



**Department of
Environmental
Conservation**

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

Please refer to the attached instructions for guidance on completing this application.

Submission of a full BCP application will be required should this application be determined to be a major amendment. If the amendment seeks to add or subtract more than an insignificant acreage of property to the BCA, applicants are encouraged to consult with the DEC project team prior to submitting this application.

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

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

☐	Amendment to modify the existing BCA (check one or more boxes below):
☐	Add applicant(s)
☐	Substitute applicant(s)
☐	Remove applicant(s)
☐	Change in name of applicant(s)
☒	Amendment to reflect a transfer of title to all or part of the brownfield site: Exhibit A
	a. A copy of the recorded deed must be provided. Is this attached? ☒ Yes ☐ No b. ☒ Change in ownership ☐ Additional owner (such as a beneficial owner) c. Pursuant to 6 NYCRR Part 375-1.11(d), a Change of Use form should have been submitted prior to a transfer of ownership. If this has not yet been submitted, include the form with this application. Is this form attached? ☒ Yes ☐ No Submitted on: _____
☒	Amendment to modify description of the property(ies) listed in the existing BCA
☐	Amendment to expand or reduce property boundaries of the property(ies) listed in the existing BCA
☐	Sites in Bronx, Kings, New York, Queens or Richmond Counties ONLY: amendment to request determination that the site is eligible for tangible property credit component of the brownfield redevelopment tax credit.
☐	Other (explain in detail below)

2. REQUIRED: Please provide a brief narrative describing the specific requests included in this amendment:
The purpose of this BCA amendment is to notify the Department of (1) the transfer of Brooklyn Block 2279 Lot 9 from M.A.J. Associates, Inc. to False Alarm LTD. via deed dated 1/14/2019; and (2) the tax lot merger, within Brooklyn Block 2279, of former lots 1 and 9 into a new lot 1, via tax form RP-602 dated March 11, 2019.

SECTION I: CURRENT AGREEMENT INFORMATION*This section must be completed in full. Attach additional pages as necessary.*

BCP SITE NAME: Former Dutch Masters Paint and Varnish Co.	BCP SITE NUMBER: C224262
NAME OF CURRENT APPLICANT(S): M.A.J. Associates, Inc. and False Alarm LTD.	
INDEX NUMBER OF AGREEMENT: C224262-10-17	DATE OF ORIGINAL AGREEMENT: 12/6/2017
REQUESTOR'S SIGNATORY: Michael Weitzman	

SECTION II: NEW REQUESTOR INFORMATION*Complete this section only if adding new requestor(s) or the name of an existing requestor has changed.*

NAME:			
ADDRESS:			
CITY/TOWN:			ZIP CODE:
PHONE:	EMAIL:		
REQUESTOR CONTACT:			
ADDRESS:			
CITY/TOWN:			ZIP CODE:
PHONE:	EMAIL:		
REQUESTOR'S CONSULTANT:		CONTACT:	
ADDRESS:			
CITY/TOWN:			ZIP CODE:
PHONE:	EMAIL:		
REQUESTOR'S ATTORNEY:		CONTACT:	
ADDRESS:			
CITY/TOWN:			ZIP CODE:
PHONE:	EMAIL:		
		Y	N
1. Is the requestor authorized to conduct business in New York State?		☐	☐
2. If the requestor is a corporation, LLC, LLP, or other entity requiring authorization from the NYS Department of State (NYSDOS) to conduct business in NYS, the requestor's name must appear exactly as given above in the NYSDOS Corporation & Business Entity Database. A print-out of entity information from the NYSDOS database must be submitted with this application. Is this print-out attached?		☐	☐
3. Requestor must submit proof that the party signing this application and amendment has the authority to bind the requestor. This would be documentation showing the authority to bind the requestor in the form of corporate organizational papers, a Corporate Resolution or an Operating Agreement or Resolution for an LLC. Is this proof attached?		☐	☐
4. If the requestor is an LLC, the names of the members/owners must be provided. Is this information attached?	N/A ☐	☐	☐
5. Describe the new requestor's relationship to all existing applicants:			

SECTION III: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Complete this section only if a transfer of ownership has taken place. Attach additional pages if necessary.

Owner listed below is: ☒ Existing Applicant ☐ New Applicant ☐ Non-Applicant	
OWNER'S NAME: False Alarm LTD.	CONTACT: Michael Weitzman
ADDRESS: 816 Avenue I	
CITY/TOWN: Brooklyn, NY	ZIP CODE: 11230
PHONE: 347-922-8123	EMAIL: mike@durenny.com
OPERATOR: False Alarm LTD.	CONTACT: Michael Weitzman
ADDRESS: 816 Avenue I	
CITY/TOWN: Brooklyn, NY	ZIP CODE: 11230
PHONE: 347-922-8123	EMAIL: mike@durenny.com

SECTION IV: NEW REQUESTOR ELIGIBILITY INFORMATION

Complete this section only if adding new requestor(s). Attach additional pages if necessary.

If answering "yes" to any of the following questions, please provide additional information as an attachment. Please refer to ECL § 27-1407 for details.

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	☐	☐
2. Is the requestor presently subject to an existing order for the investigation, removal or remediation relating to contamination at the site?	☐	☐
3. Is the requestor subject to an outstanding claim by the Spill Fund for the site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	☐	☐
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the subject law; (ii) any order or determination; (iii) any regulation implementing ECL Article 27 Title 14; or (iv) any similar statute or regulation of the state or federal government? If so, provide additional information as an attachment.	☐	☐
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as site name, address, DEC site number, reason for denial, and any other relevant information.	☐	☐
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 or contaminants?	☐	☐
7. Has the requestor been convicted of a criminal offense (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state?	☐	☐
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of the Department, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to the Department?	☐	☐

SECTION IV: NEW REQUESTOR ELIGIBILITY INFORMATION (continued)		Y	N
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	☐	☐	☐
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	☐	☐	☐
11. Are there any unregistered bulk storage tanks on-site which require registration?	☐	☐	☐
12. THE NEW REQUESTOR MUST CERTIFY THAT IT IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL § 27-1405(1) BY CHECKING ONE OF THE BOXES BELOW:			
☐ PARTICIPANT A requestor who either (1) was the owner of the site at the time of the disposal of contamination or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of contamination.	☐ VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of a hazardous waste or discharge of petroleum. NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that they have exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste. If a requestor's liability arises solely as a result of ownership, operation of or involvement with the site, they must submit a statement describing why they 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?	N/A ☐	Y ☐	N ☐
14. Requestor's relationship to the property (check all that apply): ☐ Prior Owner ☐ Current Owner ☐ Potential/Future Purchaser ☐ Other: _____			
15. If the requestor is not the current site owner, proof of site access sufficient to complete the remediation must be submitted. Proof must show that the requestor will have access to the property before being added to the BCA and throughout the BCP project, including the ability to place an easement on the site. Is this proof attached?	N/A ☐	Y ☐	N ☐

SECTION V: PROPERTY DESCRIPTION AND REQUESTED CHANGES

Complete this section only if property is being added to or removed from the site, a lot merger or other change to site SBL(s) has occurred, or if modifying the site address for any reason.

1. Property information on current agreement (as modified by any previous amendments, if applicable):

ADDRESS: 29-41 Wythe Avenue and 180 N. 14th Street

CITY/TOWN: Brooklyn

ZIP CODE: 11249

CURRENT PROPERTY INFORMATION

TOTAL ACREAGE OF CURRENT SITE: 0.65 acres

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

29-41 Wythe Avenue

3

2279

1

0.46

180 N. 14th Street

3

2279

9

0.19

2. Requested change (check appropriate boxes below):

☐

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

PARCELS ADDED:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

TOTAL ACREAGE TO BE ADDED: _____

☐

b. Reduction of property

PARCELS REMOVED:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

TOTAL ACREAGE TO BE REMOVED: _____

☒

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

NEW PROPERTY INFORMATION:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

29 Wythe Avenue

3

2279

1

0.65

3. TOTAL REVISED SITE ACREAGE: 0.65

4. For all changes requested in this section, documentation must be provided. Required attachments are listed in the application instructions. Is the required documentation attached?

Y

N

☒
☐

Exhibits:

B. County tax map (as of 5.14.2025)
C. USGS 7.5-minute quadrangle map
D. RPT-602 (executed 3.11.2019)

E. Tax map showing lots 1 and 9 in 2017, prior to merger
F. Resolutions permitting Michael Weitzman to act as a signatory for M.A.J. Associates, Inc. and False Alarm Ltd.

SECTION V: PROPERTY DESCRIPTION AND REQUESTED CHANGES (continued)

Complete this section for any addition of property. Use additional copies of this section as necessary.

5. Property information for parcels being added to the BCA

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE
CURRENT OWNER:		CONTACT NAME:		
ADDRESS:				
CITY:		STATE:	ZIP:	
PHONE:		EMAIL:		
OWNERSHIP START DATE:				
CURRENT OPERATOR:		CONTACT NAME:		
PHONE:		EMAIL:		
REQUESTOR RELATIONSHIP TO NEW PROPERTY (select from below)				
☐ PREVIOUS OWNER	☐ CURRENT OWNER	☐ POTENTIAL/FUTURE PURCHASER	☐ OTHER: _____	

If the applicant is not the current owner of the property, documentation demonstrating site access (which includes the ability to place an environmental easement on the site) must be provided. If the applicant currently owns the property being added to the site, a copy of the deed must be included.

IS PROOF OF ACCESS / OWNERSHIP ATTACHED? ☐ YES ☐ NO ☐ N/A

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE
CURRENT OWNER:		CONTACT NAME:		
ADDRESS:				
CITY:		STATE:	ZIP:	
PHONE:		EMAIL:		
OWNERSHIP START DATE:				
CURRENT OPERATOR:		CONTACT NAME:		
PHONE:		EMAIL:		
REQUESTOR RELATIONSHIP TO NEW PROPERTY (select from below)				
☐ PREVIOUS OWNER	☐ CURRENT OWNER	☐ POTENTIAL/FUTURE PURCHASER	☐ OTHER: _____	

If the applicant is not the current owner of the property, documentation demonstrating site access (which includes the ability to place an environmental easement on the site) must be provided. If the applicant currently owns the property being added to the site, a copy of the deed must be included.

IS PROOF OF ACCESS / OWNERSHIP ATTACHED? ☐ YES ☐ NO ☐ N/A

6. Data supporting the addition of property to the site must be included. Please refer to the instructions for a list of required tables and figures.

ARE THE REQUIRED FIGURES AND TABLES ATTACHED? ☐ YES ☐ NO

**APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT SUPPLEMENT
QUESTIONS FOR SITE SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY**

Complete this section only if the site is located within the five counties comprising New York City and the requestor is seeking a determination of eligibility for tangible property credits. Provide supporting documentation as required. Refer to the application instructions for additional information.

	Y	N
1. Is the site located in Bronx, Kings, New York, Queens or Richmond County?	☐	☐
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	☐	☐
3. Is at least 50% of the site area located within an environmental zone pursuant to Tax Law 21(6)? Please see DEC's website for more information.	☐	☐
4. Is the property upside down as defined below? 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.	☐	☐
5. <u>For new tax parcels being added to the BCA through this amendment ONLY:</u> Are the parcels being added underutilized as defined below? From 6 NYCRR 375-3.2(I) as of August 12, 2016 (Please note: Eligibility determination for the underutilized category for the new tax parcels can only be made at the time of amendment 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.	☐	☐

	Y	N
6. Is the project and affordable housing project as defined below? 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.	☐	☐
7. Is the project a planned renewable energy facility site as defined below? 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.	☐	☐
8. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and meets the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law? 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.	☐	☐

PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT**EXISTING AGREEMENT INFORMATION**

BCP SITE NAME: Former Dutch Masters Paint and Varnish Co. BCP SITE NUMBER: C224262

NAME OF CURRENT APPLICANT(S): M.A.J. Associates, Inc. and False Alarm LTD.

INDEX NUMBER OF AGREEMENT: C224262-10-17

DATE OF ORIGINAL AGREEMENT: 12/6/2017

Declaration of Amendment:

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

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

STATEMENT OF CERTIFICATION AND SIGNATURES: NEW REQUESTOR

Complete the appropriate section (individual or entity) below only if this Amendment adds a new requestor. Attach additional pages as needed.

(Individual)

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

Date: _____ Signature: _____

Print Name: _____

(Entity)

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

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

Date: _____ Signature: _____

Print Name: _____

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)

An authorized representative of each applicant must complete and sign the appropriate section (individual or entity) below. Attach additional pages as needed.

(Individual)

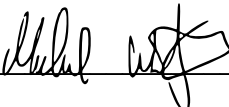
I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application,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

Date: _____ Signature: _____

Print Name: _____

(Entity)

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

Date: _____ Signature:  _____

Print Name: Michael Weitzman

PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

PARTICIPANT A requestor who either (1) was the owner of the site at the time of the disposal of contamination or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of contamination.	X VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.
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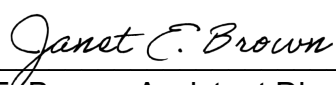
Effective Date of the Original Agreement: 12/6/2017

Signature by the Department:

DATED: 10/17/2025

NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By:



Janet E. Brown, Assistant Director
Division of Environmental Remediation

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)

An authorized representative of each applicant must complete and sign the appropriate section (individual or entity) below. Attach additional pages as needed.

(Individual)

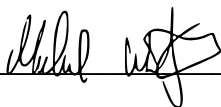
I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application,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

Date: _____ Signature: _____

Print Name: _____

(Entity)

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

Date: _____ Signature:  _____

Print Name: Michael Weitzman

PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

PARTICIPANT A requestor who either (1) was the owner of the site at the time of the disposal of contamination or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of contamination.	☒ VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.
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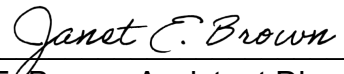
Effective Date of the Original Agreement: 12/6/2017

Signature by the Department:

DATED: 10/17/2025

NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

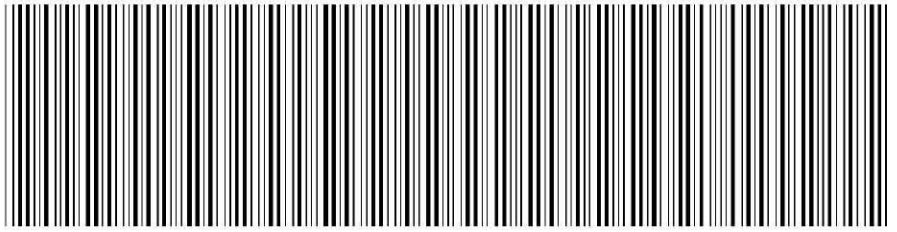
By:



Janet E. Brown, Assistant Director
Division of Environmental Remediation

**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.



2019011801107001001EDB0B

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2019011801107001

Document Date: 01-14-2019

Preparation Date: 01-18-2019

Document Type: DEED

Document Page Count: 2

PRESENTER:

FIDELITY NATIONAL TITLE
1415 KELLUM PL. STE 202- KM
***PICK UP BY SUPERIOR DATA ***TITLE
#7405-02256
GARDEN CITY, NY 11530
516-741-5050

RETURN TO:

MITCHELL TROVETSKY, ESQ
220 EAST 42ND STREET 29TH STREET
NEW YORK, NY 10017

PROPERTY DATA				
Borough	Block	Lot	Unit	Address
BROOKLYN	2279	9	Entire Lot	180 NORTH 14 STREET
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

M.A.J. ASSOCIATES, INC
816 AVENUE I
BROOKLYN, NY 11230

GRANTEE/BUYER:

FALSE ALARM LTD
816 AVENUE I
BROOKLYN, NY 11230

☒ Additional Parties Listed on Continuation Page

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: \$ 47.00

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 01-25-2019 15:01

City Register File No.(CRFN):

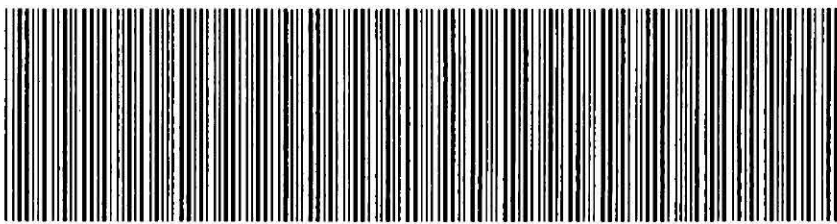
2019000029522



Annette McMill

City Register Official Signature

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



2019011801107001001CD98B

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 4

Document ID: 2019011801107001

Document Date: 01-14-2019

Preparation Date: 01-18-2019

Document Type: DEED

PARTIES

GRANTEE/BUYER:
M.A.J. ASSOCIATES, INC
816 AVENUE I
BROOKLYN, NY 11230

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 14th day of January, in the year 2019

BETWEEN M.A.J. ASSOCIATES, INC., having its principal place of business at 816 Avenue I, Brooklyn, New York 11230

party of the first part, and FALSE ALARM LTD., successor-by-merger with M.A.J. ASSOCIATES, INC., having a principal place of business at 816 Avenue I, Brooklyn, New York 11230

party of the second part,

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

Ten and 00/100 (\$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 Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southwesterly side of North 14th Street, distant 100.00 feet southeasterly from the corner formed by the intersection of the southwesterly side of North 14th Street with the southeasterly side of Wythe Avenue;

RUNNING THENCE southwesterly parallel with Wythe Avenue 100 feet 4 inches;

THENCE southeasterly parallel with North 14th Street and part of the distance through a party wall 85.00 feet;

THENCE northeasterly parallel with Wythe Avenue 100 feet 4 inches to the southwesterly side of North 14th Street;

THENCE northwesterly along the southwesterly side of North 14th Street 85.00 feet to the point or place of **BEGINNING**.

SAID PREMISES being known as 180-88 North 14th Street, Brooklyn, N.Y.

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 part has duly executed this deed the day and year first above written.

IN PRESENCE OF:



M.A.J. ASSOCIATES, INC.
By: Jay Weitzman, President

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of New York, ss:

On the 14th day of January in the year 2019, before me, the undersigned, personally appeared JAY WEITZMAN, 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.

ALAN MITCHELL TROYETSKY
 Notary Public, State of New York

No. 02TR5034753

Qualified in Westchester County

Commission Expires October 17, 2022

SEAL**ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS
TAKEN IN NEW YORK STATE**

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in (if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

NOTARY PUBLIC

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County 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.

NOTARY PUBLIC

**ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK
STATE**

State of , County 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), 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 make such appearance before the undersigned in the (add the city or political subdivision and the state or country or other place the acknowledgement was taken).

NOTARY PUBLIC

**Bargain & Sale Deed
With Covenants**

M.A.J. ASSOCIATES, INC.

TO

FALSE ALARM LTD., successor-by-merger with

M.A.J. ASSOCIATES, INC.

COUNTY: KINGS

TOWN/CITY: NEW YORK

PROPERTY ADDRESS: 180-88 NORTH 14TH STREET

SECTION: 8

BLOCK: 2279

LOT: 9

Title No.

RETURN BY MAIL TO:

DISTRIBUTED BY

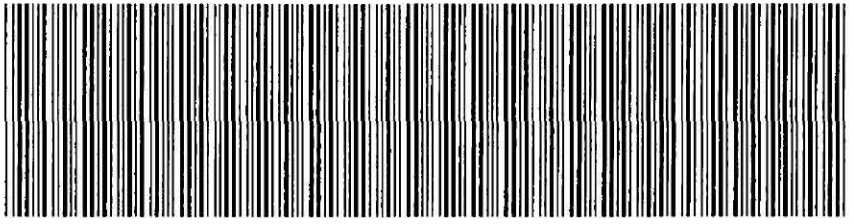


JUDICIAL TITLE

T: 800-281-TITLE F: 800-FAX-9396

MITCHELL TROYETSKY, ESQ.
 220 EAST 42ND STREET, 29TH FLOOR
 NEW YORK, NEW YORK 10017

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



2019011801107001001S158A

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2019011801107001
Document Type: DEED

Document Date: 01-14-2019

Preparation Date: 01-18-2019

ASSOCIATED TAX FORM ID: 2019011100480

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING
RP - 5217 REAL PROPERTY TRANSFER REPORT
SMOKE DETECTOR AFFIDAVIT

1
3
1

FOR CITY USE ONLY

C1. County Code

C2. Date Deed
Recorded

CITY REGISTER

C3. Book

C4. Page

OR

C5. CRFN

JAN 23 2019



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 180 NORTH 14 STREET BROOKLYN 11249
STREET NUMBER STREET NAME BOROUGH ZIP CODE2. Buyer Name FALSE ALARM LTD
LAST NAME / COMPANY FIRST NAMEM.A.J. ASSOCIATES, INC
LAST NAME / COMPANY FIRST NAME3. 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 1 # 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 Land8. Seller Name M.A.J. ASSOCIATES, INC
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 1 / 14 / 2019
Month Day Year11. Date of Sale / Transfer 1 / 14 / 2019
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 J 6 16. Total Assessed Value (of all parcels in transfer) 3 4 9 6 5 0

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

BROOKLYN 2279 9

201901110048020102

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.

BUYER <i>Jay Wertzman</i> BUYER <i>1/14/19</i> DATE		BUYER'S ATTORNEY <i>Trayetsky</i> LAST NAME <i>Mitchell</i> FIRST NAME	
BUYER SIGNATURE <i>816 AVENUE I</i>		AREA CODE <i>212</i> TELEPHONE NUMBER <i>447 6206</i>	
STREET NUMBER <i>816</i> STREET NAME (AFTER SALE) <i>AVENUE I</i>		AREA CODE <i>212</i> TELEPHONE NUMBER <i>447 6206</i>	
CITY OR TOWN <i>BROOKLYN</i>		STATE <i>NY</i> ZIP CODE <i>11230</i>	
SELLER <i>Jay Wertzman</i> SELLER SIGNATURE <i>1/14/19</i> DATE		SELLER <i>M.A.J. associates, Inc</i>	

False alarm Ltd
Jay Wertzman
President

M.A.J. associates, Inc
Jay Wertzman
President

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.

BUYERS

 Buyer Signature

 Buyer Signature

 Date

SELLERS

Gay Whitman 1/14/19

Seller Signature Date

1/14/19

Seller Signature Date

**AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York }
County of New York } SS.:

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

180 NORTH 14 STREET

Street Address Unit/Apt.

BROOKLYN

Borough

New York,

2279

Block

9

Lot

(the "Premises");

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

M.A.J. ASSOCIATES, INC

Name of Grantor (Type or Print)

Jay Weitzman

Signature of Grantor

president Jay Weitzman

FALSE ALARM LTD.

Name of Grantee (Type or Print)

Jay Weitzman

Signature of Grantee

president Jay Weitzman

Sworn to before me

this 14th day of January 20 19

Alan Mitchell Troyetsky

Sworn to before me

this 14th day of January 20 19

Alan Mitchell Troyetsky

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

ALAN MITCHELL TROYETSKY
Notary Public, State of New York
No. 02TR5034753

Qualified in Westchester County
Commission Expires October 17, 2022

SEAL

ALAN MITCHELL TROYETSKY
Notary Public, State of New York
No. 02TR5034753

Qualified in Westchester County
Commission Expires October 17, 2022

2019011100480101



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: 2279 LOT: 9
- (2) Property Address: 180 NORTH 14 STREET, BROOKLYN, NY 11249
- (3) Owner's Name: FALSE ALARM LTD
Additional Name: M.A.J. ASSOCIATES, INC

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 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:

False Alarm Ltd.

Signature:

Jay Weitzman

Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable:

Jay Weitzman, president



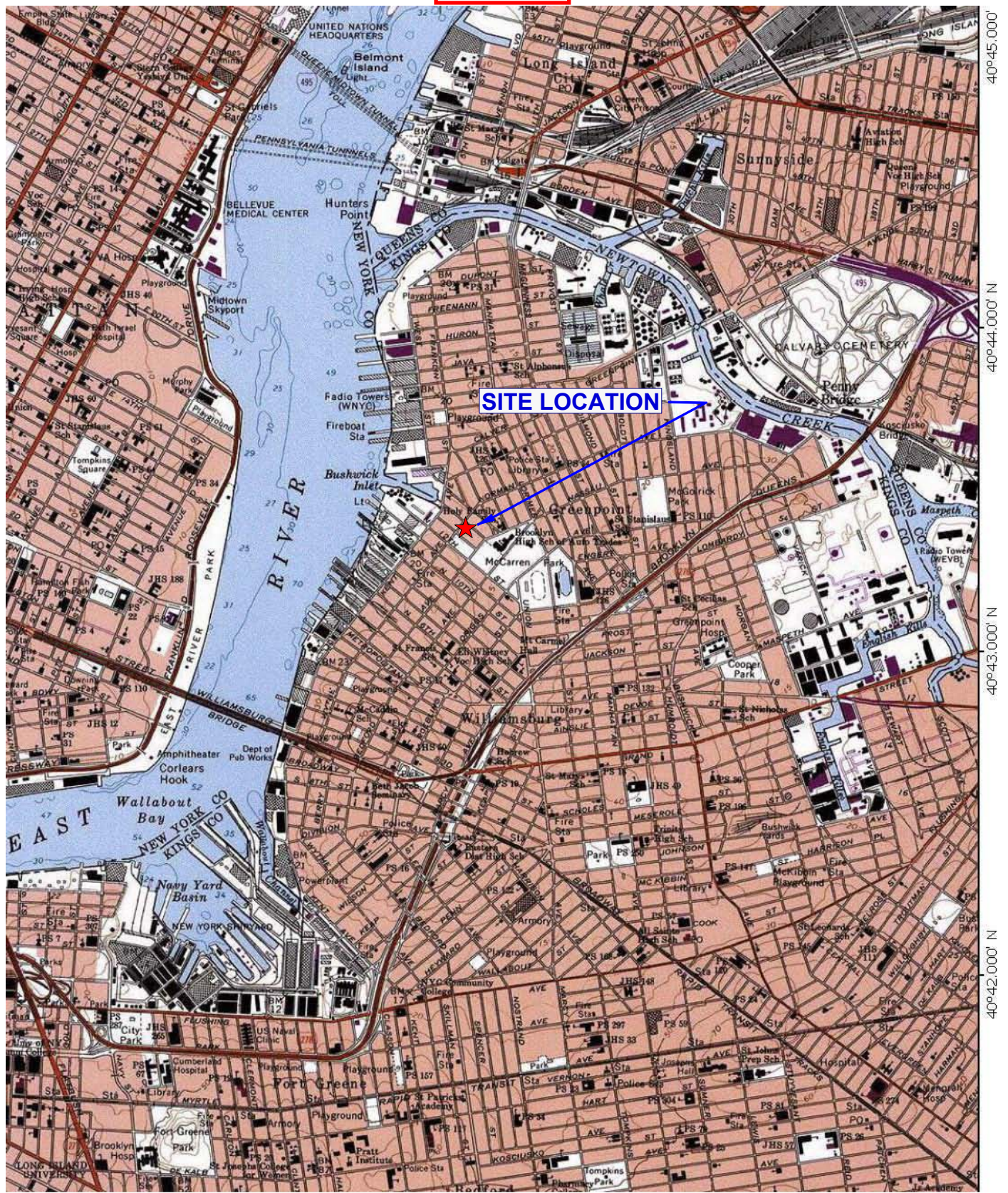
Property Information Portal

29 WYTHE AVENUE - BROOKLYN 11249

Borough: Brooklyn
Block: 2279
Lot: 1



 TAX_LOT_POLYGON	50	Tax Lot Number	TAX_LOT_FACE
	50	Tax Block Number	Regular
	50	Condo FKA Tax Lot Number	Underwater
	C50	Condo Flag/Number	Unknown
	A9000	Air Lot Flag/Number	50 Tax Lot Dimension
	S8000	Sub Lot Flag/Number	+/- 50 Approximate Tax Lot Dimension
	R	REUC Flag	
 TAX_BLOCK_POLYGON			
 BOUNDARY			
 POSSESSION_HOOK			





TAX MAP UNIT
FEE SHEET

Date: March 14, 2019
Borough: Brooklyn
Block: 2279
Lot: 1, 9

<u>SERVICE</u>	<u>COST</u>	<u>QUANTITY</u>	<u>AMOUNT</u>
Tax Map Certification	\$10.00		
New Lot Request For Mergers Apportionments (RP-602), and Lot Request For Condominium Amendment Applications (RP-602CA)	\$73.00 (per lot)	<u>1</u>	<u>\$ 73.00</u>

NYC Business Centers
Department of Finance
Manhattan Business Center
66 John Street, 2nd Floor
New York, NY 10038

Reference Number: 2019070031-96
Date/Time: 03/11/2019 4:35:33 PM

Property Tax - Miscellaneous Fees
2019070031-96-1
CPRR Trans Code: 11
CPRR Trans Desc: Miscellaneous Fees
Borough: 3
Block: 2279
Lot: 1
Due Date: 03/11/2019
UserId: NYC3222
Total:

\$73.00
1 ITEM TOTAL: \$73.00
TOTAL: \$73.00
Business Check \$73.00
Check Nbr: 003023
Total Received: \$73.00



Thank you! Have a nice day.

**APPLICATION FOR APPORTIONMENTS OR MERGERS**

Instructions: Please complete this application and submit in person to: **Department of Finance, Property Division - Tax Map Office, 66 John Street, 2nd floor, New York, NY 10038.** Please read the instructions for further details before completing this form. Print clearly.

SECTION A: PROPERTY INFORMATION

Borough: BROOKLYN Block: 2279 Present Lot(s): 1, 9

☒ Merger ☐ Apportionment Number of Lots Requested 1

☐ Air ☐ Subterranean

Lot(s) Usage: (check one) ☐ Residential Building Gross Sq/Ft: _____ ☒ Commercial Building Gross Sq/Ft: 0 ☐ Mix (Residential & Commercial) Building Gross Sq/Ft: _____

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Lot Number: 1

Property

1. Owner's Name (as per Deed): _____

OR

Company Name: FALSE ALARM LIMITED

Property

2. Address: 29 WYTHE AVENUE BROOKLYN NY 11249

NUMBER AND STREET CITY STATE ZIP CODE

3. Filing Representative (if applicable): _____

SECTION B: CERTIFICATION

1. Architect/Engineer/Applicant's Name: SALAMON DAVID

LAST NAME FIRST NAME

2. Address: 330 W 38 STREET NY NY 10018

NUMBER AND STREET CITY STATE ZIP CODE

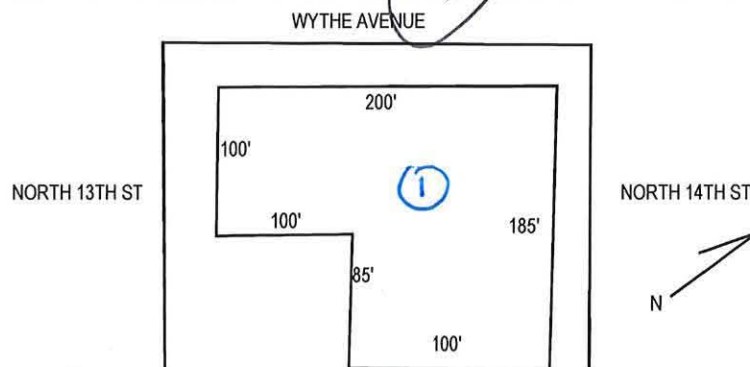
3. Telephone Number: 212 465 1616 4. Email Address: SEGGRP@GMAIL.COM

The applicant hereby certifies that, in making this application for merger/apportionment, s/he is the owner, or acting under the direction of the owner.

Signature of Architect/ Engineer/Applicant: _____ Date: 2 / 28 / 2019

TAX MAP CHANGE WILL NOT BE MADE UNTIL PRESENTATION OF REQUIRED DOCUMENTS (see reverse for the required documents)

DRAW SKETCH TO SCALE 1" = 50', IF POSSIBLE INDICATE NORTH ARROW



(Architect or Engineer's seal)

Tentative Lot(s) issued: _____

Customer Service Representative: J. Daniels Date: 03/11/2019 New Lot(s): - Lot(s) Affected: 1 Lot(s) Dropped: 9

Please note: Map changes will not be made until presentation of all required documents is reviewed and approved by the Specialist.

Lots are tentative until final approval is received from the Tax Map Office.

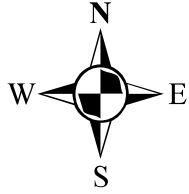
Map Updated: _____

Tax Map Specialist: _____ Date: ____/____/____



NYC Digital Tax Map

Effective Date : 08-11-2017 09:28:06
End Date : 04-30-2019 15:24:23
Brooklyn Block: 2279



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

Exhibit E



Exhibit F
(Resolution 1 of 2)

RESOLUTION ADOPTED BY
THE SOLE SHAREHOLDER OF
M.A.J. ASSOCIATES, INC.

The undersigned being the sole shareholder of M.A.J. Associates, Inc., a New York corporation (the "Company"), hereby certifies as follows:

WHEREAS, the Company is the former fee owner of the property located at 180 N. 14th Street, Brooklyn, New York and formerly identified as Section 3, Block 2279, Lot 9 on the Tax Map of Kings County New York ("Lot 9"); and

WHEREAS, the Company and False Alarm Ltd. ("FAL"), as co-applicants, applied to be admitted as Volunteers to the New York State Brownfield Cleanup Program ("BCP") in connection with Lot 9 and the contiguous property owned by FAL located at 29-41 Wythe Avenue, Brooklyn, New York and identified as Section 3, Block 2279, Lot 1 on the Tax Map of Kings County New York ("Lot 1," and together with Lot 9, the "Site"); and

WHEREAS, the New York State Department of Environmental Conservation ("DEC") determined that the Site is eligible to participate in the BCP and that the Company and FAL were participating as Volunteers as defined in Environmental Conservation Law §27-1405(1)(b); and

WHEREAS, the Company, FAL, and DEC executed a Brownfield Site Cleanup Agreement, Site No. C224262 (the "BCA") dated December 6, 2017; and

WHEREAS, by deed dated January 14, 2019, the Company, as seller, transferred fee title of Lot 9 to FAL, as purchaser; and

WHEREAS, by tax form RP-602 dated March 11, 2019, Lots 1 and 9 were merged to form a new, consolidated Lot 1; and

WHEREAS, the Company deems it advisable and in the best interests of the Company to amend the BCA to reflect the merger of Lots 1 and 9 into a new, consolidated Lot 1, and to reflect the owner of the Site as False Alarm Ltd., and to authorize and approve the execution and delivery of a BCP Application to Amend Brownfield Cleanup Agreement and Amendment.

NOW, THEREFORE, BE IT RESOLVED, that Michael Weitzman is authorized to execute on behalf of the Company the BCP Application to Amend Brownfield Cleanup Agreement and Amendment, as well as any other documents necessary to effect the amendment of the BCA to reflect the merger of Lots 1 and 9 into a new, consolidated Lot 1 and to reflect the owner of the Site as False Alarm Ltd. (the "Consent"); and it is further

RESOLVED, that all actions heretofore taken and all documents heretofore signed by Michael Weitzman on behalf of the Company in furtherance of the foregoing amendment are hereby ratified by the Company; and it is further

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

IN WITNESS WHEREOF, the undersigned has executed this written Consent in the capacity noted below as of this 26th day of June 2025.

M.A.J. ASSOCIATES, INC.

By: THE JAY WEITZMAN IRREVOCABLE TRUST,
its sole shareholder

By: [Signature]
Name: Joyce Weitzman
Title: Trustee

Exhibit F
(Resolution 2 of 2)

RESOLUTION ADOPTED BY
THE SOLE SHAREHOLDER OF
FALSE ALARM LTD.

The undersigned being the sole shareholder of False Alarm Ltd., a New York corporation (the "Company"), hereby certifies as follows:

WHEREAS, the Company is the fee owner of the property located at 29-41 Wythe Avenue and 180 N. 14th Street, Brooklyn, N.Y. and identified as Section 3, Block 2279, Lot 1 on the Tax Map of Kings County New York (the "Site"); and

WHEREAS, prior to March 11, 2019, the Site consisted of two separate tax lots identified as Lot 1 (29-41 Wythe Avenue) and Lot 9 (180 N. 14th Street); and

WHEREAS, M.A.J. Associates, Inc. ("M.A.J.") is the former owner of former Lot 9; and

WHEREAS, the Company and M.A.J., as co-applicants, applied to be admitted as Volunteers to the New York State Brownfield Cleanup Program ("BCP") in connection with the Site; and

WHEREAS, the New York State Department of Environmental Conservation ("DEC") determined that the Site is eligible to participate in the BCP and that the Company and M.A.J. were participating as Volunteers as defined in Environmental Conservation Law §27-1405(1)(b); and

WHEREAS, the Company, M.A.J., and DEC executed a Brownfield Site Cleanup Agreement, Site No. C224262 (the "BCA") dated December 6, 2017; and

WHEREAS, by deed dated January 14, 2019, M.A.J., as seller, transferred fee title of Lot 9 to the Company, as purchaser; and

WHEREAS, by tax form RP-602 dated March 11, 2019, Lots 1 and 9 were merged to form a new, consolidated Lot 1; and

WHEREAS, the Company deems it advisable and in the best interests of the Company to amend the BCA to reflect the merger of Lots 1 and 9 into a new, consolidated Lot 1, and to reflect the owner of the Site as False Alarm Ltd., and to authorize and approve the execution and delivery of a BCP Application to Amend Brownfield Cleanup Agreement and Amendment.

NOW, THEREFORE, BE IT RESOLVED, that Michael Weitzman is authorized to execute on behalf of the Company the BCP Application to Amend Brownfield Cleanup Agreement and Amendment, as well as any other documents necessary to effect the amendment of the BCA to reflect the merger of Lots 1 and 9 into a new, consolidated Lot

1, and to reflect the owner of the Site as False Alarm Ltd. (the "Consent"); and it is further

RESOLVED, that all actions heretofore taken and all documents heretofore signed by Michael Weitzman on behalf of the Company in furtherance of the foregoing amendment are hereby ratified by the Company; and it is further

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

IN WITNESS WHEREOF, the undersigned has executed this written Consent in the capacity noted below as of this 26th day of June 2025.

FALSE ALARM LTD.

By: THE JAY WEITZMAN IRREVOCABLE TRUST,
its sole shareholder

By: Joyce Weitzman
Name: Joyce Weitzman
Title: Trustee