
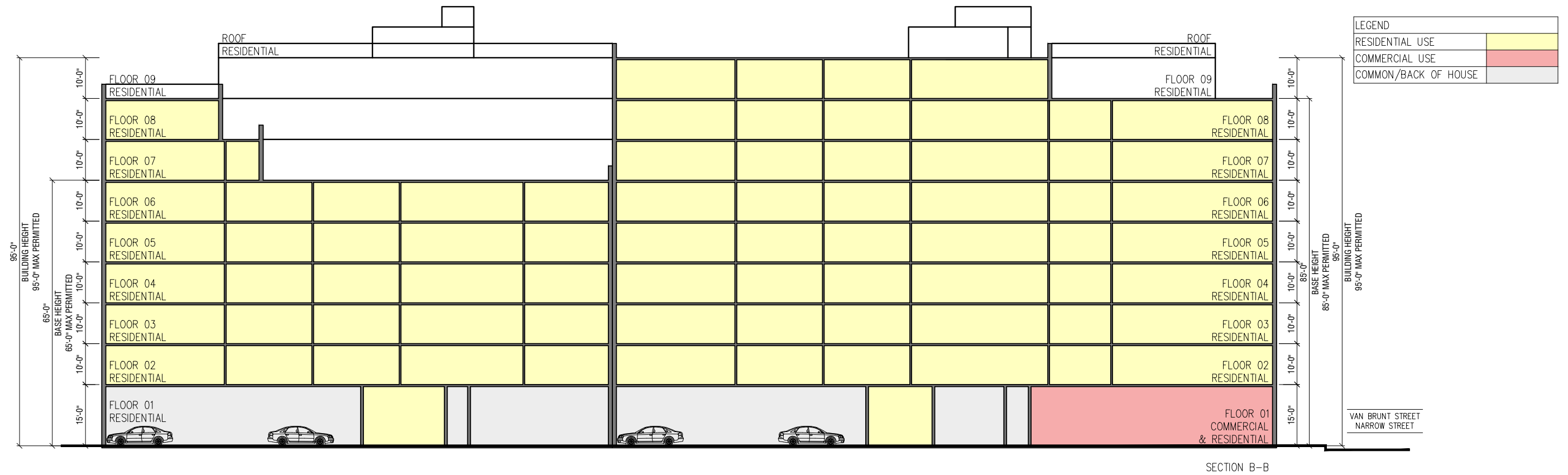
| BUILDING 02 FLOOR 09         |          |
|------------------------------|----------|
| GROSS FLOOR AREA             | 4,068 SF |
| RESIDENTIAL FLOOR AREA       | 4,068 SF |
| COMMERCIAL FLOOR AREA        | 0 SF     |
| ZONING FLOOR AREA DEDUCTIONS |          |
| COMMON AMENITY SPACE         | 0 SF     |
| COMMON REFUSE                | 15 SF    |
| CORRIROR DAYLIGHT            | 345 SF   |
| CORRIDOR LENGTH              | 345 SF   |
| MECHANICAL                   | 73 SF    |
| ELECTRIFICATION              | 164 SF   |
| PARKING                      | 0 SF     |
| BICYCLE PARKING              | 0 SF     |

| BUILDING 03 FLOOR 09         |          |
|------------------------------|----------|
| GROSS FLOOR AREA             | 7,172 SF |
| RESIDENTIAL FLOOR AREA       | 7,172 SF |
| COMMERCIAL FLOOR AREA        | 0 SF     |
| ZONING FLOOR AREA DEDUCTIONS |          |
| COMMON AMENITY SPACE         | 0 SF     |
| COMMON REFUSE                | 24 SF    |
| CORRIROR DAYLIGHT            | 321 SF   |
| CORRIDOR LENGTH              | 321 SF   |
| MECHANICAL                   | 72 SF    |
| ELECTRIFICATION              | 322 SF   |
| PARKING                      | 0 SF     |
| BICYCLE PARKING              | 0 SF     |

| BUILDING 04 FLOOR 09         |          |
|------------------------------|----------|
| GROSS FLOOR AREA             | 7,172 SF |
| RESIDENTIAL FLOOR AREA       | 7,172 SF |
| COMMERCIAL FLOOR AREA        | 0 SF     |
| ZONING FLOOR AREA DEDUCTIONS |          |
| COMMON AMENITY SPACE         | 0 SF     |
| COMMON REFUSE                | 24 SF    |
| CORRIROR DAYLIGHT            | 321 SF   |
| CORRIDOR LENGTH              | 321 SF   |
| MECHANICAL                   | 72 SF    |
| ELECTRIFICATION              | 322 SF   |
| PARKING                      | 0 SF     |
| BICYCLE PARKING              | 0 SF     |



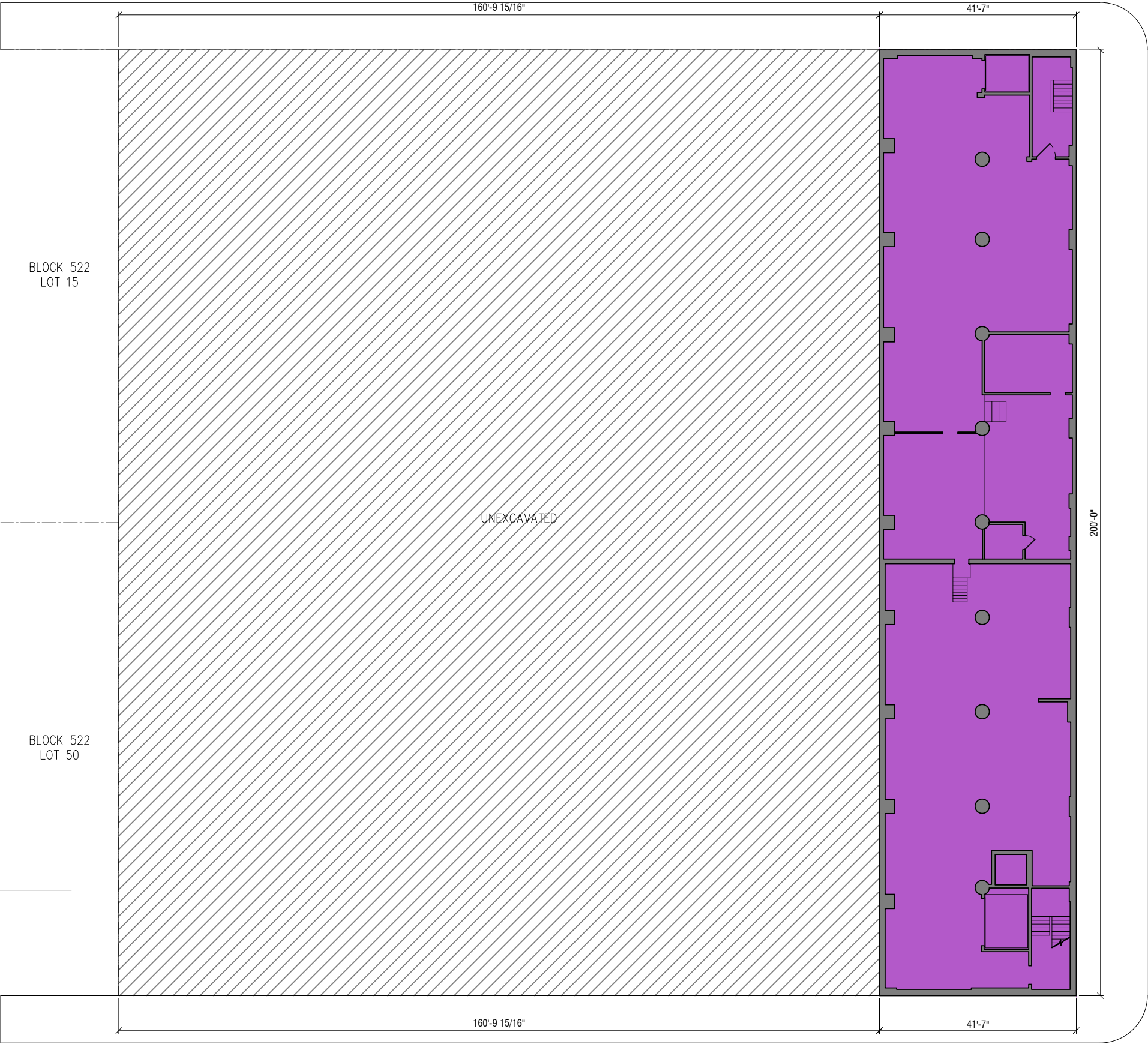




DELAVAN STREET  
NARROW STREET

DELAVAN STREET  
NARROW STREET

| CELLAR LEVEL                 |          |
|------------------------------|----------|
| GROSS FLOOR AREA             | 8,317 SF |
| MANUFACTURING FA             | 8,317 SF |
| COMMERCIAL FA                | 0 SF     |
| ZONING FLOOR AREA DEDUCTIONS |          |
| MECHANICAL                   | 0 SF     |
| ELECTRIFICATION              | 0 SF     |
| PARKING                      | 0 SF     |
| LOADING                      | 0 SF     |





DELAVAN STREET  
NARROW STREET

DELAVAN STREET  
NARROW STREET

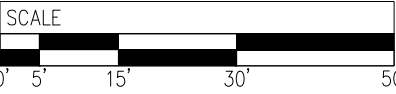
| FLOOR 01                     |           |
|------------------------------|-----------|
| GROSS FLOOR AREA             | 34,279 SF |
| MANUFACTURING FA             | 34,279 SF |
| COMMERCIAL FA                | 0 SF      |
| ZONING FLOOR AREA DEDUCTIONS |           |
| MECHANICAL                   | 0 SF      |
| ELECTRIFICATION              | 0 SF      |
| PARKING                      | 0 SF      |
| LOADING                      | 0 SF      |



RICHARDS STREET  
NARROW STREET

VERONA STREET  
NARROW STREET

VERONA STREET  
NARROW STREET



DELAVAN STREET  
NARROW STREET

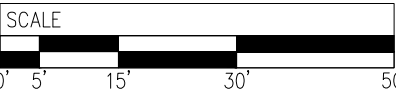
DELAVAN STREET  
NARROW STREET

| FLOOR 02                     |           |
|------------------------------|-----------|
| GROSS FLOOR AREA             | 26,463 SF |
| MANUFACTURING FA             | 26,463 SF |
| COMMERCIAL FA                | 0 SF      |
| ZONING FLOOR AREA DEDUCTIONS |           |
| MECHANICAL                   | 0 SF      |
| ELECTRIFICATION              | 0 SF      |
| PARKING                      | 0 SF      |
| LOADING                      | 0 SF      |



VERONA STREET  
NARROW STREET

VERONA STREET  
NARROW STREET

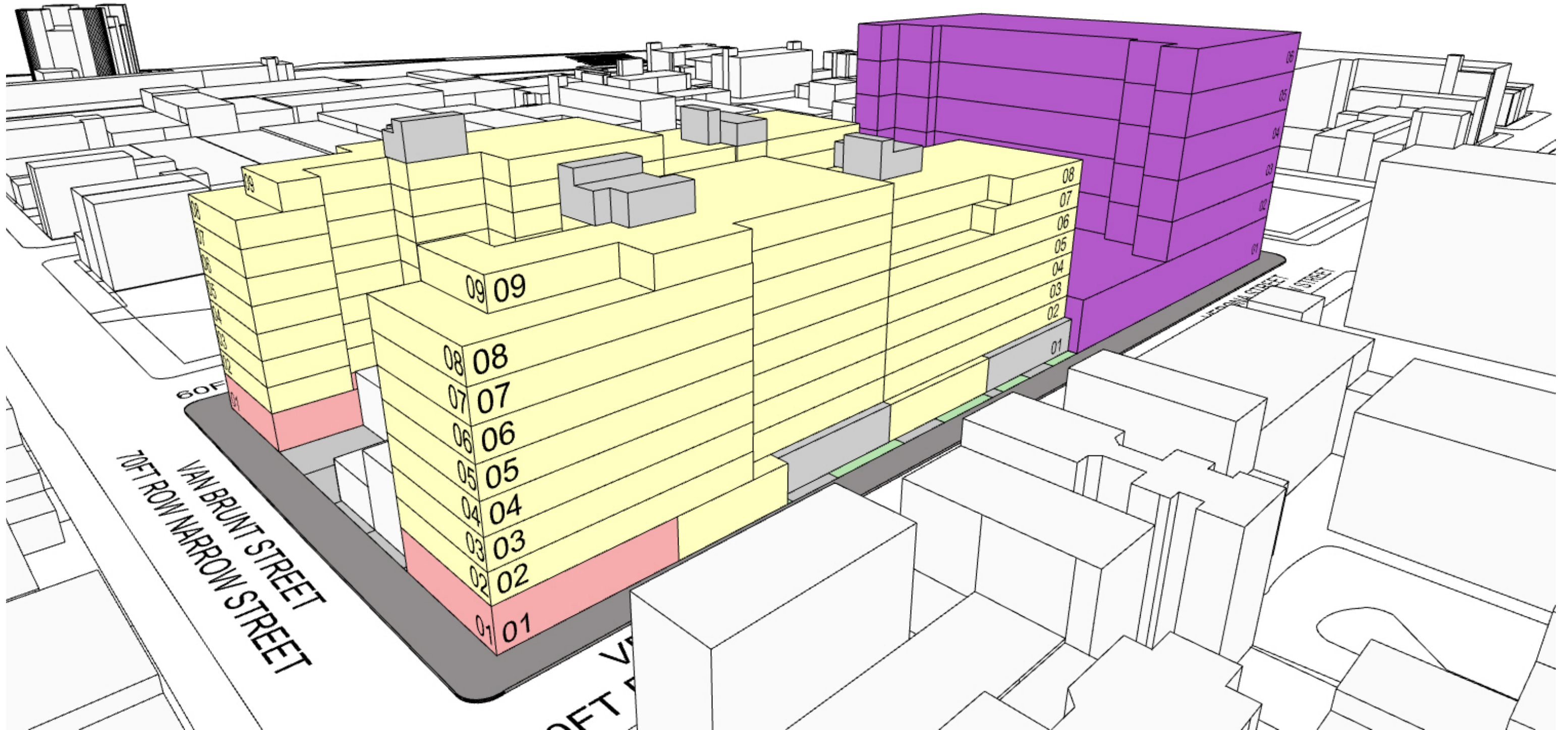


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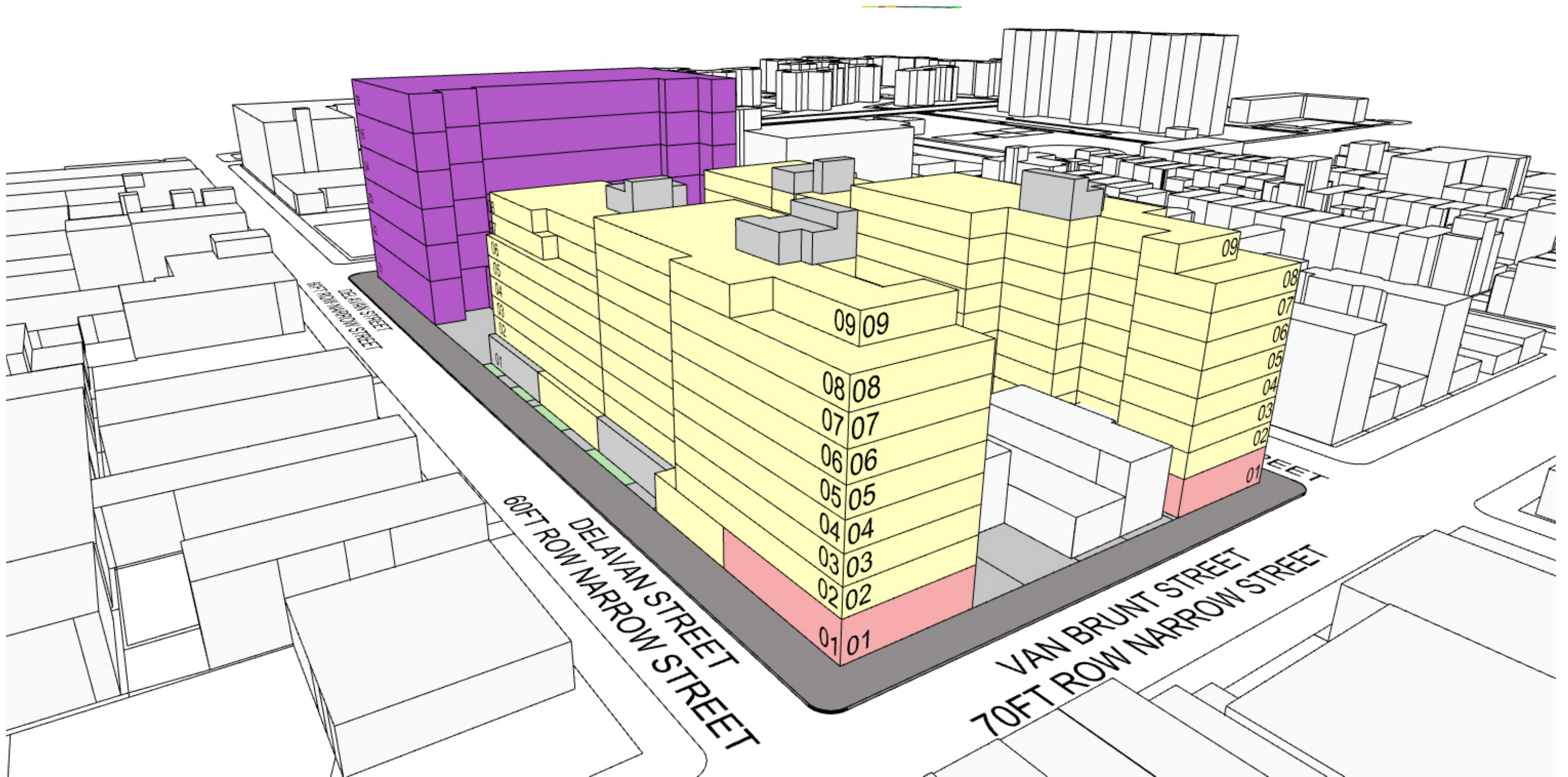
DELAVAN STREET  
NARROW STREET

| FLOOR 03-06                  |           |
|------------------------------|-----------|
| GROSS FLOOR AREA             | 21,196 SF |
| MANUFACTURING FA             | 21,196 SF |
| COMMERCIAL FA                | 0 SF      |
| ZONING FLOOR AREA DEDUCTIONS |           |
| MECHANICAL                   | 0 SF      |
| ELECTRIFICATION              | 0 SF      |
| PARKING                      | 0 SF      |
| LOADING                      | 0 SF      |

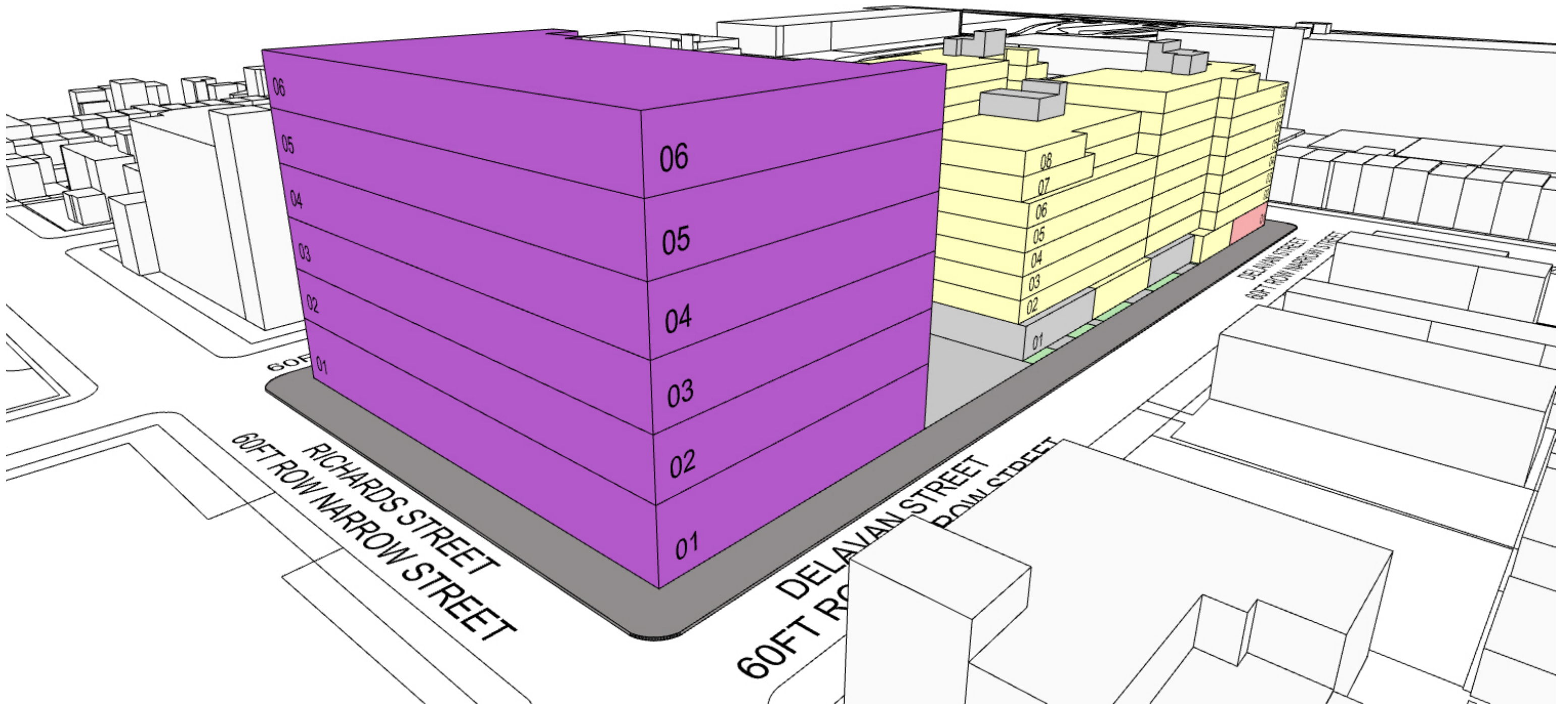


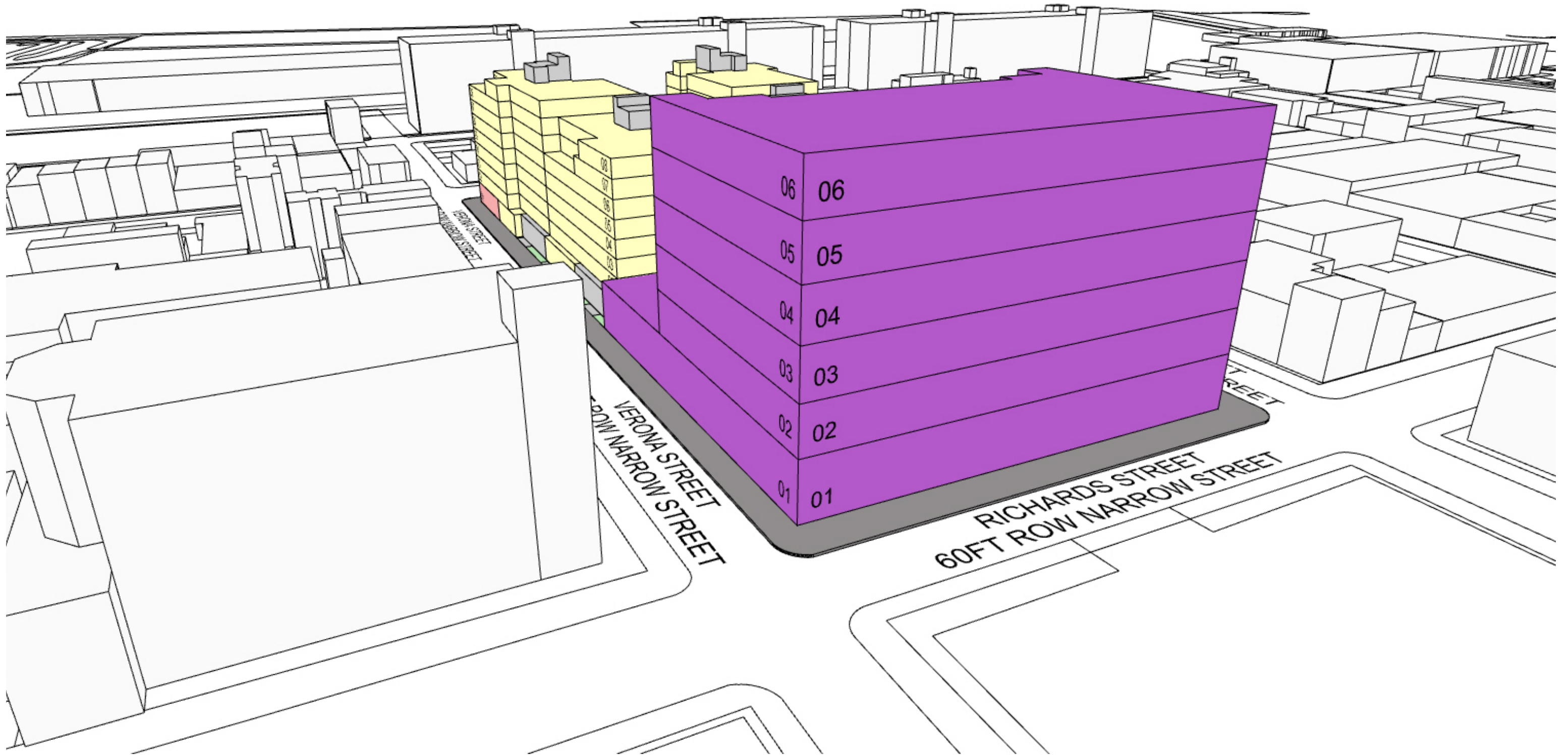




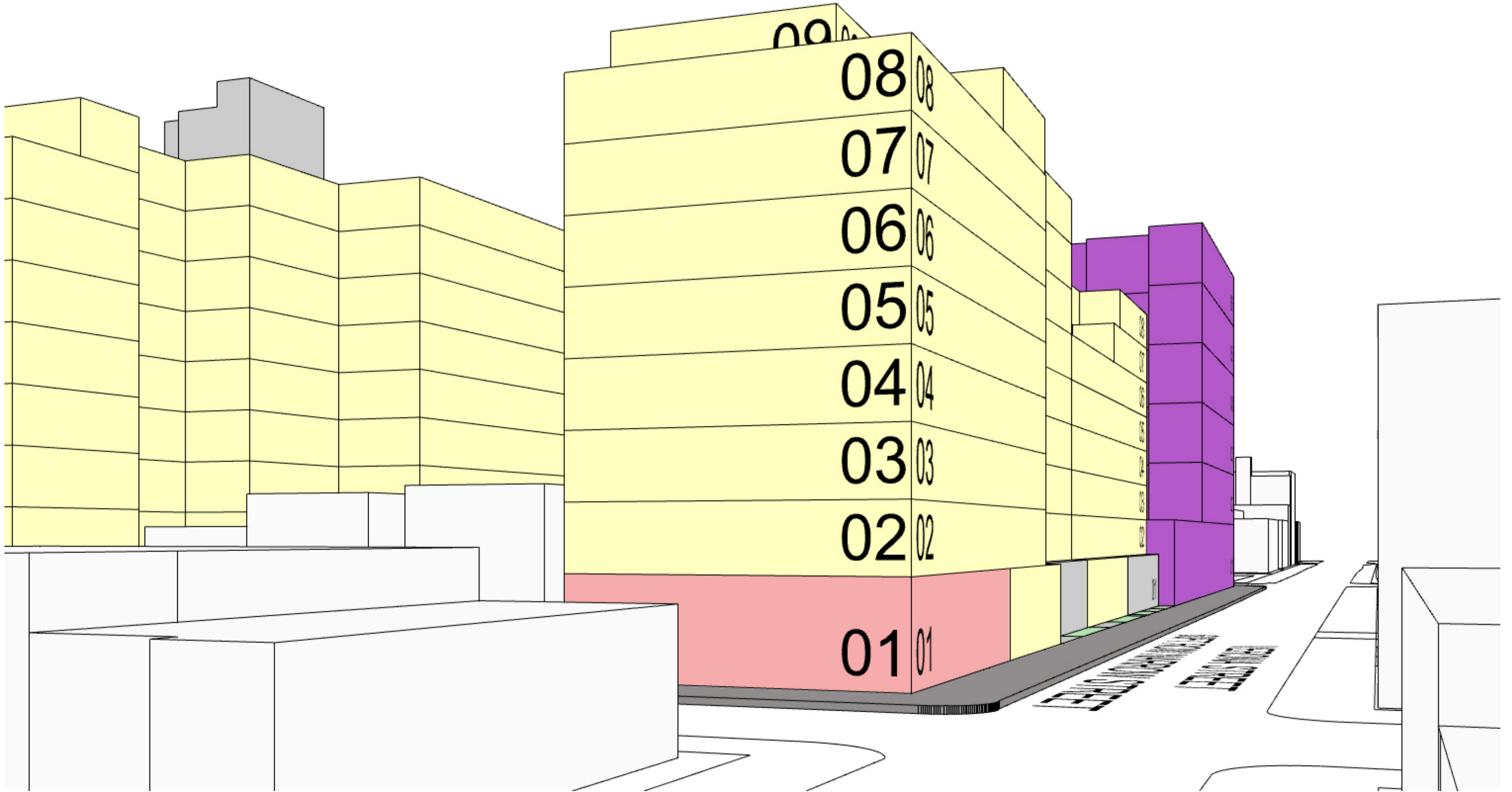


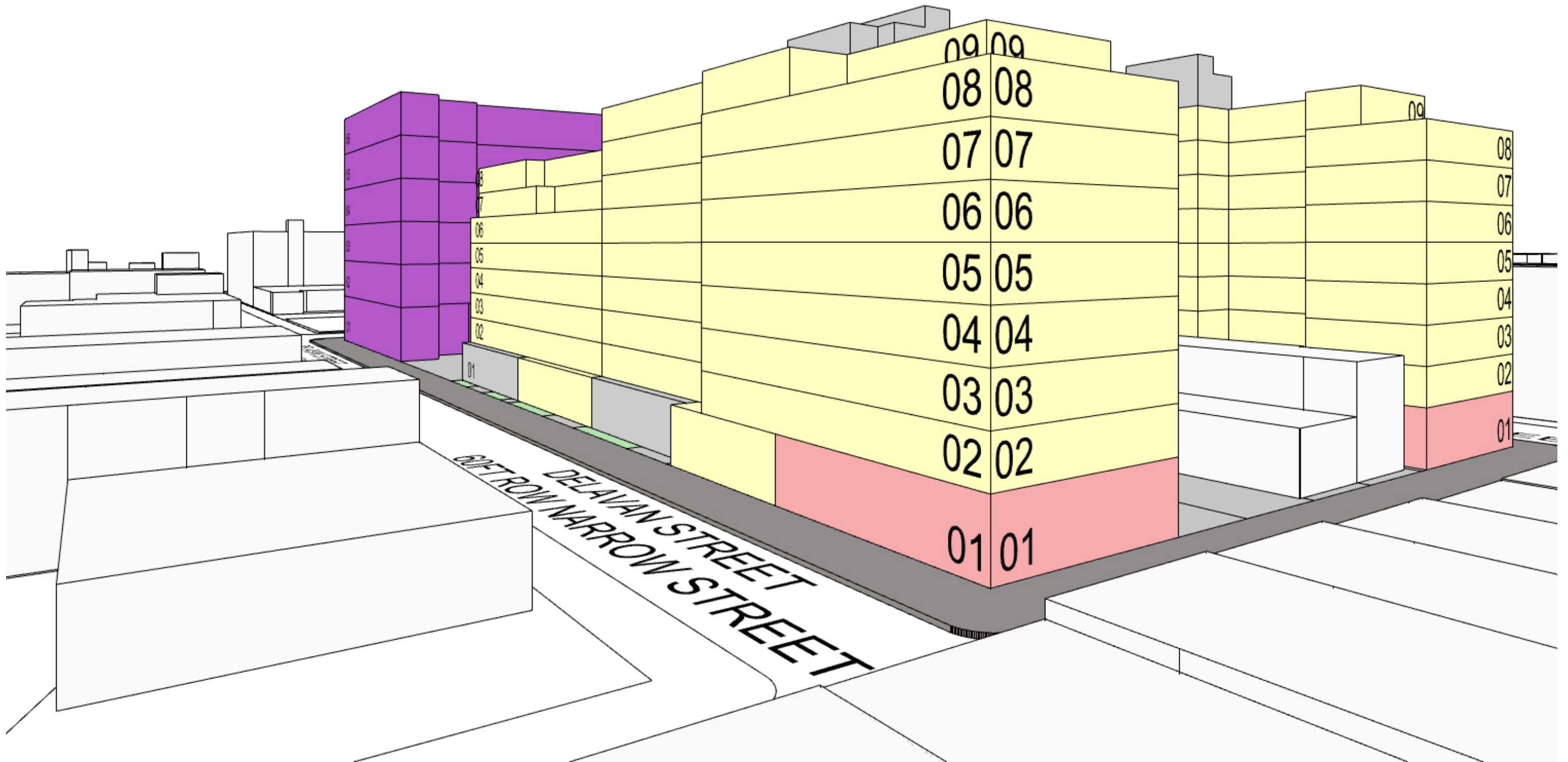


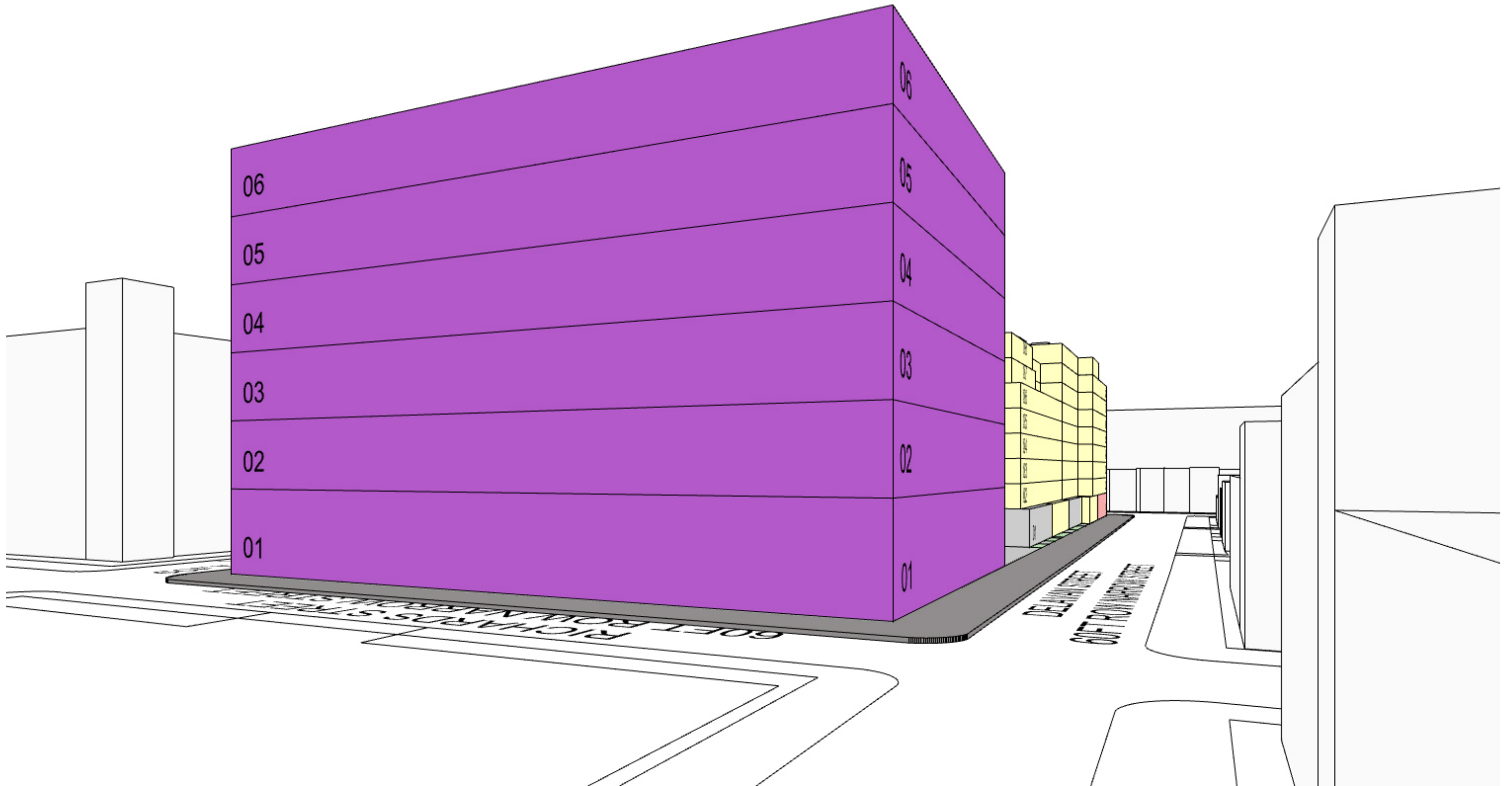




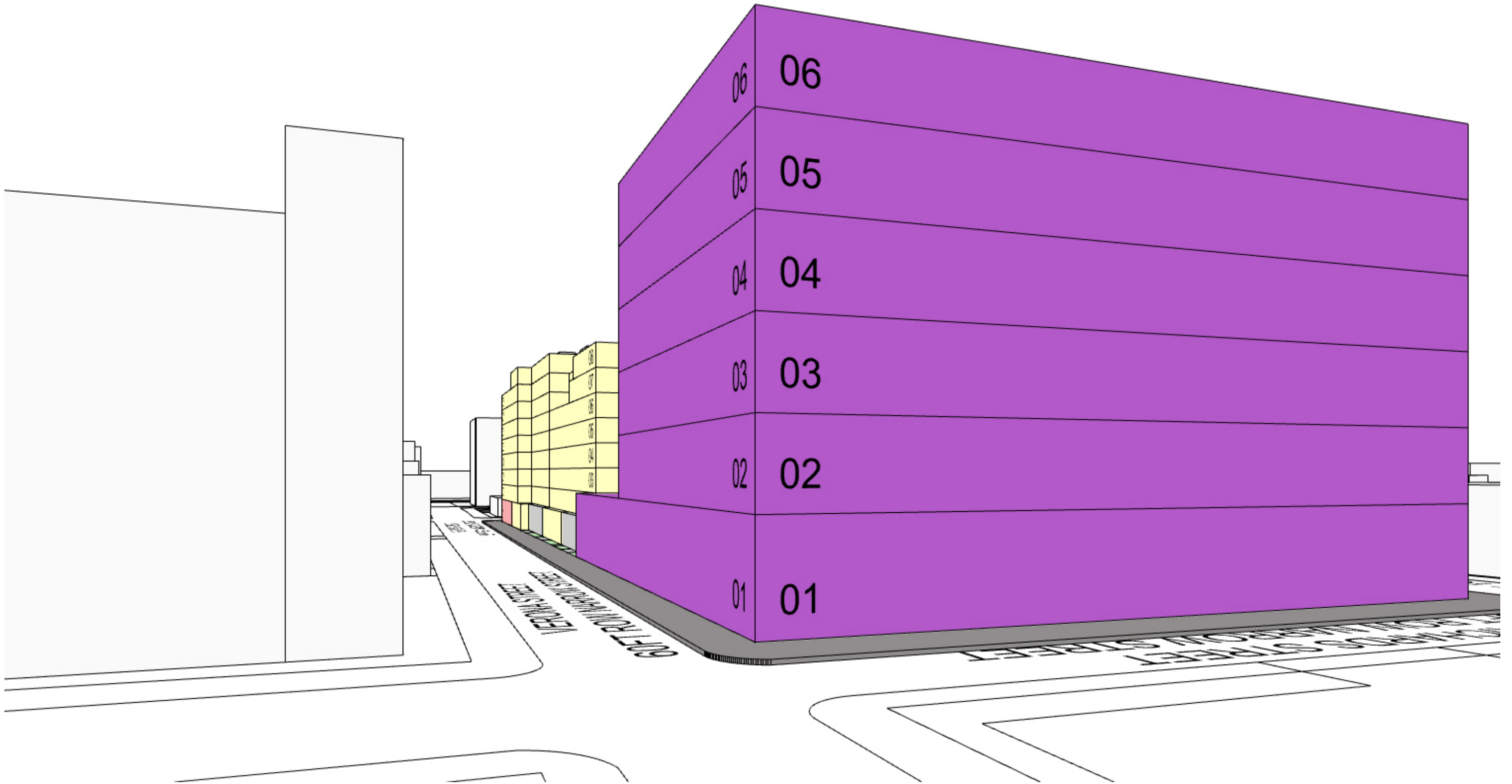


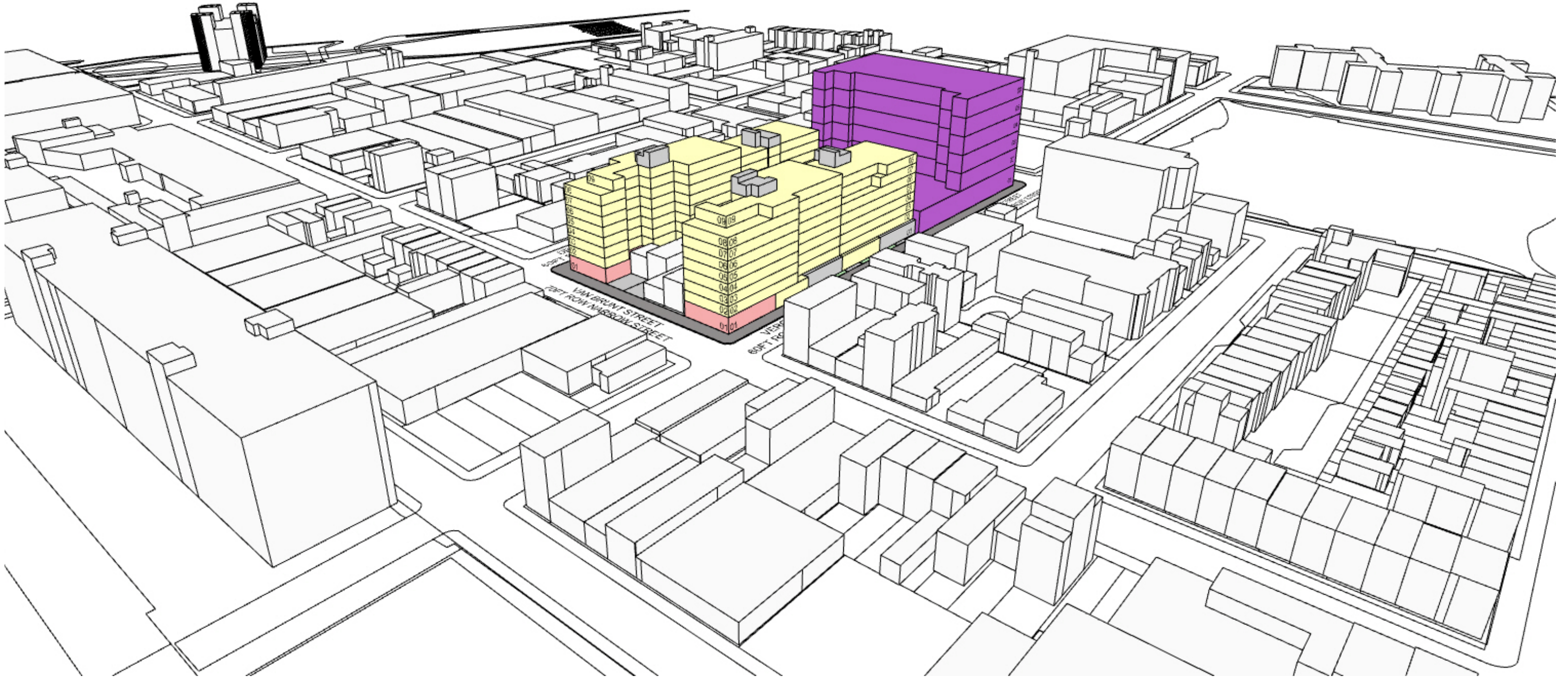














**EXHIBIT D**  
**BCP PROJECT MILESTONES**

**BROWNFIELD CLEANUP PROGRAM - PROJECT MILESTONES**  
**FORMER ATLAS WHITE METAL CO.**

| Project Milestones                                                                          | Start      | End        | 2026 |     |     |     |     |     |     |     |     |     |     |     | 2027 |     |     |     |     |     |     |     |     |     |     |     | 2028 |     |     |     |     |     |     |  |  |  |  |
|---------------------------------------------------------------------------------------------|------------|------------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|--|--|--|--|
|                                                                                             |            |            | Mar  | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar  | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar  | Apr | May | Jun | Jul | Aug | Sep |  |  |  |  |
| BCP Application Submission to NYSDEC                                                        | March 2026 | March 2026 |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |  |  |  |  |
| NYSDEC BCP Application Review and Determination of Completeness                             | March 2026 | June 2026  |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |  |  |  |  |
| Revisions to BCP Application                                                                | June 2026  | July 2026  |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |  |  |  |  |
| 30-Day Public Comment for BCP Application                                                   | July 2026  | Aug 2026   |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |  |  |  |  |
| RIWP Submission to NYSDEC                                                                   | Aug 2026   | Aug 2026   |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |  |  |  |  |
| RIWP to DEC                                                                                 | Aug 2026   | Aug 2026   |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |  |  |  |  |
| CPP Submission and Review                                                                   | Aug 2026   | Aug 2026   |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |  |  |  |  |
| BCA Execution                                                                               | Aug 2026   | Aug 2026   |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |  |  |  |  |
| NYSDEC and NYSDOH Review of RIWP and Submission of Revisions                                | Aug 2026   | Oct 2026   |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |  |  |  |  |
| RIWP Approval                                                                               | Oct 2026   | Oct 2026   |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |  |  |  |  |
| RIWP Implementation                                                                         | Oct 2026   | Dec 2026   |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |  |  |  |  |
| RIR Preparation                                                                             | Dec 2026   | Jan 2027   |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |  |  |  |  |
| RAWP Preparation                                                                            | Jan 2027   | Feb 2027   |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |  |  |  |  |
| NYSDEC and NYSDOH Review of RIR and RAWP, Submission of Revisions and 45-Day Comment Period | Feb 2027   | Apr 2027   |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |  |  |  |  |
| Approval of the RIR and RAWP, Issuance of Decision Document                                 | Apr 2027   | Jun 2027   |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |  |  |  |  |
| Pre-construction Meeting with NYSDEC                                                        | Jun 2027   | Jun 2027   |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |  |  |  |  |
| Building Construction, RAWP Implementation, Documentation of Engineering Controls           | Jul 2027   | Jan 2028   |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |  |  |  |  |
| Preparation of FER and SMP                                                                  | Jan 2028   | Apr 2028   |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |  |  |  |  |
| NYSDEC Review of FER and SMP                                                                | May 2028   | Jul 2028   |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |  |  |  |  |
| Issuance of COC                                                                             | Jul 2028   | Aug 2028   |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |  |  |  |  |

\* The chart above presents a schedule for the proposed BCP Project Implementation and Reporting.  
If the schedule for remediation and development activities changes, it will be updated and submitted to NYSDEC, as necessary.



**EXHIBIT E**  
**GREEN AND SUSTAINABLE REMEDIATION**





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New York, NY 10001  
T: 212.594.8140  
F: 212.279.8180  
www.gza.com



March 26, 2026  
41.0163540.00

80 Richards Street LLC  
246 Fifth Avenue, 4<sup>th</sup> Floor  
New York, NY 10001

### **Green and Sustainable Remediation**

Former Atlas White Metal Co.  
Brooklyn, New York 11231  
Block 522, Lots 8,9, 11, 15 and 50  
NYSDEC BCP Site Number – C\_\_\_\_\_

Sites remediated under the oversight of the New York State Department of Environmental Conservation (NYSDEC) are required to incorporate the concepts of green remediation into all phases of the cleanup process in accordance with DER-31. Green remediation is defined as *“the practice of considering all environmental effects of remedy implementation and incorporating options to minimize the environmental footprint of cleanup actions.”* GZA GeoEnvironmental of New York (GZA) has prepared the following discussion of the green and sustainable remediation (GSR) practices to be incorporated throughout the Brownfield Cleanup Programs phases for the Ocean Bay Redevelopment (Site).

### **BACKGROUND**

The Site is located at 80 Richards Street in Brooklyn, New York and is comprised of seven tax parcels identified as Block 522, Lots 8, 9, 11, 15, and 50 on the New York City Tax Map. 80 Richards LLC (Applicant) has submitted its application to be entered into the Brownfield Cleanup Program (BCP) with the NYSDEC to investigate and remediate the site for the development of a residential building encompassing all lots.

The Site is a combination of developed and undeveloped parcels with some paved parking areas, and three 1-story buildings. Some parcels are fenced, while others have buildings at the property line. The four buildings (29,550 square feet [SF] in total) are commercial and spaces.

The Site is planning to conduct a remedial investigation (RI) in accordance with the Remedial Investigation Work Plan (RIWP) submitted to NYSDEC along with the BCP Application. The Applicant and its contractors will plan to incorporate GSR practices throughout the remedial phases for the project as required by the BCP.

### **REMEDIAL INVESTIGATION**

The RI phase of the project is anticipated to have limited long-term impacts on the site and will incorporate its GSR practices through minimizing use of consumables and transportation related impacts and tracking of sustainability metrics. During planning for the RI, local subcontractors for drilling, utility location and surveying, and analytical laboratories will be selected for minimizing the transportation distance to and from the Site. Permanent monitoring wells will be installed during the RI to prevent the need for an additional mobilization and use of drilling equipment if additional groundwater samples are needed after



the initial sampling. The NYSDEC's Climate Screening Checklist will be utilized to evaluate the RI components for their resiliency to climate change at the Site. The RI will include the permanent monitoring wells as the only components of this phase to remain on Site after completion of the investigation. Monitoring wells will be constructed per NYSDEC DER-10 requirements with water-tight seals to ensure no impacts from flooding or severe weather would damage the wells or impact the water table.

During the RI, the field team will track equipment and material usage onsite, transportation methods and distances of all personnel and equipment, and volume of resources used, such as decontamination water and groundwater from well development. The SiteWise™ Tool will be utilized to estimate the environmental footprint of the RI based on the tracked metrics. The footprint analysis will be included as an appendix to the Remedial Investigation Report (RIR) and include the metrics listed below.

- Greenhouse gas emissions (metric tons)
- Total energy used (million British thermal units)
- Water consumption (gallons)
- Electricity Usage (megawatt hours)
- Onsite nitrous oxide emissions (metric tons)
- Onsite sulfur oxide emissions (metric tons)
- Onsite particulate matter less than 10 microns (PM10) emissions (metric tons)
- Total nitrous oxide emissions (metric tons)
- Total sulfur oxide emissions (metric tons)
- Total PM10 emissions (metric tons)
- Accident fatality risk
- Accident injury risk

## REMEDIAL DESIGN

Utilizing the results from the RI, a minimum of two remedial action alternatives will be evaluated for protectiveness, effectiveness, implementability, cost, community impact, and sustainability and resilience. A Track 1 remedy and at least one other Track will be evaluated in the Remedial Action Work Plan (RAWP) for selection of the remedy. The remedy selection will be made for the alternative that is effective for protection of human health and the environment and feasible to implement with an equal balance of consideration made on the costs, community impact, and the sustainability and resilience of the design.

To evaluate the sustainability of the alternatives, a footprint analysis will be completed utilizing the SiteWise™ Tool to evaluate the anticipated implementation of the remedial action. The sustainability evaluation will provide the same metrics list above under the RI for each alternative evaluated. The resiliency of the alternatives will be compared utilizing the NYSDEC Climate Screening Checklist and a combination of climate change modeling resources, such as FEMA's Resiliency Analysis and Planning Tool (RAPT) and Climate Mapping for Resilience and Adaption's (CMRA) Assessment Tool.

A GSR evaluation summarizing the results of the footprint analyses and climate screening checklists and providing a comparative analysis between alternatives will be included as an Appendix to the RAWP. The evaluation will be utilized in the selection of the preferred remedy and documented in the RAWP. Due to the proximity of the Site to Manhasset Bay, the remedies' impacts to the Bay, susceptibility to flooding, and implementation in a shallow water table will be key factors during the evaluation of the sustainability and resiliency of each alternative.

## REMEDIAL ACTION

The field team will incorporate daily GSR tracking to log equipment usage, material usage, transportation of personnel and equipment, and resource consumption throughout the entirety of the Remedial Action (RA). Daily GSR tracking logs will be included as an attachment to the daily field reports submitted to the NYSDEC Project Manager. At the end



of the RA, the tracking logs will be used to develop an accurate footprint analysis for environmental impacts from the implementation. The SiteWise™ Tool will be utilized to develop the environmental footprint analysis of the RA and include the metrics listed below.

- Greenhouse gas emissions (metric tons)
- Total energy used (million British thermal units)
- Water consumption (gallons)
- Electricity Usage (megawatt hours)
- Onsite nitrous oxide emissions (metric tons)
- Onsite sulfur oxide emissions (metric tons)
- Onsite particulate matter less than 10 microns (PM10) emissions (metric tons)
- Total nitrous oxide emissions (metric tons)
- Total sulfur oxide emissions (metric tons)
- Total PM10 emissions (metric tons)
- Accident fatality risk
- Accident injury risk

A GSR evaluation will be provided as an attachment to the Final Engineering Report (FER) and include the footprint analysis and a summary of the analysis inputs and the sustainability metrics.

During the RA and construction, GSR practices will be implemented to limit environmental impacts. This will include the following practices at a minimum:

- Limit the use and idling of generators, excavation equipment, and vehicles to reduce emissions.
- Minimize truck travel for disposal of waste generated during the implementation of the remedy by selecting local disposal facilities.
- Manage onsite resources and materials efficiently.
- Use of local subcontractors to minimize vehicle emissions during commute.
- Request that subcontractors use clean diesel equipment to reduce emissions.
- Request project staff and subcontractors to use public transportation to the extent practicable.
- Reduce waste, increase recycling and increase reuse of materials that otherwise be considered waste.

Additional best management practices (BMPs) may be implemented depending on the selected remedy. Additional BMPs will be evaluated and documented in the RAWP

## **SITE MANAGEMENT**

Should ongoing site management (SM) be necessary, a Site Management Plan (SMP) will be prepared utilizing NYSDEC's latest template. The SMP will include a footprint analysis to estimate the environmental impacts of the proposed on going activities that may include regular site inspections, groundwater monitoring, and/or operation and maintenance of a sub-slab depressurization system (SSDS). The footprint analysis will be completed utilizing the SiteWise™ Tool and include the same metrics for evaluation outline in the RA Section. The footprint analysis will be included in a GSR Evaluation appendix to the SMP which will summarize the analysis' inputs and resulting metrics. A climate change resiliency screening analysis will also be included in the SMP utilizing the NYSDEC Climate Screening Checklist and available climate change planning tools, such as FEMA's RAPT and CMRA's Assessment Tool.

Periodic Review Reports (PRRs) and System Optimization Reports (SOR) will also include footprint analysis for evaluation of the reporting periods impacts and the estimated impacts for any proposed optimizations. Daily tracking



of equipment usage, material usage, transportation of personnel and equipment, and resource consumption will be included on the GSR logs as part of the daily field reports during SM activities. These logs will be utilized in the preparation of the footprint analyses for the PRRs for each reporting period. SORs will also include a climate change resiliency analysis for assessing the proposed optimizations at the Site.

During the SM, efforts will be made to reduce environmental impacts based upon the required components. The party responsible for the SM will incorporate multiple tasks into a single mobilization and reduce transportation related impacts. For instance, if an annual inspection and quarterly groundwater monitoring are required, including the site inspection during one of the groundwater monitoring events annually will reduce transportation related emissions for the SM. Similarly, higher efficiency equipment and vehicles will be utilized whenever possible during the SM phase.

## **REDEVELOPMENT**

The Client plans to demolish the existing, vacant structures and redevelop the Site into a multi-story residential building with commercial tenants on the ground level.



## **Attachment A – Climate Screening Checklist**



# Climate Screening Checklist

## Background

- Project Manager: Reinbill Maniquez
- Site Name: Former Atlas White Metal Co.
- Site Number: TBD
- Site Location: 235-237 Van Brunt St, 67-69 Delavan St, and 76 Verona St, Brooklyn, New York 11231
- Site Elevation (average above sea level): Approximately 8 feet above sea level.
- ClimAID region: Region 4—New York City and Long Island



- Remedial Stage/Site Classification: Site Classification A
- Contamination -- Media Impacted/Contaminants of Concern:
  - Soil:
    - SVOCs, specifically benzo(a)anthracene (at a maximum concentration [max.] of 200 milligrams per kilogram [mg/kg]), benzo(a)pyrene (max. of 140 mg/kg), benzo(b)fluoranthene (max of 210 mg/kg), benzo(ghi)perylene (max. of 76mg/kg), benzo(k)fluoranthene (max. of 35 mg/kg), chrysene (max. of 200 mg/kg), dibenzo (a,h) anthracene (max of 15 mg/kg), dibenzofuran (max of 43 mg/kg), fluoranthene (max of 420 mg/kg), fluorene (max of 60 mg/kg), indeno(1,2,3-cd)pyrene (max. of 76 mg/kg), naphthalene (max of 120 mg/kg), phenanthrene (max of 520 mg/kg) and pyrene (max of 360 mg/kg) were detected above UUSCOs, RRUSCOs, CUSCOs or PGWSCOs.
    - Metals, such as arsenic ( max of 26.8 mg/kg), barium (max of 881 mg/kg), copper (max of 1,980 mg/kg), lead ( max of 1,140 mg/kg), and mercury (max of 10.3 mg/kg) were detected above UUSCOs, RRUSCOs, CUSCOs, or PGWSCOs in at least one sample. Cadmium (max of 2.53 mg/kg) was detected above UUSCOs and RRUSCOs in one sample. Selenium (max of 14.6 mg/kg) was detected above UUSCOs and PGWSCOs in one sample. Total Chromium (max of 33 mg/kg), silver (max of 2.43 mg/kg), and zinc (max of 752 mg/kg) were detected above UUSCOs in at least one sample. Hexavalent chromium ( max of 1.86 mg/kg) were detected above UUSCOs and RRUSCOs in two samples.
  - Groundwater –
    - SVOCs, specifically benzo(a)anthracene (0.09 microgram per liter [µg/L] in MW-02), benzo(a)pyrene

(0.2 µg/L in MW-02), benzo(k)fluoranthene (0.04 µg/L in MW-02) and indeno(1,2,3-cd)pyrene (0.14 µg/L in MW-02) and

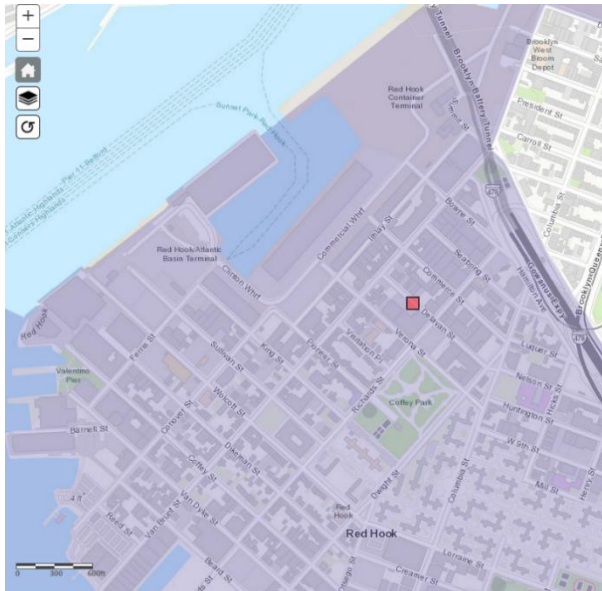
- dissolved metals; antimony ( max of 4.89 µg/L), iron (max of 953 µg/L), magnesium (max of 35.600 µg/L), manganese (max of 468.3 µg/L), and sodium ( max of 95, 800 µg/L).

- Soil Vapor –

- Several VOCs, specifically petroleum hydrocarbons , 1,24-trimethylbenzene ( max of 10.3 micrograms per cubic meter [ug/m3], 1,3,5-trimethylbenzene (max of 2.23 ug/m3), benzene ( max of 6.77 ug/m3), cyclohexane (max of 6.09 ug/m3), ethylbenzene (max of 5.47 ug/m3), heptane (max of 688 ug/m3), n-hexane (max of 2,500 ug/m3), o-xylene (max of 7.64 ug/m3) , p/m xylene (max of 18.6 ug/m3) were detected at elevated concentrations in at least one sample. Chlorinated VOCs, tetrachloroethene (max of 4 ug/m3) and trichloroethene (max of 1.6 ug/m3) were detected at elevated concentrations in at least one sample
- Proposed/Current Remedy: The proposed Remedial Investigation (RI) involves the installation of twelve (12) soil borings to 12 ft. bgs, three (3) monitoring wells screened from 2 to 12 ft. bgs, and four (4) soil vapor collection points at 3 ft. bgs. Two samples from each soil boring will be collected for a total of 24 soil samples. Three of the soil borings will be converted into permanent groundwater monitoring wells, where one sample will be collected from each well for total of 3 groundwater samples. A total of six air samples will be collected; 4 soil vapor samples, and 2 ambient air samples.
- What is the predicted timeframe of the remedy? Will components of the remedy still be in place in 10+ years?
  - The Remedial Investigation (RI) is anticipated to begin in Summer 2026 with a Certificate of Completion expected to be issued in March 2028.

Is the site in a disadvantaged community (DAC) or potential environmental justice area (PEJA) (Use

DECinfoLocator: [DECinfo Locator \(ny.gov\)](https://decinfo.ny.gov/))?



☒ Yes ☐ No

If the site is in a DAC or PEJA, will climate impacts be magnified? If yes, list how and why.

☐ Yes ☒ No

Should thresholds of concern be lowered to account for magnification of impacts? If yes, indicate how lower thresholds will be used in the screening.

☐ **Yes** ☒ **No**

## Climate Screening Table\*

| Potential Climate Hazards                          | Relevant to the Site Location (Y/N/NA) <sup>1</sup> | Projected Change (Put the reference document/model used here) <sup>2</sup>                                                                                                                                                                              | Potential to Impact Remedy (Y/N) | Is remedy/site already resilient? (Y/N) <sup>3</sup> |
|----------------------------------------------------|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------------------------------|
| Precipitation                                      | N                                                   | Based on the Climate Mapping for Resilience and Adaptation (CMRA)'s climate projections, by the end of the century, the average annual total precipitation for the Site will increase by between 3.9 inches and 5.9 inches above the 1976-2005 average. | N                                | N/A                                                  |
| Temperature (Extreme Heat or Cold Weather Impacts) | N                                                   | Based on the Climate Mapping for Resilience and Adaptation (CMRA)'s climate projections, by the end of the century, the estimated cooling degree days are to be between 1,892.9 and 2,563.8 degree days.                                                | N                                | N/A                                                  |
| Sea Level Rise                                     | Y                                                   | Based upon the NOAA's Sea Level Rise Viewer the site begins to see flooding impacts at 4 feet of sea level rise and is fully flooded at 9.5 feet of sea level rise.                                                                                     | N                                | N/A                                                  |
| Flooding <sup>4</sup>                              | Y                                                   | Based upon FEMA's Resiliency Analysis Planning Tool, the site is located in 1% Annual Chance flood hazard area.                                                                                                                                         | N                                | N/A                                                  |
| Storm Surge                                        | N                                                   | Y – NOAA's Storm Surge Risk Maps tool indicates that the site could be impacted by over 6 feet of water during Category 1 hurricanes and more the 9 feet of water during Category 2 and higher hurricanes.                                              | N                                | N/A                                                  |

| Potential Climate Hazards                                  | Relevant to the Site Location (Y/N/NA) <sup>1</sup> | Projected Change (Put the reference document/model used here) <sup>2</sup>                                                                                                 | Potential to Impact Remedy (Y/N) | Is remedy/site already resilient? (Y/N) <sup>3</sup> |
|------------------------------------------------------------|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------------------------------|
| Wildfire                                                   | N                                                   | N/A                                                                                                                                                                        | N/A                              | N/A                                                  |
| Drought                                                    | N                                                   | N/A                                                                                                                                                                        | N/A                              | N/A                                                  |
| Storm Severity (could include high winds, lightning, etc.) | Y                                                   | Based upon FEMA's National Risk Index Tool, The Site is in the Nation's 11.19 percentile for lightning risk, 36.86 percentile for strong winds, and 44.61 percentile hail. | N/A                              | N/A                                                  |
| Landslides                                                 | N                                                   | N/A                                                                                                                                                                        | N/A                              | N/A                                                  |
| Other Hazards:                                             | Seismic Activity – N/A                              | N/A                                                                                                                                                                        | N/A                              | N/A                                                  |

\*Links to potential data sources can be found on the following page

<sup>1</sup> If the first column is N --> The rest of the columns will be N/A, the hazard is not applicable to the site.

<sup>2</sup> List the projected change in specific terms or units e.g. inches of rain fall, feet of sea level rise, etc.

<sup>3</sup> If final column is Y, provide reasoning, if the final column is N --> Climate Vulnerability Assessment (CVA) required.

<sup>4</sup> For system sites- components (e.g. electrical wiring and panels) should be evaluated to determine if they would need to be raised to avoid flooding.

**Required Next Steps (If no further action, provide justification):**

The vulnerability that was assessed was related to the proposed remedial investigation components at the Site. The components remaining in place at the Site are the permanent monitoring wells. The monitoring wells will be installed with stick-up type well completion and sealed with well plugs. These wells are not susceptible to impacts from water/precipitation inundation, temperature increases, or increases in storm severity at the Site, therefore no further action is needed.





**EXHIBIT F**  
**REQUESTOR ENTITY INFORMATION**



# Department of State

## Division of Corporations

### Entity Information

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

#### Entity Details



**ENTITY NAME:** 80 RICHARDS STREET LLC

**DOS ID:** 2975741

**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:** 11/12/2003

**REASON FOR STATUS:**

**EFFECTIVE DATE INITIAL FILING:** 11/12/2003

**INACTIVE DATE:**

**FOREIGN FORMATION DATE:**

**STATEMENT STATUS:** PAST DUE

**COUNTY:** KINGS

**NEXT STATEMENT DUE DATE:** 11/30/2021

**JURISDICTION:** NEW YORK, UNITED STATES

**NFP CATEGORY:**

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

Service of Process on the Secretary of State as Agent

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

**Name:** C/O HH REALTY EQUITIES

**Address:** 302 FIFTH AVENUE, 5TH FLOOR, NEW YORK, NY, UNITED STATES, 10001

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

Chief Executive Officer's Name and Address

**Name:**

**Address:**

Principal Executive Office Address

**Address:**

Registered Agent Name and Address

**Name:**

**Address:**

Entity Primary Location Name and Address

**Name:**

**Address:**

Farmcorpflag

**Is The Entity A Farm Corporation:** NO

Stock Information

Share Value

Number Of Shares

Value Per Share



**EXHIBIT G**  
SITE CONTACT LIST

**80 Richards Street LLC  
Former Atlas White Metal Co.  
Brooklyn, New York 11231  
Brownfield Cleanup Program Application  
Site Contact List  
Section XI**

Local Government Offices

1. Zohran Mamdani  
New York City Mayor  
City Hall Park  
New York, NY 10007
2. Mark D. Levine  
New York City Comptroller  
1 Centre Street  
New York, NY 10007
3. Antonio Reynoso  
Brooklyn Borough President  
209 Joralemon Street  
Brooklyn, NY 11201
4. Michael Racioppo  
Brooklyn Community Board 6 District Manager  
250 Baltic Street  
Brooklyn, NY 11201-6401
5. Shaminder Chawla  
Director  
NYC Office of Environmental Remediation  
100 Gold Street, 2<sup>nd</sup> Floor  
New York NY, 10038
6. Jane H. O'Connell, P.G.  
New York State Department of Environmental Conservation  
Regional Remediation Engineer, Division of Environmental Remediation  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101
7. Thomas V. Panzone  
NYSDEC Public Participation Specialist  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101



8. Dan Tucholski  
New York State Department of Health  
Public Health Specialist II – Bureau of Environmental Exposure Investigation  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, NY 12237
9. Hon Charles Schumer  
U.S. Senator  
780 Third Avenue, Suite 2301  
New York, NY 10017
10. Hon Kirsten Gillibrand  
U.S. Senator  
780 Third Avenue, Suite 2601  
New York, NY 10017
11. Gregory Meeks  
U.S. Congressman  
67-12 Rockaway Beach Boulevard  
Arverne, NY 11692
12. Andrew Gounardes  
NY Senate - District 26  
497 Carroll Street  
Brooklyn, NY 1121
13. Alexa Aviles  
New York City Council – District 38  
4417 4th Avenue, Ground Floor  
Brooklyn, NY 11220
14. Marcel Mitaynes  
Assemblymember – District 51  
4907 4th Avenue, Suite, 1A  
Brooklyn, NY 11220
15. Rohit T. “Rit” Aggarwala  
Commissioner - NYCDEP  
59-17 Junction Blvd, 13<sup>th</sup> Floor  
Flushing NY 11373

### Document Repository

1. Brooklyn Public Library – Red Hook Branch  
362 Van Brunt Street  
Brooklyn, NY 11231  
Joyce Kowpak - Managing Librarian  
[jkowpak@bklynlibrary.org](mailto:jkowpak@bklynlibrary.org)
2. Brooklyn Community District 6  
250 Baltic Street  
Brooklyn, NY 11201  
[info@bkcb6.org](mailto:info@bkcb6.org)

### Local Community Board

Brooklyn Community District 6  
250 Baltic Street  
Brooklyn, NY 11201  
[mike@bkcb6.org](mailto:mike@bkcb6.org)  
Attn: Michael Racioppo

### Local Planning Boards

NYC Department of City Planning  
*Central Office*  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271  
Sideya Sherman  
Director of City Planning & Chair of the City Planning Commission  
(212) 720-3300  
*Manhattan Office*  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271  
(212) 720-3480  
[MN\\_DL@planning.nyc.gov](mailto:MN_DL@planning.nyc.gov)

### Local Media Outlets

1. New York Daily News  
4 New York Plaza  
New York, NY 10004
2. Spectrum News 1  
75 Ninth Avenue  
New York, NY 11211

3. The Brooklyn Eagle  
195 Montague St, Suite 1414  
Brooklyn, NY 11201

#### Public Water Supply

1. New York City Water Board  
New York City Department of Environmental Protection  
59-17 Junction Boulevard, 8<sup>th</sup> Floor  
Flushing, NY 11373

#### School and Daycare Facilities

1. Red Hook Community Justice Center  
88 Visitation Place  
Brooklyn, NY 11231  
(718) 923-8200  
[redhookjustice@innovatingjustice.org](mailto:redhookjustice@innovatingjustice.org)
2. Yeshiva Kehilath Yakov  
163 Imlay Street  
Brooklyn, NY 11231  
718) 855-4019  
Attn: Shimon Rubin (Director)  
[admin@ykpupa.org](mailto:admin@ykpupa.org)
3. Public School 015 Patrick F. Daly  
71 Sullivan Street  
Brooklyn, NY 11231  
(718)330-9280  
Attn: Julie Cavanagh (Principal)  
[jcavanagh@schools.nyc.gov](mailto:jcavanagh@schools.nyc.gov)
4. Learning Wheel Child Care  
48 Sullivan Street  
Brooklyn, NY 11231  
(718) 576-3443  
[learningwheelchildcare@gmail.com](mailto:learningwheelchildcare@gmail.com)

#### Healthcare Facilities

1. Joseph P. Addabo Family Health Center  
120 Richards Street  
Brooklyn, NY 11231  
(718)945-7150
2. NYU Langone Health  
Red Hook Family Health Center  
160 Van Brunt Street  
(917)736-9900

#### Current Property Occupants

1. Hook Studios  
76 Verona Street  
Brooklyn, NY 11231  
P: (718) 314-8115
2. Filmtrade Equipment Rentals  
86 Verona Street  
Brooklyn, NY 11231  
P: (718) 855-5200
3. Nuchem Tyberg  
237 Van Brunt Street  
Brooklyn, NY 11231  
P: (718) 237-0200
4. Kirus Reliable  
69 Delavan Street  
Brooklyn, NY 11231  
P: (917) 309-6076

#### Adjacent Property Owners

1. 64 Richards Street  
Brooklyn, NY, 11231  
  
Owner: 54 Richards Street  
Jim Tampakis  
P: (718) 855-9800  
Marine Spares – 54 Richards St,  
Brooklyn, NY 11231
2. 62 Delavan Street  
Brooklyn, NY 11231  
  
Owner: The Hook R.H.C. Inc.  
Rober Palmieri  
52 Nicolosi Loop  
Staten Island, NY 10312
3. 70-72 Delavan Street  
Brooklyn, NY 11231  
  
Owner: JMP Realty Group

Mehmet Palaoglu  
425 Smith Street  
Farmingdale, NY 11735

4. 76-78 Delavan Street  
Brooklyn, NY 11231

Owner: Athena Holdings LLC  
Joseph and John Cafiero  
78 Delavan Street, Brooklyn, NY

5. 239 Van Brunt Street  
Brooklyn, NY 11231

Owner: Daniel Swensen Vidals  
69 President Street, Brooklyn, NY

6. 241 Van Brunt Street  
Brooklyn, NY 11231

Owner: Guy and Kate Eddon  
422 Atlantic Avenue Unit 3  
Brooklyn, NY 11217

7. 245 Van Brunt Street  
Brooklyn, NY 11231

Owner: Daniel Todisco Properties  
1645 81<sup>st</sup> Street, Brooklyn, NY 11228

8. 247 Van Brunt Street  
Brooklyn, NY 11231

Owner: 247 Van Brunt Realty LLC  
Leonid Gelfand  
(917) 807-6291

9. 249 Van Brunt Street  
Brooklyn, NY 11231

Owner: Michael A. Chirielson 2018 Revocable Living Trust  
249 Van Brunt Street

10. 251 Van Brunt Street  
Brooklyn, NY 11231

Owner: 251 Van Brunt LLC



302 5<sup>th</sup> Avenue, 5<sup>th</sup> Floor  
New York, NY 10001

11. 253 Van Brunt Street / 93 Verona Street  
Brooklyn, NY 11231

Owner: 253 VB LLC  
Owner: Nelson Luguer HDPC  
91 Verona Street  
Brooklyn, NY 11231

12. 89 Verona Street  
Brooklyn, NY 11231

Owner: Luz and Antonio Vargas III  
89 Verona Street

13. 86 Richards Street  
Brooklyn, NY 11231

Owner: Roman Catholic Church of Visitation  
88 Visitation Place / 86 Richards Street  
Brooklyn, NY 11231

14. 73-75 Verona Street  
Brooklyn, NY 11231

Owner: Anthony Schloss  
75 Verona Street, Brooklyn, NY 11231



Rev. September 2026  
**NYSDEC BCP APPLICATION**  
**FORMER ATLAS WHITE METALS CO. SITE**  
**BCP Site No. C224238**

**EXHIBIT H**  
DOCUMENT REPOSITORY LETTERS



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WATER  
CONSTRUCTION  
MANAGEMENT

GZA GeoEnvironmental of  
New York  
104 West 29th Street  
10th Floor  
New York, NY 10001  
T: 212.594.8140  
F: 212.279.8180  
www.gza.com



March 19, 2026

Joyce Kowpak  
Managing Librarian  
Brooklyn Public Library – Red Hook Branch  
362 Van Brunt Street  
Brooklyn, NY 11231

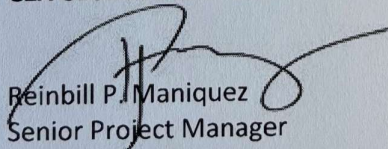
RE: Brownfield Cleanup Program Application Repository Request  
Requestor: 80 Richards Street LLC  
Site Name: Former Atlas White Metal Co.

Dear Ms. Kowpak,

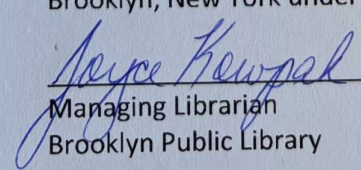
GZA GeoEnvironmental of New York (GZA) represents 80 Richards Street LLC (Requestor) in its Brownfield Cleanup Program (BCP) application for the Site located at 235-237 Van Brunt Street/ 67-69 Delavan Street, 76 Verona Street, Brooklyn, New York. As part of this application, the New York State Department of Environmental Conservation (NYSDEC) requires that we reach out to you, the local library, and request your assistance in becoming a public document repository for the BCP project documents. The documents will be provided in electronic format, and public access to it will only be made available by a digital download link, so as to not impede with your current operation. We anticipate that these documents will only be stored at a minimum of two years to a maximum of five years (or earlier upon receipt of Notice of Satisfaction from the NYSDEC).

We kindly request your office's concurrence to this request by signing below and returning this letter as an attachment to an email as soon as possible.

Very truly yours,  
**GZA GEOENVIRONMENTAL OF NEW YORK**

  
Reinbill P. Maniquez  
Senior Project Manager

Yes, the Brooklyn Public Library – Red Hook Branch is willing and able to act as a public repository for documents related to the cleanup of the Former Atlas White Metal Co. Site, Brooklyn, New York under the NYSDEC BCP.

  
Managing Librarian  
Brooklyn Public Library

3/26/26  
Date





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GZA GeoEnvironmental of  
New York  
104 West 29th Street  
10th Floor  
New York, NY 10001  
T: 212.594.8140  
F: 212.279.8180  
www.gza.com



March 19, 2026

Michael Racioppo  
Brooklyn Community Board 6  
250 Baltic Street  
Brooklyn, NY 11231

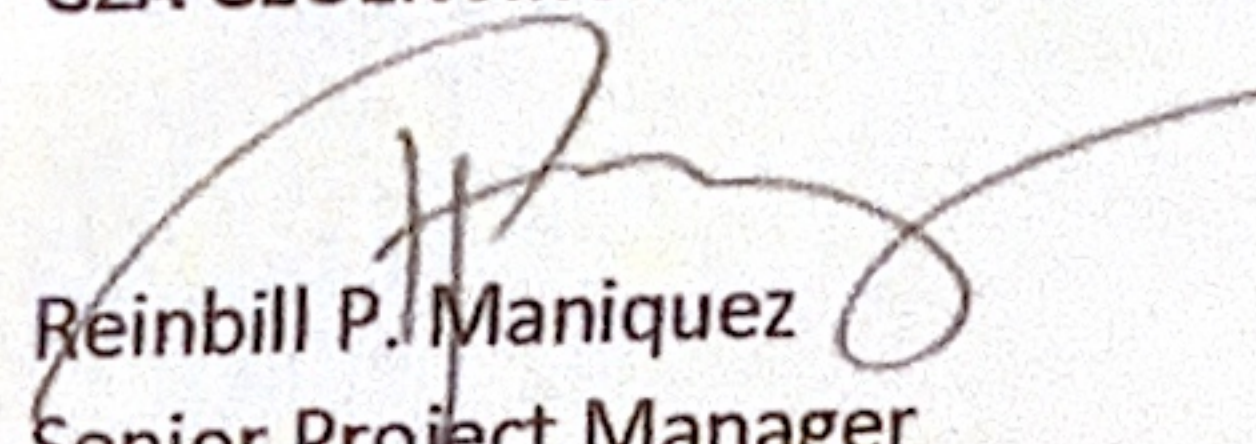
RE: Brownfield Cleanup Program Application Repository Request  
Requestor: 80 Richards Street LLC  
Site Name: Former Atlas White Metal Co.

Dear Mr. Racioppo,

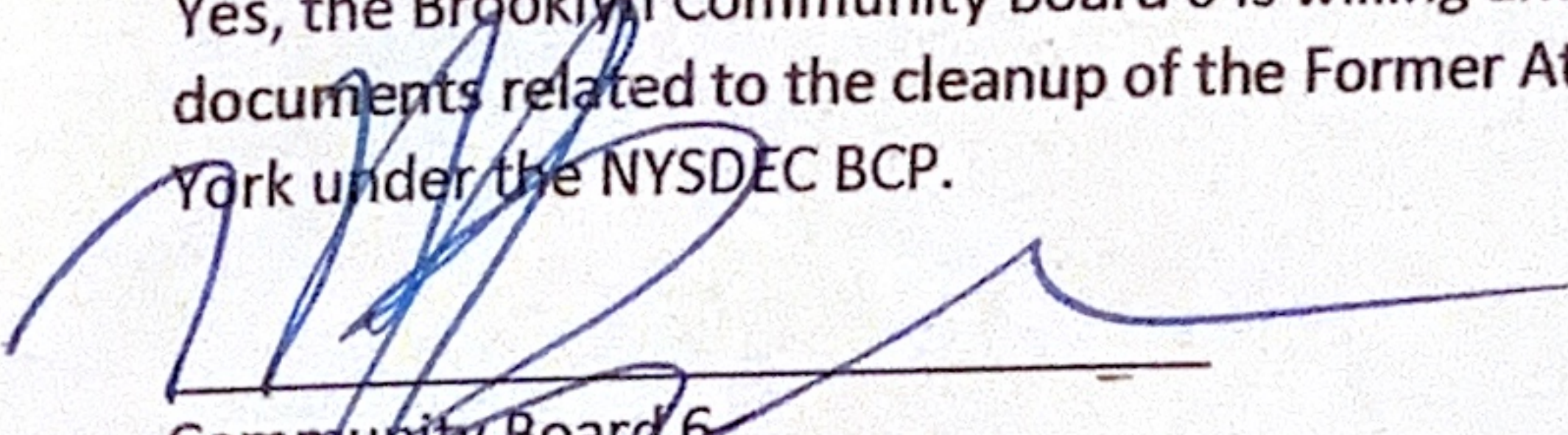
GZA GeoEnvironmental of New York (GZA) represents 80 Richards Street LLC (Requestor) in its Brownfield Cleanup Program (BCP) application for the Site located at 235-237 Van Brunt Street/ 67-69 Delavan Street, 76 Verona Street, Brooklyn, New York. As part of this application, the New York State Department of Environmental Conservation (NYSDEC) requires that we reach out to you, the local community board, and request your assistance in becoming a public document repository for the BCP project documents. The documents will be provided in electronic format, and public access to it will only be made available by a digital download link, so as to not impede with your current operation. We anticipate that these documents will only be stored at a minimum of two years to a maximum of five years (or earlier upon receipt of Notice of Satisfaction from the NYSDEC).

We kindly request your office's concurrence to this request by signing below and returning this letter as an attachment to an email as soon as possible.

Very truly yours,  
GZA GEOENVIRONMENTAL OF NEW YORK

  
Reinbill P. Maniquez  
Senior Project Manager

Yes, the Brooklyn Community Board 6 is willing and able to act as a public repository for documents related to the cleanup of the Former Atlas White Metal Co. Site, Brooklyn, New York under the NYSDEC BCP.

  
Community Board 6

Michael Racioppo

3/27/26  
Date

BROOKLYN COMMUNITY BOARD SIX  
250 BALTIC STREET  
BROOKLYN, NEW YORK 11201-6401





Rev. September 2026  
**NYSDEC BCP APPLICATION**  
**FORMER ATLAS WHITE METALS CO. SITE**  
**BCP Site No. C224238**

**EXHIBIT I**  
**US FISH AND WILDLIFE SERVICES SCREENING**





## United States Department of the Interior

FISH AND WILDLIFE SERVICE  
Long Island Ecological Services Field Office  
340 Smith Road  
Shirley, NY 11967-2258  
Phone: (631) 286-0485 Fax: (631) 286-4003



In Reply Refer To:  
Project code: 2026-0088167  
Project Name: 80 Richards Street Rezoning

05/11/2026 17:41:22 UTC

Federal Nexus: no  
Federal Action Agency (if applicable):

Subject: Federal agency coordination under the Endangered Species Act, Section 7 for '80 Richards Street Rezoning'

Dear Amber Kartalyan:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on May 11, 2026, for “80 Richards Street Rezoning” (here forward, Project). This project has been assigned Project Code 2026-0088167 and all future correspondence should clearly reference this number.

The Service developed the IPaC system and associated species’ determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into the IPaC must accurately represent the full scope and details of the Project. Failure to accurately represent or implement the Project as detailed in IPaC or the Northeast Determination Key (DKey), invalidates this letter. **Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid.**

To make a no effect determination, the full scope of the proposed project implementation (action) should not have any effects (either positive or negative effect(s)), to a federally listed species or designated critical habitat. Effects of the action are all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (See § 402.17). Under Section 7 of the ESA, if a federal action agency makes a no effect determination, no further consultation with, or concurrence from, the Service is required (ESA §7). If a proposed Federal action may affect a listed species or designated critical

habitat, formal consultation is required (except when the Service concurs, in writing, that a proposed action "is not likely to adversely affect" listed species or designated critical habitat [50 CFR §402.02, 50 CFR§402.13]).

The IPaC results indicated the following species is (are) potentially present in your project area and, based on your responses to the Service's Northeast DKey, you determined the proposed Project will have the following effect determinations:

| Species                                            | Listing Status | Determination |
|----------------------------------------------------|----------------|---------------|
| Piping Plover ( <i>Charadrius melodus</i> )        | Threatened     | No effect     |
| Roseate Tern ( <i>Sterna dougallii dougallii</i> ) | Endangered     | No effect     |
| Rufa Red Knot ( <i>Calidris canutus rufa</i> )     | Threatened     | No effect     |

## Conclusion

If there are no updates on listed species, no further consultation/coordination for this project is required for the species identified above.

However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional consultation with the Service should take place before project implements any changes which are final or commits additional resources.

## Other Species and Critical Habitat that May be Present in the Action Area

In addition to the species listed above, the following species and/or critical habitats may also occur in your project area and are not covered by this conclusion:

- Monarch Butterfly *Danaus plexippus* Proposed Threatened

Please Note: If the Action may impact bald or golden eagles, additional coordination with the Service under the Bald and Golden Eagle Protection Act (BGEPA) (54 Stat. 250, as amended, 16 U.S.C. 668a-d) by the prospective permittee may be required. Please contact the Migratory Birds Permit Office, (413) 253-8643, or [PermitsR5MB@fws.gov](mailto:PermitsR5MB@fws.gov), with any questions regarding potential impacts to Eagles.

If you have any questions regarding this letter or need further assistance, please contact the Long Island Ecological Services Field Office and reference the Project Code associated with this Project.

**Action Description**

You provided to IPaC the following name and description for the subject Action.

**1. Name**

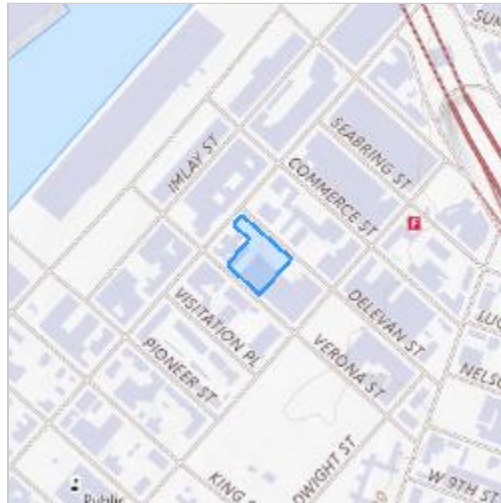
80 Richards Street Rezoning

**2. Description**

The following description was provided for the project '80 Richards Street Rezoning':

The Applicant (80 Richards Street LLC) is currently seeking a Rezoning that will entail the demolition of the existing buildings and remedial excavation for the redevelopment of the entire Site into a 9-story mixed use commercial / residential building.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@40.67994255,-74.00884459285464,14z>



## QUALIFICATION INTERVIEW

1. As a representative of this project, do you agree that all items submitted represent the complete scope of the project details and you will answer questions truthfully?

Yes

2. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed species?

**Note:** This question could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered, or proposed species.

No

3. Is the action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

**Note:** for projects in Pennsylvania: Projects requiring authorization under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act would be considered as having a federal nexus. Since the U.S. Army Corps of Engineers (Corps) has issued the Pennsylvania State Programmatic General Permit (PASPGP), which may be verified by the PA Department of Environmental Protection or certain Conservation Districts, the need to receive a Corps authorization to perform the work under the PASPGP serves as a federal nexus. As such, if proposing to use the PASPGP, you would answer 'yes' to this question.

No

4. Will the proposed project involve the use or storage of herbicide?

No

5. Will the proposed project involve herbaceous native vegetation removal (including prescribed fire that would result in burning of plants) or mowing?

No

6. Does any component of the project associated with this action include activities or structures that may pose a collision risk to **birds** (e.g., plane-based surveys, land-based or offshore wind turbines, new or enlarged communication towers or broadcast towers, high voltage transmission lines, any type of towers with or without guy wires)?

No

7. Will the proposed project involve demolition, rehabilitation, property elevation, renovation, and/or rebuilding of one or more existing buildings (e.g., residential, commercial and industrial buildings, or utilities)? Note: if project activities include modification of bridges and/or culverts, answer this question "No".

Yes



8. Is the entire project footprint, including staging areas, currently developed or hard surfaced (i.e., the site consists entirely of existing roads, sidewalks, buildings, driveways, routinely mown grass etc.) and does not contain any undeveloped and/or previously undisturbed vegetated areas, including any trees that may be impacted by the project?

Yes

9. Does your project involve excessive noise (e.g. jackhammer or other equipment use outside a building that requires hearing protection for the operator), new hydrological impacts (e.g., changes to stormwater discharge), or impacts to structures that are being used by any federally endangered or threatened species (e.g., roosting Indiana bats, nesting piping plover or roseate tern using gravel or paved surfaces, etc.) or are there known reports of species using areas within the project footprint? Note: If unsure, answer yes. To determine whether impacts will occur, contact the appropriate Ecological Field Office to discuss, or conduct a site survey to ensure that listed species are not present.

No

10. Will completion of this project require clearing or land disturbance of any areas that were not already developed and/or disturbed prior to the start of the proposed project?

Note: Examples of land disturbance may include, but are not limited to, grading, tree or vegetation removal, excavation, etc.

No

11. [Hidden Semantic] Is the project area located within the piping plover species list area?

**Automatically answered**

Yes

12. Does the project include activity in or within 500 feet of an unstabilized dune, dry beach, wrack line, or intertidal habitat (e.g., beach "swash" zone, sand or mud flat)?

No

13. [Hidden Semantic] Is the project area located within the piping plover species list area?

**Automatically answered**

Yes

14. [Hidden Semantic] Is the project area located within the red knot species list area?

**Automatically answered**

Yes

15. [Hidden Semantic] Is the project area located within the roseate tern species list area?

**Automatically answered**

Yes

16. Does the project include aquaculture?

No

17. Does the project include activity in or within 500 feet of an open beach, coastal inlet, river mouth, sand spit, tidal flat, or rocky structure (e.g., jetty) or open water where roseate terns may be feeding?

No

18. Does the project area intersect the Birdwing Pearlymussel species list area?

**Automatically answered**

*No*

19. Does the project area intersect the Dromedary Pearlymussel species list area?

**Automatically answered**

*No*

20. Does the project area intersect the Finerayed Pigtoe species list area?

**Automatically answered**

*No*

21. Does the project area intersect the Slabside Pearlymussel species list area?

**Automatically answered**

*No*

22. Do you have any other documents that you want to include with this submission?

*No*

## PROJECT QUESTIONNAIRE

1. Approximately how many acres of trees would the proposed project remove?

*0.10*

2. Approximately how many total acres of disturbance are within the disturbance/  
construction limits of the proposed project?

*1.01*

3. Briefly describe the habitat within the construction/disturbance limits of the project site.

*The project site is predominantly previously disturbed property containing paved surfaces, compacted gravel, existing development, and limited ruderal vegetation with scattered trees. Habitat value for wildlife is low due to the urbanized and disturbed condition of the site.*

## **IPAC USER CONTACT INFORMATION**

Agency: Private Entity

Name: Amber Kartalyan

Address: 55 Lane Road

City: F

State: NJ

Zip: 07004

Email: amber.kartalyan@gza.com

Phone: 2017573561





## **EXHIBIT J**

### **CURRENT AND HISTORICAL OWNER AND OPERATOR INFORMATION**

**80 Richards Street LLC**  
**Former Atlas White Metal Co.**  
**Brooklyn, New York 11231**

Brownfield Cleanup Program Application  
Section V – Current and Historical Property Owner and Operator Information

The following table shows the historic list of owners;

| Address              | Block No. / Lot No. | Site Use                                                      | Ownership Period | Owner Name                 | Relationship to Requestor                              | Additional Information and Contact Information                                                                                      |
|----------------------|---------------------|---------------------------------------------------------------|------------------|----------------------------|--------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| 237 Van Brunt Street | 522 / 8             | Parking Facility                                              | 2024 - Present   | 235-237 Van Brunt LLC      | Owned by N&B Family Holdings LLC; Same ownership group | c/o Seligson, Rothman & Rothman, LLP 29 West 30 <sup>th</sup> Street, 10 Fl, New York, NY (212) 966-5020.                           |
|                      |                     |                                                               | 2023-2024        | Van Brunt Street Boys LLC  | No relation                                            | 68 Weed Avenue, Staten Island, NY 10306                                                                                             |
|                      |                     |                                                               | 2019-2023        | Lisa Marie Leone           | No relation                                            | 8 Lucinda Drive, Babylon, NY; 2151 East 69 <sup>th</sup> Street, Brooklyn, NY; 7524 Avenue X, Brooklyn, NY 11234 - P: (718)444-1023 |
|                      |                     |                                                               | 2007-2019        | The 235-237 Van Brunt LLC  | No relation                                            | 225 Van Brunt Street, Brooklyn, NY / 7524 Avenue X, Brooklyn NY - P: (718)444-1023                                                  |
|                      |                     |                                                               | 2001-2007        | Jospeh Tufaro              | No relation                                            | Last known address: 7524 Avenue X, Brooklyn NY - P: (718)444-1023                                                                   |
|                      |                     | Vacant                                                        | 1986-2001        | Paul Valentino             | No relation                                            | Last known address: 105 Nelson Street Brooklyn NY - P: (347) 242-1182                                                               |
|                      |                     |                                                               | 1985-1986        | City of New York           | No relation                                            | Abraham Biderman, Commissioner of Finance City of NY                                                                                |
|                      |                     |                                                               | 1967-1985        | Pauline Russo              | No relation                                            | Last known address: 239 Van Brunt, Street                                                                                           |
| 235 Van Brunt Street | 522/9               | Parking Facility                                              | 2024 - Present   | 235-237 Van Brunt LLC      | Owned by N&B Family Holdings LLC; Same ownership group | c/o Seligson, Rothman & Rothman, LLP 29 West 30 <sup>th</sup> Street, 10 Fl, New York, NY (212) 966-5020.                           |
|                      |                     |                                                               | 2023-2024        | Van Brunt Street Boys LLC  | No relation                                            | 68 Weed Avenue, Staten Island, NY 10306                                                                                             |
|                      |                     |                                                               | 2019-2023        | Lisa Marie Leone           | No relation                                            | 8 Lucinda Drive, Babylon, NY; 2151 East 69 <sup>th</sup> Street, Brooklyn, NY; 7524 Avenue X, Brooklyn, NY 11234 - P: (718)444-1023 |
|                      |                     |                                                               | 2007-2019        | The 235-237 Van Brunt LLC  | No relation                                            | 225 Van Brunt Street, Brooklyn, NY / 7524 Avenue X, Brooklyn NY - P: (718)444-1023                                                  |
|                      |                     |                                                               | 1986-2007        | Jospeh Tufaro              | No relation                                            | Last known address: 7524 Avenue X, Brooklyn, NY - P: (718)444-1023                                                                  |
|                      |                     | Vacant                                                        | 1984-1986        | Augie Gaglio               | No relation                                            | Passed away in September 2005. Last known address: Tamarac, FL - P: (954)753-8960                                                   |
|                      |                     |                                                               | 1984-1984        | William J. Ciccone         | No relation                                            | Passed away in 1987 : Last known address 164-26 77 <sup>th</sup> Avenue, Flushing, NY                                               |
|                      |                     |                                                               | 1983-1984        | Shirley Giuffre            | No relation                                            | Last known address 164-26 77 <sup>th</sup> Avenue, Flushing, NYP(718)969-7778                                                       |
|                      |                     |                                                               | 1974-1983        | Samuel Lampert             | No relation                                            | Last known address: 178-36 Mayfield Road, Jamaica, NY                                                                               |
| 67 Delavan Street    | 522/11              | One 2-story warehouse building with associated parking spaces | 2003- Present    | 80 Richards Street LLC     | Requestor                                              | 246 Fifth Avenue, 4Fl. New York, NY P(212)380-1440                                                                                  |
|                      |                     |                                                               | 1997-2003        | Red Hook Realty, LLC       | No relation                                            | Frank Turano Passed away August 2022 Last known address : 99 Clark Avenue, Staten Island, NY                                        |
|                      |                     |                                                               | 1995-1996        | Verona Holding Corp.       | No relation                                            | 90 Verona Street, Brooklyn, NY                                                                                                      |
|                      |                     |                                                               | 1995-1995        | N.A Keating Inc.           | No relation                                            | Mary A. Keating - Passed away February 2015; Last know address: 7715 10 <sup>th</sup> Avenue, Brooklyn, NY                          |
|                      |                     |                                                               | 1982-1995        | 4789 Realty Corp.          | No relation                                            | Giacomo Turano Passed Away November 2020 : Last known address: 170 Malone Ave., Staten Island, NY P(718)667-8125                    |
|                      |                     | Four 2-story warehouses                                       | 1970-1982        | Richards Realty Associates | No relation                                            | Last known address: 1515 Broadway, Suite 1600, New York, NY                                                                         |
|                      |                     |                                                               | 1968-1970        | Merlin Associates Ltd      | No relation                                            | Last known address: 6971 West Melrose St. Chicago, Illinois 60634                                                                   |

| Address              | Block No.<br>/ Lot No. | Site Use                                                                       | Ownership<br>Period | Owner Name                                                       | Relationship to<br>Requestor                                   | Additional Information and Contact Information                                                                   |
|----------------------|------------------------|--------------------------------------------------------------------------------|---------------------|------------------------------------------------------------------|----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| 69 Delavan<br>Street | 522/15                 | One 1-story<br>warehouse<br>building with<br>loading docks /<br>parking spaces | 2003-<br>Present    | 80 Richards Street<br>LLC                                        | Requestor                                                      | 246 Fifth Avenue, 4Fl. New York, NY P(212)380-1440                                                               |
|                      |                        |                                                                                | 1997-2003           | Red Hook Realty,<br>LLC                                          | No relation                                                    | Frank Turano Passed away August 2022 Last known address : 99 Clark Avenue, Staten Island, NY                     |
|                      |                        |                                                                                | 1985-1997           | Giacomo Turano                                                   | No relation                                                    | Giacomo Turano Passed Away November 2020 : Last known address: 170 Malone Ave., Staten Island, NY P(718)667-8125 |
| 76 Verona<br>Street  | 522/50                 | 1-story<br>warehouse<br>building                                               | 2021-<br>Present    | 80 Richards Owner<br>LLC                                         | Owned by 80<br>Richards Street LLC;<br>Same ownership<br>group | 246 Fifth Avenue, 4Fl. New York, NY P(212)380-1440                                                               |
|                      |                        |                                                                                | 2004-2021           | 80 Richards Street<br>LLC                                        | Requestor                                                      | 246 Fifth Avenue, 4Fl. New York, NY P(212)380-1440                                                               |
|                      |                        |                                                                                | 1997-2004           | Red Hook Realty,<br>LLC                                          | No relation                                                    | Frank Turano Passed away August 2022 Last known address : 99 Clark Avenue, Staten Island, NY                     |
|                      |                        |                                                                                | 1983-1997           | Giacomo Turano,<br>4789 Realty Corp. /<br>Turano Realty<br>Corp. | No relation                                                    | Giacomo Turano Passed Away November 2020 : Last known address: 170 Malone Ave., Staten Island, NY P(718)667-8125 |

The following table shows the historic list of operators;

| Address              | Block No. / Lot No. | Site Use                                                      | Ownership Period | Operator Name                                              | Operator Name                                          | Additional Information and Contact Information                                                                                      |
|----------------------|---------------------|---------------------------------------------------------------|------------------|------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| 237 Van Brunt Street | 522 / 8             | Parking Facility                                              | 2024 - Present   | C/o Benjamin Akkad and Nathan Accad. 235-237 Van Brunt LLC | Owned by N&B Family Holdings LLC; Same ownership group | c/o Seligson, Rothman & Rothman, LLP 29 West 30 <sup>th</sup> Street, 10 Fl, New York, NY (212) 966-5020.                           |
|                      |                     |                                                               | 2023-2024        | Van Brunt Street Boys LLC                                  | No relation                                            | 68 Weed Avenue, Staten Island, NY 10306                                                                                             |
|                      |                     |                                                               | 2019-2023        | Lisa Marie Leone, Theresa Camardo, Joann Tufaro            | No relation                                            | 8 Lucinda Drive, Babylon, NY; 2151 East 69 <sup>th</sup> Street, Brooklyn, NY; 7524 Avenue X, Brooklyn, NY 11234 - P: (718)444-1023 |
|                      |                     |                                                               | 2007-2019        | The 235-237 Van Brunt LLC c/o Joseph Tufaro                | No relation                                            | 225 Van Brunt Street, Brooklyn, NY / 7524 Avenue X, Brooklyn NY - P: (718)444-1023                                                  |
|                      |                     |                                                               | 2001-2007        | Jospeh Tufaro                                              | No relation                                            | Last known address: 7524 Avenue X, Brooklyn NY - P: (718)444-1023                                                                   |
|                      |                     | Vacant                                                        | 1986-2001        | Paul Valentino                                             | No relation                                            | Last known address: 105 Nelson Street Brooklyn NY - P: (347) 242-1182                                                               |
|                      |                     |                                                               | 1985-1986        | City of New York                                           | No relation                                            | Abraham Biderman, Commissioner of Finance City of NY                                                                                |
|                      |                     |                                                               | 1967-1985        | Pauline Russo                                              | No relation                                            | Last known address: 239 Van Brunt, Street                                                                                           |
| 235 Van Brunt Street | 522/9               | Parking Facility                                              | 2024 - Present   | C/o Benjamin Akkad and Nathan Accad. 235-237 Van Brunt LLC | Owned by N&B Family Holdings LLC; Same ownership group | c/o Seligson, Rothman & Rothman, LLP 29 West 30 <sup>th</sup> Street, 10 Fl, New York, NY (212) 966-5020.                           |
|                      |                     |                                                               | 2023-2024        | Van Brunt Street Boys LLC                                  | No relation                                            | 68 Weed Avenue, Staten Island, NY 10306                                                                                             |
|                      |                     |                                                               | 2019-2023        | Lisa Marie Leone, Theresa Camardo, Joann Tufaro            | No relation                                            | 8 Lucinda Drive, Babylon, NY; 2151 East 69 <sup>th</sup> Street, Brooklyn, NY; 7524 Avenue X, Brooklyn, NY 11234 - P: (718)444-1023 |
|                      |                     |                                                               | 2007-2019        | The 235-237 Van Brunt LLC c/o Joseph Tufaro                | No relation                                            | 225 Van Brunt Street, Brooklyn, NY / 7524 Avenue X, Brooklyn NY - P: (718)444-1023                                                  |
|                      |                     |                                                               | 1986-2007        | Jospeh Tufaro                                              | No relation                                            | Last known address: 7524 Avenue X, Brooklyn, NY - P: (718)444-1023                                                                  |
|                      |                     | Vacant                                                        | 1984-1986        | Augie Gaglio                                               | No relation                                            | Passed away in September 2005. Last known address: Tamarac, FL - P: (954)753-8960                                                   |
|                      |                     |                                                               | 1984-1984        | William J. Ciccone                                         | No relation                                            | Passed away in 1987 : Last known address 164-26 77 <sup>th</sup> Avenue, Flushing, NY                                               |
|                      |                     |                                                               | 1983-1984        | Shirley Giuffre                                            | No relation                                            | Last known address 164-26 77 <sup>th</sup> Avenue, Flushing, NYP(718)969-7778                                                       |
|                      |                     |                                                               | 1974-1983        | Samuel Lampert                                             | No relation                                            | Last known address: 178-36 Mayfield Road, Jamaica, NY                                                                               |
| 67 Delavan Street    | 522/11              | One 2-story warehouse building with associated parking spaces | 2003- Present    | c/o Ariel Akkad - 80 Richards Street LLC                   | Requestor                                              | 246 Fifth Avenue, 4Fl. New York, NY P(212)380-1440                                                                                  |
|                      |                     |                                                               | 1997-2003        | Frank Turano - Red Hook Realty, LLC                        | No relation                                            | Frank Turano Passed away August 2022 Last known address : 99 Clark Avenue, Staten Island, NY                                        |
|                      |                     |                                                               | 1995-1996        | Verona Holding Corp.                                       | No relation                                            | 90 Verona Street, Brooklyn, NY                                                                                                      |
|                      |                     |                                                               | 1995-1995        | N.A. Keating Inc.                                          | No relation                                            | Mary A. Keating - Passed away February 2015; Last know address: 7715 10 <sup>th</sup> Avenue, Brooklyn, NY                          |
|                      |                     |                                                               | 1982-1995        | C/o Giacomo Turano 4789 Realty Corp.                       | No relation                                            | Giacomo Turano Passed Away November 2020 : Last known address: 170 Malone Ave., Staten Island, NY P(718)667-8125                    |
|                      |                     | Four 2-story warehouses                                       | 1970-1982        | c/o Albert H. Sanders Richards Realty Associates           | No relation                                            | Last known address: 1515 Broadway, Suite 1600, New York, NY                                                                         |
|                      |                     |                                                               | 1968-1970        | c/o A.H. Weindorf Merlin Associates Ltd                    | No relation                                            | Last known address: 6971 West Melrose St. Chicago, Illinois 60634                                                                   |

| Address              | Block No.<br>/ Lot No. | Site Use                                                                       | Ownership<br>Period | Operator Name                                                   | Operator Name                                                  | Additional Information and Contact Information                                                                         |
|----------------------|------------------------|--------------------------------------------------------------------------------|---------------------|-----------------------------------------------------------------|----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| 69 Delavan<br>Street | 522/15                 | One 1-story<br>warehouse<br>building with<br>loading docks /<br>parking spaces | 2003-<br>Present    | c/o Ariel Akkad -<br>80 Richards Street<br>LLC                  | Requestor                                                      | 246 Fifth Avenue, 4Fl. New York, NY P(212)380-<br>1440                                                                 |
|                      |                        |                                                                                | 1997-2003           | Frank Turano - Red<br>Hook Realty, LLC                          | No relation                                                    | Frank Turano Passed away August 2022 Last<br>known address : 99 Clark Avenue, Staten Island,<br>NY                     |
|                      |                        |                                                                                | 1985-1997           | Giacomo Turano<br>4789 Realty Corp.                             | No relation                                                    | Giacomo Turano Passed Away November 2020 :<br>Last known address: 170 Malone Ave., Staten<br>Island, NY P(718)667-8125 |
| 76 Verona<br>Street  | 522/50                 | 1-story<br>warehouse<br>building                                               | 2021-<br>Present    | c/o Ariel Akkad -<br>80 Richards Owner<br>LLC                   | Owned by 80<br>Richards Street LLC;<br>Same ownership<br>group | 246 Fifth Avenue, 4Fl. New York, NY P(212)380-<br>1440                                                                 |
|                      |                        |                                                                                | 2004-2021           | c/o Ariel Akkad -<br>80 Richards Street<br>LLC                  | Requestor                                                      | 246 Fifth Avenue, 4Fl. New York, NY P(212)380-<br>1440                                                                 |
|                      |                        |                                                                                | 1997-2004           | Frank Turano - Red<br>Hook Realty, LLC                          | No relation                                                    | Frank Turano Passed away August 2022 Last<br>known address : 99 Clark Avenue, Staten Island,<br>NY                     |
|                      |                        |                                                                                | 1983-1997           | Giacomo Turano<br>4789 Realty Corp. /<br>Turano Realty<br>Corp. | No relation                                                    | Giacomo Turano Passed Away November 2020 :<br>Last known address: 170 Malone Ave., Staten<br>Island, NY P(718)667-8125 |





Rev. September 2026  
**NYSDEC BCP APPLICATION**  
**FORMER ATLAS WHITE METALS CO. SITE**  
**BCP Site No. C224238**

**EXHIBIT K**  
**ACCESS AGREEMENTS**

## 235-237 Van Brunt LLC

May 11, 2026

Ariel Akkad  
80 Richards Street LLC  
246 Fifth Avenue  
New York, NY 10001

Re: Environmental Investigation/Remedial Work for Brownfield Cleanup Program

Dear Mr. Akkad:

**235-237 Van Brunt LLC** is the owner of the real property designated on the New York City Tax Map for Kings County as **Block 522 Lots 8 and 9** (the “Property”). We understand that 80 Richards Street LLC has submitted an application for this Property to participate in the New York State Brownfield Cleanup Program (“BCP”). On behalf of 235-237 Van Brunt LLC, we agree that 80 Richards Street LLC may access the Property in order to implement environmental investigation and/or remedial work.

235-237 Van Brunt LLC also consents to the recording of an environmental easement, in a form approved by the New York State Department of Environmental Conservation (“NYSDEC”), if such easement is required by the NYSDEC in connection with the BCP remediation of the Property.

Sincerely,

Name 

Position Authorized Signatory

## 80 Richards Owner LLC

May 11, 2026

Ariel Akkad  
80 Richards Street LLC  
246 Fifth Avenue  
New York, NY 10001

Re: Environmental Investigation/Remedial Work for Brownfield Cleanup Program

Dear Mr. Akkad:

**80 Richards Owner LLC** is the owner of the real property designated on the New York City Tax Map for Kings County as **Block 522 Lot 50** (the “Property”). We understand that 80 Richards Street LLC has submitted an application for this Property to participate in the New York State Brownfield Cleanup Program (“BCP”). On behalf of 80 Richards Owner LLC, we agree that 80 Richards Street LLC may access the Property in order to implement environmental investigation and/or remedial work.

80 Richards Owner LLC also consents to the recording of an environmental easement, in a form approved by the New York State Department of Environmental Conservation (“NYSDEC”), if such easement is required by the NYSDEC in connection with the BCP remediation of the Property.

Sincerely,

Name 

Position Authorized Signatory



**EXHIBIT L**  
DEED DISCREPENCY LETTER OF EXPLANATION

**SELIGSON, ROTHMAN & ROTHMAN, LLP**  
COUNSELORS AT LAW

ALEXANDER SELIGSON  
aseligson@srllaw.com

29 WEST 30<sup>th</sup> STREET  
10<sup>TH</sup> FLOOR  
NEW YORK, N.Y. 10001-4461  
(212) 966-5020

August 19, 2026

**VIA ELECTRONIC MAIL**

GZA GeoEnvironmental, Inc.  
104 West 29th Street, 10th Floor  
New York, New York 10001  
Mr. Zachary Landis, PE, Project Manager

**Re: 80 Richards Street Brownfield Cleanup Program Application**  
**Brooklyn Block 522, Lot 15 (69 Delavan Street)**  
**Response to NYSDEC Comment — Deed Address vs. Current Site Address**

Dear Mr. Landis:

This firm serves as transactional real estate counsel to 80 Richards Street LLC, the owner of the above-referenced premises. We write in response to the New York State Department of Environmental Conservation's request for an explanation and supporting documentation of the discrepancy between the street address appearing on the vesting deed for Block 522, Lot 15 and the current address of that tax lot.

There is no discrepancy in title or in the property conveyed. The discrepancy is confined to a street address label appearing on the recording cover page of the deed, which is not part of the conveyance. The premises described in the deed is the same premises now known as 69 Delavan Street, Brooklyn, New York.

**1. The vesting deed.** Title to Block 522, Lot 15 is held by 80 Richards Street LLC pursuant to a Bargain and Sale Deed with Covenant Against Grantor's Acts from Red Hook Realty LLC, dated December 30, 2003 and recorded March 9, 2004 in the Office of the City Register, Kings County, as CRFN 2004000141645 (Document ID 2004010701457001). That deed conveyed four separate tax lots on Block 522 — Lots 11, 22, 15 and 50 — in a single instrument, each described by metes and bounds in Schedule A annexed thereto. A copy of the deed is enclosed as **Exhibit A**.

**2. The address label is erroneous.** In preparing the deed, the preparer paired Lot 15 with the street address "100 Verona Street." That designation appears both in the handwritten lot schedule on the face of the deed and on the Recording and Endorsement Cover Page. It is incorrect. 100 Verona Street is Block 522, Lot 1 — a separate tax lot that was not conveyed by the deed and has never been owned by 80 Richards Street LLC.



**3. The legal description is correct, and a recorded instrument expressly ties it to Lot 15.** Schedule A to the deed describes four parcels by metes and bounds without lot designations. The Collateral Mortgage and Security Agreement from 80 Richards Street LLC to HSBC Bank USA, National Association, dated September 30, 2005 and recorded October 31, 2005 as CRFN 2005000607259 (Document ID 2005102401490001), encumbers the same four tax lots and reproduces the same four metes and bounds descriptions verbatim and in the same order — but expressly designates each parcel by lot number. Schedule A to that mortgage identifies “**PARCEL II (DESIGNATED AS BLOCK 522 LOT 15)**” as the parcel beginning at a point on the **southerly side of Delevan Street**, distant 162 feet 7 inches easterly from the intersection of the southerly side of Delevan Street with the easterly side of Van Brunt Street; running thence southerly, parallel with Van Brunt Street and Richards Street, 100 feet; thence easterly, parallel with Delevan Street and Verona Street, 125 feet; thence northerly, parallel with Van Brunt Street and Richards Street, 100 feet to the southerly side of Delevan Street; thence westerly along the southerly side of Delevan Street, 125 feet to the point or place of beginning. A copy of the mortgage is enclosed as **Exhibit B**.

Lot 15 accordingly fronts exclusively on Delevan Street. It has no frontage whatsoever on Verona Street, and is separated from Verona Street by Lot 50 (76 Verona Street), conveyed in the same deed. Of the four lots conveyed, Lots 11, 22 and 50 each possess Verona Street frontage; Lot 15 does not. A Verona Street address therefore could not, as a matter of the recorded description, identify Lot 15.

**4. The cover page does not control the conveyance.** The Recording and Endorsement Cover Page states on its face that the City Register relies upon the information provided thereon “for purposes of indexing this instrument,” and that such information “will control for indexing purposes in the event of any conflict with the rest of the document.” The cover page is an administrative indexing sheet. The property conveyed is defined by the metes and bounds description set forth in Schedule A, which is accurate and has never been amended, corrected, or disputed. The erroneous address label has no effect upon the estate conveyed or upon the marketability of title.

**5. The same error was carried forward, and the record confirms that both designations refer to the same premises.** The October 2005 mortgage bears the identical four address labels on its Recording and Endorsement Cover Page, including “100 Verona Street” for Lot 15 — the error having been carried forward from the deed. The body of that same instrument, however, recites the “Location of Mortgaged Premises” as “80 Richards Street, 76 Verona Street and **67-81 Delevan Street**, all in the County of Kings, State of New York.” No Verona Street address other than 76 Verona Street (Lot 50) appears anywhere in the body of the instrument. Both the deed and the mortgage were presented for recording by First American Title Insurance Company of New York.

The New York City Department of Finance property record for Block 522, Lot 15, enclosed as **Exhibit C**, reflects the property address as 69 Delavan Street, Brooklyn, New York 11231, and identifies the owner of record as “80 RICHARDS STREET” — the Department’s truncated rendering of 80 Richards Street LLC, the grantee under the 2003 deed. Title has remained vested in 80 Richards Street LLC continuously since March 9, 2004. The Department of Finance tax map for Block 522, enclosed as **Exhibit D**, confirms the configuration described above: Lot 15 is bounded on the north by Delavan Street, measures 125 feet by 100 feet, and is separated from Verona Street by Lot 50.

We note, finally, that both recorded instruments spell the street “Delevan,” a variant spelling appearing throughout the City Register’s records for this corridor. The street is presently designated “Delavan Street” by the City of New York.

**6. Conclusion.** The parcel identified in the BCP Application as Block 522, Lot 15, 69 Delavan Street, Brooklyn, New York is the same parcel conveyed to 80 Richards Street LLC by the deed recorded as CRFN 2004000141645. No defect exists in the conveyance, and no corrective instrument is necessary to establish the Applicant’s ownership of the site. The recorded metes and bounds description of Lot 15 — expressly so designated in the 2005 mortgage — is unambiguous, and is corroborated by the Department of Finance’s own tax map and property records. The site boundary submitted with the Application is defined by that metes and bounds description and the accompanying survey, not by the street address label appearing on a recording cover page.

Enclosed herewith are the following:

**Exhibit A** — Bargain and Sale Deed, Red Hook Realty LLC to 80 Richards Street LLC, recorded March 9, 2004, CRFN 2004000141645, with Schedule A

**Exhibit B** — Collateral Mortgage and Security Agreement, 80 Richards Street LLC to HSBC Bank USA, N.A., recorded October 31, 2005, CRFN 2005000607259, with Schedule A

**Exhibit C** — NYC Department of Finance property record, Block 522, Lot 15

**Exhibit D** — NYC Department of Finance tax map, Block 522, Lot 15

Please do not hesitate to contact the undersigned should the Department require any additional documentation.

Very truly yours,

S/ Alexander Seligson

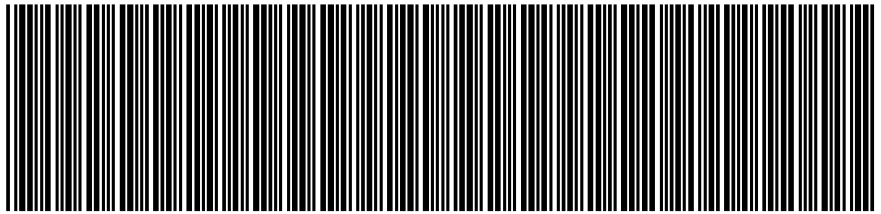
**ALEXANDER SELIGSON**

cc: Reinbill Maniquez, GZA GeoEnvironmental, Inc.  
Victoria D. Whelan, P.G., GZA GeoEnvironmental, Inc.  
Mark A. Chertok, Esq., Sive, Paget & Riesel P.C.  
Mark Faham, Madison Title  
Ariel Akkad, HH Equities

## **EXHIBIT A**

**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.



2004010701457001003E5AF4

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 6**

**Document ID: 2004010701457001**

Document Date: 12-30-2003

Preparation Date: 01-12-2004

Document Type: DEED, OTHER

Document Page Count: 4

**PRESENTER:**

FIRST AMERICAN NEW YORK OFFICE  
633 THIRD AVENUE  
NEW YORK, NY 10017  
212-922-9700  
300819322

**RETURN TO:**

GRAHAM BARKHAM, ESQ.  
36 WEST 44TH STREET - SUITE 300  
NEW YORK, NY 10036

**PROPERTY DATA**

| Borough  | Block | Lot | Unit       | Address           |
|----------|-------|-----|------------|-------------------|
| BROOKLYN | 522   | 11  | Entire Lot | 67 DELEVAN STREET |

**Property Type:** INDUSTRIAL BUILDING

| Borough  | Block | Lot | Unit       | Address            |
|----------|-------|-----|------------|--------------------|
| BROOKLYN | 522   | 22  | Entire Lot | 80 RICHARDS STREET |

**Property Type:** INDUSTRIAL BUILDING

x Additional Properties on Continuation Page

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or Document ID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR:**

RED HOOK REALTY LLC  
1532 SOUTH WASHINGTON AVENUE  
PISCATAWAY, NJ 08854-3816

**GRANTEE:**

80 RICHARDS STREET LLC  
302 FIFTH AVENUE  
NEW YORK, NY 10001-3604

**FEES AND TAXES**

|                          |    |                                            |           |
|--------------------------|----|--------------------------------------------|-----------|
| <b>Mortgage</b>          |    | Recording Fee: \$                          | 66.00     |
| Mortgage Amount:         | \$ | Affidavit Fee: \$                          | 0.00      |
| Taxable Mortgage Amount: | \$ | NYC Real Property Transfer Tax Filing Fee: |           |
| Exemption:               |    | \$                                         | 50.00     |
| <b>TAXES:</b>            |    | NYS Real Estate Transfer Tax:              |           |
| County (Basic):          | \$ | \$                                         | 36,000.00 |
| City (Additional):       | \$ |                                            |           |
| Spec (Additional):       | \$ |                                            |           |
| TASE:                    | \$ |                                            |           |
| MTA:                     | \$ |                                            |           |
| NYCTA:                   | \$ |                                            |           |
| TOTAL:                   | \$ |                                            |           |

NYC HPD Affidavit in Lieu of Registration Statement



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

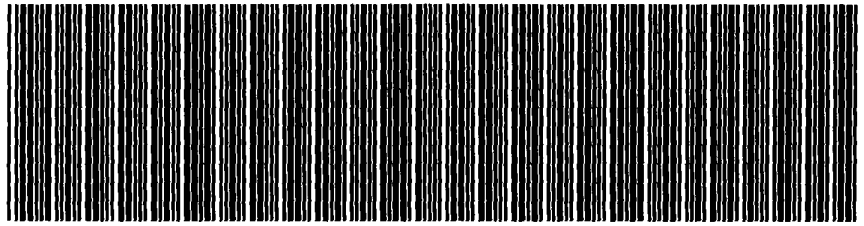
Recorded/Filed 03-09-2004 14:46

City Register File No.(CRFN):

2004000141645

*Rochelle Patricia*  
**City Register Official Signature**

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2004010701457001003C5874

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 6

Document ID: 2004010701457001

Document Date: 12-30-2003

Preparation Date: 01-12-2004

Document Type: DEED, OTHER

PROPERTY DATA

| Borough                            | Block | Lot | Unit       | Address           |
|------------------------------------|-------|-----|------------|-------------------|
| BROOKLYN                           | 522   | 15  | Entire Lot | 100 VERONA STREET |
| Property Type: INDUSTRIAL BUILDING |       |     |            |                   |
| Borough                            | Block | Lot | Unit       | Address           |
| BROOKLYN                           | 522   | 50  | Entire Lot | 76 VERONA STREET  |
| Property Type: INDUSTRIAL BUILDING |       |     |            |                   |



3

THIS INDENTURE, made the 3<sup>rd</sup> day of DECEMBER, 2003

**BETWEEN**

RED HOOK REALTY LLC, having a principal place of business at 1532 South Washington Avenue, Piscataway, New Jersey 08854-3816

party of the first part, and

80 Richards Street LLC, having an office and a principal place of business at 302 Fifth Avenue, New York, New York 10001-3604

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION -----(\$10.00) dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE SCHEDULE "A", ANNEXED HERETO.

| BLOCK | LOT | PREM              |
|-------|-----|-------------------|
| 522   | 11  | 67 DELICIAN ST.   |
| 522   | 22  | 80 RICHARDS ST    |
| 522   | 15  | 100 VERONA STREET |
| 522   | 50  | 76 VERONA STREET  |

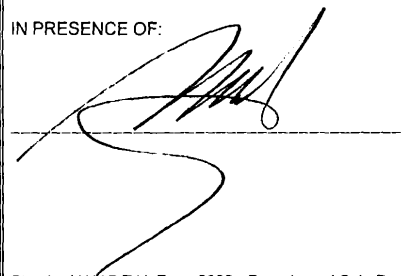
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" when ever the sense of this indenture so requires.

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:



RED HOOK REALTY LLC

Frank Turano - MEMBER  
By: Frank Turano, Member

**TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE**

State of New York, County of **KINGS**

ss:

State of New York, County of

ss:

On the 22 day of December in the year 2003  
before me, the undersigned, personally appeared  
Frank Turano  
personally known to me or proved to me on the basis of  
satisfactory evidence to be the individual(s) whose name(s) is  
(are) subscribed to the within instrument and acknowledged to  
me that he/she/they executed the same in his/her/their  
capacity(ies), and that by his/her/their signature(s) on the  
instrument, the individual(s), or the person upon behalf of which  
the individual(s) acted, executed the instrument.

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_  
before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of  
satisfactory evidence to be the individual(s) whose name(s) is  
(are) subscribed to the within instrument and acknowledged to  
me that he/she/they executed the same in his/her/their  
capacity(ies), and that by his/her/their signature(s) on the  
instrument, the individual(s), or the person upon behalf of which  
the individual(s) acted, executed the instrument.

\_\_\_\_\_  
(signature and office of individual taking acknowledgment)

\_\_\_\_\_  
(signature and office of individual taking acknowledgment)

**GERALD NEUFELD**  
**NOTARY PUBLIC, State of New York**  
**No. 01-NE0098933**  
**Qualified in New York County**  
**Commission Expires August 11, 2007**

**TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE**

State (or District of Columbia, Territory, or Foreign Country) of \_\_\_\_\_

ss:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_ before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are)  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and  
that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted,  
executed the instrument, and that such individual made such appearance before the undersigned in the

\_\_\_\_\_ in \_\_\_\_\_  
(insert the City or other political subdivision) (and insert the State or Country or other place the acknowledgment was taken)

\_\_\_\_\_  
(signature and office of individual taking acknowledgment)

DISTRICT

SECTION

BLOCK 522

LOT 11, 22, 15, and 50

COUNTY OR TOWN Kings

STREET ADDRESS

**BARGAIN AND SALE DEED**  
**WITH COVENANT AGAINST GRANTOR'S ACTS**

Title No. 3008-19322  
RED HOOK REALTY LLC

TO

Recorded at Request of  
THE JUDICIAL TITLE INSURANCE AGENCY LLC

RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by  
THE JUDICIAL TITLE INSURANCE AGENCY LLC  
550 MAMARONECK AVENUE  
HARRISON, NY 10528  
914-381-6700 • 800-281-TITLE

Graham Barkham, Esq.  
36 West 44th Street - Suite 300  
New York, NY 10036

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE



***First American Title Insurance Company of New York***

**Title No. 3008-19322**

**SCHEDULE "A"**

**PARCEL 1**

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 ON THE NORTHERLY SIDE OF VERONA STREET, DISTANT 90 FEET EASTERLY FROM THE EASTERLY SIDE OF VAN BRUNT STREET.

RUNNING THENCE NORTHERLY PARALLEL WITH VAN BRUNT STREET AND RICHARDS STREET, 200 FEET TO THE SOUTHERLY SIDE OF DELEVAN STREET.

THENCE EASTERLY ALONG THE SOUTHERLY SIDE OF DELEVAN STREET, 72 FEET 7 INCHES.

THENCE SOUTHERLY PARALLEL WITH VAN BRUNT STREET AND RICHARD STREET, 200 FEET TO THE NORTHERLY SIDE OF VERONA STREET.

THENCE WESTERLY ALONG THE NORTHERLY SIDE OF VERONA STREET, 72 FEET 7 INCHES, TO THE POINT OR PLACE OF BEGINNING.

**PARCEL 2**

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 ON THE SOUTHERLY SIDE OF DELEVAN STREET, DISTANT 162 FEET 7 INCHES EASTERLY FROM THE INTERSECTION OF THE SOUTHERLY SIDE OF DELEVAN STREET WITH THE EASTERLY SIDE OF VAN BRUNT STREET.

RUNNING THENCE SOUTHERLY PARALLEL WITH VAN BRUNT STREET AND RICHARDS STREET, 100 FEET.

THENCE EASTERLY PARALLEL WITH DELEVAN STREET AND VERONA STREET, 125 FEET.

THENCE NORTHERLY PARALLEL WITH VAN BRUNT STREET AND RICHARDS STREET, 100 FEET TO THE SOUTHERLY SIDE OF DELEVAN STREET.

THENCE WESTERLY ALONG THE SOUTHERLY SIDE OF DELEVAN STREET, 125 FEET TO THE POINT OR PLACE OF BEGINNING.

**PARCEL 3**

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 THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF VERONA STREET WITH THE WESTERLY SIDE OF RICHARDS STREET.

RUNNING THENCE WESTERLY ALONG THE NORTHERLY SIDE OF VERONA STREET, 202 FEET 5 INCHES.



***First American Title Insurance Company of New York***

THENCE NORTHERLY PARALLEL WITH RICHARD STREET, 200 FEET TO THE SOUTHERLY SIDE OF DELEVAN STREET.

THENCE EASTERLY ALONG THE SOUTHERLY SIDE OF DELEVAN STREET, 202 FEET 5 INCHES TO THE WESTERLY SIDE OF RICHARDS STREET.

THENCE SOUTHERLY ALONG THE WESTERLY SIDE OF RICHARDS STREET, 200 FEET TO THE POINT OR PLACE OF BEGINNING.

**PARCEL 4**

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 ON THE NORTHERLY SIDE OF VERONA STREET, DISTANT 162 FEET 7 INCHES EASTERLY FROM THE INTERSECTION OF THE EASTERLY SIDE OF VAN BRUNT STREET WITH THE NORTHERLY SIDE OF VERONA STREET.

RUNNING THENCE NORTHERLY PARALLEL WITH VAN BRUNT STREET AND RICHARDS STREET, 100 FEET.

THENCE EASTERLY PARALLEL WITH VERONA STREET AND DELEVAN STREET, 125 FEET.

THENCE SOUTHERLY PARALLEL WITH VAN BRUNT STREET AND RICHARDS STREET, 100 FEET TO THE NORTHERLY SIDE OF VERONA STREET.

THENCE WESTERLY ALONG THE NORTHERLY SIDE OF VERONA STREET, 125 FEET TO THE POINT OR PLACE OF BEGINNING.

**THE** policy to be issued under this report will insure the title to such buildings and improvements erected on the premises, which by law constitute real property.

**FOR CONVEYANCING ONLY: TOGETHER** with all the right, title and interest of the party of the first part, of in and to the land lying in the street in front of and adjoining said premises.



***First American Title Insurance Company of New York***

THENCE NORTHERLY PARALLEL WITH RICHARD STREET, 200 FEET TO THE SOUTHERLY SIDE OF DELEVAN STREET.

THENCE EASTERLY ALONG THE SOUTHERLY SIDE OF DELEVAN STREET, 202 FEET 5 INCHES TO THE WESTERLY SIDE OF RICHARDS STREET.

THENCE SOUTHERLY ALONG THE WESTERLY SIDE OF RICHARDS STREET, 200 FEET TO THE POINT OR PLACE OF BEGINNING.

**PARCEL 4**

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 ON THE NORTHERLY SIDE OF VERONA STREET, DISTANT 162 FEET 7 INCHES EASTERLY FROM THE INTERSECTION OF THE EASTERLY SIDE OF VAN BRUNT STREET WITH THE NORTHERLY SIDE OF VERONA STREET.

RUNNING THENCE NORTHERLY PARALLEL WITH VAN BRUNT STREET AND RICHARDS STREET, 100 FEET.

THENCE EASTERLY PARALLEL WITH VERONA STREET AND DELEVAN STREET, 125 FEET.

THENCE SOUTHERLY PARALLEL WITH VAN BRUNT STREET AND RICHARDS STREET, 100 FEET TO THE NORTHERLY SIDE OF VERONA STREET.

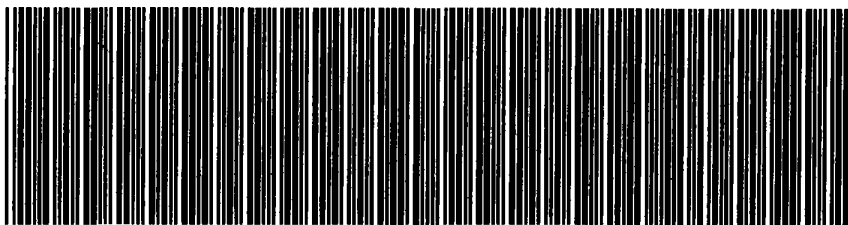
THENCE WESTERLY ALONG THE NORTHERLY SIDE OF VERONA STREET, 125 FEET TO THE POINT OR PLACE OF BEGINNING.

**THE** policy to be issued under this report will insure the title to such buildings and improvements erected on the premises, which by law constitute real property.

**FOR CONVEYANCING ONLY: TOGETHER** with all the right, title and interest of the party of the first part, of in and to the land lying in the street in front of and adjoining said premises.



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



2004010701457001003S9475

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2004010701457001**

**Document Date: 12-30-2003**

**Preparation Date: 01-12-2004**

**Document Type: DEED, OTHER**

**SUPPORTING DOCUMENTS SUBMITTED:**

**Page Count**

RP - 5217 REAL PROPERTY TRANSFER REPORT

2

FOR CITY USE ONLY

C1. County Code          C2. Date Deed Recorded          /          /           
 Month Day Year

C3. Book          OR C4. Page         

C5. CRFN         



## REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK  
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

(Rev 11/2002)

## PROPERTY INFORMATION

1. Property Location 80 Richards Street LLC Brooklyn 11231  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 80 Richards Street LLC  
 LAST NAME / COMPANY FIRST NAME

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

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

5. Deed Property Size          X          OR 1.0.5  
 FRONT FEET DEPTH ACRES

6. Seller Name Red Hook Realty LLC  
 LAST NAME / COMPANY FIRST NAME

4A. Planning Board Approval - N/A for NYC  
 4B. Agricultural District Notice - N/A for NYC

Check the boxes below as they apply:

6. Ownership Type is Condominium ☐7. New Construction on Vacant Land ☐

9. Check the box below which most accurately describes the use of the property at the time of sale:

- A ☐ One Family Residential C ☐ Residential Vacant Land E ☒ Commercial G ☐ Entertainment / Amusement I ☐ Industrial  
 B ☐ 2 or 3 Family Residential D ☐ Non-Residential Vacant Land F ☐ Apartment H ☐ Community Service J ☐ Public Service

## SALE INFORMATION

10. Sale Contract Date          /          /           
 Month Day Year

11. Date of Sale / Transfer 12/30/2003  
 Month Day Year

12. Full Sale Price 9,000,000.00  
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale 0

14. Check one or more of these conditions as applicable to transfer:

- A ☐ Sale Between Relatives or Former Relatives  
 B ☐ Sale Between Related Companies or Partners in Business  
 C ☐ One of the Buyers is also a Seller  
 D ☐ Buyer or Seller is Government Agency or Lending Institution  
 E ☐ Deed Type not Warranty or Bargain and Sale (Specify Below)  
 F ☐ Sale of Fractional or Less than Fee Interest (Specify Below)  
 G ☐ Significant Change in Property Between Taxable Status and Sale Dates  
 H ☐ Sale of Business is Included in Sale Price  
 I ☐ Other Unusual Factors Affecting Sale Price (Specify Below)  
 J ☒ None

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

15. Building Class E9 16. Total Assessed Value (of all parcels in transfer) 681,750

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

KINGS / 522 / 11 KINGS / 522 / 22 KINGS / 522 / 15

## CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER

BUYER'S ATTORNEY

         12/30/03  
 BUYER SIGNATURE DATE

302 Fifth Avenue  
 STREET NUMBER STREET NAME (AFTER SALE)

NEW YORK NY 10001-3604  
 CITY OR TOWN STATE ZIP CODE

                   
 LAST NAME FIRST NAME

                   
 AREA CODE TELEPHONE NUMBER

         12/30/03  
 SELLER - MEMBER SELLER SIGNATURE DATE

RIDE

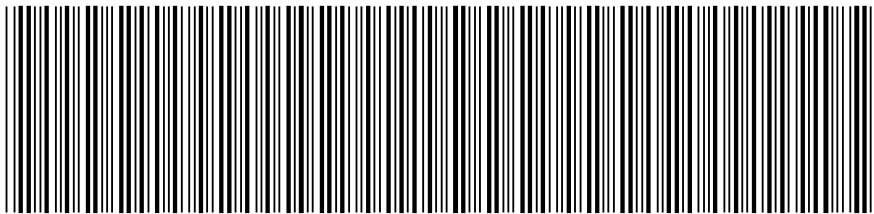
RP-5217NYC (CONTINUED)

| COUNTY | BLOCK | LOT | PREMISES                              |
|--------|-------|-----|---------------------------------------|
| KINGS  | 522   | 11  | 67 DELEVAN STREET, BROOKLYN NY 11231  |
| KINGS  | 522   | 22  | 80 RICHARDS STREET, BROOKLYN NY 11231 |
| KINGS  | 522   | 15  | 100 VERONA STREET, BROOKLYN NY 11231  |
| KINGS  | 522   | 50  | 76 VERONA STREET, BROOKLYN NY 11231   |

## **EXHIBIT B**

**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.



2005102401490001002E2DB6

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 63**

**Document ID: 2005102401490001**

Document Date: 09-30-2005

Preparation Date: 10-24-2005

Document Type: MORTGAGE

Document Page Count: 61

**PRESENTER:**

FIRST AMERICAN TITLE INS. CO., HUDSON VALLEY  
188 EAST POST RD. (PICK-UP BY ALVIN GILMORE INC.)  
3008-99543(MJOY)  
WHITE PLAINS, NY 10601

**RETURN TO:**

BERKMAN, HENOCHE, PETERSON & PEDDY, P.C.  
100 GARDEN CITY PLAZA  
ATTN: MIRIAM R. MILGROM, ESQ.  
GARDEN CITY, NY 11530

**PROPERTY DATA**

| Borough  | Block | Lot | Unit       | Address           |
|----------|-------|-----|------------|-------------------|
| BROOKLYN | 522   | 11  | Entire Lot | 67 DELEVAN STREET |

**Property Type:** INDUSTRIAL BUILDING

| Borough  | Block | Lot | Unit       | Address           |
|----------|-------|-----|------------|-------------------|
| BROOKLYN | 522   | 15  | Entire Lot | 100 VERONA STREET |

**Property Type:** INDUSTRIAL BUILDING

x Additional Properties on Continuation Page

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or Document ID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**MORTGAGER/BORROWER:**

80 RICHARDS STREET LLC  
C/O IDEA NUOVA INC., 302 FIFTH AVENUE  
NEW YORK, NY 10001

**MORTGAGEE/LENDER:**

HSBC BANK USA, NATIONAL ASSOCIATION  
452 FIFTH AVENUE  
NEW YORK, NY 10018

**FEES AND TAXES**

|                          |    |                                            |        |
|--------------------------|----|--------------------------------------------|--------|
| <b>Mortgage</b>          |    | Recording Fee: \$                          | 351.00 |
| Mortgage Amount:         | \$ | Affidavit Fee: \$                          | 0.00   |
| Taxable Mortgage Amount: | \$ | NYC Real Property Transfer Tax Filing Fee: |        |
| Exemption:               |    | \$                                         | 0.00   |
| TAXES: County (Basic):   | \$ | NYS Real Estate Transfer Tax:              |        |
| City (Additional):       | \$ | \$                                         | 0.00   |
| Spec (Additional):       | \$ |                                            |        |
| TASF:                    | \$ |                                            |        |
| MTA:                     | \$ |                                            |        |
| NYCTA:                   | \$ |                                            |        |
| Additional MRT:          | \$ |                                            |        |
| TOTAL:                   | \$ |                                            |        |

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

Recorded/Filed 10-31-2005 12:30  
City Register File No.(CRFN):

**2005000607259**

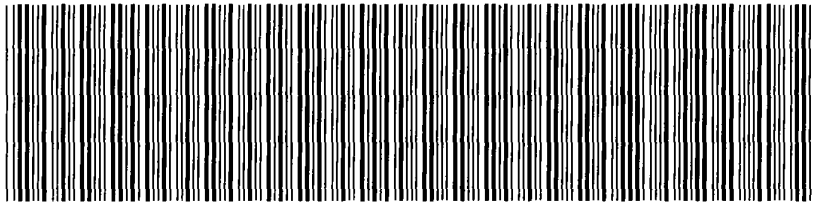


*Annette McHill*

City Register Official Signature



NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2005102401490001002C2F36

**RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 63**

**Document ID:** 2005102401490001

**Document Date:** 09-30-2005

**Preparation Date:** 10-24-2005

**Document Type:** MORTGAGE

**PROPERTY DATA**

| <b>Borough</b>                            | <b>Block</b> | <b>Lot</b> | <b>Unit</b> | <b>Address</b>     |
|-------------------------------------------|--------------|------------|-------------|--------------------|
| BROOKLYN                                  | 522          | 22         | Entire Lot  | 80 RICHARDS STREET |
| <b>Property Type:</b> INDUSTRIAL BUILDING |              |            |             |                    |
| <b>Borough</b>                            | <b>Block</b> | <b>Lot</b> | <b>Unit</b> | <b>Address</b>     |
| BROOKLYN                                  | 522          | 50         | Entire Lot  | 76 VERONA STREET   |
| <b>Property Type:</b> INDUSTRIAL BUILDING |              |            |             |                    |

3008-99543  
First American Title Insurance Company  
188 East Post Road  
White Plains, New York 10601  
(800) 942-1893 TEL: (914) 428-3433  
FAX: (914) 428-0159

**COLLATERAL MORTGAGE  
AND  
SECURITY AGREEMENT**

Dated: September 30, 2005

in the amount of  
\$3,500,00.00  
(the "Mortgage Amount")

From  
**80 Richards Street LLC,**  
a New York limited liability company  
having an office c/o  
Idea Nuova Inc.  
302 Fifth Avenue  
New York, New York 10001  
(the "Mortgagor")

To

**HSBC Bank USA, National Association**  
a national banking association  
having an office at  
452 Fifth Avenue  
New York, New York 10018  
(the "Mortgagee")

**Location of Mortgaged Premises**

80 Richards Street,  
76 Verona Street and  
67-81 Delevan Street  
all in the County of Kings, State of New York

Tax Map Designation  
State: New York  
County: Kings  
District: N/A  
Section: 2  
Block: 00522  
Lots: 00011, 00015, 00022, 00050

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After recording, please return to:  
BERKMAN, HENOCH, PETERSON & PEDDY, P.C.  
100 Garden City Plaza  
Garden City, New York 11530  
Attention: Miriam R. Milgrom, Esq.  
MAM-77658

2005102401490

## RECITAL

The Mortgagor<sup>\*</sup> is the owner of the premises described in Schedule A attached hereto. The Mortgagor has unconditionally guaranteed the obligations of Idea Nuova Inc. (the "Borrower") pursuant to the provisions of a certain unlimited continuing guaranty, dated December 30, 2003, as reaffirmed as of even date hereof as the same may be amended from time to time (hereinafter the "Guaranty"). In order to secure prompt payment of the Obligations under the Guaranty, the Mortgagor has duly authorized execution of this Mortgage. The maximum amount of principal which is or under any contingency may be secured at the date of execution thereof or at any time thereafter by this Mortgage is THREE MILLION FIVE HUNDRED THOUSAND and 00/100 (\$3,500,00.00).<sup>\*\*</sup> DOLLARS. <sup>\*</sup> 80 Richards Street, LLC, having an office c/o Idea Nuova Inc., 902 Fifth Avenue, New York, New York 10021. <sup>\*\*</sup> HSBC Bank USA, National Association, 452 Fifth Avenue, New York, NY 10018 ("Mortgagee").

## CERTAIN DEFINITIONS

The Mortgagor and the Mortgagee agree that, unless the context otherwise specifies or requires, the following terms shall have the meanings herein specified, such definitions to be applicable equally to the singular and to the plural forms of such terms.

**"Chattels"** means all fixtures, fittings, appliances, apparatus, Equipment, machinery and articles of personal property, and replacements thereof owned by Mortgagor, other than those owned by lessees, now or at any time hereafter affixed to, attached to, placed upon or used in any way in connection with the complete and comfortable use, enjoyment, occupancy or operation of the Improvements of the Premises.

**"Company Lease"** means the lease by and between Mortgagor as lessor, and the New York City Industrial Development Agency, a corporate governmental agency constituting a body politic and a public benefit corporation of the State of New York ("the Agency"), as lessee, dated as of December 1, 2003,

**"Events of Default"** means the events and circumstances described as such in Section 2.01 hereof.

**"IDA Lease"** means the lease by and between the Agency, as lessor, and the Mortgagor, as lessee, dated as of December 1, 2003.

**"Improvements"** means all structures and buildings, and replacements thereof, now or hereafter located upon the Premises by the Mortgagor, including all plant equipment, apparatus, machinery and fixtures of every kind and nature whatsoever forming part of said structures and/or buildings.

**"Indemnification Agreement"** means that certain hazardous material indemnification agreement dated the date hereof, by the Mortgagor in favor of the Mortgagee, as the same may be reaffirmed, extended or otherwise modified from time to time.

**"Intangibles"** means all "general intangibles" (as such quoted term is defined in the Uniform Commercial Code of the state wherein the premises are located) in any way relating to the Premises and/or the Improvements and which the Mortgagor owns, all licenses, trade names, good will and books and records relating to the business operated or to be operated on the Premises or any part thereof, and all unearned premiums, accrued, accruing or to accrue under all insurance policies now or hereafter obtained by the Mortgagor insuring the Mortgaged Property, as hereinafter defined, and all rights and interest of Mortgagor thereunder, and all rights, claims and/or causes of action which Mortgagor may now or may have in the future against any party or parties with respect to the Premises, the Chattels and/or the Premises.

**"Loan Documents"** means individually, jointly, severally and collectively, the Guaranty, this Mortgage, the Indemnification Agreement and all other notes, agreements, documents, including without limitation, collateral documents, security agreements, UCC financing statements, assignments of leases and rents, guaranties, collateral assignments, non-disturbance agreements, and such other documents, agreements, guarantees, indemnifications and/or other instruments executed by Mortgagor, Borrower or any third party, as the case may be, evidencing, guaranteeing or securing (or delivered with respect to) the obligations of Borrower to Mortgagee, whether now existing or hereafter incurred, as any of the foregoing shall be extended, restated, reaffirmed or otherwise modified from time to time; and "Loan Document" shall mean each, any and every one of the Loan Documents.

**"Mortgage"** means this collateral mortgage and security agreement by Mortgagor in favor of Mortgagee, as the same may be extended or otherwise modified from time to time.

**"Obligations"** means all obligations of the Mortgagor under the Guaranty, including full and prompt payment when due, whether by acceleration or otherwise, of any and all indebtedness and any other sums and obligations payable thereon or under this Mortgage, plus any and all indebtedness, obligations and other liabilities (including without limitation all premiums and other charges due under the Guaranty and/or this Mortgage) of the Mortgagor to the Mortgagee arising out of or in connection with or otherwise relating to the Guaranty or this Mortgage; in each case whether now or hereafter existing, direct or indirect, absolute or contingent, joint or several or independent, due or to become due, liquidated or unliquidated, held or to be held by Mortgagee and whether created directly or acquired by assignment or otherwise.

**"Premises"** means the premises described in Schedule A attached hereto, including all of the air space, easements, rights, privileges, royalties and appurtenances thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest, claim or demand whatsoever of the Mortgagor therein and in the streets, alleys and ways adjacent thereto, either at law or in equity, in possession or expectancy, now or hereafter acquired.

**"Sublease"** means the sublease between Mortgagor, as lessor, and Idea Nuova Inc., a New York corporation, as lessee, dated as of December 1, 2003.

Capitalized words not otherwise defined above or in this Mortgage but defined in Article 9 of the Uniform Commercial Code shall have the meanings set forth in the Uniform Commercial Code adopted in New York State, as the same may from time to time be in effect.

All terms of this Mortgage which are not defined above have the meaning set forth in the body of this Mortgage.



## GRANTING CLAUSE

NOW, THEREFORE, the Mortgagor, in consideration of the Premises and in order to secure payment of the Obligations and the performance and observance of all the provisions hereof and of the Guaranty, hereby gives, grants, bargains, sells, warrants, aliens, remises, releases, conveys, assigns, transfers, mortgages, hypothecates, deposits, pledges, sets over and confirms unto the Mortgagee all its estate, right title and interest in, to and under any and all of the following described property (the "Mortgaged Property"), whether now owned or held or hereafter acquired:

- (a) the Premises;
- (b) the Improvements;
- (c) the Chattels;
- (d) the Intangibles;
- (e) the Equipment;
- (f) the Accounts;
- (g) the Inventory;
- (h) all other personal property located at or appurtenant to the Mortgaged Property;
- (i) all proceeds of the conversion, voluntary or involuntary, of any of the foregoing into cash or liquidated claims, including, without limitation, proceeds of hazard and title insurance and condemnation awards;
- (j) all leases and lettings of the Premises now or hereafter entered into and all right, title and interest of the Mortgagor thereunder, (with the exception of the IDA Lease, the Sublease and the Company Lease), including, without limitation, cash or securities deposited thereunder to secure performance by the lessees of their obligations thereunder, whether such cash or securities are to be held until the expiration of the terms of such leases or applied to one or more of the installments of rent coming due immediately prior to the expiration of such terms, subject to the

Mortgagor's right to possess and apply such cash or securities prior to an Event of Default, including, further, the right, upon the happening of an Event of Default, to receive and collect the rent thereunder;

- (k) all proceeds of the foregoing, (excluding the amounts paid or payable under the IDA Lease and the Sublease) including but not limited to any and all proceeds derived or to be derived from the sale, transfer, conveyance, insurance loss, damage, destruction, condemnation, expropriation, or other taking of the Mortgaged Property, or other proceeds and proceeds of proceeds, and any other unearned insurance premiums relating thereto, including the rights of the Mortgagor to receive such proceeds directly from the obligor or obligors therefor, and to further enforce any rights that Mortgagor may have to collect such proceeds, including without limitation, Mortgagor's rights to commence an appropriate collection or enforcement action or actions incident thereto.

**TO HAVE AND TO HOLD** unto the Mortgagee, its successors and assigns forever, together with all the Improvements now or hereafter erected on the Premises to its and their own proper use and behoof. And also the Mortgagor does for themselves, covenant with the said Mortgagee, its successors and assigns, that at and until the ensealing of these presents it is well seized of the Premises in fee simple, and has good right to bargain and sell the same and that the same are free from all encumbrances whatsoever except the first and second mortgage lien in favor of the Mortgagee and such as are listed as exceptions to title in the title policy insuring the lien of this Mortgage (the "Permitted Encumbrances").

And furthermore, the Mortgagor does by these presents bind themselves forever to warrant and defend the Premises described in Schedule A to the Mortgagee, its successors and assigns, against all claims and demands whatsoever except as mentioned herein.

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## ARTICLE I

### PARTICULAR COVENANTS OF THE MORTGAGOR

#### Section 1.01 General Representations, Covenants and Warranties

The Mortgagor represents and warrants that: (a) it has good and marketable title to an indefeasible fee estate in the Premises subject to no lien, charge or encumbrance, except such as are listed as exceptions to title in the title policy insuring the lien of this Mortgage; (b) it will own the Chattels free and clear of liens and claims; (c) this Mortgage is and will remain a valid and enforceable second mortgage lien on the Mortgaged Property subject only to the exceptions referred to above; (d) the execution and delivery of this Mortgage and the Guaranty has been duly authorized by the Mortgagor and that there is no provision in any document that evidences or establishes the existence of the Mortgagor requiring further consent for such action by any other entity or person; (e) it is duly organized, validly existing and is in good standing under the laws of the state of its formation or incorporation, as the case may be; (f) it has (i) all necessary licenses, authorizations, registrations, permits and/or approvals and (ii) full power and authority to own its properties and carry on its business as presently conducted and the execution and delivery by it of and performance of its obligations under, this Mortgage and the Guaranty will not result in the Mortgagor being in default under any provisions of any document which evidences or establishes the existence of the Mortgagor or of any mortgage, credit or other agreement to which Mortgagor is a party or which affects the Mortgagor or the Mortgaged Property, or any part thereof; (g) it will preserve such title, and forever warrant and defend the same to the Mortgagee, and will forever warrant and defend the validity and priority of the lien hereof against the claims of all persons and parties whomsoever; (h) the Mortgagor is now able to meet its debts as they mature, the fair market value of its assets exceeds its liabilities, and no bankruptcy or insolvency proceedings are pending or contemplated by or against the Mortgagor; (i) all reports, statements and other data furnished by the Mortgagor in connection with the Loan are true and correct and complete in all material respects and do not omit to state any fact or circumstance necessary to make the statements contained therein not misleading; (j) there are no material actions, suits, or proceedings pending, or to the knowledge of the Mortgagor threatened, against or affecting the Mortgagor or the Mortgaged

Property; (k) all costs arising from the construction of any improvements and the purchase of all furniture, fixtures and equipment of the Mortgaged Property have been paid; (l) electric, gas, sewer, water facilities and any other necessary utilities are, and at all times hereafter shall be, available in sufficient capacity to service the Mortgaged Property satisfactorily, and any easements necessary to the furnishing of such utility service by the Mortgagor have been obtained and, where necessary, duly recorded; (m) the Mortgagor is not in default under the terms of any instrument evidencing or securing any indebtedness of the Mortgagor beyond the applicable due date thereof and after notice and/or lapse of time, and there has occurred no event which would, if uncured or uncorrected, constitute a default under any such instrument with the giving of notice, passage of time or both. In addition, without limiting the foregoing, the Mortgagor represents and warrants to the Mortgagee that (i) all leases affecting the premises are in full force and effect and have not been modified in any manner whatsoever, (ii) there is no default under any lease affecting the Premises and no event has occurred, which for the passage of time, or notice, or both, would constitute a default under any such lease, and (iii) no action has been commenced and no notice has been given or received for the purpose of terminating any such lease affecting the Premises.

#### **Section 1.02    Further Assurances**

The Mortgagor will, at the sole cost of the Mortgagor, and without expense to the Mortgagee, do, execute, acknowledge and deliver all and every such further acts, deeds, conveyances, mortgages, assignments, notices of assignment, transfers and assurances as the Mortgagee shall from time to time reasonably require, for the better assuring, conveying, assigning, transferring and confirming unto the Mortgagee the property and rights hereby conveyed or assigned or intended now or hereafter so to be, or which the Mortgagor may be or may hereafter become bound to convey or assign to the Mortgagee, or for carrying out the intention or facilitating the performance of the terms of this Mortgage, or for filing, registering or recording this Mortgage and, on demand, will execute and deliver, and hereby authorizes the Mortgagee to execute and file in the name of the Mortgagor to the extent it may lawfully do so, one or more financing statements, chattel mortgages or comparable security instruments to evidence more effectively the lien hereof upon the Mortgaged Property or any part thereof.

#### **Section 1.03    Lien Upon Chattels and Intangibles**

##### **Section 1.03.1    Filing of Liens**

The Mortgagor forthwith upon the execution and delivery of this Mortgage, and thereafter from time to time, will cause this Mortgage, and any security instrument creating a lien or evidencing the lien hereof upon the Chattels and/or the Intangibles and each instrument of further assurance to be filed, registered and/or recorded in such manner and in such places as may be required by any present or future law in order to publish notice of and fully to protect the lien hereof upon, and the interest of the Mortgagee in, the Mortgaged Property.

**Section 1.03.2      Fees and Expenses**

The Mortgagor will pay all filing, registration or recording fees, and all expenses incident to the execution and acknowledgment of this Mortgage, any mortgage supplemental hereto, and any security instrument with respect to the Chattels or the Intangibles, and any instrument of the Chattels or the Intangibles, and any instrument of further assurance, and all federal, state, county and municipal stamp taxes and other taxes, duties, impositions, assessments and charges arising out of or in connection with the execution and delivery of the Guaranty, this Mortgage or any mortgage supplemental hereto, any security instrument with respect to the Chattels and/or the Intangibles or any instrument of further assurance.

**Section 1.04      Payment of Money Due**

The Mortgagor will punctually pay the Obligations at the time and place and in the manner specified in immediately available funds, without counterclaim of setoff and free and clear of, and without any deduction or withholding for, any taxes or other payments. The Obligation due in respect of the Guaranty is hereby deemed an obligation due under this Mortgage.

**Section 1.05      Intentionally Deleted Prior To Execution**

**Section 1.06      After-Acquired Property**

All right, title and interest of the Mortgagor in and to all extensions, improvements, betterments, renewals, substitutes and replacements of, and all additions and appurtenances to, the Mortgaged Property hereafter acquired by, or released to, the Mortgagor, or constructed, assembled or placed by the Mortgagor on the Premises or any part thereof, and all conversions of the security constituted thereby, immediately upon such acquisition, release, construction, assembling, placement or conversion, as the case may be, and in each such case, without any further mortgage, conveyance, assignment or other act by the



Mortgagor, shall become subject to the lien of this Mortgage as fully and completely, and with the same effect, as though now owned by the Mortgagor and specifically described in the granting clause hereof, but at any and all times the Mortgagor will execute and deliver to the Mortgagee any and all such further assurances, mortgages, conveyances or assignments thereof as the Mortgagee may reasonably require for the purpose of expressly and specifically subjecting the same to the lien of this Mortgage.

**Section 1.07      Taxes and Other Charges**

**Section 1.07.1      Taxes and Assessments**

Subject to the provisions of this paragraph 1.07, and provided same is permissible under the IDA Lease, the Mortgagor shall pay promptly when due all taxes, pilot payments, assessments, rates, dues, charges, fees, levies, impositions, liabilities, obligations and encumbrances of every kind whatsoever now or hereafter imposed, levied or assessed upon or against the Mortgaged Property or any part thereof, or upon or against this Mortgage or the Obligations or other sums secured hereby, or upon or against the interest of the Mortgagee in the Mortgaged Property, as well as all income taxes, assessments and other governmental charges levied and imposed by the United States of America, the State of New York or any other state, municipality or other taxing authority upon or against the Mortgagor or in respect of the Mortgaged Property or any part thereof; provided, however, that the Mortgagor may in good faith, by appropriate proceeding (including, without limitation, payment of the asserted tax or assessments under protest if such payment must be made in order to contest such tax or assessment), contest the validity, applicability or amount of any asserted tax or assessment and pending such contest the Mortgagor shall not be deemed in default hereunder if on or before the due date of the asserted tax or assessment the Mortgagor establishes an escrow acceptable to the Mortgagee in an amount estimated by the Mortgagee to be adequate to cover the payment of such tax or assessment with interest, costs and penalties and a reasonable additional sum to cover possible interest, costs and penalties; and, if the amount of such escrow is insufficient to pay any amount adjudged by a court of competent jurisdiction to be due, with all interest, costs and penalties thereon, then the Mortgagor shall pay such deficiency no later than the date such judgment becomes final.

**Section 1.07.2      Mechanic's and Other Liens**

The Mortgagor shall not permit or suffer any mechanic's, laborer's, materialman's, statutory or other lien (other than any lien for taxes not yet due) to be created upon the Mortgaged Property. The Mortgagor shall pay, from time to time when the same shall become due, all lawful claims and demands of mechanics, materialmen, laborers, and others which, if unpaid, might result in, or permit the creation of, a lien on the Premises or any part thereof, or on the revenues, rents, issues, income or profits arising therefrom and, in general, the Mortgagor shall do, or cause to be done, at the cost of the Mortgagor and without expense to the Mortgagee, everything necessary to fully preserve the lien of this Mortgage. If any mechanics' lien is filed against the Mortgaged Property, the same shall be discharged by the Mortgagor within thirty (30) days thereafter, at the Mortgagor's expense, by bonding or otherwise. Upon the Mortgagor's failure to discharge such lien, the Mortgagee shall have the right, but not the obligation, to cause the same to be discharged by bond; and the Mortgagor shall on demand reimburse the Mortgagee for all sums so expended, and failure to reimburse the Mortgagee shall constitute a default under this Mortgage.

#### **Section 1.07.3    Tax Escrow**

In order to secure the performance and discharge of the Mortgagor's obligations under this paragraph 1.07.3, but not in lieu of such obligations, subject to paragraph 4.26 below, the Mortgagor will, at the Mortgagee's option, pay to the Mortgagee an amount equal to one-twelfth (1/12) of the next maturing annual taxes, assessments and charges (which charges for purposes of this paragraph shall include, without limitations, water and sewer rents) of the nature described in paragraph 1.07.1 for each month that has elapsed since the last date to which such taxes, assessments and charges were paid; and the Mortgagor will, in addition, pay over to the Mortgagee sufficient funds (as estimated from time to time by the Mortgagee in its sole discretion) to permit the Mortgagee to pay when due said taxes, assessments and charges. Subject to paragraph 4.26 below, upon demand by the Mortgagee, the Mortgagor shall deliver to the Mortgagee such additional monies as required to make up any deficiencies in the amounts necessary to enable the Mortgagee to pay such taxes, assessments and similar charges. Such deposits shall not be, nor be deemed to be, trust funds but may be commingled with the general funds of the Mortgagee, and no interest shall be payable in respect thereof. In the event of a default under any of the terms, covenants and conditions in the Guaranty, this Mortgage or any other instrument securing the Guaranty, to be kept, performed or observed by the Mortgagor, the Mortgagee may apply to the reduction of the sums secured hereby,

in such manner as the Mortgagee shall determine, any amount under this paragraph 1.07.3 remaining to the Mortgagor's credit.

**Section 1.08    Taxes, Fees and Levies Due to  
Ownership of Guaranty and Mortgage**

The Mortgagor will pay any and all taxes, charges, fees and/or levies by reason of their ownership of the Guaranty or this Mortgage and/or resulting from the exercise by Mortgagee of any of its rights and/or remedies provided for under this Mortgage, except for income taxes, but including any taxes imposed pursuant to applicable law, as the same may be amended from time to time, and any similar gains tax law which may hereafter be enacted. The obligations assumed by Mortgagor pursuant to this Section 1.08 shall survive the exercise by Mortgagee of any of its rights and/or remedies under this Mortgage.

**Section 1.09    Insurance**

(a) The Mortgagor shall keep the Improvements and Chattels insured against damage by fire and other hazards covered by the standard extended coverage insurance policy, and each policy shall be endorsed to name the Mortgagee as an insured thereunder, as its interest may appear, with loss payable to the Mortgagee, without contribution or assessment, under a standard New York mortgagee clause. All insurance policies and endorsements required pursuant to this Section 1.09 shall be fully paid for, non-assessable and contain such provisions and expiration dates and be in such form and amounts and issued by such insurance companies satisfactory to the Mortgagee. Without limiting the foregoing, each policy shall specifically provide that (i) such policy may not be cancelled except upon thirty (30) days prior written notice to the Mortgagee and that no act or thing done by the Mortgagor shall invalidate the policy as against the Mortgagee and (ii) any and all insurance proceeds will be paid to the Mortgagee so long as Mortgagee certifies to the insurer that the unpaid Obligations exceeds the proceeds of insurance. In addition, the Mortgagee may require the Mortgagor to carry such other insurance on the Improvements and Chattels in such amounts as may from time to time be reasonably required by institutional lenders, against insurable casualties (including risks of war and nuclear explosion) which at the time are commonly insured against in the case of premises similarly situated. Subject to paragraph 4.26 below, the Mortgagor will assign and deliver the policy or policies of all such insurance to the Mortgagee, which policy or policies shall have endorsed thereon the standard New York mortgagee clause in the name of the Mortgagee, so and in such

manner and form that the Mortgagee and its successors and assigns shall at all times have and hold said policy or policies as collateral and further security for the payment of the Obligations until the full payment of the Obligations. In addition, from time to time, upon the occurrence of any change in the use, operation or value of the Premises, or in the availability of insurance in the area in which the Premises are located, the Mortgagor shall, within thirty (30) days after demand by the Mortgagee, take out such additional amounts and/or such other kinds of insurance as the Mortgagee may reasonably require.

(b) The Mortgagor shall not take out separate insurance concurrent in form or contributing in the event of loss with that required to be maintained under this Section 1.09, unless the Mortgagee is included thereon as a named insured with loss payable to the Mortgagee under a standard mortgage endorsement of the character above described. The Mortgagor shall immediately notify the Mortgagee whenever any such separate insurance is taken out and shall promptly deliver to the Mortgagee the policy or policies of such insurance.

(c) If the Premises, or any part thereof, are located in an area which has been identified by the Secretary of Housing and Urban Development as a flood hazard area, the Mortgagor will keep, for as long as any Obligations remains unpaid, the Improvements covered by flood insurance in an amount at least equal to the full amount of the Obligations or the maximum limit of coverage available for the Premises under the National Flood Insurance Act of 1968 and the Flood Disaster Protection Act of 1973, as the same may have been or may hereafter be amended or modified (and any successor act thereto), whichever is less.

(d) The Mortgagor shall give the Mortgagee prompt notice of any loss covered by insurance and, subject to paragraph 4.26 below, the Mortgagee shall have the right to join the Mortgagor in adjusting any loss in excess of \$50,000.00. Notwithstanding anything to the contrary contained herein or in Section 254 of the Real Property Law of the State of New York or any other provision of applicable law, the proceeds of insurance policies coming into the possession of the Mortgagee shall not be deemed trust funds and the Mortgagee shall have the option in its sole discretion to apply any insurance proceeds it may receive pursuant hereto, or otherwise, to the payment of the Obligations or to allow all or a portion of such proceeds to be used for the restoration of the Premises. In the event any such insurance proceeds shall be used to reduce the Obligations, the same shall be applied by the Mortgagee, after the deduction therefrom and

repayment to the Mortgagee of any and all costs incurred by the Mortgagee in the recovery thereof, in any manner it shall designate.

(e) Notwithstanding the foregoing, the Mortgagee shall allow the use of such proceeds for the restoration of the Improvements and Chattels, provided the Mortgagee reasonably determines that the amount of such insurance proceeds shall be sufficient to complete the restoration, or if the amount of such insurance proceeds shall be insufficient for completion of such restoration and the Mortgagor deposits with Mortgagee an amount equal to the difference between the Mortgagee's said estimated cost of restoration and the insurance proceeds. In such event the use by the Mortgagor and the advancing by the Mortgagee of the proceeds shall be governed by the terms and conditions for making advances as hereinafter provided in subsection (g) of this Section.

(f) Notwithstanding the foregoing, and subject to subparagraph 1.09(b) above, the Mortgagor shall give the Mortgagee prompt written notice of damage to or destruction of the Improvements and Chattels or any part thereof and, unless the Obligations is paid in full to Mortgagee within sixty (60) days of the date of said damage or destruction, and provided that such proceeds are made available to Mortgagor, Mortgagor shall promptly commence and diligently continue to perform the repairs, restoration and rebuilding of the portion of the Improvements and Chattels so damaged or destroyed (hereinafter the "Work") so as to restore the Improvements and Chattels in full compliance with all legal requirements and so that the Mortgaged Property shall be at least equal in value and general utility as they were prior to such damage or destruction, and if such damage or destruction, in the reasonable judgment of the Mortgagee, shall exceed Fifty Thousand (\$50,000) Dollars (hereinafter, collectively "Major Work"), the Mortgagor shall, prior to the commencement of the work, furnish to the Mortgagee for its approval (which is not to be unreasonably conditioned, withheld or denied: (1) complete plans and specifications for the Work, with satisfactory evidence of the approval thereof (i) by all governmental authorities whose approval is required and (ii) by an architect satisfactory to the Mortgagee (hereinafter, the "Architect") and which shall be accompanied by the Architect's signed estimate, bearing the Architect's seal, of the entire cost of completing the Work; (2) certified or photostatic copies of all permits and approvals required by law in connection with the commencement and conduct of the Work; and (3) a surety bond or guaranty of the payment for and completion of the Work, which bond or guaranty shall be in form satisfactory to Mortgagee and shall be signed by surety or



sureties, or guarantor or guarantors, as the case may be, who are acceptable to the Mortgagee, and in an amount not less than the Architect's estimate of the entire cost of completing the Work, less the amount of insurance proceeds and Mortgagor deposits, if any, then held by the Mortgagee for application toward the cost of the Work. The Mortgagor shall not commence any of the Work until the Mortgagor shall have complied with applicable requirements referred to in this subsection (f), and after commencing the Work the Mortgagor shall perform the Work diligently and in good faith in accordance with the plans and specifications referred to in this subsection (f), if applicable.

(g) Subject to paragraph 4.26 below, if the insurance proceeds, less the cost, if any, to the Mortgagee of such recovery and of paying out such proceeds (including reasonable attorneys' fees and costs allocable to inspecting the Work and the plans and specifications therefor) should be paid towards restoration of the Improvements and Chattels or if such insurance proceeds are applied toward such restoration, then such insurance proceeds shall be applied by the Mortgagee as follows:

(i) To the payment of the cost of the Work and shall be paid out from time to time to the Mortgagor and/or, at the Mortgagee's option exercised from time to time, directly to the contractor, subcontractors, materialmen, laborers, engineers, architects and other persons rendering services or materials for the Work, as said Work progresses except as otherwise hereinafter provided, but subject to the following conditions, any of which the Mortgagee may freely waive:

(A) If the Work to be done is Major Work, as determined by the Mortgagee, the Architect shall be in charge of the Work;

(B) Each request for payment shall be made on seven (7) days prior notice to the Mortgagee and shall be accompanied by a certificate of the Architect if one is required under subsection (f) above, otherwise by a certificate of an officer of the Mortgagor, stating (i) that all of the Work completed has been done in compliance with the approved plans and specifications, if any be required under said subsection (f), and in accordance with all provisions of law; (ii) the sum requested is justly required to reimburse the Mortgagor for payments by the Mortgagor to, or is justly due to, the contractor, subcontractor, materialmen, laborers, engineers, architects or other persons rendering services or materials for the Work (giving a brief description of such services and materials), and that when added to all sums, if any, previously paid out by the Mortgagee does

not exceed the value of the Work done to date of such certificate, and (iii) that the amount of such proceeds and other deposits remaining in the hands of the Mortgagee will be sufficient on completion of the Work to pay for the same in full (giving in such reasonable detail as the Mortgagee may require an estimate of the cost of such completion);

(C) Each request shall be accompanied by waivers of liens satisfactory to the Mortgagee covering that part of the Work previously paid for, if any, and by a search prepared by the title company which insured the lien of the Mortgage or by other evidence satisfactory to the Mortgagee, that there has not been filed with respect to the Mortgaged Property or any part thereof any mechanic's lien or other lien or instrument for the retention of title in respect of any part of the Work not discharged of record and that there exist no encumbrances on or affecting the Mortgaged Property or any part thereof other than encumbrances, if any, existing as of the date hereof and which have been approved by the Mortgagee;

(D) The request for any payment after the Work has been completed shall be accompanied by a copy of all certificates, permits, licenses, waivers and/or other documents required by law to render occupancy of the Premises and/or Improvements legal; and

(ii) Upon completion of the Work and payment in full therefor, or upon failure on the part of the Mortgagor to commence, as provided in subsection (f) of this Section, or diligently to continue the Work, or at any time upon request by the Mortgagor, the Mortgagee may apply the amount of any such proceeds then or thereafter in the hands of the Mortgagee to the payment of the Obligations, provided, however, that nothing herein contained shall prevent the Mortgagee from applying at any time the whole or any part of such proceeds to the curing of any default under this Mortgage or the Guaranty.

#### **Section 1.10 Failure to Perform Covenants**

If the Mortgagor shall fail to perform any of the covenants contained in Section 1.01, 1.03, 1.05, 1.07, 1.08, 1.09, 1.12 or 1.21, the Mortgagee may make advances to perform the same in its behalf upon ten (10) days' prior written notice to Mortgagor, and all sums so advanced shall be a lien upon the Mortgaged Property and shall be secured hereby. The Mortgagor will repay on demand all sums so advanced on their behalf with interest at the Involuntary Rate. The provisions of this Section shall not prevent any default in the observance of any covenant

contained in said Section 1.01, 1.03, 1.05, 1.07, 1.08, 1.09, 1.12 or 1.21 from constituting an Event of Default.

#### **Section 1.11    Books and Records**

(a) Mortgagor will keep adequate records and books of account in accordance with generally accepted accounting principles, consistently applied ("GAAP") and will permit the Mortgagee, by its agents, accountants and attorneys, to visit and inspect the Premises and examine its records and books of account and to discuss its affairs, finances and accounts with the officers of Mortgagor, at such reasonable times as may be requested by the Mortgagee.

(b) Mortgagor will deliver to the Mortgagee annually, within thirty (30) days of filing, copies of its federal tax returns, inclusive of all schedules, prepared by independent certified public accountants acceptable to Mortgagee, in its sole discretion, certified as accurate by a member of Mortgagor and otherwise in form and substance acceptable to the Mortgagee, in its sole discretion.

(c) All financial statements required to be submitted to the Mortgagee hereunder shall be reviewed by a member of Mortgagor and a statement shall be delivered to the Mortgagee to the effect that such member has no knowledge of any Event of Default, or of any event which with notice or the passage of time or both would constitute an Event of Default, which has occurred and is continuing, or, if an Event of Default or such event has occurred and is continuing, a statement as to the nature thereof and the proposed action with respect thereto.

(d) Mortgagor, within (10) business days upon request by mail, will furnish a written statement duly acknowledged of whether any offsets, counterclaims or defenses exist against the Mortgagee, or the Indebtedness, or any part thereof.

(e) Mortgagor will deliver to the Mortgagee as soon as available any additional information concerning the business operation or financial condition of Mortgagor as the Mortgagee may reasonably request.

#### **Section 1.12    Care of the Mortgaged Property**

(a) The Mortgagor shall preserve and maintain the Mortgaged Property in a first-class state of repair. The Mortgagor shall not permit, commit or suffer any waste, impairment or deterioration of the Mortgaged Property or of any part

thereof, and will not take any action nor tolerate any condition which will increase the risk of fire or other hazard to the Mortgaged Property or to any part thereof, and

(b) Except as otherwise provided in this Mortgage, no part of the Mortgaged Property shall be removed, demolished or altered, without the prior written consent of the Mortgagee; provided, however, the Mortgagor shall have the right, without such consent, to remove and dispose of free from the lien of this Mortgage any part of the Mortgaged Property as from time to time may become worn out or obsolete, as long as that either simultaneously with or prior to such removal, any such Mortgaged Property shall be replaced with other property of equal utility and of a value at least equal to that of the replaced Mortgaged Property when first acquired and free from any security interest of any other person and by such removal and replacement the Mortgagor shall be deemed to have subjected such replacement property to the lien of this Mortgage, and

(c) The Mortgagee may enter upon and inspect the Mortgaged Property at any reasonable time upon telephone notice during the life of this Mortgage, and

(d) If any part of the Mortgaged Property shall be lost, damaged or destroyed by fire or any other cause, the Mortgagor will give immediate written notice thereof to the Mortgagee and shall, provided that the Mortgagor receives insurance proceeds for such casualty pursuant to paragraph 1.09 hereof, promptly restore the Mortgaged Property to the equivalent of its original condition regardless of whether there shall be ample insurance proceeds therefor. If a part of the Mortgaged Property shall be lost, physically damaged, or destroyed through condemnation, the Mortgagor will promptly restore, repair or alter the remaining mortgaged property in a manner satisfactory to the Mortgagee, and

(e) No work required to be performed under this Section shall be undertaken until plans and specifications therefor, prepared by an architect or engineer satisfactory to the Mortgagee, have been submitted to and approved in writing by the Mortgagee.

### **Section 1.13    Condemnation**

(a) The Mortgagor, immediately upon obtaining knowledge of the institution of any proceedings for the condemnation of the Premises or any part thereof, will notify the Mortgagee of the pendency of such proceedings. The Mortgagee may

participate in any such proceedings and the Mortgagor from time to time will deliver to the Mortgagee all instruments requested by it to permit such participation. In the event of such condemnation proceedings, the award or compensation payable is hereby assigned to and shall be paid to the Mortgagee. The Mortgagee shall be under no obligation to question the amount of any such award or compensation and may accept the same in the amount in which the same shall be paid. In any such condemnation proceedings, the Mortgagee may be represented by counsel selected by the Mortgagee. Subject to paragraph 4.26 below, the proceeds of any award or compensation so received shall, at the option of the Mortgagee, either be applied toward its payment of the Obligations, notwithstanding the fact that the Obligations may not then be due and payable or to the restoration of the Mortgaged Property pursuant to the same terms, provisions and conditions which are applicable to the use of insurance proceeds as set forth in Sections 1.09 (d), (e), (f) and (g) herein. In the event that any portion of the condemnation awards or compensation shall be used to reduce the Obligations, same shall be applied by the Mortgagee in any manner it shall designate. The Mortgagor, upon request by the Mortgagee, shall make, execute and deliver any and all instruments requested for the purpose of confirming the assignment of the aforesaid awards and compensation to the Mortgagee free and clear of any liens, charges or encumbrances of any kind or nature whatsoever. Subject to paragraph 4.26 below, the Mortgagee shall not be limited to the interest paid on the proceeds of any award or compensation, but shall be entitled to the payment by the Mortgagor of interest at the applicable rate provided for in the Loan Documents.

#### **Section 1.14    Leases**

(a) The Mortgagor will not (i) other than the IDA Lease, Company Lease, and Sublease, which shall be governed by the terms therein, execute an assignment of the rents, or any part thereof, from the Premises, or (ii) other than the IDA Lease, Company Lease, and Sublease, which shall be governed by the terms therein, except where the lessee is in default thereunder, terminate or consent to the cancellation or surrender of any lease affecting the Premises, or (iii) other than the IDA Lease, Company Lease, and Sublease, which shall be governed by the terms therein, modify any lease affecting the Premises so as to shorten the unexpired term thereof or so as to decrease the amount of the rents payable thereunder, or (iv) other than the IDA Lease, Company Lease, and Sublease, which shall be governed by the terms therein, accept prepayments of any installments of rents to become due under any such lease affecting the Premises, except prepayments in the nature of security for the performance



of the lessee thereunder, or (v) in any other manner impair the value of the Mortgaged Property or the security of this Mortgage.

(b) The Mortgagor will not execute any lease of all or a substantial portion of the Premises except for actual occupancy by Idea Nuova Inc. thereunder, and will at all times promptly and faithfully perform, or cause to be performed promptly, all of the covenants, conditions, and agreements contained in all leases of the Premises, or any part thereof, thereunder to be kept and performed and will at all times do all things necessary to compel performance by the lessee under each lease of all obligations, covenants and agreements by such lessee to be performed thereunder. If any of such leases provide for the giving by the lessee of certificates with respect to the status of such leases, the Mortgagor shall exercise their right to request such certificates within five (5) days of any demand therefor by the Mortgagee.

(c) The Mortgagor shall furnish to the Mortgagee, within thirty (30) days after a request by the Mortgagee to do so, a written statement containing or reaffirming the name of the lessee, the term of the lease, the space occupied and the rentals payable thereunder.

(d) The Mortgagor shall furnish to the Mortgagee copies of all notices received or sent by the Mortgagor pursuant to or in connection with any lease affecting the Premises promptly upon the receipt or sending of such notice by the Mortgagor.

#### **Section 1.15     Mortgagee Succeeds to Interest of Lessor**

To the extent not so provided by applicable law each lease of the Premises, or of any part thereof, shall provide that, in the event of the enforcement by the Mortgagee of the remedies provided for by law or by this Mortgage, the lessee thereunder will, upon request of any person succeeding to the interest of the Mortgagor as a result of such enforcement, automatically become the lessee of said successor in interest, without change in the terms or other provisions of such lease, provided, however, that said successor in interest shall not be bound by (i) any payment of rent or additional rent for more than one (1) month in advance, except prepayments in the nature of security for the performance by said lessee of its obligations under said lease, or (ii) any amendment or modification of the lease made without the consent of the Mortgagee or such successor in interest, such lessee shall execute and deliver an instrument or instruments confirming such attornment. If the Premises, of

any part thereof, are located within the State of New York, then reference is hereby made to Section 291-f of the Real Property Law of the State of New York for purposes of obtaining for the Mortgagee the benefit of said Section in connection with this Mortgage.

**Section 1.16    Intentionally deleted prior to execution.**

**Section 1.17    Intentionally Deleted Prior to Execution**

**Section 1.18    Trust Funds**

The Mortgagor, in compliance with Section 13 of the Lien Law, will receive the advances secured by this Mortgage and will hold the right to receive such advances 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 improvement before using any part of the total of the same for any other purposes. The Mortgagor agrees that it shall indemnify and hold the Mortgagee harmless against any loss or liability, cost or expense, including, without limitation, any judgments, attorneys' fees, costs of appeal bonds and printing costs arising out of or relating to any proceeding instituted by any claimant alleging priority over the lien of this Mortgage, and/or by any claimant alleging a violation by the Mortgagor or the Mortgagee of any section of Article 3-A of the Lien Law of the State of New York.

**Section 1.19    Security Agreement and Financing Statement**

As security for the satisfaction of the Obligations, The Mortgagor (as Debtor) hereby grants to the Mortgagee (as Creditor and Secured Party) a security interest in the following whether now owned or hereafter owned or acquired by Mortgagor, whether or not affixed to realty, in all Proceeds and Products thereof in any form, (1) Accounts, Chattels, Chattel Property, Intangibles and all other fixtures, machinery, appliances, Equipment, furniture and personal property of every nature whatsoever comprising part of the Mortgaged Property; (2) all parts, accessories, attachments, special tools, additions, replacements, substitutions and accessions thereto or therefor, all machinery, apparatus, Equipment, fittings, fixtures, chattels, and articles of personal property of every kind and nature whatsoever now or hereafter located in or upon the Mortgaged Property or any part thereof and used or usable in connection with any present or future operation or letting of the

Mortgaged Property or the activities at any time conducted therein and now owned or hereafter acquired by Mortgagor, including, but without limiting the generality of the foregoing, all heating, lighting, laundry, incinerating and power equipment, engines, pipes, pumps, tanks, motors, conduits, switchboards, plumbing, lifting, cleaning, and vacuum cleaning systems, call systems, sprinkler systems, fire prevention, fire extinguishing, refrigerating, ventilating, and communications apparatus, air-cooling and air-conditioning apparatus, elevators, escalators, shades, awnings, screens, storm doors and windows, beds, tables, chairs, stoves, refrigerators, attached cabinets, partitions, ducts and compressors, all of the right, title and interest of Debtor in and to any Equipment which may be subject to any title retention or security agreement superior in lien to the lien of the Mortgage, and all of the right, title and interest of Mortgagor in and to the trade name, good will and books and records relating to the business operated on the Mortgaged Property, all rents, issues and profits of the Mortgaged Property and the improvements thereon, including, without limitation, all income derived from any garage or parking facility located on the Mortgaged Property; (3) all leases and other documents and agreements evidencing such rents, issues and profits now or hereafter in effect, and any and all deposits held as security under such leases and other documents and agreements (to the extent permitted by law); (4) the rights in, or the proceeds, or unpaid premiums of, any fire and/or hazard insurance policies, and refunds of real estate taxes and assessments covering the Mortgaged Property and the improvements thereon, and award, including interest thereon, in eminent domain proceedings for a taking (including any transfer made in lieu of the exercise of said rights) or for loss of value in the Mortgaged Property and the improvements thereon, except with regard to takings prior to the date hereof, and in all increases or profits received therefrom; (5) Documents; Instruments; and General Intangibles(collectively, the "Collateral").

In connection herewith, Mortgagor hereby irrevocably authorizes Mortgagee to execute on Mortgagor's behalf, or so long as applicable law permits, deliver and file without Mortgagor's signature, such financing statements, assignments, continuations and other documents and do such other things relating to the Collateral and the Security Interest as Mortgagee may reasonably request, and pay all costs of title searches and filing financing statements, assignments, continuations and other documents in all public offices requested by Mortgagee. Mortgagor will not, without the prior written consent of Mortgagee (not to be unreasonably withheld), file or authorize or permit to be filed in any public office any financing statement naming Mortgagor as

debtor and not naming Mortgagee as secured party. In connection herewith, Mortgagor will pay all costs of title searches and filing financing statements, assignments, continuations and other documents in all public offices requested by Mortgagee. Mortgagor will not, without the prior written consent of Mortgagee, file or authorize or permit to be filed in any public office any financing statement naming Mortgagor as debtor and not naming Mortgagee as secured party. Mortgagor hereby authorizes Mortgagee, at Mortgagor's expense, to file such financing statement or statements relating to the Collateral without Mortgagor's signature thereon as Mortgagee at its option may deem appropriate, and appoints Mortgagee as Mortgagor's attorney-in-fact (without requiring Mortgagee) to execute any such financing statement or statements in Mortgagor's name and to perform all other acts which Mortgagee deems appropriate to perfect, preserve and realize upon the Collateral. This power of attorney shall not be affected by the subsequent disability or incompetence of Mortgagor.

When and if the Mortgagor and the Mortgagee shall respectively become the Debtor and Secured Party in any Uniform Commercial Code Financing Statement affecting the Mortgaged Property, this Mortgage shall be deemed a security agreement as defined in said Uniform Commercial Code and the remedies for any violation of the covenants, terms and conditions of the agreements herein contained shall be (i) as prescribed herein, (ii) by general law, or (iii) as to such part of the security which is also reflected in said Financing Statement by the specific statutory consequences now or hereafter enacted and specified in the Uniform Commercial Code, all at the Mortgagee's sole election. The Mortgagor and the Mortgagee agree that the filing of a Financing Statement in the records normally having to do with personal property shall never be construed as in any way derogating from or impairing the express declaration and intention of the parties hereto, hereinabove stated, that everything used in connection with the production of income from the Mortgaged Property and/or adapted for use therein and/or which is described or reflected in this Mortgage is, and at all times and for all purposes and all proceedings both legal or equitable, shall be regarded as part of the real estate encumbered by this Mortgage irrespective of whether (i) any such lien is physically attached to the Improvements, (ii) serial numbers are used for the better identification of certain equipment items capable of being thus identified in a recital contained herein or in any list filed with the Mortgagee, or (iii) any such item is referred to or reflected in any such Financing Statement so filed at any time. Similarly, the mention in any such Financing Statement of (1) rights in or to the proceeds of any fire and/or hazard

insurance policy, or (2) any award in eminent domain proceedings for a taking or for loss of value, or (3) the Mortgagor's interest as lessor in any present or future lease or rights to income growing out of the use and/or occupancy of the property mortgaged hereby, whether pursuant to lease or otherwise, shall never be construed as in any way altering any of the rights of the Mortgagee as determined by this instrument or impugning the priority of the Mortgagee's lien granted hereby or by any other recorded document, but such mention in the Financing Statement is declared to be for the protection of the Mortgagee in the event any court or judge shall at any time hold with respect to clauses (1), (2) and (3) hereof that notice of the Mortgagee's priority of interest to be effective against particular class of persons (including, but not limited to, the federal government and any subdivisions or entity of the federal government), must be filed in the Uniform Commercial Code records.

#### **Section 1.20    Assignment of Rents and Leases**

The assignment described in this Mortgage shall be fully operative without any further action on the part of either party and specifically the Mortgagee shall be entitled, at its option, upon occurrence of an Event of Default hereunder, to all rents, income and other benefits from the Mortgaged Property whether or not the Mortgagee takes possession of such Mortgaged Property. The Mortgagor hereby further grants to the Mortgagee, subject to the IDA Lease and the Superior Mortgage, the right, at Mortgagee's option, (i) to enter upon and take possession of the Mortgaged Property for the purpose of collecting the said rents, income and other benefits, (ii) to dispossess by the usual summary proceedings any tenant defaulting in the payment thereof to the Mortgagee, (iii) to lease the Mortgaged Property or any part thereof, and (iv) to apply said rents, income and other benefits, after payment of all necessary charges and expenses, on account of the Obligations and other sums secured hereby. Subject to the IDA Lease and the Superior Mortgage, at the option of the Mortgagee such assignment and grant shall continue in effect until the Obligations and other sums secured hereby are paid, the execution of this Mortgage constituting and evidencing the irrevocable consent of the Mortgagor to the entry upon and taking possession of the Mortgaged Property by the Mortgagee pursuant to such grant, whether or not foreclosure has been instituted. Neither the exercise of any rights under this paragraph by the Mortgagee nor the application of any such rents, income or other benefit to the Obligations and other sums secured hereby, shall cure or waive any default or notice of default hereunder or invalidate any act done pursuant hereto or to any such notice, but shall be cumulative of all other rights and remedies.



### **Section 1.21    Expenses**

The Mortgagor will pay when due and payable all appraisal fees, recording fees and commissions, abstract fees, title policy fees, escrow fees, reasonable attorneys' fees, fees of inspecting architect(s) and engineer(s) and all other costs and expenses of every character which have been incurred or which may hereafter be incurred by the Mortgagee in connection with the issuance of its commitment, the preparation and execution of Loan Documents (as defined in Section 3.10 hereinbelow) and the funding of the Loan to the Borrower; and the Mortgagor will, upon demand by the Mortgagee, reimburse the Mortgagee for all such expenses which have been incurred or which shall be incurred by it; and will indemnify and hold harmless the Mortgagee from and against, and reimburse it for, all claims, demands, liabilities, losses, damages, judgments, penalties, costs, and expenses (including, without limitation, attorneys' fees) which may be imposed upon, asserted against, or incurred or paid by them by reason of, on account of or in connection with any bodily injury or property damage occurring in or upon or in the vicinity of the Mortgaged Property through any cause whatsoever or asserted against them on account of any act performed or omitted to be performed hereunder or on account of any transaction arising out of or in any way connected with the Mortgaged Property, or with this Mortgage or the Obligations, excepting for the gross negligence of the Mortgagee or its agents.

### **Section 1.22    Intentionally Deleted Prior to Execution**

### **Section 1.23    Hazardous Substance**

(a) The Mortgagor represents and warrants that, to the best of Mortgagor's knowledge, after due inquiry and investigation, the Mortgaged Property is not now used to generate, manufacture, refine, transport, treat, store, handle, dispose, transfer, produce, process or in any manner deal with, Hazardous Materials (as hereinafter defined), and that no Hazardous Materials have been installed, placed, or in any manner dealt with on the Mortgaged Property, and that no owner of the Mortgaged Property or any tenant, subtenant, occupant, has received any notice or advice from any governmental agency or any tenant, subtenant or occupant with regard to Hazardous Materials on, from or affecting the Mortgaged Property. The Mortgagor covenants that the Mortgaged Property shall be kept free of Hazardous Materials, and shall not be used to generate, manufacture, refine, transport, treat, store, handle, dispose, transfer, produce, process or in any manner deal with, Hazardous Materials, and the Mortgagor shall not cause or permit, as a

result of any intentional or unintentional act or omission on the part of the Mortgagor or any tenant or subtenant or occupant, the installation of Hazardous Materials in the Mortgaged Property or onto any other property or suffer the presence of Hazardous Materials on the Mortgaged Property. The Mortgagor agrees to comply with and ensure compliance by all tenants, subtenants and occupants with all applicable federal, state and local laws, ordinances, rules and regulations. In the event that the Mortgagor receives any notice or advice from any governmental agency, any tenant, subtenant or occupant with regard to Hazardous Materials on, from or affecting the Mortgaged Property, the Mortgagor shall immediately notify the Mortgagee. The Mortgagor shall conduct and complete all investigations, studies, sampling, and testing, and all remedial, removal, and other actions necessary to clean up and remove all Hazardous Materials, on, from or affecting the Mortgaged Property in accordance with all applicable federal, state and local laws, ordinances, rules, regulations, and policies and to the satisfaction of the Mortgagee. For these purposes, "Hazardous Materials" shall include, without limitation, any flammable explosives, radioactive materials, hazardous materials, hazardous wastes, hazardous or toxic substances, or related or similar materials, asbestos or any material containing asbestos, or any other substance or material as defined by any Federal, state or local environmental law, ordinance, rule or regulation, including, without limitation, the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended (42 U.S.C. Sections 9601, et seq.), the Hazardous Materials Transportation Act, as amended (49 U.S.C. Sections 1801, et seq.), the Resource Conservation and Recovery Act, as amended (42 U.S.C. Sections 9601, et seq.), and in the regulations adopted and publications promulgated pursuant thereto. These obligations and liabilities of the Mortgagor shall survive any foreclosure involving the Mortgaged Property or the delivery of a deed in lieu of foreclosure.

(b) The Mortgagor shall protect, indemnify and save harmless the Mortgagee from and against all liabilities, obligations, claims, damages, penalties, causes of action, costs and expenses (including without limitation reasonable attorney's fees and expenses), imposed upon or incurred by or asserted against the Mortgagee by reason of (i) the presence, disposal, escape, seepage, leakage, spillage, discharge, emission, release or threatened release of any Hazardous Materials on, from or affecting the Mortgaged Property or any other property; (ii) any personal injury (including wrongful death) or property damage (real or personal) arising out of or related to such Hazardous Materials; (iii) any lawsuit brought or threatened, settlement

reached, or government order relating to such Hazardous Materials; or (iv) any violation of laws, orders, regulations, requirements, or demand of government authorities, or any policies or requirement of the Mortgage which are based upon or in any way related to such Hazardous Materials including, without limitation, reasonable attorney or consultant fees, investigation and laboratory fees, court costs, and litigation expenses.

#### **Section 1.24    Environmental Regulation Compliance**

- A.    **Definitions:**    As used in this Section, the following capitalized terms shall have the meanings set forth below:

**"Disposal"** means the intentional or unintentional abandonment, discharge, deposit, injection, dumping, spilling, leaking, storing, burning, thermal destruction or placing of any substance so that it or any of its constituents may enter the environment.

**"Environment"** means any water including but not limited to surface water and ground water or water vapor; any land including land surface or subsurface; stream sediments; air; fish, wildlife, plants; and all other natural resources or environmental media.

**"Environmental Laws"** means all federal, state and local environmental, land use, zoning, health, chemical use, safety and sanitation laws, statutes, ordinances, regulations, codes and rules relating to the protection of the Environment and/or governing the use, storage, treatment, generation, transportation, processing, handling, production or disposal of Hazardous Substances and the policies, guidelines, procedures, interpretations, decisions, orders and directives of federal, state and local governmental agencies and authorities with respect thereto.

**"Environmental Permits"** means all licenses, permits, approvals, authorizations, consents or registrations required by any applicable Environmental Laws and all applicable judicial and administrative orders in connection with ownership, lease, purchase, transfer, closure, use and/or operation of the Property and/or as may be required for the storage, treatment, generation, transportation, processing, handling, production or disposal of Hazardous Substances.

**"Hazardous Substances"** means, without limitation, any explosives, radon, radioactive materials, asbestos, urea formaldehyde foam, insulation, polychlorinated biphenyls, petroleum and petroleum products, methane, hazardous materials, hazardous wastes, hazardous or toxic substances and any other material defined as a hazardous substance in Section 101(14) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. Sections 9601(14).

**"Mortgagor"** means 80 Richards Street LLC.

**"Mortgagee"** means HSBC Bank USA, National Association, its successors and/or assigns.

**"Mortgage"** means this Mortgage of even date hereof, by the Mortgagor to the Mortgagee.

**"Property"** means the premises covered by the Mortgage.

**"Release"** has the same meaning as given to that term in Section 101(22) of the Comprehensive, Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. Section 9601(22), and the regulations promulgated thereunder.

B. Mortgagor represents and warrants that:

- (i) INTENTIONALLY DELETED PRIOR TO EXECUTION
- (ii) No Asbestos or urea formaldehyde foam insulation is located in any of the buildings or structures improving the Property.
- (iii) No above ground or underground storage tanks containing Hazardous Substances are located on the Property.
- (iv) Radon gas is not present in buildings on the Property in concentrations exceeding 4 pCi/l.
- (v) No electrical transformers, capacitors, lighting ballasts or other electric equipment on the Property contain polychlorinated biphenyls (PCBs) in concentrations exceeding amounts allowed by any Environmental Law.

- (vi) The Property is not used for the Disposal of any Hazardous Substance or for the treatment, storage or Disposal of Hazardous Substances.
  - (vii) No Release of a Hazardous Substance or is threatened on, at, or from the Property.
  - (viii) Neither the Mortgagor nor the Property is subject to any existing, pending or threatened suit, claim, notice of violation or request for information under any Environmental Law.
  - (ix) The Mortgagor is in compliance with all Environmental Laws applicable to its operations at the Property.
- C. Mortgagor covenants and agrees with Mortgagee that so long as this Mortgage remains a lien on the Property that:
- (i) Mortgagor shall comply with all Environmental Laws in connection with their ownership or use of the Property or any related property.
  - (ii) Mortgagor shall not suffer, cause or permit the Disposal of Hazardous Substances at the Property.
  - (iii) Mortgagor shall not suffer, cause or permit the generation, handling, processing, use or storage of Hazardous Substances on the Property except in compliance with all Environmental Laws.
  - (iv) Mortgagor shall promptly notify Mortgagee in the event of the Disposal of any Hazardous Substance at the Property, or any Release, or threatened Release, of a Hazardous Substance, from the Property.
  - (v) Mortgagor shall allow Mortgagee and its agent access to the Property at all reasonable times and permit such inspections, tests, drilling of monitoring wells, soil borings or other analysis of the Property as Mortgagee may require.
  - (vi) INTENTIONALLY DELETED PRIOR TO EXECUTION
  - (vii) Mortgagor shall deliver promptly to Mortgagee (a) copies of any documents received from the United States Environmental Protection Agency or any state, county or municipal environmental or health agency concerning



Mortgagor's operations at the Property; and (b) copies of any documents submitted by Mortgagor to the United States Environmental Protection Agency or any state, county or municipal environmental or health agency concerning its operations at the Property.

- D. Mortgagor agrees to indemnify, defend and hold harmless Mortgagee from and against any and all liabilities, claims, damages, penalties, expenditures, losses, or charges, including, but not limited to, all costs of investigation, monitoring, legal representation, remedial response, removal, restoration or permit acquisition, which may now or in the future be undertaken, suffered, paid, awarded, assessed, or otherwise incurred by Mortgagee or any other person or entity as a result of the presence of, Release of or threatened Release of Hazardous Substance on, in, under or near the Property. The liability of the Mortgagor to the Mortgagee under the covenants of this Section is not limited by any exculpatory provisions in the Guaranty or in the other documents securing the Loan and shall survive any foreclosure of this Mortgage, transfer of the Property by deed in lieu of foreclosure or any other transfer or termination of this Mortgage regardless of the means of such transfer or termination.
- E. If Mortgagor defaults on any of its obligations pursuant to this Mortgage, the Guaranty or any other Loan Document, Mortgagee or its designee shall have the right, upon reasonable notice to Mortgagor, to enter upon the Property and conduct such tests, investigation and sampling, including but not limited to, installation of monitoring wells, as shall be reasonably necessary for Mortgagee to determine whether any Disposal of Hazardous Substances has occurred on, at or near the Property. The costs of all such tests, investigations and samplings shall be added to the balance of the Loan.
- F. Mortgagor further agrees that the Mortgagee has no duty to warn the Mortgagor or any other person or entity about any actual or potential environmental contamination or other problem that may have become apparent or will become apparent to the Mortgagee.

**Section 1.25 Compliance with Laws**

The Mortgagor covenants and warrants that the Mortgaged Property presently complies with and will continue to comply with all applicable restrictive covenants, applicable zoning and subdivision ordinances and building codes, all applicable health and environmental laws and regulations and all other applicable laws, rules and regulations. If the Mortgagor receives notice from any federal, state or governmental body that it is not in compliance with any such covenant, ordinance, code, law or regulation, the Mortgagor will provide the Mortgagee with a copy of such notice promptly.

Without limiting the generality of the foregoing, Mortgagor hereby indemnifies, defends and holds Mortgagee harmless from and against all claims, suits, actions, proceedings, damages, expenses, losses, and costs of every name and description arising out of, relating to or resulting from inter alia, matters related to non compliance by Mortgagor or the Mortgaged Property with the Americans with Disabilities Action of 1990, Pub. Law 101-336, U.S.C. §12101, et seq., together with any federal, estate or local law, rule, ordinance, regulation, order, or policy as now or at any time hereafter in effect (a) enacted in connection therewith, or (b) concerned with similar subject matter. This indemnification will survive repayment of the Obligations and discharge or assignment of this Mortgage or the Guaranty.

(End of Article I)

## ARTICLE II

### DEFAULTS

#### Section 2.01 Event of Default

The term Event of Default, wherever used in the Mortgage shall mean any one or more of the following events:

(a) if (i) default shall be made in the payment of the Obligations arising under the Guaranty or this Mortgage, in such case, when and as the same shall become due and payable, and such default shall have continued for a period of ten (10) days or (ii) default shall be made in the payment of any tax required by Section 1.07 to be paid and said default shall have continued for a period of twenty (20) days; or

(b) if default shall be made in the due observance or performance of any covenant, term or agreement on the part of the Mortgagor contained in Section 1.01, 1.03, or 1.08, and such default shall have continued for a period of twenty (20) days after written notice specifying such default shall have been given to the Mortgagor by the Mortgagee, unless such term, covenant or agreement cannot be complied with or such default be cured in such period and provided further that the Mortgagor shall commence compliance with such term, covenant or agreement or curing such default and shall continue to diligently prosecute such compliance or curing such default and in that event, if such default shall continue thereafter for an additional thirty (30) days; or

(c) if any representation made in Section 1.01 shall have been false when made; or

(d) if default shall be made in the due observance or performance of any other covenant, term or agreement on the part of the Mortgagor in the Guaranty, or in this Mortgage contained, and such default shall have continued for a period of thirty (30) days after written notice specifying such default shall have been given to the Mortgagor by the Mortgagee; or

(e) if by the order of a court of competent jurisdiction, a trustee, receiver or liquidator of the Mortgaged Property, or any part thereof, or of the Mortgagor shall be appointed and such order shall not be discharged or dismissed within thirty (30) days after such appointment; or

(f) if the Mortgagor shall commence a voluntary case under any applicable bankruptcy, insolvency or other similar law now or hereafter in effect, or shall consent to the entry of an order for relief in an involuntary case under any such law or to the appointment of or taking possession by a receiver, liquidator, assignee, trustee, custodian, sequestrator (or other similar official) of the Mortgagor or of any substantial part of its property, or if the Mortgagor shall make any general assignment for the benefit of creditors, or if the Mortgagor shall fail generally to pay their debts as such debts become due, or if the Mortgagor shall take any action in furtherance of any of the foregoing; or

(g) if any of the creditors of the Mortgagor shall commence against the Mortgagor an involuntary case under any applicable bankruptcy, insolvency or other similar law now or hereafter in effect and if such case shall not be discharged or dismissed within thirty (30) days after the date on which such case was commenced; or

(h) if final judgment for the payment of money in excess of \$25,000.00 be rendered against the Mortgagor and the Mortgagor shall not discharge the same or cause it to be discharged or bonded within thirty (30) days from the entry thereof, or shall not appeal therefrom or from the order, decree or process upon which or pursuant to which said judgment was granted, based or entered, and secure a stay of execution pending such appeal; or

(i) if any of the events enumerated in clauses (e) through (h) of this Section 2.01 shall happen to the Borrower or any of its property; or

(j) if the Mortgagor shall be in default under any of the New Markets Tax Credit representations and warranties, as more fully set forth under the terms of the Superior Mortgage, defined below; or

(k) if the Mortgagor sells, transfers, assigns, conveys or further encumbers or mortgages the Premises or any part thereof or any interest therein, either voluntarily or involuntarily, by operation of law or otherwise, without the prior written consent of the Mortgagee in each instance, which consent shall be in Mortgagee's sole discretion; or

(l) if a default occurs under any mortgage that is prior or subordinate to the lien of this Mortgage or the mortgagee under any prior or subordinate mortgage commences a

foreclosure action in connection with said mortgage; it being further agreed by the Mortgagor that an Event of Default hereunder shall constitute an Event of Default under any such other mortgage or deed of trust held by the Mortgagee; or

(m) if the Mortgagor defaults under any other note, guaranty, other obligation or other agreement with the Mortgagee; or

(n) if the Mortgagor shall, without first having secured written consent of the Mortgagee in each instance, cause or permit transfer of ownership of the Mortgaged Property, either voluntarily or involuntarily, by operation of law or otherwise, or cease to occupy the Mortgaged Property as owner-tenant; or

(o) Intentionally Deleted Prior to Execution; or

(p) Intentionally Deleted Prior to Execution; or

(q) if any membership interest in the Mortgagor shall be sold, assigned, transferred, conveyed, mortgaged, pledged, hypothecated or alienated without the prior written consent of the Mortgagee; or

(r) if it shall be illegal for the Mortgagor to pay any tax referred to in Section 1.08 hereof or if the payment of such tax by the Mortgagor would result in the violation of the usury laws of the State of New York; or

(s) if any person or entity having or claiming an interest in the Mortgagor or the Mortgaged Property commences an action or proceeding against the Mortgagor, the Mortgaged Property or any other person or entity having or claiming an interest in the Mortgagor or the Mortgaged Property; or

(t) if any material inaccuracy shall exist in any of the financial statements or in any other information furnished by or to be furnished by the Mortgagor to the Mortgagee pursuant to the provisions of this Mortgage or furnished or to be furnished to the Mortgagee to induce the Mortgagee to enter into the Loan Documents; or

(u) if all or any material part of the Mortgaged Property shall be damaged or taken through condemnation (which term when used herein shall include any damage or taking by any governmental authority or any other authority authorized by the laws of the State of New York or the United States of America to so damage or take, and any transfer by private sale in lieu



thereof), either temporarily for a period in excess of thirty (30) days, or permanently; or

(v) the entry by any court of last resort of a decision that an undertaking by the Mortgagor as herein provided to pay taxes, assessments, levies, liabilities, obligations and encumbrances is legally inoperative or cannot be enforced, or in the event of the passage of any law changing in any way or respect the laws now in force for the taxation of mortgages or debts secured thereby for any purpose, or the manner of debts secured thereby for any purpose, or the manner of collection of any such taxes, so as to affect adversely this Mortgage or the Obligations or other sums secured hereby; or

(w) dissolution of the Mortgagor, or dissolution of the Borrower; or

(x) if the Mortgagor shall fail to allow Mortgagee access to conduct reappraisal(s) and/or environmental inspections of the Mortgaged Property pursuant to Section 4.18 herein, and/or shall fail to reimburse Mortgagee upon demand for the costs of such reappraisal(s) and/or environmental inspections; or

(y) failure, within fifteen (15) days of request, to furnish a statement of the amount due on the Mortgage and whether any offsets or defenses exist against the Guaranty; or

(z) failure to exhibit to the Mortgagee within sixty (60) days after their due date, receipts or other suitable proof of payment of all real estate taxes; or

(aa) failure to comply with any requirement or notice of violation of law or ordinance issued by any governmental department claiming jurisdiction over the property within three (3) months from the issuance thereof, unless the Mortgagor shall have taken necessary steps to cure same or is contesting the appropriateness of same; or

(bb) if the Mortgagor or Borrower or any other entity having common ownership with the Mortgagor, defaults under any of the Loan Documents or any other agreement or document, now existing or in the future existing, with the Mortgagee; if a default shall be made by the Borrower in the payment of principal or interest or any charges on any note or other instrument executed, or in the future executed and delivered to the Mortgagee by the Mortgagor when and as the same shall become due and payable, whether at a due date or by acceleration thereof.

## **ARTICLE III**

### **REMEDIES**

#### **Section 3.01 Acceleration of Maturity**

If an Event of Default shall have occurred and be continuing, Mortgagee may declare the Obligations, and all other sums secured hereby, to be due and payable immediately, and upon such declaration such Obligations and other sums shall immediately become due and payable except as otherwise provided in the Guaranty.

#### **Section 3.02A Mortgagee's Power of Enforcement**

If an Event of Default shall have occurred, and be continuing uncured, Mortgagee may, either with or without entry or taking possession as hereinabove provided or otherwise, and without regard to whether or not the Obligations and other sums secured hereby shall be due and without prejudice to the right of the Mortgagee thereafter to bring an action of foreclosure or any other action for any default existing at the time such earlier action was commenced, bring any appropriate action or proceeding: (a) to enforce full satisfaction of the Obligations or the performance of any term of the Guaranty or hereof or any other right of the Mortgagee under this Mortgage, or any other agreements securing the Guaranty; (b) to foreclose this Mortgage and any other documents securing the Guaranty and to sell, as an entirety or in separate lots or parcels, the Mortgaged Property under the power of sale hereinafter provided or the judgment or decree of a court or courts of competent jurisdiction; and (c) to pursue any other remedy available to it. The Mortgagee shall take action either by such proceedings or by the exercise of its power with respect to entry and/or taking possession, or both, as the Mortgagee may determine.

#### **Section 3.02B Foreclosure of Mortgage By Power of Sale**

Mortgagee may, either with or without entry or taking possession of the Mortgaged Property as provided in this Mortgage or otherwise, personally or by its agents or attorneys, and without prejudice to the right to bring an action for foreclosure of this Mortgage, sell the Mortgaged Property or any part thereof pursuant to any procedures provide by applicable law, including, without limitation, the procedures set forth in Article 14 of the New York Real Property Actions and Proceedings Law (and any

amendments or substitute statutes in regard thereto), and all estate, right, title, interest, claim and demand therein, and right of redemption thereof, at one or more sales as an entity or in parcels, and at such time and place upon such terms and after such notice thereof as may be required or permitted by applicable law.

All notices hereunder or under any applicable law pertaining hereto (including, without limitation, Article 14 of the New York Real Property Actions and Proceeding Law) shall be in writing and shall be deemed sufficiently given or served for all purposes when delivered (1) by personal service or courier service, and shall be deemed given on the date when signed for or, if refused, when refused by the person designated as an agent for receipt of service, (ii) by facsimile transmission, and shall be deemed given when printed confirmation of completion of transmission is generated by the sender's facsimile transmission instrument, or (iii) by United States certified mail, return receipt requested, postage prepaid, and shall be deemed given two (2) days after being sent, to Mortgagor at the following address: c/o Idea Nuova Inc., 302 Fifth Avenue, New York, NY 10001 Attention: Benjamin Akkad or such other address of which a party shall have notified the party giving such notice in writing as aforesaid. For purposes hereof, notices may be given by the parties hereto or by their attorneys identified herein.

**Section 3.03     Mortgagor's Rights to Enter and Take Possession, Operate and Apply Income**

(a) If an Event of Default shall have occurred, (i) upon demand of the Mortgagee, the Mortgagor shall forthwith surrender to the Mortgagee the actual possession of the Mortgaged Property and if and to the extent permitted by law, the Mortgagee itself, or by such officers or agents as it may appoint, may enter and take possession of all or a portion of the Mortgaged Property and may exclude the Mortgagor and its agents and employees wholly therefrom and may have joint access with the Mortgagor to the books, papers and accounts of the Mortgagor; and (ii) the Mortgagor will pay monthly in advance to the Mortgagee, on Mortgagee's entry into possession, or to any receiver appointed to collect the rents, income and other benefits of the Mortgaged Property, the fair and reasonable rental value for the use and occupancy of such part of the Mortgaged Property as may remain in possession of the Mortgagor, and upon default in any such payment will vacate and surrender possession of such part of

the Mortgaged Property to the Mortgagee or to such receiver and, in default thereof, the Mortgagor may be evicted by summary proceedings or otherwise.

(b) If the Mortgagor shall for any reason fail to surrender or deliver the Mortgaged Property or any part thereof after the Mortgagee's demand, the Mortgagee may obtain a judgment or decree conferring on the Mortgagee the right to immediate possession or requiring the Mortgagor to deliver immediate possession of all or part of the Mortgaged Property to the Mortgagee. The Mortgagor shall pay the Mortgagee, upon demand, all costs and expenses of obtaining such judgment or decree and reasonable compensation to the Mortgagee, its attorneys and agents, and all such costs, expenses and compensation shall, until paid, be secured by the lien of this Mortgage.

(c) Upon every such entering upon or taking of possession, the Mortgagee may hold, store, use, operate, manage and control the Mortgaged Property, conduct the business thereof, and, from time to time:

(i) make and conduct all necessary and proper maintenance, repairs, renewals, replacements, additions, betterments and improvements thereto and thereon and purchase or otherwise acquire fixtures, personal and other mortgaged property;

(ii) insure and keep the Mortgaged Property insured;

(iii) manage and operate the Mortgaged Property and exercise all the rights and powers of the Mortgagor in their name or otherwise with respect to the same;

(iv) enter into agreements with others to exercise the powers herein granted the Mortgagee, all as the Mortgagee from time to time may determine; and the Mortgagee may collect and receive all the rents, income and other benefits thereof, including those past due as well as those thereafter; and shall apply the monies so received by the Mortgagee in such priority as the Mortgagee may determine to (1) the satisfaction of the

Obligations and other payments due and payable on the Guaranty, or pursuant to this Mortgage, (2) the deposits for taxes and assessments and insurance premiums due, (3) the cost of insurance, taxes, assessments and other proper charges upon the Mortgaged Property or any part thereto, (4) the compensation, expenses and disbursements of the agents, attorneys and other representatives of the Mortgagee.

The Mortgagee, at its option, shall surrender possession of the Mortgaged Property to the Mortgagor only at such time that all amounts due under any of the terms of the Guaranty and this Mortgage shall have been fully paid and all defaults cured. The same right of taking possession, however, shall exist if any subsequent Event of Default shall occur and be continuing.

**Section 3.04     Purchase by Mortgagee**

Upon any such foreclosure sale, the Mortgagee may bid for and purchase the Mortgaged Property and, upon compliance with the terms of sale, may hold, retain and possess and dispose of such property in its own absolute right without further accountability.

**Section 3.05     Application of Obligations  
Toward Purchase Price**

Upon any such foreclosure sale, the Mortgagee may, if permitted by law, and after allowing for costs and expenses of the sale, compensation and other charges, in paying the purchase price, apply any portion or all of the Obligations and other sums due to the Mortgagee under the Guaranty, this Mortgage or any other instrument securing the Guaranty, in lieu of cash, to the amount which shall, upon distribution of the net proceeds of such sale, be payable thereon.

**Section 3.06     Waiver of Appraisement, Valuation, Stay,  
Execution and Redemption Laws.**

The Mortgagor agrees to the full extent permitted by law that in case of a default on their part hereunder, neither the Mortgagor nor anyone claiming through or under it shall or will set up, claim or seek to take advantage of any appraisement, valuation, stay, extension or redemption laws now or hereafter in

force, in order to prevent or hinder the enforcement or foreclosure of this Mortgage or the absolute sale of the Mortgaged Property or the final and absolute putting into possession thereof, immediately after such sale, the purchasers thereat, and the Mortgagor for itself and all who may at any time claim through or under it, hereby waives, to the full extent that may be lawfully so do, the benefit of all such laws, and any and all right to have the assets comprising the Mortgaged Property marshaled upon any foreclosure of the lien hereof and agrees that the Mortgagee or any court having jurisdiction to foreclose such lien may sell the Mortgaged Property in part or as an entirety. Mortgagor agrees that it nor Borrower will not assert a defense in any action to recover a deficiency judgment following a foreclosure that the sales price realized at the sale was less than the fair market value.

### **Section 3.07    Receiver**

If an Event of Default shall have occurred, the Mortgagee, to the extent permitted by law and without regard to the value, adequacy or sufficiency of the security for the Obligations and other sums secured hereby, shall be entitled, as a matter of right if it so elects, to the appointment of a receiver to enter upon and take possession of the Mortgaged Property and to collect all rents, income and other benefits thereof and apply the same as the court may direct. The expenses, including receiver's fees, reasonable attorneys' fees, costs and reasonable agent's compensation, incurred pursuant to the powers herein contained shall be secured by this Mortgage. The right to enter and take possession of and to manage and operate the Mortgaged Property and to collect all rents, income and other benefits thereof, whether by a receiver or otherwise, shall be cumulative to any other right or remedy hereunder or afforded by law or in equity and may be exercised concurrently therewith or independently therewith or independently thereof. The Mortgagee shall be liable to account only for such rents, income and other benefits actually received by the Mortgagee, whether received pursuant to this paragraph or paragraph 3.03. Notwithstanding the appointment of any receiver or other custodian, the Mortgagee shall be entitled as pledgor to the possession and control of any cash, deposits, or instruments at the time held by, or payable or deliverable under the terms of this Mortgage to, the Mortgagee.

### **Section 3.08    Suits to Protect the Mortgaged Property**



The Mortgagee shall have the power and authority to institute and maintain any suits and proceedings as the Mortgagee may deem advisable in its judgment (a) to prevent any impairment of the Mortgaged Property by any acts which may be unlawful or any violation of this Mortgage, (b) to preserve or protect its interest in the Mortgaged Property, and (c) to restrain the enforcement of or compliance with any legislation or other governmental enactment, rule or order that might impair the security hereunder or be prejudicial to the Mortgagee's interest.

### **Section 3.09    Proofs of Claim**

In case of any receivership, insolvency, bankruptcy, reorganization, arrangement, adjustment, composition or other judicial proceedings affecting the Mortgagor or any guarantor, co-maker or endorser of any of the Mortgagor's obligations, their creditors or their property, the Mortgagee, to the extent permitted by law, shall be entitled to file such proofs of claim and other documents as may be necessary or advisable in order to have its claims allowed in such proceedings for the entire amount due and payable by the Mortgagor under the Guaranty, this Mortgage and any other Loan Document, at the date of the institution of such proceedings, and for any additional amounts which may become due and payable by the Mortgagor after such date.

### **Section 3.10    Mortgagor to Pay the Guaranty on Any Default in Payment; Application of Monies by Mortgagee**

(a) If default shall be made in the payment of any amount due under the Guaranty, this Mortgage or any other instrument securing the Guaranty, then, the Mortgagee shall be entitled, unless precluded under the Guaranty or any of the Loan Documents securing the Guaranty to seek a judgment against the Mortgagor for the whole amount so due and unpaid, together with costs and expenses, including without limitation the reasonable compensation, expenses and disbursements of the Mortgagee's agents, attorneys and other representatives, either before, after or during the pendency of any proceedings for the enforcement of this Mortgage; and the right of the Mortgagee to recover such judgment shall not be affected by any taking possession or foreclosure sale hereunder, or by the exercise of any other right, power or remedy for the enforcement of the terms of this Mortgage, or the foreclosure of the lien hereof.

(b) In case of a foreclosure sale of all or any part of the Mortgaged Property and of the application of the proceeds of sale to the payment of the sums secured hereby, the Mortgagee shall, unless precluded under the Guaranty or the Loan Documents from seeking a deficiency judgment against the Mortgagor, be entitled to enforce payment from the Mortgagor of all amounts then remaining due and unpaid and to recover judgment against the Mortgagor for any portion thereof remaining unpaid, with interest.

(c) The Mortgagor hereby agrees, to the extent permitted by law, that no recovery of any such judgment by the Mortgagee and no attachment or levy of any execution upon any of the Mortgaged Property or any other property shall in any way affect the lien of this Mortgage upon the Mortgaged Property or any part thereof or of any lien, rights, powers or remedies of the Mortgagee hereunder, but such lien, rights, powers and remedies shall continue unimpaired as before.

(d) Any monies collected or received by the Mortgagee under this paragraph 3.10 shall be applied to the payment of compensation, expenses and disbursements of the agents, attorneys and other representatives of the Mortgagee, and the balance remaining shall be applied to the payment of amounts due and unpaid under the Guaranty, this Mortgage and the other Loan Documents.

(e) The provisions of this paragraph shall not be deemed to limit or otherwise modify the provisions of any guaranty of the Obligations evidenced by the Guaranty.

**Section 3.11    Delay or Omission No Waiver**

No delay or omission of Mortgagee or of any holder of the Guaranty to exercise any right, power or remedy accruing upon any Event of Default shall exhaust or impair any such right, power or remedy or shall be construed to waive any such Event of Default or to constitute acquiescence therein. Every right, power and remedy given to the Mortgagee may be exercised from time to time and as often as may be deemed expedient by the Mortgagee.

**Section 3.12    No Waiver of One Default  
to Affect Another**

No waiver of any Event of Default hereunder shall extend to or affect any subsequent or any other Event of Default then existing, or impair any rights, powers or remedies consequent thereon. If the Mortgagee (a) grants forbearance or an extension of time for the payment of any sums secured hereby; (b) takes other or additional security for the payment thereof; (c) waives or does not exercise any right granted in the Guaranty, this Mortgage or any instrument securing the Guaranty; (d) releases any part of the Mortgaged Property from the lien of this Mortgage or any other instrument securing the Guaranty; (e) consents to the filing of any map, plat or replat of the Land; (f) consents

to the granting of any easement on the Land; or (g) makes or consents to any agreement changing the terms of this Mortgage or subordinating the lien or any charge hereof, then, except as otherwise provided by an instrument executed by the Mortgagee, no such act or omission shall release, discharge, modify, change or affect the original liability under the Guaranty, this Mortgage or otherwise of the Mortgagor or any subsequent purchaser of the Mortgaged Property or any part thereof or any maker, co-signer, endorser, surety or guarantor. No such act or omission shall preclude the Mortgagee from exercising any right, power or privilege herein granted or intended to be granted in case of any Event of Default then existing or of any subsequent Event of Default nor, except as otherwise expressly provided in an instrument executed by the Mortgagee, shall the lien of this Mortgage be altered thereby, except to the extent of releases as described in subparagraph (d) above of this paragraph 3.12. In the event of the sale or transfer by operation of law or otherwise of all or any part of the Mortgaged Property, the Mortgagee, without notice to any person, firm or corporation, is hereby authorized and empowered to deal with any such vendee or transferee with reference to the Mortgaged Property or the Obligations secured hereby, or with reference to any of the terms or conditions hereof, as fully and to the same extent as it might deal with the original parties hereto and without in any way releasing or discharging any of the liabilities or undertakings hereunder.

**Section 3.13    Discontinuance of Proceedings;  
Position of Parties Restored**

If the Mortgagee shall have proceeded to enforce any right or remedy under the Mortgage by foreclosure, entry or otherwise and such proceedings shall have resulted in a final determination adverse to the Mortgagee, then and in every such case the Mortgagor and the Mortgagee shall be restored to their former positions and rights hereunder, and all rights, powers and remedies of the Mortgagee shall continue as if no such proceedings had occurred or had been taken.

**Section 3.14    Remedies Cumulative**

No right, power or remedy conferred upon or reserved to the Mortgagee by the Guaranty, this Mortgage or any other instrument securing the Guaranty is exclusive of any other right, power or remedy, but each such right, power and remedy shall be

cumulative and concurrent and shall be in addition to any other right, power and remedy given hereunder or under the Guaranty or any other instrument securing the Guaranty, or now or hereafter existing at law, in equity or by statute.

**Section 3.15    Defeasance**

If Mortgagor shall pay or cause to be paid all the Obligations under the Guaranty and this Mortgage, in accordance with the terms thereof and hereof, and if the Mortgagor shall pay or cause to be paid all sums payable hereunder by the Mortgagor and shall comply with all terms, conditions and requirements hereof, then this Mortgage shall be null and void and of no further force and effect and shall be released by the Mortgagee upon the written request and at the expense of the Mortgagor.

(End of Article III)

## ARTICLE IV

### MISCELLANEOUS PROVISIONS

#### **Section 4.01    Construction of Mortgagee Rights**

All covenants hereof shall be construed as affording to the Mortgagee rights additional to and not exclusive of the rights conferred under the provisions of Section 254 and 273 of the Real Property Law of the State of New York.

#### **Section 4.02    Successors of Interest**

All of the grants, terms, conditions, provisions and covenants of this Mortgage shall run with the land, shall be binding upon the Mortgagor and shall inure to the benefit of the Mortgagee, subsequent holders of this Mortgage and their respective successors and assigns. For the purpose of this Mortgage, the term "Mortgagor" shall include and refer to the mortgagor named herein, any subsequent owner of the Mortgaged Property, or any part thereof, and their respective heirs, executors, legal representatives, successors and assigns. If there is more than one Mortgagor, all their undertakings hereunder shall be deemed joint and several.

#### **Section 4.03    Jurisdiction**

The enforcement of this Mortgage shall be governed, construed and interpreted by the laws of the State where the Premises are located. Nothing in this Mortgage, the Guaranty or in any other agreement between the Mortgagor and the Mortgagee shall require the Mortgagor to pay, or the Mortgagee to accept, interest in an amount which would subject the Mortgagee to any penalty or forfeiture under applicable law. In the event that the payment of any charges, fees or other sums due hereunder or under the Guaranty or any such other agreement, which are or could be held to be in the nature of interest and which would subject the Mortgagee to any penalty or forfeiture under applicable law, then, ipso facto, the obligations of the Mortgagor to make such payment shall be reduced to the highest rate authorized under applicable law. Should the Mortgagee receive any payment which is or would be in excess of the highest rate authorized under law, such payment shall have been, and



shall be deemed to have been, made in error, and shall automatically be applied to reduce the outstanding balance of the Obligations.

#### **Section 4.04     Receipt of Copy of Mortgage**

The Mortgagor acknowledges that it has received a true copy of the this Mortgage. This Mortgage may be executed in any number of counterparts, and each of such counterparts shall for all purposes be deemed to be an original; and all such counterparts shall together constitute but one and the same mortgage.

#### **Section 4.05     Cover Page**

The information set forth on the cover hereof is hereby incorporated herein.

#### **Section 4.06     Mortgage Is Security Agreement**

The Mortgagor expressly agrees, intending that the Mortgagee rely thereon, that this Mortgage also shall constitute a "security agreement", as such term is defined in the Uniform Commercial Code in the jurisdiction wherein the Premises are situated (the "Code"). The Mortgaged Property includes, and shall be deemed to include, inter alia, the Chattels and the Intangibles, regardless of whether they are held or hereafter acquired, of the Mortgagor in, to and under the Mortgaged Property. By executing and delivering this Mortgage, the Mortgagor has granted, in the same manner and with the same effect described in the Granting Clause hereof, to the Mortgagee, as additional security, a security interest in the Chattels and Intangibles which are subject to the Code. If any Event of Default shall occur, the Mortgagee shall have, in addition to any and all other rights and remedies set forth in this Mortgage, and may exercise without demand, any and all rights and remedies granted to a secured party under the Code, including, but not limited to, the right to take possession of the Chattels and the Intangibles, or any part thereof, and the right to advertise and sell the Chattels and the Intangibles, or any part thereof, pursuant to and in accordance with the power of sale provided for in this Mortgage. The Mortgagor agrees that any notice of sale or other action intended by the Mortgagee with respect to the Chattels and the Intangibles, or any part thereof, shall constitute reasonable notice if it is sent to the Mortgagor not less than ten (10) days prior to any such sale or intended action.

**Section 4.07    Agent for Service of Process**

The Mortgagor agrees to submit to personal jurisdiction in the State of New York in any action or proceeding arising out of this Mortgage.

**Section 4.08    Consent of Mortgagee**

Whenever the consent or approval of the Mortgagee is required, the decision whether to consent or approve shall, except as may otherwise expressly be provided for herein, be in the sole and absolute discretion of the Mortgagee.

**Section 4.09    Construction of Loan Document**

This Mortgage, the Guaranty and all other documents executed and delivered in connection herewith or therewith shall be given a fair and reasonable construction in accordance with the intention of the parties as expressed herein and therein and without regard for any rule of law requiring construction against the party who prepares such instruments.

**Section 4.10    Removal of Top Soil and  
Other Materials from Property**

The Mortgagor covenants that no top soil, sand, sod, loam, clay or gravel shall be mined, stripped or removed from said premises. However, this covenant shall not be construed to forbid or restrict removal of any such material taken from excavations necessary to construct a basement, cellar, or foundation footings for the erection of a building or buildings for which a building permit or permits has or have first been issued by the local governmental authority having jurisdiction over the premises.

**Section 4.11    Authority to Execute Mortgage**

The execution of this Mortgage, the Guaranty, Indemnity Agreement and all agreements and documents executed in connection hereto or thereto have been duly authorized by the consent of all of the members of the Mortgagor.

**Section 4.12    Addresses for Notices, Etc.,**

(a) Any notice, report, demand or other instrument authorized or required to be given or furnished shall be deemed given or furnished hereunder (i) when addressed to the party intended to receive the same, at the address of such party set forth below, and delivered by hand at such address or (ii) three days after the same is deposited in the United States mail as first class certified mail, return receipt requested, postage paid, whether or not the same is actually received by such party:

MORTGAGEE: HSBC Bank USA, National Association  
452 Fifth Avenue  
New York, New York 10018  
Attention: Paul DeChagas, Vice President

With a copy to: Berkman, Henoch, Peterson & Peddy, P.C.  
100 Garden City Plaza  
Garden City, NY 11530  
Attention: Miriam R. Milgrom, Esq.

MORTGAGOR: 80 Richards Street LLC  
c/o Idea Nuova Inc.  
302 Fifth Avenue  
New York, New York 10001  
Attention: Benjamin Akkad

With a copy to: Graham E. Barkham, Esq.  
36 West 44<sup>th</sup> Street  
Suite 300  
New York, NY 10036

(b) Any party may change the address to which any such notice, report, demand or other instrument is to be delivered or mailed, by furnishing written notice of such change to the other parties, but no such notice of change shall be effective unless and until received by such other parties.

#### **Section 4.13 Headings**

The headings of the articles, sections, paragraphs and subdivisions of this Mortgage are for convenience of reference only, are not to be considered a part hereof, and shall not limit or expand or otherwise affect any of the terms hereof.

#### **Section 4.14 Invalid Provisions to Affect No Others**

In the event that any of the covenants, agreements, terms or provisions contained in the Guaranty, the Mortgage or in any other instrument securing the Guaranty shall be invalid, illegal or unenforceable in any respect, the validity of the remaining covenants, agreements, terms or provisions contained herein or in the Guaranty or in any other instrument securing the Guaranty shall be in no way affected, prejudiced or disturbed thereby.

#### **Section 4.15 Changes, Etc.**

Neither this Mortgage nor any term hereof may be changed, waived, discharged or terminated orally, or by any action or inaction, but only by an instrument in writing signed by the party against which enforcement of the change, waiver, discharge or termination is sought.

**Section 4.16    Required Notices**

The Mortgagor shall notify the Mortgagee promptly of the occurrence of any of the following: (i) receipt of notice from any governmental authority relating to the Mortgaged Property; (ii) receipt of any notice from any tenant leasing all or any portion of the Mortgaged Property; (iii) any change in the occupancy of the Mortgaged Property; (iv) receipt of any notice from the holder of any other lien or security interest in the Mortgaged Property; or (v) commencement of any judicial or administrative proceedings by or against or otherwise affecting the Mortgagor, the Mortgaged Property or any entity controlled by or under common control with the Mortgagor, or any other action by any creditor thereof as a result of any default under the terms of any loan.

**Section 4.17    Lien Law Statement**

Pursuant to Section 13 of the New York Lien Law, Mortgagor 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 costs of the improvements and will apply the same first to the cost of such improvements before using any part of the total of the same for any other purpose.

**Section 4.18    Reappraisal or Subsequent Environmental Reports of Mortgaged Premises**

At intervals in Mortgagee's sole discretion, the Mortgagee may order a reappraisal or an environmental assessment of the Mortgaged Property by an independent appraiser or environmental firm, as applicable, of its selection, or by an employee of the Mortgagee, and Mortgagor agrees to allow access to the Mortgaged Property to such independent appraiser, environmental firm, or employee of the Mortgagee, and in the case of an independent appraiser or environmental firm, to pay to the Mortgagee, within thirty (30) days of billing, such appraiser's

#### **Section 4.19    Multiple Security**

If (a) the Premises shall consist of one or more parcels, whether or not contiguous and whether or not located in the same county, or (b) in addition to this Mortgage, the Mortgagee shall now or hereafter hold one or more additional mortgages, liens or other security (directly or indirectly) for the Obligations upon other property in the State in which the Premises are located, then to the fullest extent permitted by law, the Mortgagee may, at its election, commence or consolidate in a single foreclosure action all foreclosure proceedings against all such collateral securing the Debt (including the Mortgaged Property), which action may be brought or consolidated in the courts of any county in which any of such collateral is located. The Mortgagor acknowledges that the right to maintain a consolidated foreclosure action is a specific inducement to the Mortgagee to extend the Debt, and the Mortgagor expressly and irrevocably waives any objections to the commencement or consolidation of the foreclosure proceedings in a single action and any objections to the laying of venue or based on the grounds of forum non conveniens which it may now or hereafter have.

#### **Section 4.20    INTENTIONALLY DELETED PRIOR TO EXECUTION**

#### **Section 4.21    NON-RESIDENTIAL PROPERTY**

This Mortgage does not cover real property principally improved by one or more structures containing in the aggregate six (6) or less residential dwelling units having their own separate cooking facilities. ✓

#### **Section 4.22    SET-OFF**

Mortgagor hereby grants to Mortgagee, a continuing lien, security interest and right of setoff as security for all liabilities and obligations to Mortgagee, whether now existing or hereafter arising, upon and against all deposits, credits, collateral and property, now or hereafter in the possession, custody, safekeeping or control of Mortgagee or any entity affiliated with or under the control of Mortgagee and its successors and assigns. At any time, without demand or notice (any such notice being expressly waived by Mortgagor), Mortgagee may setoff the same or any part thereof and apply the same to any liability or obligation of Mortgagor even though unmatured and regardless of the adequacy of any other collateral securing the Obligations. ANY AND ALL RIGHTS TO REQUIRE MORTGAGEE TO EXERCISE ITS RIGHTS OR REMEDIES



WITH RESPECT TO ANY OTHER COLLATERAL WHICH SECURES THE OBLIGATIONS, PRIOR TO EXERCISING ITS RIGHT OF SETOFF WITH RESPECT TO SUCH DEPOSITS, CREDITS OR OTHER PROPERTY OF MORTGAGOR, ARE HEREBY KNOWINGLY, VOLUNTARILY AND IRREVOCABLY WAIVED.

**Section 4.23     Intentionally Deleted Prior to Execution**

**Section 4.24     WAIVER OF JURY TRIAL**

MORTGAGOR AND MORTGAGEE (BY ACCEPTANCE OF THIS MORTGAGE) MUTUALLY HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT TO A TRIAL BY JURY IN RESPECT OF ANY CLAIM BASED HEREON, ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS MORTGAGE OR ANY OTHER LOAN DOCUMENTS CONTEMPLATED TO BE EXECUTED IN CONNECTION HERewith OR ANY COURSE OF CONDUCT, COURSE OF DEALINGS, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PARTY, INCLUDING, WITHOUT LIMITATION, ANY COURSE OF CONDUCT, COURSE OF DEALINGS, STATEMENTS OR ACTIONS OF MORTGAGEE RELATING TO THE ADMINISTRATION OF THE LOAN OR ENFORCEMENT OF THE LOAN DOCUMENTS, AND AGREE THAT NEITHER PARTY WILL SEEK TO CONSOLIDATE ANY SUCH ACTION WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED. EXCEPT AS PROHIBITED BY LAW, MORTGAGOR HEREBY WAIVES ANY RIGHT IT MAY HAVE TO CLAIM OR RECOVER IN ANY LITIGATION ANY SPECIAL, EXEMPLARY, PUNITIVE OR CONSEQUENTIAL DAMAGES OR ANY DAMAGES OTHER THAN, OR IN ADDITION TO, ACTUAL DAMAGES. MORTGAGOR CERTIFIES THAT NO REPRESENTATIVE, AGENT OR ATTORNEY OF MORTGAGEE HAS REPRESENTED, EXPRESSLY OR OTHERWISE, THAT MORTGAGEE WOULD NOT, IN THE EVENT OF LITIGATION, SEEK TO ENFORCE THE FOREGOING WAIVER. THIS WAIVER CONSTITUTES A MATERIAL INDUCEMENT FOR MORTGAGEE TO ACCEPT THIS MORTGAGE AND MAKE THE LOAN.

**Section 4.25     Governing Law**

This Mortgage and the rights and obligations of the parties hereunder shall be construed and interpreted in accordance with the laws of the State of New York (the "Governing State") (excluding the laws applicable to conflicts or choice of law).

MORTGAGOR AGREES THAT ANY SUIT FOR THE ENFORCEMENT OF THIS MORTGAGE OR ANY OF THE OTHER LOAN DOCUMENTS MAY BE BROUGHT IN THE COURTS OF THE STATE OF NEW YORK OR ANY FEDERAL COURT SITTING THEREIN AND CONSENTS TO THE NONEXCLUSIVE JURISDICTION OF SUCH COURT AND SERVICE OF PROCESS IN ANY SUCH SUIT BEING MADE UPON MORTGAGOR BY MAIL AT THE ADDRESS SET FORTH IN THIS MORTGAGE. MORTGAGOR HEREBY WAIVES ANY OBJECTION THAT IT MAY NOW OR HEREAFTER HAVE TO THE VENUE

OF ANY SUCH SUIT OR ANY SUCH COURT OR THAT SUCH SUIT IS BROUGHT IN AN INCONVENIENT FORUM.

**Section 4.26     Subordinate Mortgage**

This Mortgage is subject and subordinate, in all respects, to the IDA Lease and the lien of the first mortgage by Mortgagor in favor of Independence Community Bank, a State Banking Corporation, with a place of business at 195 Montague Street, Brooklyn, New York 11201 in the original consolidated principal sum of \$7,000,000.00 dated July 29<sup>th</sup>, 2005, and ~~\*submitted for recording immediately thereafter~~ with the New York City Register of the County of Kings (the "City Register") (the "Superior Mortgage"). *\*recorded on 9/16/05 as CRFN # 8005000519526*

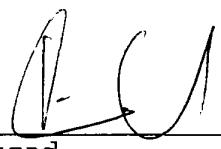
Notwithstanding anything to the contrary contained herein, the Mortgagee hereby agrees for the benefit of the holder of the Superior Mortgage (the "Superior Mortgagee") that, notwithstanding any other provision of this Mortgage, no foreclosure or other action or proceeding shall be brought under this Mortgage with respect to the Mortgaged Property until after the expiration of ninety (90) days from the giving of written notice to the Superior Mortgagee that either (i) Mortgagee has demanded payment from Mortgagor under the terms of the Guaranty, or (ii) Mortgagee has declared an Event of Default under this Mortgage; with the exception that the above ninety (90) day standstill shall not apply with respect to the following occurrences: if the Superior Mortgagee shall have commenced a foreclosure proceeding or action in connection with the Superior Mortgage or if any of the Events of Default set forth in Section 2.11(e), (f) or (g) shall have occurred. Notice shall be sent to Independence Community Bank, 195 Montague Street, 10<sup>th</sup> Floor, Brooklyn, New York 11201, Attention: Betty Tamberg, Vice President. Notice shall be deemed furnished or given hereunder upon personal delivery, one (1) day after delivery by overnight courier, or seven (7) days after delivery by registered or certified mail, postage prepaid, with return receipt requested. The Superior Mortgagee may change the address to which notice is to be delivered by furnishing written notice of such change to Mortgagee in accordance with the notice provisions set forth in Section 4.12 of this Mortgage, but no such notice of change of address shall be effective unless and until received by Mortgagee.

IN WITNESS WHEREOF, this Mortgage has been duly executed by  
the Mortgagor this 30 day of Sept, 2005.

80 Richards Street LLC

By: 

Benjamin Akkad  
Manager

By: 

Nathan Accad  
Manager

State of New York )

) ss:

County of New York )

On the 30 day of Sept, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared **Benjamin Akkad**, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the person or the entity upon behalf of which the person acted executed the instrument.

  
Notary Public

State of New York )

) ss:

County of New York )

On the 30 day of Sept, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared **Nathan Accad**, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the person or the entity upon behalf of which the person acted executed the instrument.

  
Notary Public

GRAHAM E. BARKHAM  
Notary Public, State of New York  
No. 60-0161900  
Qualified in Westchester County  
Commission Expires March 30, 2008

SEAL

1007

GRAHAM E. BARKHAM  
Notary Public, State of New York  
No. 60-0161900  
Qualified in Westchester County  
Commission Expires March 30, 2008

SEAL

1007

## SCHEDULE "A"

### PARCEL I (DESIGNATED AS BLOCK 522 LOT 11)

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 ON THE NORTHERLY SIDE OF VERONA STREET, DISTANT 90 FEET EASTERLY FROM THE EASTERLY SIDE OF VAN BRUNT STREET.

RUNNING THENCE NORTHERLY PARALLEL WITH VAN BRUNT STREET AND RICHARDS STREET, 200 FEET TO THE SOUTHERLY SIDE OF DELEVAN STREET.

THENCE EASTERLY ALONG THE SOUTHERLY SIDE OF DELEVAN STREET, 72 FEET 7 INCHES.

THENCE SOUTHERLY PARALLEL WITH VAN BRUNT STREET AND RICHARD STREET, 200 FEET TO THE NORTHERLY SIDE OF VERONA STREET.

THENCE WESTERLY ALONG THE NORTHERLY SIDE OF VERONA STREET, 72 FEET 7 INCHES, TO THE POINT OR PLACE OF BEGINNING.

### PARCEL II (DESIGNATED AS BLOCK 522 LOT 15)

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 ON THE SOUTHERLY SIDE OF DELEVAN STREET, DISTANT 162 FEET 7 INCHES EASTERLY FROM THE INTERSECTION OF THE SOUTHERLY SIDE OF DELEVAN STREET WITH THE EASTERLY SIDE OF VAN BRUNT STREET.

RUNNING THENCE SOUTHERLY PARALLEL WITH VAN BRUNT STREET AND RICHARDS STREET, 100 FEET.

THENCE EASTERLY PARALLEL WITH DELEVAN STREET AND VERONA STREET, 125 FEET.

THENCE NORTHERLY PARALLEL WITH VAN BRUNT STREET AND RICHARDS STREET, 100 FEET TO THE SOUTHERLY SIDE OF DELEVAN STREET.

THENCE WESTERLY ALONG THE SOUTHERLY SIDE OF DELEVAN STREET, 125 FEET TO THE POINT OR PLACE OF BEGINNING.

### PARCEL III (DESIGNATED AS BLOCK 522 LOT 22)

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:

'CONTINUED'

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF VERONA STREET WITH THE WESTERLY SIDE OF RICHARDS STREET.

RUNNING THENCE WESTERLY ALONG THE NORTHERLY SIDE OF VERONA STREET, 202 FEET 5 INCHES.

THENCE NORTHERLY PARALLEL WITH RICHARD STREET, 200 FEET TO THE SOUTHERLY SIDE OF DELEVAN STREET.

THENCE EASTERLY ALONG THE SOUTHERLY SIDE OF DELEVAN STREET, 202 FEET-5 INCHES TO THE WESTERLY SIDE OF RICHARDS STREET.

THENCE SOUTHERLY ALONG THE WESTERLY SIDE OF RICHARDS STREET, 200 FEET TO THE POINT OR PLACE OF BEGINNING.

PARCEL IV (DESIGNATED AS BLOCK 522 LOT 50).

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 ON THE NORTHERLY SIDE OF VERONA STREET, DISTANT 162 FEET 7 INCHES EASTERLY FROM THE INTERSECTION OF THE EASTERLY SIDE OF VAN BRUNT STREET WITH THE NORTHERLY SIDE OF VERONA STREET.

RUNNING THENCE NORTHERLY PARALLEL WITH VAN BRUNT STREET AND RICHARDS STREET, 100 FEET.

THENCE EASTERLY PARALLEL WITH VERONA STREET AND DELEVAN STREET, 125 FEET.

THENCE SOUTHERLY PARALLEL WITH VAN BRUNT STREET AND RICHARDS STREET, 100 FEET TO THE NORTHERLY SIDE OF VERONA STREET.

THENCE WESTERLY ALONG THE NORTHERLY SIDE OF VERONA STREET, 125 FEET TO THE POINT OR PLACE OF BEGINNING.

PERIMETER DESCRIPTION (PARCELS I, II, III, AND IV)

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 THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF VERONA STREET WITH THE WESTERLY SIDE OF RICHARDS STREET.

RUNNING THENCE WESTERLY ALONG THE NORTHERLY SIDE OF VERONA STREET, 400 FEET;

THENCE NORTHERLY PARALLEL WITH RICHARD STREET, 200 FEET TO THE SOUTHERLY SIDE OF DELEVAN STREET.

'CONTINUED'



THENCE EASTERLY ALONG THE SOUTHERLY SIDE OF DELEVAN STREET, 400 FEET TO THE WESTERLY SIDE OF RICHARDS STREET.

THENCE SOUTHERLY ALONG THE WESTERLY SIDE OF RICHARDS STREET, 200 FEET TO THE POINT OR PLACE OF BEGINNING.

Collateral Mortgage  
and Security Agreement

---

80 Richards Street LLC

to

HSBC Bank USA, National Association

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Tax Map Designation:

State : New York  
County : Kings  
District : N/A  
Section : 2  
Block : 00522  
Lots : 00011, 00015, 00022, 00050

---

Record and Return to:  
Berkman, Henoeh, Peterson & Peddy, P.C.  
100 Garden City Plaza  
Garden City, New York 11530  
Attention: Miriam R. Milgrom, Esq.  
(MAM-77658)

## **EXHIBIT C**



[Property Information](#) [Apply for Exemptions](#) [Get Help](#)

[Property Address Search](#) [BBL Search](#) [REUC Search](#)

|                                                        |
|--------------------------------------------------------|
| Property Info                                          |
| <a href="#">Account Balance</a>                        |
| <a href="#">Account History</a>                        |
| <a href="#">Payment History</a>                        |
| <a href="#">Refund History</a>                         |
| <a href="#">Notices of Property Value</a>              |
| <a href="#">Property Tax Bills</a>                     |
| <a href="#">Benefits - Prop. Owners</a>                |
| <a href="#">Benefits - Business &amp; Construction</a> |
| <a href="#">Benefits - Gov &amp; Non-Prof</a>          |
| <a href="#">Market Values &amp; Assessments</a>        |
| <a href="#">2026-2027 Final</a>                        |
| <a href="#">2026-2027 Tentative</a>                    |
| <a href="#">2025-2026 Final</a>                        |
| <a href="#">2025-2026 Tentative</a>                    |
| <a href="#">2024-2025 Final</a>                        |
| <a href="#">2024-2025 Tentative</a>                    |
| <a href="#">2023-2024 Final</a>                        |
| <a href="#">2023-2024 Tentative</a>                    |
| <a href="#">2022-2023 Final</a>                        |
| <a href="#">2022-2023 Tentative</a>                    |
| <a href="#">2021-2022 Final</a>                        |
| <a href="#">2021-2022 Tentative</a>                    |
| <a href="#">2020-2021 Final</a>                        |
| <a href="#">2020-2021 Tentative</a>                    |
| <a href="#">2019-2020 Final</a>                        |
| <a href="#">Prior Years</a>                            |

|                    |                           |                    |
|--------------------|---------------------------|--------------------|
| 69 DELAVAN STREET  |                           | Borough: BROOKLYN  |
|                    |                           | Block: 522 Lot: 15 |
| Property Owner(s)  |                           |                    |
| 80 RICHARDS STREET |                           |                    |
| Property Data      |                           |                    |
| Tax Year           | 2026/27                   |                    |
| Lot Grouping       |                           |                    |
| Property Address   | 69 DELAVAN STREET, 11231  |                    |
| Tax Class          | 4                         |                    |
| Building Class     | G9 - MISCELLANEOUS GARAGE |                    |
| Condo Development  |                           |                    |
| Condo Suffix       |                           |                    |

Record Navigator

1 of 1

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[NYC Mobile Apps](#) [Maps](#) [Resident Toolkit](#)

Search

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## **EXHIBIT D**

NYC

Department of Finance

Property Information Portal

69 DELAVAN STREET - BROOKLYN 11231

Borough: Brooklyn

Block: 522

Lot: 15



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The City of New York makes no warranties, expressed or implied, concerning any errors, omissions, geographic inaccuracies of the Property Information Portal, nor the suitability of the use of this information. Additionally, this map should not be relied on to measure the relative geospatial position of any street, or other object or location represented on this map in relation to a tax lot or the relative positions of any tax lots. The Geographic Information System information presented should not be used as a substitute for engineer drawings or surveys. Any use of the map for the conveyance of property or any other legal proceedings is at the sole risk of the involved parties.





GZA GeoEnvironmental of New York