



May 31, 2023  
BCP Application  
12.0077448.00

## Brownfield Cleanup Program Application

**50 Commercial Street  
Block 2482/Lots 1, 7, and 8  
Brooklyn, NY 11222**

May 31, 2023  
12.0077527.00



**PREPARED FOR:**  
Rimani Realty LLC

### **GZA GeoEnvironmental, Inc.**

500 International Drive | Mount Olive, New Jersey  
97-527-7451

32 Offices Nationwide  
[www.gza.com](http://www.gza.com)

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Chief, Site Control Section  
New York State Department of Environmental Conservation  
625 Broadway, 11th Floor  
Albany, NY 12233-7020

**Re:   *Brownfield Cleanup Program Application***  
**50 Commercial Street**  
**Block 2482/Lots 1, 7, and 8**  
**Brooklyn, NY 11222**

Dear Sirs:

Please find enclosed a copy of the revised Brownfield Cleanup Program application form and a table of contents for 50 Commercial Street, Brooklyn, NY (Block 2482/Lots 1, 7, and 8). The application and supporting material have been revised in accordance with comments received from Kelly Lewandowski, Chief of Site Control Section on April 28, 2023 and additional comments received on May 26, 2023. Per Ms. Servis-Oettinger's e-mail dated 5/12/23, the previous environmental reports will not be re-submitted. Should you have any questions, please contact Robert Jackson at (973) 738-0782.

Very truly yours,

GZA GEOENVIRONMENTAL, INC.

A handwritten signature in blue ink, appearing to read 'Robert Jackson'.

Robert Jackson, P.E.  
Associate Principal

**Cc: Nicholas J. Manetta/Rimani Realty LLC**  
**Enrico R. Manetta/Rimani Realty LLC**  
**George Duke/Connell Foley**



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## BCP Application





**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: C224278

☒

Yes

☐

No

**BCP App Rev 14 – January 2023**

**SECTION I: Property Information**

**PROPOSED SITE NAME:** 50 Commercial Street Development

**ADDRESS/LOCATION:** 50 Commercial Street, 56 Commercial Street, and 15-17 Clay Street

**CITY/TOWN:** Brooklyn

**ZIP CODE** 11222

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

**COUNTY:** Kings

**SITE SIZE (ACRES)** 0.283

**LATITUDE:**

**LONGITUDE:**

40 ° 44 ' 11.7096 " 73 ° 57 ' 27.0828 "

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		
50 Commercial Street		2482	1	0.121		
15-17 Clay Street		2482	7	0.098		
56 Commercial Street		2482	8	0.064		
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.					<b>Y</b>	<b>N</b>
					<input checked="" type="radio"/>	<input type="radio"/>
2. Is the required property map provided in electronic format with the application? (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) If yes, identify census tract: _____ Percentage of property in En-zone (check one): 0% <input checked="" type="radio"/> 1-49% <input type="radio"/> 50-99% <input type="radio"/> 100% <input type="radio"/>					<input type="radio"/>	<input checked="" type="radio"/>
4. Is the project located within a disadvantaged community? 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)? If yes, identify names of properties and site numbers, if available, in related BCP applications: _____					<input type="radio"/>	<input checked="" type="radio"/>
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? If yes, attach relevant supporting documentation.					<input type="radio"/>	<input checked="" type="radio"/>

SECTION I: Property Information (CONTINUED)		
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	Y <input type="radio"/>	N <input checked="" type="radio"/>
10. Has the property been the subject of or included in a previous BCP application? 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)? If yes, please provide the DEC site number: <u>C224278</u> Class: <u>P</u>	<input checked="" type="radio"/>	<input 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.  <u>Easement/Right-of-Way Holder</u> <u>Description</u>	<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):  <u>Type</u> <u>Issuing Agency</u> <u>Description</u>	<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 type="radio"/>	<input checked="" 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? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 10-12 of this form.	Y <input checked="" type="radio"/>	N <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> _____		

**SECTION II: Project Description**

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

NOTE: 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

4. Please provide a short description of the overall project development, including the date that the remedial program is to begin, and the date by which a Certificate of Completion is expected to be issued.

Is this information attached? ☒ Yes ☐ No

**SECTION III: Land Use Factors**

1. What is the property's current municipal zoning designation? M1-2/R6 MX-8

2. What uses are allowed by the property's current zoning (select all that apply)?

Residential ☒ Commercial ☒ Industrial ☒

3. Current use (select all that apply):

Residential ☐ Commercial ☐ Industrial ☐ Recreational ☐ Vacant ☒

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.  
Is this summary included with the application?

**Y** ☒  
**N** ☐

5. Reasonably anticipated post-remediation use (check all that apply):

Residential ☒ Commercial ☒ Industrial ☐

If residential, does it qualify as single-family housing? ☐ N/A

☐  
☐  
☒

6. Please provide a statement detailing the specific proposed post-remediation use.  
Is this summary attached?

☒  
☐

7. Is the proposed post-remediation use a renewable energy facility?  
See application instructions for additional information.

☐  
☒

8. Do current and/or recent development patterns support the proposed use?

☒  
☐

9. Is the proposed use consistent with applicable zoning laws/maps?  
Please provide a brief explanation and additional documentation if necessary.

☒  
☐

10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans?  
Please provide a brief explanation and additional documentation if necessary.

☒  
☐

## SECTION IV: 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. PHASE II REPORTS FOR ALL THREE LOTS AND REMEDIAL INVESTIGATION REPORT ARE INCLUDED AS ATTACHMENTS.**

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chlorinated Solvents	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other VOCs	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" 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:

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):

Coal Gas Manufacturing	<input type="checkbox"/>	Manufacturing	<input checked="" 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 checked="" type="checkbox"/>
Landfill	<input type="checkbox"/>	Tannery	<input type="checkbox"/>	Electroplating	<input type="checkbox"/>	Unknown	<input type="checkbox"/>

Other:

SECTION V: Requestor Information		
NAME: Rimani Realty LLC		
ADDRESS: 270 McGuinness Boulevard		
CITY/TOWN: Brooklyn, NY		ZIP CODE 11222
PHONE: (718) 937-5656	EMAIL: rimanirealtyllc@gmail.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 that 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, the names of the members/owners need to be provided on a separate attachment. Is this attached? N/A <input type="radio"/>	<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? <b>Documents that are not properly certified will not be approved under the BCP.</b>	<input checked="" type="radio"/>	<input type="radio"/>

SECTION VI: 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? 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"/>

SECTION VI: Requestor Eligibility (CONTINUED)			
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?		Y <input type="radio"/>	N <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"/>
12. THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405(1) BY CHECKING ONE OF THE BOXES BELOW:			
<b>PARTICIPANT</b> <input type="checkbox"/> 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.		<b>VOLUNTEER</b> <input checked="" type="checkbox"/> 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.  <b>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.</b>	
13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?  Yes <input checked="" type="radio"/> No <input type="radio"/> N/A <input type="radio"/>			
14. Requestor relationship to the property (check one; if multiple applicants, check all that apply): <input type="checkbox"/> Previous Owner <input checked="" type="checkbox"/> Current Owner <input type="checkbox"/> Potential/Future Purchaser <input type="checkbox"/> Other: _____  If the requestor is not the current owner, <b>proof of site access sufficient to complete remediation must be provided.</b> 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? <input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> N/A  <b>Note:</b> A purchase contract or lease agreement does not suffice as proof of site access.			



**SECTION VII: Requestor Contact Information**

REQUESTOR'S REPRESENTATIVE: Nicholas Manetta

ADDRESS: 270 McGuinness Boulevard

CITY: Brooklyn, NY

ZIP CODE: 11222

PHONE: (718) 937-5656

EMAIL: rimanirealtyllc@gmail.com

REQUESTOR'S CONSULTANT (CONTACT NAME): Robert Jackson

COMPANY: Equity Environmental LLC, a Division of GZA GeoEnvironmental, Inc,

ADDRESS: 55 Lane Road

CITY: Fairfield, NJ

ZIP CODE: 07004

PHONE: (973) 738-0782

EMAIL: robert.jackson@gza.com

REQUESTOR'S ATTORNEY (CONTACT NAME): George Duke

COMPANY: Connell Foley, LLP

ADDRESS: 875 Third Avenue, 21st Floor

CITY: New York, NY

ZIP CODE:

PHONE: (201) 736-0948

EMAIL: gduke@connellfoley.com

**SECTION VIII: 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 based on demonstration of financial hardship.

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

**SECTION IX: Current Property Owner and Operator Information**

CURRENT OWNER: Rimani Realty

CONTACT NAME: Nicholas Manetta

ADDRESS: 270 McGuinness Boulevard

CITY: Brooklyn, NY

ZIP CODE: 11222

PHONE: (718) 937-5656

EMAIL: rimanirealtyllc.com

OWNERSHIP START DATE: Block 2482/Lot 1: June 2018

Block 2482/Lots 7 and 8: August 2022

CURRENT OPERATOR: N/A - Vacant

CONTACT NAME: N/A - Vacant

ADDRESS: N/A - Vacant

CITY: N/A - Vacant

ZIP CODE: N/A - Vacant

PHONE: N/A - Vacant

EMAIL: N/A - Vacant

OPERATION START DATE: N/A - Vacant

## SECTION X: Property Eligibility Information

	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? 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? 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? If yes, please provide: Permit Type: _____ EPA ID Number: _____  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? 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. <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? 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? If yes, please provide additional information.	<input type="radio"/>	<input checked="" type="radio"/>

## SECTION XI: Site Contact List

To be considered complete, the application must include the Brownfield Site Contact List in accordance with *DER-23: Citizen Participation Handbook for Remedial Programs*. Please attach, at a minimum, the names and mailing addresses of the following:

- The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
- Residents, owners, and occupants of the property and adjacent properties.
- Local news media from which the community typically obtains information.
- The public water supplier which services the area in which the property is located.
- Any person who has requested to be placed on the contact list.
- The administrator of any school or day care facility located on or near the property.
- The location of a document repository for the project (e.g., local library). **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.** In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.



## SECTION XII: 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 Member (title) of Rimani Realty 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: 4/7/23 Signature: 

Print Name: Nicholas Manetta

### SUBMITTAL INFORMATION

- Two (2) copies, one unbound paper copy of the application form with original signatures and table of contents, and one complete electronic copy in final, non-fillable Portable Document Format (PDF) on an external storage device (such as thumb drive or CD), must be sent to:  
Chief, Site Control Section  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway, 11<sup>th</sup> Floor  
Albany, NY 12233-7020

PLEASE DO NOT SUBMIT SUPPORTING DOCUMENTS WITH THE HARD COPY APPLICATION FORM.  
Please provide a hard copy of ONLY the application form and a table of contents.

### FOR DEC USE ONLY

BCP SITE T&A CODE: \_\_\_\_\_ LEAD OFFICE: \_\_\_\_\_

**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 14**

Please respond to the questions below and provide additional information and/or documentation as required.	Y	N
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\*  
\*Selecting this option will result in a “pending” status. The regulatory agreement 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.
- ☐ 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.

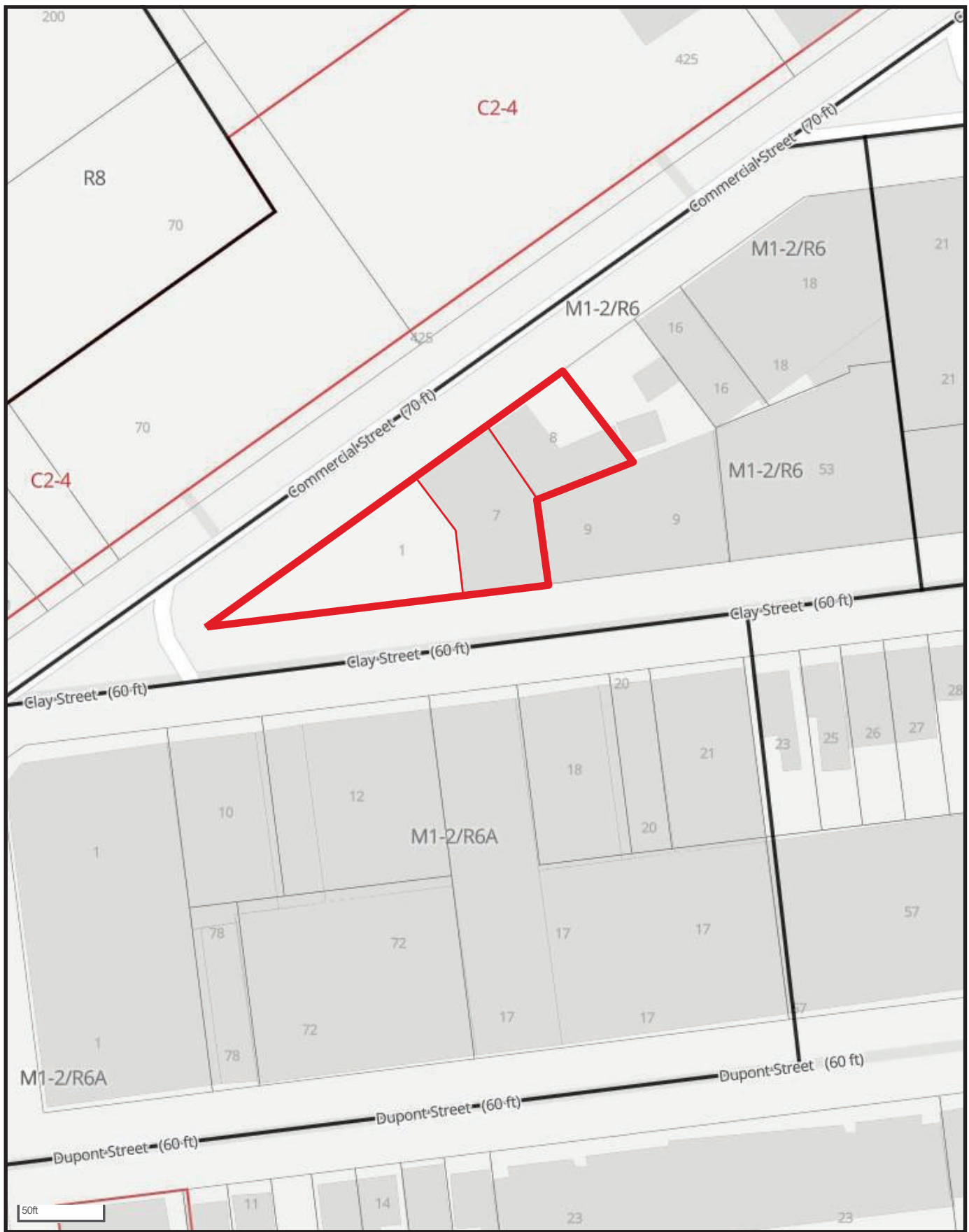


May 11, 2023  
BCP Application  
12.0077527.00


## **BCP Application Supporting Documents**


# Site Map

## Application Form Section I



Proposed Brownfield  
property boundary



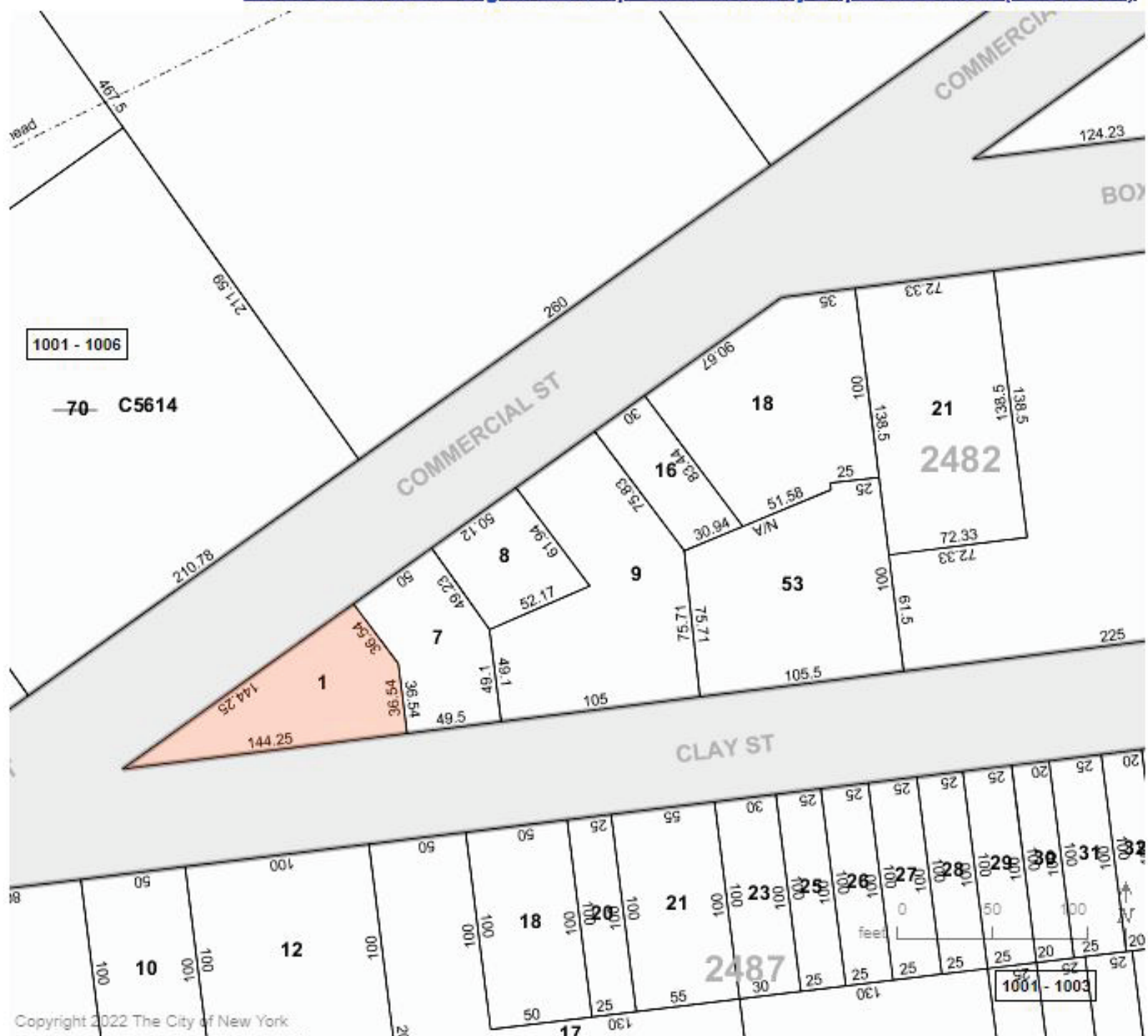

Site Map		
Block 2482 / Lots 1, 7, 8		Brooklyn, NY
 <b>equity environmental engineering</b> <small>500 International Drive, Suite 150, Mount Olive, NJ 07828  Office: (973) 527-7451 / Fax: (973) 858-0280</small>		
DRAWN BY / DATE	REV DATE	DRAWING NO.
VC / 12.28.22		2018072-01



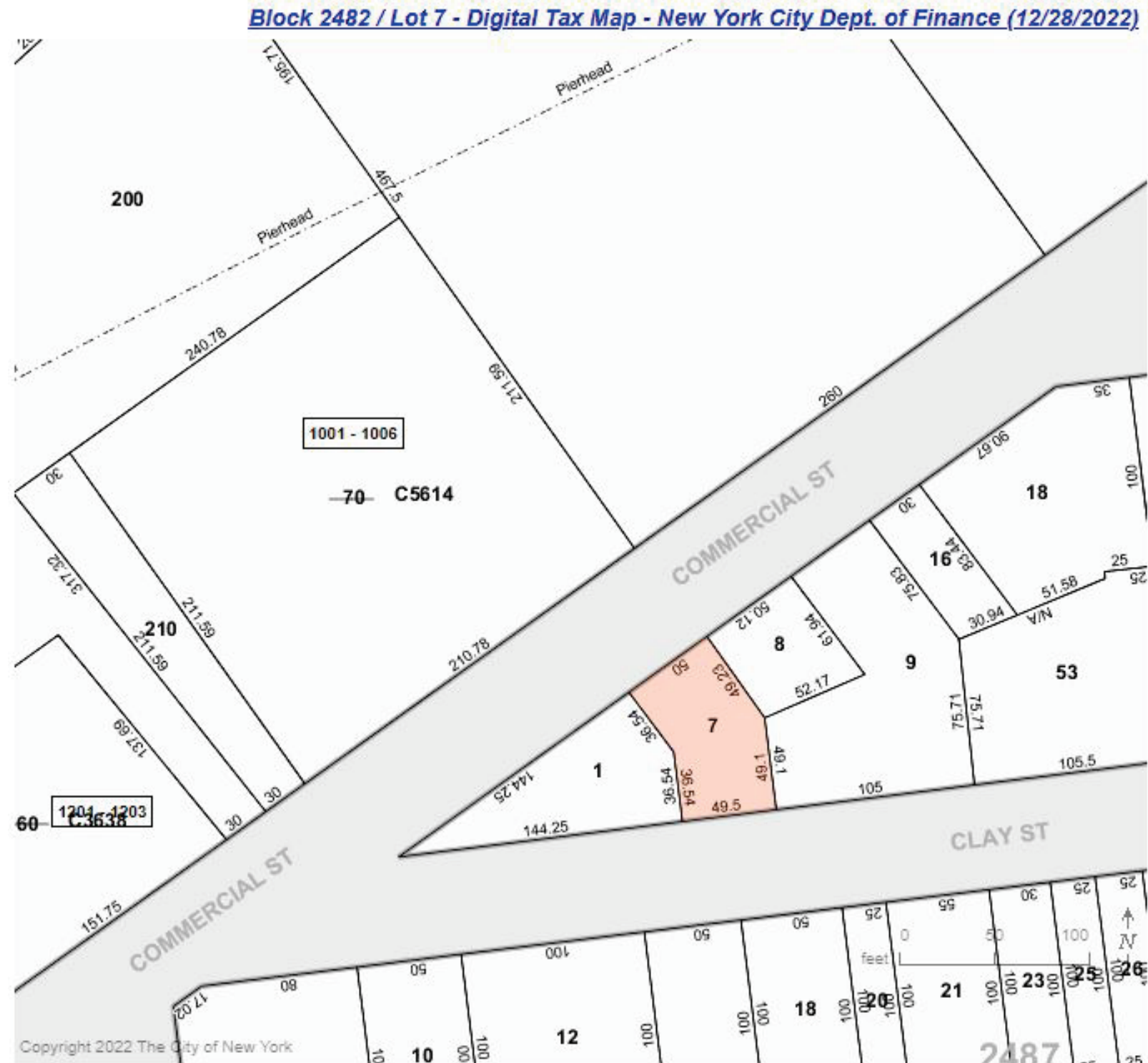
# Tax Maps

## Application Form Section I





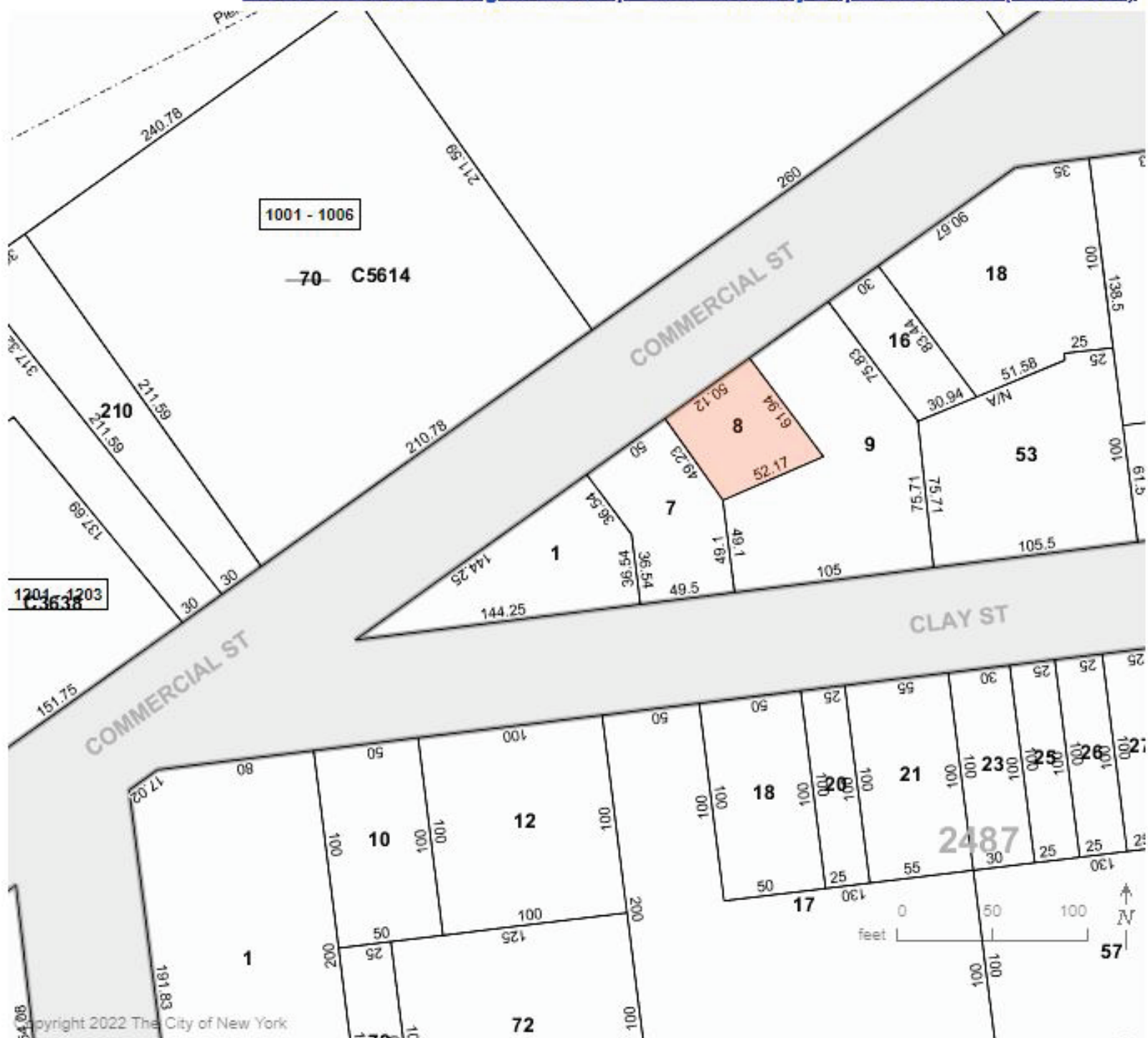
- Borough Boundary
- Tax Block Boundary
- 50** Tax Block Number
- Tax Lot Boundary
- 50** Tax Lot Number
- 50-** Condo FKA Tax Lot Number
- 50.5 Tax Lot Dimension
- +/-5.5 Approximate Tax Lot Dimension
- 1500 - 1550** Condo Units Range Label
- Building Footprint**
- C50** Condo Flag/Condo Number
- A50** Air Right Flag/Lot Number
- S50** Subterranean Right Flag/Lot Number
- R** REUC Flag
- Under Water Tax Lot Boundary
- Other Boundary
- ↑** Possession Hook
- Misc** Miscellaneous Text
- Small Tax Lot Dimension
- Surface Water**



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- |           |                               |            |                                    |
|-----------|-------------------------------|------------|------------------------------------|
|           | Borough Boundary              | <b>C50</b> | Condo Flag/Condo Number            |
|           | Tax Block Boundary            | <b>A50</b> | Air Right Flag/Lot Number          |
| <b>50</b> | Tax Block Number              | <b>S50</b> | Subterranean Right Flag/Lot Number |
|           | Tax Lot Boundary              | <b>R</b>   | REUC Flag                          |
| <b>50</b> | Tax Lot Number                |            | Under Water Tax Lot Boundary       |
|           | Condo FKA Tax Lot Number      |            | Other Boundary                     |
| 50.5      | Tax Lot Dimension             |            | Possession Hook                    |
| +/-5.5    | Approximate Tax Lot Dimension | Misc       | Miscellaneous Text                 |
|           | Condo Units Range Label       |            | Small Tax Lot Dimension            |
|           | Building Footprint            |            | Surface Water                      |



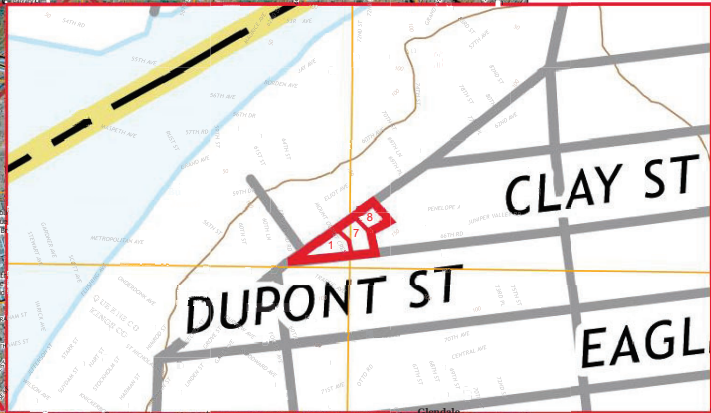


	Borough Boundary	<b>C50</b>	Condo Flag/Condo Number
	Tax Block Boundary	<b>A50</b>	Air Right Flag/Lot Number
<b>50</b>	Tax Block Number	<b>S50</b>	Subterranean Right Flag/Lot Number
	Tax Lot Boundary	<b>R</b>	REUC Flag
<b>50</b>	Tax Lot Number		Under Water Tax Lot Boundary
<del>50</del>	Condo FKA Tax Lot Number		Other Boundary
50.5	Tax Lot Dimension		Possession Hook
+/-5.5	Approximate Tax Lot Dimension	<b>Misc</b>	Miscellaneous Text
<b>1500 - 1550</b>	Condo Units Range Label		Small Tax Lot Dimension
	Building Footprint		Surface Water

# USGS Quad Map

## Application Form Section I





\*7643016386493



# Property Description

## Application Form Section I

## Property Description

### **Location:**

The 50 Commercial Street Development Site is located in an urban area in the Greenpoint neighborhood of Brooklyn. The site is located on the corner of Commercial Street and Clay Street, and is approximately 700 feet south of Newtown Creek and 800 feet east of the East River.

### **Site Features:**

The main site feature is a one-story industrial warehouse on the eastern portion of the site (Lots 7 and 8). The western area of the site, Lot 1, is an asphalt-paved yard currently containing vehicles and storage containers.

### **Current Zoning and Land Use:**

The site is currently vacant and is zoned for residential, commercial, and industrial use (M1-2/R6). The surrounding parcels are currently used for a combination of residential, commercial, and light industrial. The nearest residential area is 200 feet southwest along Clay Street.

### **Past Use of the Site:**

Block 2482/Lots 7 and 8 was historically used for iron works operations, as a lumber and building materials warehouse, for manufacturing uses, and for commercial uses. Block 2482/Lot 1 was historically used for residential, commercial, and junk storage purposes. There were historic gasoline filling station and auto repair operations onsite at Block 2482/Lot 1, however no contamination has been associated with this site usage. There are no known or suspected sources of contamination onsite, and suspected sources of contamination are located offsite at adjacent properties with historical industrial uses. These sources include 19 Clay Street, 0.025 miles east-northeast of the Site, which was previously a Small Quantity Generator (mercury and halogenated/nonhalogenated solvents), 65 Commercial Street, 0.042 miles north-northeast of the Site, which was previously a Small Quantity Generator and a Large Quantity Generator (waste oils, lead, cadmium, methyl ethyl ketone, benzene, barium, ignitable wastes, and nonhalogenated solvents), and 49 Dupont Street, 0.054 miles south-southwest of the Site, which was previously a Small Quantity Generator and a Large Quantity Generator (benzene, tetrahydrofuran, methyl isobutyl ketone, acetone, and cyclohexanone).

### **Site Geology and Hydrogeology:**

The average depth to groundwater is 8 - 8.5 feet. Groundwater flow direction is toward the southwest toward the East River.

# Environmental Assessment

## Application Form Section I



## Environmental Assessment

Based upon investigations conducted to date, the primary contaminants of concern for the site include trichloroethene (TCE), lead, and several SVOCs.

### SOIL

Soil samples were compared to the NYSDEC 6NYCRR Part 375 Section 6.8 Unrestricted Use Soil Cleanup Objectives (UUSCOs), Restricted Commercial Use Soil Cleanup Objectives (RCSCOs), and Restricted Residential Use Soil Cleanup Objectives.

#### December 2017 Sampling Event Results (Environmental work conducted on Lot 1)

No VOCs were identified in the shallow samples above the UUSCOs, with the exception of 1,2,4-Trimethylbenzene (4.2 mg/kg in SB-3 1-3 ft).

Several VOCs were detected in the deeper soil samples above UUSCOs, including: n-Propylbenzene (maximum 11 mg/kg); 1,2,4-Trimethylbenzene (maximum 34 mg/kg); 1,3,5-Trimethylbenzene (maximum 11 mg/kg); Ethyltoluene (maximum 2.1 mg/kg) and Xylenes (maximum 13 mg/kg).

Several SVOCs were detected in shallow soil samples above UUSCOs, including: Benzo(a)anthracene (maximum 2.61 mg/kg); Benzo(a)pyrene (maximum 2.69 mg/kg); Benzo(b)fluoranthene (maximum 2.21 mg/kg); Benzo(k)fluoranthene (maximum 1.96 mg/kg); Chrysene (maximum 2.16 mg/kg) and Indeno(1,2,3-cd)pyrene (maximum 1.48 mg/kg).

Several SVOCs were detected in only one deep soil sample SB-3 (6-8 ft) above UUSCOs, including, Benzo(a)anthracene (maximum 8.3 mg/kg); Benzo(a)pyrene (maximum 7.48 mg/kg); Benzo(b)fluoranthene (maximum 7.15 mg/kg); Benzo(k)fluoranthene (maximum 7.02 mg/kg); Chrysene (maximum 8.58 mg/kg); Dibenzo(a,h)fluoranthene (0.764 mg/kg) and Indeno(1,2,3-cd)pyrene (maximum 1.92 mg/kg).

Four metals were detected in shallow soil samples above UUSCOs, including: Copper (maximum 56.3 mg/kg); Lead (maximum 225 mg/kg); Zinc (maximum 310 mg/kg) and Mercury (maximum 368 mg/kg). Seven metals were detected in deep soil samples above UUSCOs, including Barium (maximum 1,390 mg/kg); Cadmium (maximum 4.06 mg/kg); Copper (maximum 220 mg/kg); Lead (maximum 2,700 mg/kg); Nickel (maximum 40.9 mg/kg), Mercury (maximum 1.28 mg/kg) and Zinc (maximum 991 mg/kg). Mercury was detected above its RRSCO and Barium and Lead were detected above their CSCOs.

No Pesticides or PCBs were detected above UUSCOs in shallow soil samples, with the exception of 4,4'-DDT (maximum 0.00531 mg/kg) or in deep soil samples, with the exception of 4,4'-DDD (0.0568 mg/kg in SB-3).

#### August 2022 Sampling Event Results (Environmental work conducted on Lots 7 and 8)

Several VOCs were detected, two of which exceeded the NYSDEC Unrestricted soil cleanup criteria in 6-NYCRR 375-6. Contaminants in exceedance include: TCE (maximum of 5.1 mg/kg, standard of 0.47 mg/kg) and Total Xylenes (maximum of 0.28 mg/kg, standard of 0.26 mg/kg); both were detected in SB-5 (0-2). Several other VOCs were detected, none of which exceeded the NYSDEC Restricted Residential, Restricted Residential Use, or Commercial soil cleanup criteria in 6-NYCRR 375-6.

No SVOCs were detected, which exceeded the NYSDEC Restricted Residential, or Commercial soil cleanup criteria in 6-NYCRR 375-6.

Polychlorinated biphenyl (PCB) Aroclor 1254 (maximum 0.0124 mg/kg) was detected in SB-4 (5-6) at an estimated value below the NYSDEC Unrestricted Use, Restricted Use, and Restricted Residential Use soil cleanup criteria in 6-NYCRR 375-6.

The pesticide 4,4'-DDT was detected in multiple soil samples and exceeded the NYSDEC Unrestricted Use soil cleanup criteria in 6-NYCRR 375-6. 4,4'-DDT was found at SB-2 with a maximum concentration of 0.00349 mg/kg, with the standard being 0.0033 mg/kg.

Several Metals were detected, two of which exceeded the NYSDEC Unrestricted soil cleanup criteria in 6-NYCRR 375-6. Contaminants in exceedance include Arsenic detected in SB-4 (0-2) (maximum of 16 mg/kg, standard of 13 mg/kg) and Total Zinc detected in SB-1 (0-2) and SB-1 (5-6) (maximum of 403 mg/kg, standard of 109 mg/kg).

Perfluorooctanoic Acid (PFOA) and Perfluorooctanesulfonic Acid (PFOS) were detected in SB-2 (0-2). PFOA was detected at an estimated value of 0.000113 mg/kg and PFOS was detected at 0.000293 mg/kg. All results were detected below the remediation standards.

#### January 2023 Sampling Event Results (Environmental work conducted on Lot 1)

Perfluorooctanoic Acid (PFOA) was detected in five borings with no detections above the remediation standard, 1H,1H,2H,2H-Perfluorooctanesulfonic Acid (6:2FTS) was detected in six borings with no detections above the remediation standard, and Perfluorooctanesulfonic Acid (PFOS) were detected in four borings with no detections above the remediation standard.

No 1,4-Dioxane was detected above standards in all samples.

### **GROUNDWATER**

Groundwater samples collected from the permanent monitoring wells onsite were compared to NYSDEC TOGS 1.1.1 Ambient Water Quality Standards and New York State 6NYCRR Part 703.5 Class GA.

Trichloroethene (TCE) and cis-1,2-Dichloroethene were detected above standards. TCE was detected above the standard in MW-1, MW-2, MW-3, and MW-4. The TCE concentration in MW-

4 was particularly high (maximum of 130,000 ug/l, standard of 5 ug/l). Cis-1,2-Dichloroethene was detected above the standard in MW-3 and MW-4 with a maximum concentration of 6,500 ug/l in MW-4, with a standard of 5 ug/l.

The following SVOCs were detected above the standard: Benzo(a)anthracene (maximum of 13 ug/l, standard of 0.002 ug/l), Benzo(a)pyrene (maximum of 11 ug/l, standard of 0.0 ug/l), Benzo(b)fluoranthene (maximum of 13 ug/l, standard of 0.002 ug/l), Benzo(k)fluoranthene (maximum of 5.6 ug/l, standard of 0.002 ug/l), Chrysene (maximum of 13 ug/l, standard of 0.002 ug/l), and Indeno(1,2,3-cd)pyrene (7.9 ug/l, standard of 0.002 ug/l). The maximum concentrations of all SVOCs were identified in MW-1.

The following total metals were detected above the standard: Chromium (maximum of 75.24 ug/l, standard of 50 ug/l), Iron (maximum of 50,900 ug/l, standard of 300 ug/l), Lead (particularly high in MW-2 with a maximum of 1,306 ug/l, standard of 25 ug/l), Magnesium (maximum of 114,000 ug/l, standard of 35,000 ug/l), Manganese (maximum of 7,514 ug/l, standard of 300 ug/l), Mercury (maximum of 2.26 ug/l, standard of 0.7 ug/l), Selenium (maximum of 11.2 ug/l, standard of 10 ug/l), Sodium (maximum of 122,000 ug/l, standard of 20,000 ug/l), and Thallium (maximum of 0.59 ug/l, standard of 0.5 ug/l).

## **SOIL VAPOR**

Soil vapor samples were compared to the NYDOH Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York, Table 3.1. Trichloroethene (TCE) was present in SV-2 (maximum of 72 ug/m<sup>3</sup>), SV-3 (maximum of 370 ug/m<sup>3</sup>), SV-4 (maximum of 1,410 ug/m<sup>3</sup>), and SV-5 (maximum of 296 ug/m<sup>3</sup>). All detections of TCE are above the Table 3.1 guideline values of 5 ug/m<sup>3</sup>.

# **Project Description**

## **Application Form Section II**

## Project Description

The project will consist of a Remedial Design Investigation (RDI) to further delineate groundwater contamination and to provide additional geotechnical information to be in compliance with applicable regulations. Upon completion of the RDI, the remediation of the Site will be finalized and appropriate design completed for at least a Sub-slab depressurization system (SSDS) and some form of groundwater cut-off wall to prevent potential onsite migration of contaminants. Should DNAPL be observed, provisions for managing it will be included in the remedial design.

The consolidated Remedial Investigation Report (RIR) and draft Remedial Action Workplan (RAWP) will be submitted to the DEC with this application. This RIR meets the requirements set forth in ECL Article 27-1415(2).

For proposed future use, the Site will be constructed with a slab-on-grade, mixed-use commercial and residential building. The current zoning designation is M1-2/R6. The proposed use is consistent with the existing zoning for the property. The first floor will consist of 4,500 square feet of commercial/retail space with a 4,500 square foot parking garage. The remaining floors will be comprised of 30-33 dwelling units. The roof at the second floor and the main roof will be terraces for residential uses.

The remedial program is anticipated to begin July 2023. A Certificate of Completion is anticipated to be issued by July 2025.

# Land Use Factors Summaries

## Application Form Section III

## Land Use Factors Summaries

### **Zoning and Current Use:**

The current municipal zoning designation for the site is M1-2/R6. Uses permitted by this designation include light industrial manufacturing use, offices, hotels, and most retail uses, certain community facilities by special permit, and residential uses for multifamily buildings that can range from walk up townhouses to row house neighborhoods to large-scale apartment buildings. Currently the site is vacant and no longer in use. All three lots for the Site ceased operations prior to current owner purchase of the property.

### **Anticipated Use:**

The anticipated post-remediation use of the Site includes a constructed slab-on-grade mixed-use commercial and residential building. The proposed use is consistent with the existing M1-2/R6 zoning designation for the property. The first floor will consist of 4,500 square feet of commercial/retail space with a 4,500 square foot parking garage. The remaining floors will be comprised of 30-33 dwelling units. The roof at the second floor and the main roof will be terraces for residential uses.

### **Renewable Energy Facility Site:**

This post-remediation use of the Site is not proposed to be a renewable energy facility.

### **Compliance with Zoning Laws, Recent Development, and Community Master Plans:**

Current and recent development patterns support the proposed commercial/residential use of the Site. The proposed site use is consistent with the applicable zoning laws/maps as well as the applicable comprehensive community master plans. The zoning designation at the Site is M1-2/R6, which allows for the anticipated commercial/residential use.

### Section III: Current Property Owner and Operator Information

#### Current and Historic Ownership for 50 Commercial Street Block 2482 Lot 1 (Target Property)

Year	Owner Name	Contact Information	Relationship to Requestor
Unknown - 1989	Josephine Zappa, as devisee under the las will and testament of Giuseppe Zappa	Unknown	None
1989 - 1989	Rose Fabbo	204 California Place South, Island Park, NY  Phone: Unknown	None
1989 - 2014	Robert P. Perez	118 Malba Drive, Malba, New York 11357  Phone: Unknown	None
2014 - 2018	Enrico R. Manetta  Nicholas J. Manetta	101 Malba Drive, Malba, New York 11357  Phone:	Members of current owner Rimani Realty LLC
2018 - Present	Rimani Realty LLC	101 Malba Drive, Malba, New York 11357  Phone: 718-640-7042	Requestor

#### Current and Historic Ownership for 15-17 Clay Street Block 2482 Lot 7 (Target Property)

Year	Owner Name	Contact Information	Relationship to Requestor
Unknown – 1996	Clay Lumber Co., INC.	70-31 108 <sup>th</sup> Street, Forest Hills, NY 11375  Phone: Unknown	None
1996 - 2017	Davrich Realty Corp.	P.O. Box 85, East Rockaway, New York 11518  Phone: Unknown	None
2017 - 2022	Greenpoint Development Group LLC	112-45 Roosevelt Avenue Corona, NY 11368  Phone:	None



2022 - Present	Rimani Realty LLC	101 Malba Drive, Malba, New York 11357  Phone: <b>718-640-7042</b>	Requestor
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**Current and Historic Ownership for 56 Commercial Street Block 2482 Lot 8 (Target Property)**

Year	Owner Name	Contact Information	Relationship to Requestor
Unknown - 1996	IBCO Trading Inc.	56 Commercial Street Brooklyn, New York  Phone: Unknown	None
1996 - 2017	Davrich Realty Corp.	15-17 Clay Street Brooklyn, New York  Phone: Unknown	None
2017 - 2022	Greenpoint Development Group LLC	112-45 Roosevelt Avenue Corona, NY 11368  Phone:	None
2022 – Present	Rimani Realty LLC	101 Malba Drive, Malba, New York 11357  Phone: <b>718-640-7042</b>	Requestor

**Current and Historic Ownership for 19 Clay Street Block 2482 Lot 9 (Eastern adjoining property)**

Year	Owner Name	Contact Information	Relationship to Requestor
Unknown – 1966	Judwill Realty Corp	Unknown	None
1966 – 1968	Weinstein Benjamin Deceased	Unknown	None
1968 – 1968	IBCO Trading Co Inc.	56 Commercial Street Brooklyn, New York	None
1968 – 1968	Wolbrom, Joseph	Unknown	None
1968 – 1982	Hostyk Mildred Roseblum Ruth Wandell Maria F	Unknown	None
1982-1997	Levine Frances Weisberg Renay Wolbrom Edith	Unknown	None

	Wolbrom Irving Wolbrom Irving M		
1997 – 2022	Nicole Associates, LLC	41 BOX ST, Brooklyn, NY 11222	None
2022 – Present	Clay Properties, LLC	1449 37TH ST SUITE 420, Brooklyn, NY 11218	None

**Current and Historic Ownership for 65 Commercial Street Block 2472 Lot 425 (northern adjoining property)**

Year	Owner Name	Contact Information	Relationship to Requestor
Unknown - 2015	City of New York	City Hall – NY	None
2015 - 2015	Waterview At Greenpoint LLC	4611 12 <sup>th</sup> Avenue, Brooklyn, NY 11219	None

**Current and Historic Ownership for 10 Clay Street Block 2487 Lot 10 (southern adjoining property)**

Year	Owner Name	Contact Information	Relationship to Requestor
Unknown – 1983	Dynamite Nobel- Harteinc	Unknown	None
1983 – 2014	49 Dupont Realty Corp.	1 Flexon Plaza, Newark, NJ 07114	None
2014 – 2022	Dupont Street Developers, LLC	87-10 Queens Blvd, Elmhurst, NY 11373	None
2022 – Present	Dupont Street Owner LLC	520 Madison Avenue, Suite 3501, New York, NY 10022	None

**Current and Historic Ownership for 14 Clay Street Block 2487 Lot 12 (southern adjoining property)**

Year	Owner Name	Contact Information	Relationship to Requestor
Unknown – 1983	Dynamite Nobel- Harteinc	Unknown	None
1983 – 2014	49 Dupont Realty Corp.	1 Flexon Plaza, Newark, NJ 07114	None
2014 – 2022	Dupont Street Developers, LLC	87-10 Queens Blvd, Elmhurst, NY 11373	None
2022 – Present	Dupont Street Owner LLC	520 Madison Avenue, Suite 3501, New York, NY 10022	None

**Current and Historic Ownership for 65 Dupont Street Block 2487 Lot 17 (southern adjoining property)**

<b>Year</b>	<b>Owner Name</b>	<b>Contact Information</b>	<b>Relationship to Requestor</b>
Unknown – 1983	Dynamite Nobel-Harteinc	Unknown	None
1983 – 2014	49 Dupont Realty Corp.	1 Flexon Plaza, Newark, NJ 07114	None
2014 – 2022	Dupont Street Developers, LLC	87-10 Queens Blvd, Elmhurst, NY 11373	None
2022 – 2023	Dupont Street Owner 2 LLC	520 Madison Avenue, Suite 3501, New York, NY 10022	None
2023 – Present	Dupont Street Owner, LLC	520 Madison Avenue, Suite 3501, New York, NY 10022	None

**Current and Historic Ownership for 75 Dupont Street Block 2487 Lot 18 (southern adjoining property)**

<b>Year</b>	<b>Owner Name</b>	<b>Contact Information</b>	<b>Relationship to Requestor</b>
Unknown – 1983	Dynamite Nobel-Harteinc	Unknown	None
1983 – 2014	49 Dupont Realty Corp.	1 Flexon Plaza, Newark, NJ 07114	None
2014 – 2022	Dupont Street Developers, LLC	87-10 Queens Blvd, Elmhurst, NY 11373	None
2022 – 2023	Dupont Street Owner 2 LLC	520 Madison Avenue, Suite 3501, New York, NY 10022	None
2023 – Present	Dupont Street Owner, LLC	520 Madison Avenue, Suite 3501, New York, NY 10022	None

# **Investigation Report**

## **Application Form Section IV**

## Investigation Report

A consolidated Remedial Investigation Report for the Site has been submitted under separate cover. The report is sufficient in establishing that contamination of environmental media exists on the Site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property and that the Site requires remediation.

The following are previous Environmental Reports:

- Phase I Environmental Site Assessment on Lot 1, January 2017, ACT
- Phase II Investigation Report on Lots 7 & 8, February 2017, Zeb Environmental Solutions, Inc.
- Phase II Investigation on Lots 7 & 8, August 2022, Equity Environmental Engineering, LLC
- Supplemental Investigation on Lots 1, 7, & 8, January 2023, Equity Environmental Engineering, LLC
- Supplemental Investigation Report for the Nuhart site at 22-32 Clay & 67-93 DuPont St, August 2022, Haley & Aldrich

Please see Data Summary Tables below for soil, groundwater, and soil gas medias.

### Soil Data Summary Table

Analytes > URR SCOs & RRU SCOs	Detections > URR SCOs	Detections > RRU SCOs	Maximum Detection (ppm)	URR SCO (ppm)	RRU SCO (PPM)	Depth (ft bgs)
Trichloroethene (TCE)	1	0	5.1	0.47	21	0-2
Benzo(a)anthracene	2	2	8.0	1.0	1.0	6-8
Total Xylenes	1	0	0.28	0.26	100	0-2
4,4'-DDT	1	0	0.00349	0.0033	7.9	0-2
Arsenic	1	1	16	16	13	0-2
Total Zinc	0	2	403	10,000	109	0-2, 5-6
Benzo(a)pyrene	2	2	7.0	1.0	1.0	6-8
Benzo(b)fluoranthene	2	2	7.0	1.0	1.0	6-8
Benzo(k)fluoranthene	2	2	7.0	0.8	3.9	6-8
Chrysene	2	2	8.6	1	3.9	6-8
Dibenzo(a,h)anthracene	1	1	0.76	0.33	0.33	6-8
Indeno(1,2,3-cd)pyrene	2	2	1.9	0.5	0.5	6-8
Barium	1	1	1390	350	400	6-8
Lead	1	1	2750	63	400	6-8
Mercury	2	2	1.28	0.18	0.81	6-8

**Groundwater Data Summary Table**

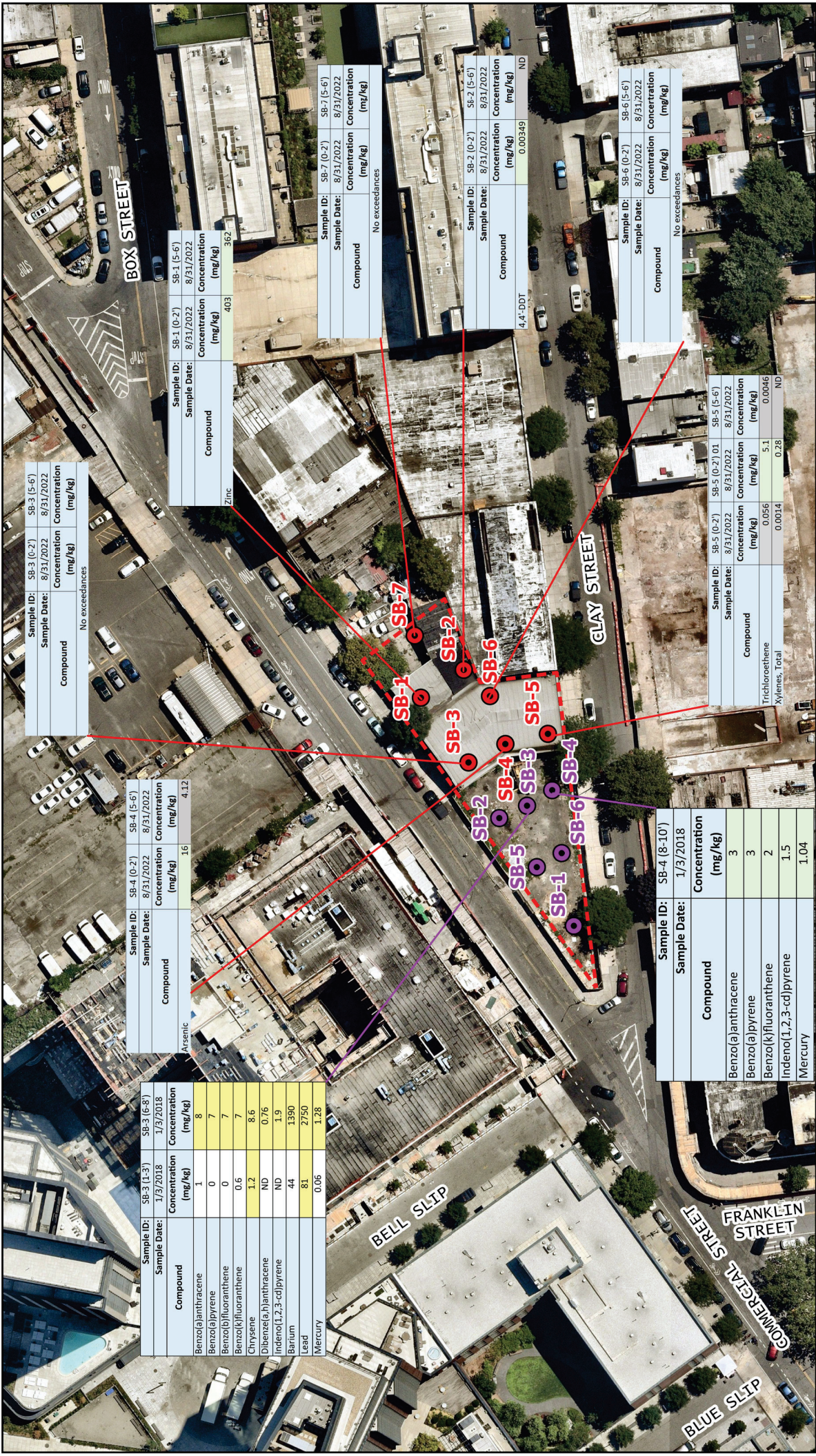
<b>Analytes &gt; AWQS</b>	<b>Detections &gt; AWQS</b>	<b>Maximum Detection (ppb)</b>	<b>AWQS (ppb)</b>
Trichloroethene (TCE)	5	130,000	5
Cis-1,2-Dichloroethene	2	6,500	5
Benzo(a)anthracene	6	13	0.002
Benzo(b)pyrene	6	11	0.0
Benzo(b)fluoranthene	6	13	0.002
Benzo(k)fluoranthene	6	5.6	0.002
Chrysene	6	13	0.002
Indeno(1,2,3-cd)pyrene	5	7.9	0.002
Chromium	2	75.24	50
Iron	6	50,900	300
Lead	5	1,306	25
Magnesium	1	114,000	35,000
Manganese	6	7,514	300
Mercury	1	2.26	0.7
Selenium	1	11.2	10
Sodium	6	122,000	20,000
Thallium	1	0.59	0.5

**Soil Gas Data Summary Table**

<b>Analytes</b>	<b>Total Detections</b>	<b>Maximum Detection (µg/m³)</b>	<b>Type</b>
Trichloroethene (TCE)	4	1,410	Soil Vapor

Attached please find site drawings showing sampling locations, dates of sampling events, and locations of key contaminants found in exceedance of standards. Also attached is the Member Authorization to Complete Remedial Requirements.






UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOTECHNICAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR THE USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE IN ANY OTHER PROJECT OR LOCATION WITHOUT THE WRITTEN CONSENT OF GZA. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING THE NECESSARY CONSENT OF THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

50 COMMERCIAL STREET  
BROOKLYN, NEW YORK

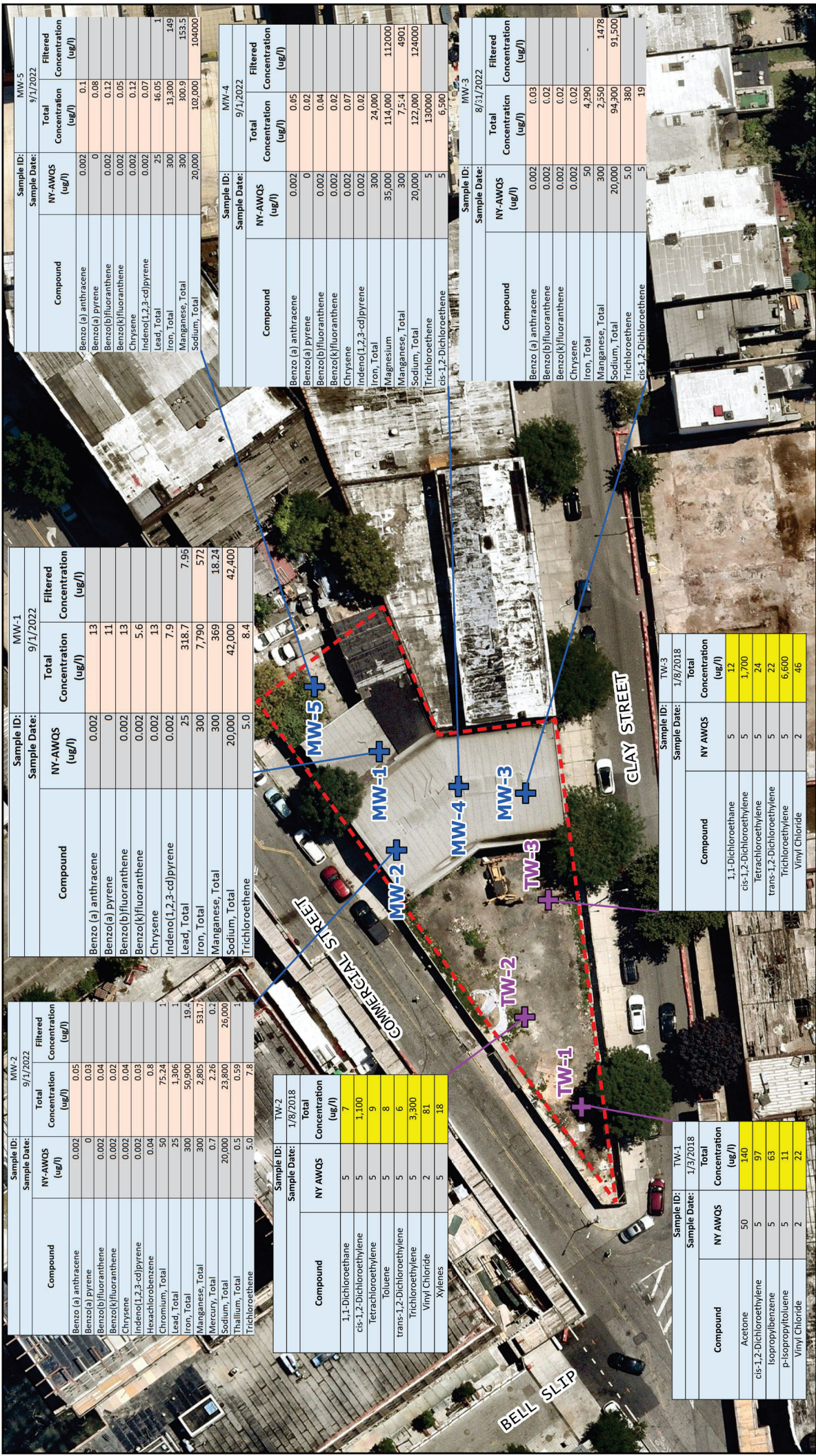
SOIL TAG MAP

PREPARED BY:  A Division of GZA		PREPARED FOR: RIMANI GROUP	
PROJ. MGR: RLJ	REVIEWED BY: KF	CHECKED BY: RLJ	FIG/DWG 5
DESIGNED BY: GB	DRAWN BY: GB	SCALE: 1:300	REVISION NO:
DATE: 05/31/2023	PROJECT NO: 2018072		



- Legend**
-  50 Commercial Street
  -  2022 Soil Boring Location
  -  2018 Soil Boring Location





UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT THIS DRAWING IS THE SOLE PROPERTY OF GZA. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR THE USE BY GZAS CLIENT OR THE CLIENTS DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

# Legend

50 Commercial Street

Monitoring Wells

2017 Temporary Well

50 COMMERCIAL STREET  
BROOKLYN, NEW YORK

## GROUNDWATER TAG MAP

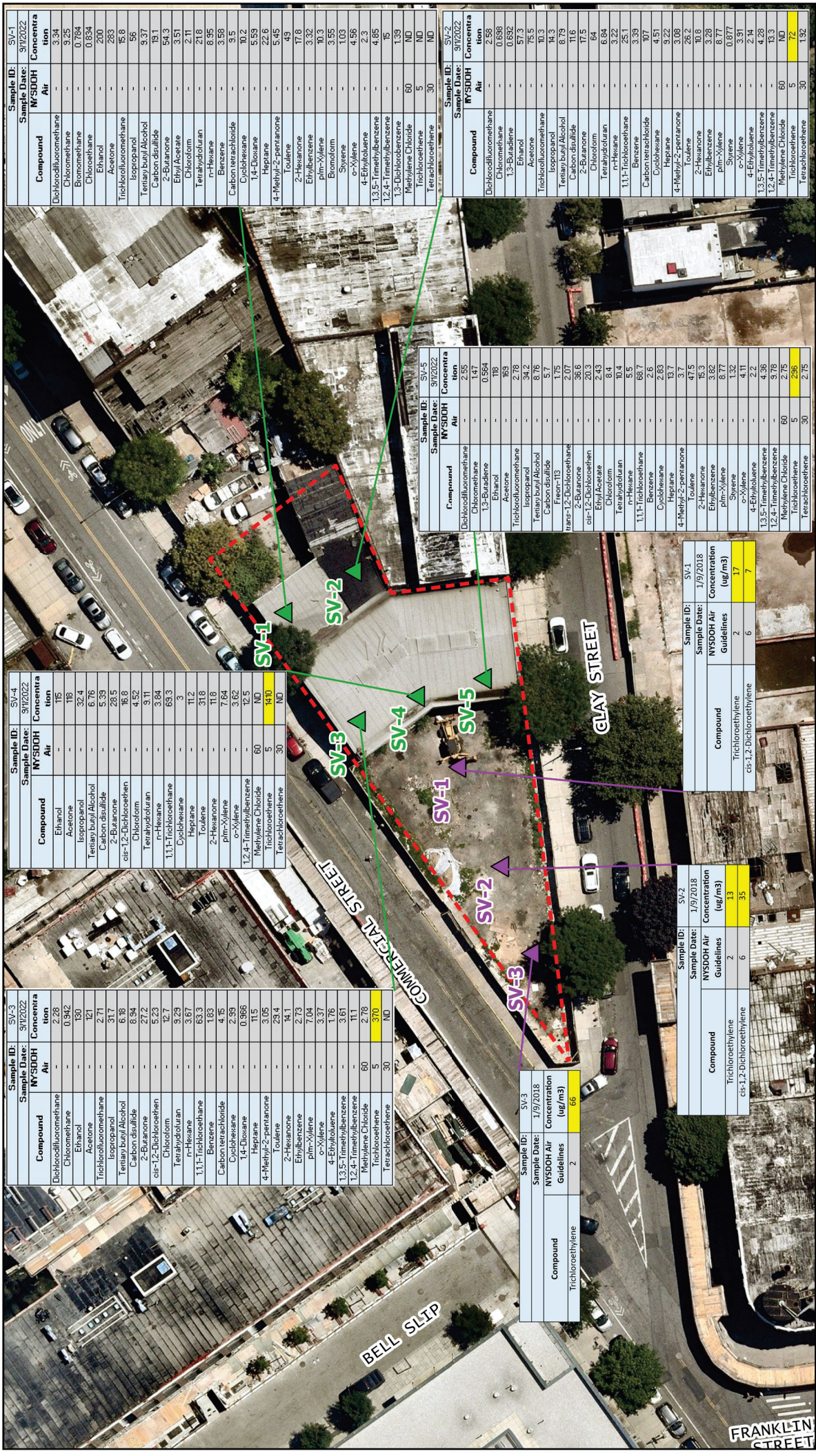
PREPARED BY: **equity environmental engineering**  
A Division of GZA

PREPARED FOR:  
RIMANI GROUP

PROJ MGR:	RLJ	REVIEWED BY:	KF	CHECKED BY:	RLJ	FIG/DWG
DESIGNED BY:	GB	DRAWN BY:	GB	SCALE:	1:648	
DATE:	05/31/2023	PROJECT NO:	2018072	REVISION NO:		







UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT THIS DRAWING IS THE SOLE PROPERTY OF GZA/GEOTECHNICAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR THE USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY REUSE OR ALTERATION OF THIS DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF GZA SHALL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

50 COMMERCIAL STREET BROOKLYN, NEW YORK			SOIL VAPOR TAG MAP		
PREPARED BY:			RIMANI GROUP		
equity environmental engineering A Division of GZA			RIMANI GROUP		
PROJ MGR:	RLJ	REVIEWED BY:	KF	CHECKED BY:	RLJ
DESIGNED BY:	GB	DRAWN BY:	GB	SCALE:	1:647
DATE:	05/31/2023	PROJECT NO:	2018072	REVISION NO:	
				FIG/DWG	7

Legend

- 50 Commercial Street
- 2022 Soil Vapor Sample Location
- 2018 Soil Vapor Sample Location

Sample ID: SV-3 Sample Date: 9/19/2018 NYSDOH Air Concentration		Sample ID: SV-4 Sample Date: 9/19/2018 NYSDOH Air Concentration		Sample ID: SV-5 Sample Date: 9/19/2018 NYSDOH Air Concentration	
Compound	Concentration (ug/m3)	Compound	Concentration (ug/m3)	Compound	Concentration (ug/m3)
Dichlorodifluoromethane	2.28	Dichlorodifluoromethane	115	Dichlorodifluoromethane	2.35
Chloromethane	0.342	Chloromethane	118	Chloromethane	2.35
Ethanol	130	Ethanol	32.4	Ethanol	0.564
Acetone	2.71	Acetone	5.33	Acetone	189
Trichlorofluoromethane	3.17	Trichlorofluoromethane	28.5	Trichlorofluoromethane	163
Isopropanol	6.36	Isopropanol	16.8	Isopropanol	2.78
Carbon disulfide	8.94	Carbon disulfide	4.52	Carbon disulfide	34.2
cis-1,2-Dichloroethene	2.12	cis-1,2-Dichloroethene	3.11	cis-1,2-Dichloroethene	8.76
2-Butanone	5.23	2-Butanone	3.84	2-Butanone	5.7
Chloroform	12.7	Chloroform	3	Chloroform	1.75
n-Hexane	3.63	n-Hexane	11.2	n-Hexane	36.6
1,1,1-Trichloroethane	3.67	1,1,1-Trichloroethane	31.8	1,1,1-Trichloroethane	20.3
Benzene	133	Benzene	7.64	Benzene	2.43
Carbon tetrachloride	4.35	Carbon tetrachloride	12.5	Carbon tetrachloride	9.4
Cyclohexane	2.39	Cyclohexane	60	Cyclohexane	5.7
1,4-Dioxane	0.386	1,4-Dioxane	1410	1,4-Dioxane	69.7
Heptane	11.5	Heptane	ND	Heptane	2.6
Toluene	3.05	Toluene	30	Toluene	2.83
2-Hexanone	23.4	2-Hexanone	ND	2-Hexanone	13.7
Ethylbenzene	4.1	Ethylbenzene	ND	Ethylbenzene	3.7
p,m-Xylene	2.73	p,m-Xylene	ND	p,m-Xylene	47.5
o-Xylene	3.37	o-Xylene	ND	o-Xylene	15.3
4-Ethyltoluene	1.76	4-Ethyltoluene	ND	4-Ethyltoluene	3.82
1,3,5-Trimethylbenzene	3.61	1,3,5-Trimethylbenzene	ND	1,3,5-Trimethylbenzene	6.77
1,2,4-Trimethylbenzene	3.61	1,2,4-Trimethylbenzene	ND	1,2,4-Trimethylbenzene	1.32
Methylene Chloride	60	Methylene Chloride	ND	Methylene Chloride	4.11
Trichloroethene	5	Trichloroethene	ND	Trichloroethene	4.36
Tetrachloroethene	30	Tetrachloroethene	ND	Tetrachloroethene	5.76

Sample ID: SV-1 Sample Date: 1/9/2018 NYSDOH Air Concentration		Sample ID: SV-2 Sample Date: 1/9/2018 NYSDOH Air Concentration		Sample ID: SV-3 Sample Date: 1/9/2018 NYSDOH Air Concentration	
Compound	Concentration (ug/m3)	Compound	Concentration (ug/m3)	Compound	Concentration (ug/m3)
Trichloroethylene	2	Trichloroethylene	6	Trichloroethylene	2
cis-1,2-Dichloroethene	17	cis-1,2-Dichloroethene	35	cis-1,2-Dichloroethene	66



# **Requestor Information**

## **Application Form Section V**

## Requestor Information

The entity requesting participation in the Brownfield Cleanup Program is Rimani Realty LLC. Please see below a list of all members/owners of Rimani Realty LLC:

- Nicholas J. Manetta
- Enrico R. Manetta

Contact information for the requesting entity is as follows:

- Mailing Address: 270 McGuinness Boulevard, Brooklyn, NY 11222
- Telephone Number: ( 718) 937-5656
- E-mail: rimanirealtyllc@gmail.com

Attached is the Department of State Entity Information page documenting that the requestor is authorized to conduct business in New York.

## **RIMANI REALTY LLC AUTHORIZATION TO COMPLETE REMEDIAL REQUIREMENTS**

The undersigned, being all of the members of Rimani Realty LLC, a New York limited liability company (the "Company") hereby certify as of March 16, 2023, as follows and adopt the following resolutions and authorize the Company to authorize and direct Nicholas J. Manetta (the "Authorized Signatory") to take the following actions on behalf of the Company:

WHEREAS, the Company desires to authorize the Authorized Signatory, set forth below, to undertake actions necessary to redevelop 50 Commercial Street, Brooklyn, NY 11222; Block 2482, Lot 1, 15-17 Clay Street, Brooklyn, NY 11222; Block 2482 Lot 7, 56 Commercial Street, Brooklyn, NY 11222; Block 2482, Lot 8 (the "Property" or the "Site").

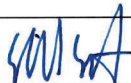
WHEREAS, in connection with the redevelopment of the Property, the Company has or will prepare and submit an application to participate in the New York State Brownfield Cleanup Program ("BCP") and, if accepted into the BCP, file related documents with the New York State Department of Environmental Conservation ("DEC") pursuant to the BCP, including, but not limited to an environmental easement and notice of certificate of completion; and undertake environmental remediation work related thereto consistent with applicable laws, regulations and guidance under the BCP (collectively referred to as the "Remedial Program Requirements");

NOW THEREFORE, BE IT

RESOLVED, the Authorized Signatory be, and hereby is, authorized and directed, in the name of and on behalf of the Company, to execute and to deliver all applications, documents and instruments required to effectuate the BCA and/or subsequent amendments, and make any filings required to comply with the BCA consistent with the Remedial Program Requirements; and be it further;

RESOLVED, that this Authorization may be signed in any number of counterparts, including but not limited to electronic, and shall become effective as of the date herein below written when each person named below shall have signed a copy hereof; and

RESOLVED, The Authorized Signatory is authorized to bind the Company as an Authorized Signatory for the purposes set forth in this Authorization, the signature set forth opposite his name below is his actual signature:

<u>Authorized Signatory</u>	<u>Signature</u>
Nicholas J. Manetta	

**IN WITNESS WHEREOF**, the undersigned have signed and sealed this Member Consent on March, 16, 2023.

**MEMBERS:**

Rimani Realty LLC



\_\_\_\_\_  
By: Nicholas J. Manetta



\_\_\_\_\_  
By: Enrico R. Manetta

# **Requestor Eligibility**

## **Application Form Section VI**

## Requestor Eligibility

### **Volunteer Statement:**

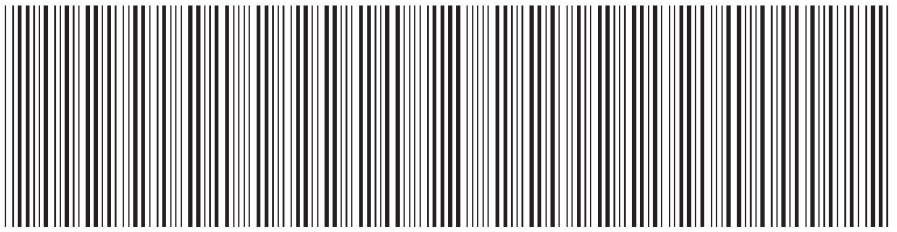
Requester qualifies as a volunteer in accordance with ECL 27-1405(1) since its liability arises solely from ownership after disposal of contamination occurred at the Site. Further, the Requester has taken reasonable steps to stop continuing releases, prevent future threatened releases, and prevent or limit exposure to the contamination since it took ownership.

Requester completed a Phase I Environmental Site Assessment prior to purchasing Lot 1 in 2018 as part of its previous coordination with the NYC Office of Environmental Remediation (OER) in the New York City Voluntary Cleanup Program (VCP) to investigate and remediate the property. A remedial investigation was performed to compile and evaluate data and information necessary to develop draft Remedial Action Work Plan under OER VCP. The Site remains vacant and fenced in.

A Phase II ESA (Environmental Site Assessment) was completed at Lots 7 and 8 in February 2017 as part of overall investigations by Requester in preparation of redevelopment activities. The Phase II investigation indicated that soil samples collected met the UUSCO (Unrestricted Use Soil Clean-Up Objectives). However, since all of the lots comprising the Site were assigned a HAZMAT E Designation by the OER, the decision was made to secure the vacant buildings and site until a comprehensive investigation could be completed prior to redevelopment under either the VCP or the NY State Brownfield Cleanup Program, hence the instant Brownfield Application.

**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.



2018060700673001001E629B

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 4**

**Document ID: 2018060700673001**

Document Date: 05-23-2018

Preparation Date: 06-07-2018

Document Type: DEED

Document Page Count: 2

**PRESENTER:**

EAGLE ABSTRACT CORP.-PICK UP TEAM  
10 CHICHESTER ROAD  
CTSY-K-058-18  
HUNTINGTON STATION, NY 11746  
631-549-8848  
BWENDT@EAGLEABSTRACT.COM

**RETURN TO:**

GARY SCHOER, ESQ.  
6800 JERICHO TURNPIKE  
SUITE 108W  
SYOSSET, NY 11791

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
BROOKLYN	2482	1	Entire Lot	44-46 COMMERCIAL ST
<b>Property Type:</b> NON-RESIDENTIAL VACANT LAND				

**CROSS REFERENCE DATA**

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

**PARTIES**

**GRANTOR/SELLER:**

ENRICO R. MANETTA  
101 MALBA DRIVE  
MALBA, NY 11357

**GRANTEE/BUYER:**

RIMANI REALTY LLC  
101 MALBA DRIVE  
MALBA, NY 11357

☒ 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

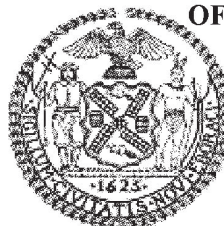
**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE**

**CITY OF NEW YORK**

Recorded/Filed 06-13-2018 13:52

City Register File No.(CRFN):

**2018000196324**

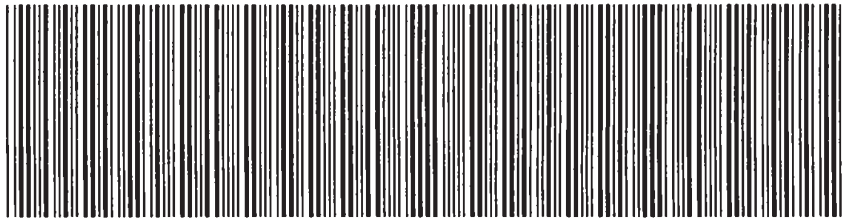


*Annette McMill*

**City Register Official Signature**



NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2018060700673001001C601B

**RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)**

**PAGE 2 OF 4**

**Document ID: 2018060700673001**

**Document Date: 05-23-2018**

**Preparation Date: 06-07-2018**

**Document Type: DEED**

**PARTIES**

**GRANTOR/SELLER:**  
NICHOLAS J. MANETTA  
101 MALBA DRIVE  
MALBA, NY 11357

CTSH-K-058-18

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

THIS INDENTURE, made the 23 day of May, 2018

**BETWEEN** ENRICO R. MANETTA and NICHOLAS J. MANETTA, Joint Tenants with right of survivorship,  
101 Malba Drive, Malba, New York 11357

party of the first part, and RIMANI REALTY LLC  
101 Malba Drive, Malba, New York 11357

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of Ten (\$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 Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

**COMMENCING** at the corner formed by the intersection of the Northerly line of Clay Street with the Southeasterly line of Commercial Street, running thence Northeasterly along the Southeasterly line of Commercial Street 88 feet 3 inches, thence Southeasterly at right angles with the Southeasterly line of Commercial Street 22 feet 4 3/8 inches, thence Southerly at right angles with the Northerly line of Clay Street, 22 feet 4 3/8 inches to the Northerly line of Clay Street, thence Westerly along the Northerly line of Clay Street, 88 feet and 3 inches to the point or place of BEGINNING.

**TOGETHER** with all the right, title and interest of the parties of the first part of, in and to the streets lying in front of the above described premises to the centre line thereof, respectively.

**SAID** premises being known and designated as 44-46 Commercial Street, Brooklyn, New York.

**BEING** and intended to be same premises as conveyed to the party of the first part by deed dated 2/10/2014 and recorded 2/25/2014 in the Office of the City Register, Kings County in CRFN2014000068028.

**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:

  
ENRICO R. MANETTA

  
NICHOLAS J. MANETTA

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

State of New York, County of Nassau

ss:

State of New York, County of

ss:

On the 23 day of May in the year 2018  
before me, the undersigned, personally appeared

**ENRICO R. MANETTA & NICHOLAS J. MANETTA**

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)

**GARY SCHOER**  
Notary Public, State of New York  
No. 52-4636925  
Qualified in Suffolk County  
Commission Expires April 30, 2022



**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  
WITH COVENANT AGAINST GRANTOR'S ACTS**

Title No. \_\_\_\_\_  
**ENRICO R. MANETTA and NICHOLAS J. MANETTA**

to

**RIMANI REALTY LLC**

DISTRICT  
SECTION  
BLOCK 2482  
LOT 1  
COUNTY OR TOWN Kings  
STREET ADDRESS 44-46 Commercial Street  
Brooklyn, New York

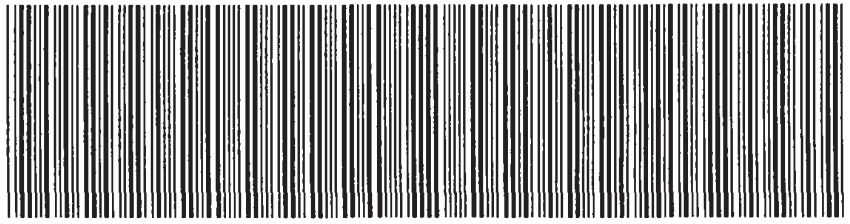
Recorded at Request of  
COMMONWEALTH LAND TITLE INSURANCE COMPANY

RETURN BY MAIL TO:



**GARY SCHOER, ESQ.**  
**6800 JERICHO TURNPIKE, SUITE 108W**  
**SYOSSET, NEW YORK 11791**

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



**2018060700673001001SAC1A**

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2018060700673001**

**Document Date: 05-23-2018**

**Preparation Date: 06-07-2018**

**Document Type: DEED**

**ASSOCIATED TAX FORM ID: 2018052200420**

**SUPPORTING DOCUMENTS SUBMITTED:**

**Page Count**

**DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING**

**1**

**RP - 5217 REAL PROPERTY TRANSFER REPORT**

**3**

C1. County Code    C2. Date Deed Recorded  /  /   
Month Day Year  
C3. Book      C4. Page       
OR  
C5. CRFN



**STATE OF NEW YORK**  
**STATE BOARD OF REAL PROPERTY SERVICES**

**RP - 5217NYC**

<b>1. Property Location</b>	44-46	COMMERCIAL ST	BROOKLYN	11222
	STREET NUMBER	STREET NAME	BOROUGH	ZIP CODE
<b>2. Buyer Name</b>	RIMANI REALTY LLC			
	LAST NAME / COMPANY		FIRST NAME	
	LAST NAME / COMPANY		FIRST NAME	
<b>3. Tax Billing Address</b>	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
<b>4. Indicate the number of Assessment Roll parcels transferred on the deed</b>	1	# of Parcels	<input type="checkbox"/> Part of a Parcel	<b>4A. Planning Board Approval - N/A for NYC</b> <b>4B. Agricultural District Notice - N/A for NYC</b> <b>Check the boxes below as they apply:</b> <b>6. Ownership Type is Condominium</b> <b>7. New Construction on Vacant Land</b>
<b>5. Deed Property Size</b>	FRONT FEET	X	DEPTH	OR
			ACRES	
<b>8. Seller Name</b>	MANETTA		ENRICO R	
	LAST NAME / COMPANY		FIRST NAME	
	MANETTA		NICHOLAS J	
	LAST NAME / COMPANY		FIRST NAME	
<b>9. Check the box below which most accurately describes the use of the property at the time of sale:</b>				
A <input type="checkbox"/>	One Family Residential	C <input type="checkbox"/>	Residential Vacant Land	E <input type="checkbox"/>
B <input type="checkbox"/>	2 or 3 Family Residential	D <input checked="" type="checkbox"/>	Non-Residential Vacant Land	F <input type="checkbox"/>
				G <input type="checkbox"/>
				H <input type="checkbox"/>
				I <input type="checkbox"/>
				J <input type="checkbox"/>
				Entertainment / Amusement
				Community Service
				Industrial
				Public Service

**10. Sale Contract Date**

5 / 22 / 2018  
Month Day Year

**11. Date of Sale / Transfer**

5 / 23 / 2018  
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**

\_\_\_\_\_

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

15. Building Class Z, 9 16. Total Assessed Value (of all parcels in transfer) 1 6 2 0 0

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

BROOKLYN 2482 1


# CITY REGISTER

**JUN 13 2018**

~~~~~

**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.

|                                                                                   |  |                          |  |                         |  |
|-----------------------------------------------------------------------------------|--|--------------------------|--|-------------------------|--|
|  |  | <b>BUYER</b>             |  | <b>BUYER'S ATTORNEY</b> |  |
| BUYER SIGNATURE                                                                   |  | DATE                     |  | FIRST NAME              |  |
| 101 MALBA DRIVE                                                                   |  | 5/23/18                  |  | Nicholas J. Manetta     |  |
| STREET NUMBER                                                                     |  | STREET NAME (AFTER SALE) |  | AREA CODE               |  |
| MALBA                                                                             |  | NY                       |  | TELEPHONE NUMBER        |  |
| CITY OR TOWN                                                                      |  | STATE                    |  | ZIP CODE                |  |
|                                                                                   |  | 11357                    |  | SELLER                  |  |
|                                                                                   |  |                          |  | 5/23/18                 |  |
|                                                                                   |  |                          |  | SELLER SIGNATURE        |  |
|                                                                                   |  |                          |  | Nicholas J. Manetta     |  |




**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.

**BUYERS**

|                 |      |
|-----------------|------|
| Buyer Signature | Date |
| Buyer Signature | Date |
| Buyer Signature | Date |
| Buyer Signature | Date |
| Buyer Signature | Date |
| Buyer Signature | Date |
| Buyer Signature | Date |
| Buyer Signature | Date |
| Buyer Signature | Date |
| Buyer Signature | Date |
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| Buyer Signature | Date |
| Buyer Signature | Date |
| Buyer Signature | Date |
| Buyer Signature | Date |
| Buyer Signature | Date |
| Buyer Signature | Date |
| Buyer Signature | Date |
| Buyer Signature | Date |

**SELLERS**

|                                                                                                     |              |
|-----------------------------------------------------------------------------------------------------|--------------|
| Seller Signature  | Date 5/23/18 |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |

2018052200420201



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: 2482 LOT: 1
- (2) Property Address: 44-46 COMMERCIAL ST, BROOKLYN, NY 11222
- (3) Owner's Name: RIMANI REALTY 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:

Date (mm/dd/yyyy) 5/23/18

Name and Title of Person Signing for Owner, if applicable: Nicholas J. Mantetta, Member

**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.



2022082600618004001ED064

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 5**

**Document ID: 2022082600618004**

Document Date: 08-16-2022

Preparation Date: 08-26-2022

Document Type: DEED

Document Page Count: 4

**PRESENTER:**

INTRACOASTAL ABSTRACT CO., INC.  
31 STEWART STREET - 478-017211K (LT)  
FLORAL PARK, NY 11001  
516-358-0505  
RECORDINGDEPARTMENT@INTRACOASTALABSTR  
ACT.COM

**RETURN TO:**

GARY SCHOER, ESQ.  
6800 JERICHO TURNPIKE, SUITE 108W  
SYOSSET, NY 11791

**PROPERTY DATA**

| Borough  | Block | Lot | Unit       | Address        |
|----------|-------|-----|------------|----------------|
| BROOKLYN | 2482  | 7   | Entire Lot | 15 CLAY STREET |

**Property Type: OTHER**

| Borough  | Block | Lot | Unit       | Address              |
|----------|-------|-----|------------|----------------------|
| BROOKLYN | 2482  | 8   | Entire Lot | 56 COMMERCIAL STREET |

**Property Type: OTHER**

**CROSS REFERENCE DATA**

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

**PARTIES**

**GRANTOR/SELLER:**

GREENPOINT DEVELOPMENT GROUP LLC  
C/O: CHAN & ASSOCIATES PLLC, 39-07 PRINCE  
STREET, SUITE 3K  
FLUSHING, NY 11354

**GRANTEE/BUYER:**

RIMANI REALTY LLC  
101 MALBA DRIVE  
WHITESTONE, NY 11357

**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 |
|-----------------|----|------|

|               |    |      |
|---------------|----|------|
| <b>TOTAL:</b> | \$ | 0.00 |
|---------------|----|------|

|                |    |       |
|----------------|----|-------|
| Recording Fee: | \$ | 60.00 |
|----------------|----|-------|

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

**Filing Fee:**

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

NYC Real Property Transfer Tax:

|    |            |
|----|------------|
| \$ | 152,250.00 |
|----|------------|

NYS Real Estate Transfer Tax:

|    |           |
|----|-----------|
| \$ | 36,250.00 |
|----|-----------|

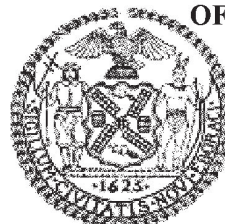
**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE**

**CITY OF NEW YORK**

Recorded/Filed 08-31-2022 12:04

City Register File No.(CRFN):

**2022000341719**



*Annette M. Hill*

**City Register Official Signature**

478-017211K

Standard N.Y.B.T.U. Form 8002-Bargain and Sale Deed with Covenants against Grantor's Acts-Uniform Acknowledgment  
Form 3290

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

THIS INDENTURE, made the 16<sup>th</sup> day of August 2022

BETWEEN

Greenpoint Development Group LLC  
c/o Chan & Associates PLLC  
39-07 Prince Street, Suite 3K  
Flushing, New York 11354

party of the first part, and

Rimani Realty LLC  
101 Malba Drive  
Whitestone, New York 11357

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of Ten 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' ATTACHED HERETO AND MADE A PART HEREOF**

**SAID PREMISES** being known as and by the street number 15-17 Clay Street, Brooklyn, New York

**BLOCK: 2482**

**LOTS: 7 and 8**

Premises conveyed being the same as described in Deed made by Davrich Realty Corp. dated 7/21/2017 recorded 8/1/2017 in CRFN 2017000282278 at Kings County Recording Office

**TOGETHER** with all right, title and interest 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 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 part of the first part has duly executed this deed the day and year first above written.

**IN PRESENCE OF**

**GREENPOINT DEVELOPMENT  
GROUP LLC**

By: \_\_\_\_\_

Name: Diane Chan

Title: Authorized Signatory

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

State of New York, County of Queens ss:

State of New York, County of ss:

On the 16<sup>th</sup> day of August in the year 2022  
before me, the undersigned personally appeared  
Diane Chan

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.

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 the acknowledgment)

JZANG JOHNSON

NOTARY PUBLIC-STATE OF NEW YORK

No. 01JZ6367169

Qualified in Queens County

My Commission Expires 11-13-2021

(signature and office of individual taking the acknowledgment)

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

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

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  
WITH COVENANTS AGAINST GRANTOR'S ACTS**

**SECTION  
BLOCK: 2482  
LOTS: 7 and 8  
COUNTY OR TOWN: Kings**

Title No:

478-017211K

**Greenpoint Development Group LLC**

**TO  
Rimani Realty LLC**

**RETURN BY MAIL TO:**

GARY SCHOER, ESQ.  
6800 JERICHO TPKE., SUITE 108W  
SYOSSET, NY 11791

(Reserve this space for recording office)

***First American Title Insurance Company***

**SCHEDULE A  
DESCRIPTION OF PREMISES**

**Title No.** 478-017211K  
**Policy No.** 5011336-0434288e

**PERIMETER DESCRIPTION OF LOTS 7 AND 8:**

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 Clay Street, distant 144 feet 3 inches easterly from the corner formed by the intersection of the southerly side of Commercial Street and the northerly side of Clay Street;

RUNNING THENCE northerly at right angles to Clay Street, 36 feet 6-1/2 inches to the center line of the block;

THENCE northerly at right angles to Commercial Street, 36 feet 6-1/2 inches to the southerly side of Commercial Street;

THENCE northerly along the southerly side of Commercial Street, 100 feet 1-1/2 inches;

THENCE southerly at right angles to Commercial Street, 61 feet 11-1/4 inches to the center line of the block;

THENCE westerly along the center line of the block, 52 feet 8-3/16 inches;

THENCE southerly at right angles to Clay Street, through a party wall, 49 feet 1-1/4 inches to the northerly side of Clay Street;

THENCE westerly along the northerly side of Clay Street, 49 feet 6 inches to the point or place of BEGINNING.

**LOT 7:**

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 Clay Street, distant 144 feet 3 inches easterly from the corner formed by the intersection of the southerly side of Commercial Street and the northerly side of Clay Street;

RUNNING THENCE northerly at right angles to Clay Street, 36 feet 6-1/2 inches to the center line of the block;

THENCE northerly at right angles to Commercial Street, 36 feet 6-1/2 inches to the southerly side of Commercial Street;

THENCE northeasterly along the southerly side of Commercial Street, 50 feet;



***First American Title Insurance Company***

THENCE southerly at right angles to Commercial Street, 49 feet 2-3/4 inches to the center line of the block;

THENCE westerly along the center line of the block, 6-3/16 inches;

THENCE southerly at right angles to Clay Street, through a party wall, 49 feet 1-1/4 inches to the northerly side of Clay Street;

THENCE westerly along the northerly side of Clay Street, 49 feet 6 inches to the point or place of BEGINNING.

**LOT 8:**

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 ad described as follows:

BEGINNING at a point on the southerly side of Commercial Street, distant 194 feet 3 inches northeasterly from the corner formed by the intersection of the southerly side of Commercial Street and the northerly side of Clay Street;

RUNNING THENCE southerly at right angles to Commercial Street, 49 feet 2-3/4 inches;

THENCE easterly along an interior angle of 104 degrees 13 minutes 43 seconds, 52 feet 2 inches;

THENCE northwesterly along an interior angle of 75 degrees 46 minutes 17 seconds, 61 feet 11-1/4 inches to the southerly side of Commercial Street;

THENCE southwesterly along the southerly side of Commercial Street, 50 feet 1-1/2 inches to the point or place of BEGINNING.

**SCHEDULE A**  
**A.L.T.A 2006 LOAN POLICY**

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2022082600618004001S1EE5

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2022082600618004**  
Document Type: DEED

Document Date: 08-16-2022

Preparation Date: 08-26-2022

**ASSOCIATED TAX FORM ID:** 2022081600009

**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

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

2  
2  
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  15  CLAY STREET  BROOKLYN  11222  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  RIMANI REALTY 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  GREENPOINT DEVELOPMENT GROUP 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  7 / 7 / 2022   
 Month Day Year

11. Date of Sale / Transfer  8 / 16 / 2022   
 Month Day Year

12. Full Sale Price \$  5  8  0  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  E, 1  16. Total Assessed Value (of all parcels in transfer)  3  2  0  3  9  1

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





BROOKLYN 2482 7

BROOKLYN 2482 8

202208160000920102

**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.

|                                                                                   |  |                          |  |                                                                                   |  |                                                                                     |  |
|-----------------------------------------------------------------------------------|--|--------------------------|--|-----------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------|--|
|  |  | <b>BUYER</b>             |  |  |  | <b>BUYER'S ATTORNEY</b>                                                             |  |
| BUYER SIGNATURE                                                                   |  | DATE                     |  | LAST NAME                                                                         |  | FIRST NAME                                                                          |  |
| 101 MALBA DRIVE                                                                   |  |                          |  |                                                                                   |  |                                                                                     |  |
| STREET NUMBER                                                                     |  | STREET NAME (AFTER SALE) |  | AREA CODE                                                                         |  | TELEPHONE NUMBER                                                                    |  |
| WHITESTONE                                                                        |  | NY                       |  | 11357                                                                             |  |                                                                                     |  |
| CITY OR TOWN                                                                      |  | STATE                    |  | ZIP CODE                                                                          |  |                                                                                     |  |
|                                                                                   |  |                          |  | <b>SELLER</b>                                                                     |  |   |  |
|                                                                                   |  |                          |  | SELLER SIGNATURE                                                                  |  | DATE                                                                                |  |
|                                                                                   |  |                          |  |                                                                                   |  |  |  |

2022081600009201

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

State of New York

County of SS: Sullivan

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  
**15 CLAY STREET**

Street Address Unit/Apt.

**BROOKLYN**

Borough

New York,

**2482**

Block

**7**

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).

Name of Grantor (Type or Print)

[Signature]  
Signature of Grantor

Name of Grantee (Type or Print)

[Signature]  
Signature of Grantee

Sworn to before me

this 16th day of August 20 22

[Signature]  
JZANG JOHNSON  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01JJZ6367169  
Qualified in Queens County  
My Commission Expires 11-13-2024

Sworn to before me

this 16th day of August 20 22

[Signature]  
AISHA JOHNSON  
Notary Public, State of New York  
Reg. No. 02JO6064962  
Qualified in Kings County  
Commission Expires 03/01/20 24

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.**

**SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES**

2022081600009101

**Applicable properties compliant with the  
Smoke Detector requirement**

| Street Address       | Unit/Apt | Borough  | Block | Lot |
|----------------------|----------|----------|-------|-----|
| 56 COMMERCIAL STREET |          | BROOKLYN | 2482  | 8   |





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: 2482      LOT: 7
- (2) Property Address: 15 CLAY STREET, BROOKLYN, NY 11222
- (3) Owner's Name: RIMANI REALTY 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:

8-16-2022

Date (mm/dd/yyyy)

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

**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 | 2482  | 8   | 56 COMMERCIAL STREET | NY   | NY    | 11222 |

202208160000910102

**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.



2022082600618004001ED064

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 5**

**Document ID: 2022082600618004**

Document Date: 08-16-2022

Preparation Date: 08-26-2022

Document Type: DEED

Document Page Count: 4

**PRESENTER:**

INTRACOASTAL ABSTRACT CO., INC.  
31 STEWART STREET - 478-017211K (LT)  
FLORAL PARK, NY 11001  
516-358-0505  
RECORDINGDEPARTMENT@INTRACOASTALABSTR  
ACT.COM

**RETURN TO:**

GARY SCHOER, ESQ.  
6800 JERICHO TURNPIKE, SUITE 108W  
SYOSSET, NY 11791

**PROPERTY DATA**

| Borough  | Block | Lot | Unit       | Address        |
|----------|-------|-----|------------|----------------|
| BROOKLYN | 2482  | 7   | Entire Lot | 15 CLAY STREET |

**Property Type: OTHER**

| Borough  | Block | Lot | Unit       | Address              |
|----------|-------|-----|------------|----------------------|
| BROOKLYN | 2482  | 8   | Entire Lot | 56 COMMERCIAL STREET |

**Property Type: OTHER**

**CROSS REFERENCE DATA**

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

**PARTIES**

**GRANTOR/SELLER:**

GREENPOINT DEVELOPMENT GROUP LLC  
C/O: CHAN & ASSOCIATES PLLC, 39-07 PRINCE  
STREET, SUITE 3K  
FLUSHING, NY 11354

**GRANTEE/BUYER:**

RIMANI REALTY LLC  
101 MALBA DRIVE  
WHITESTONE, NY 11357

**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 |
|-----------------|----|------|

|               |    |      |
|---------------|----|------|
| <b>TOTAL:</b> | \$ | 0.00 |
|---------------|----|------|

|                |    |       |
|----------------|----|-------|
| Recording Fee: | \$ | 60.00 |
|----------------|----|-------|

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

**Filing Fee:**

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

NYC Real Property Transfer Tax:

|    |            |
|----|------------|
| \$ | 152,250.00 |
|----|------------|

NYS Real Estate Transfer Tax:

|    |           |
|----|-----------|
| \$ | 36,250.00 |
|----|-----------|

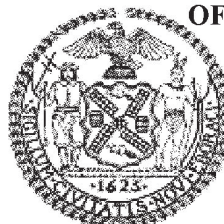
**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE**

**CITY OF NEW YORK**

Recorded/Filed 08-31-2022 12:04

City Register File No.(CRFN):

**2022000341719**



*Annette McMill*

**City Register Official Signature**

478-017211K

Standard N.Y.B.T.U. Form 8002-Bargain and Sale Deed with Covenants against Grantor's Acts-Uniform Acknowledgment  
Form 3290

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

THIS INDENTURE, made the 16<sup>th</sup> day of August 2022

BETWEEN

Greenpoint Development Group LLC  
c/o Chan & Associates PLLC  
39-07 Prince Street, Suite 3K  
Flushing, New York 11354

party of the first part, and

Rimani Realty LLC  
101 Malba Drive  
Whitestone, New York 11357

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of Ten 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' ATTACHED HERETO AND MADE A PART HEREOF**

**SAID PREMISES** being known as and by the street number 15-17 Clay Street, Brooklyn, New York

**BLOCK: 2482**

**LOTS: 7 and 8**

Premises conveyed being the same as described in Deed made by Davrich Realty Corp. dated 7/21/2017 recorded 8/1/2017 in CRFN 2017000282278 at Kings County Recording Office

**TOGETHER** with all right, title and interest 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 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 part of the first part has duly executed this deed the day and year first above written.

**IN PRESENCE OF**

**GREENPOINT DEVELOPMENT  
GROUP LLC**

By: \_\_\_\_\_

Name: Diane Chan

Title: Authorized Signatory

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

State of New York, County of Queens ss:

State of New York, County of ss:

On the 16<sup>th</sup> day of August in the year 2022  
before me, the undersigned personally appeared  
Diane Chan

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.

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 the acknowledgment)

JZANG JOHNSON

NOTARY PUBLIC-STATE OF NEW YORK

No. 01JZ6367169

Qualified in Queens County

My Commission Expires 11-13-2021

(signature and office of individual taking the acknowledgment)

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

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

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  
WITH COVENANTS AGAINST GRANTOR'S ACTS**

**SECTION  
BLOCK: 2482  
LOTS: 7 and 8  
COUNTY OR TOWN: Kings**

Title No:

478-017211K

**Greenpoint Development Group LLC**

**TO  
Rimani Realty LLC**

**RETURN BY MAIL TO:**

GARY SCHOER, ESQ.  
6800 JERICHO TPKE., SUITE 108W  
SYOSSET, NY 11791

(Reserve this space for recording office)



***First American Title Insurance Company***

**SCHEDULE A  
DESCRIPTION OF PREMISES**

**Title No.** 478-017211K  
**Policy No.** 5011336-0434288e

**PERIMETER DESCRIPTION OF LOTS 7 AND 8:**

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 Clay Street, distant 144 feet 3 inches easterly from the corner formed by the intersection of the southerly side of Commercial Street and the northerly side of Clay Street;

RUNNING THENCE northerly at right angles to Clay Street, 36 feet 6-1/2 inches to the center line of the block;

THENCE northerly at right angles to Commercial Street, 36 feet 6-1/2 inches to the southerly side of Commercial Street;

THENCE northerly along the southerly side of Commercial Street, 100 feet 1-1/2 inches;

THENCE southerly at right angles to Commercial Street, 61 feet 11-1/4 inches to the center line of the block;

THENCE westerly along the center line of the block, 52 feet 8-3/16 inches;

THENCE southerly at right angles to Clay Street, through a party wall, 49 feet 1-1/4 inches to the northerly side of Clay Street;

THENCE westerly along the northerly side of Clay Street, 49 feet 6 inches to the point or place of BEGINNING.

**LOT 7:**

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 Clay Street, distant 144 feet 3 inches easterly from the corner formed by the intersection of the southerly side of Commercial Street and the northerly side of Clay Street;

RUNNING THENCE northerly at right angles to Clay Street, 36 feet 6-1/2 inches to the center line of the block;

THENCE northerly at right angles to Commercial Street, 36 feet 6-1/2 inches to the southerly side of Commercial Street;

THENCE northeasterly along the southerly side of Commercial Street, 50 feet;

***First American Title Insurance Company***

THENCE southerly at right angles to Commercial Street, 49 feet 2-3/4 inches to the center line of the block;

THENCE westerly along the center line of the block, 6-3/16 inches;

THENCE southerly at right angles to Clay Street, through a party wall, 49 feet 1-1/4 inches to the northerly side of Clay Street;

THENCE westerly along the northerly side of Clay Street, 49 feet 6 inches to the point or place of BEGINNING.

**LOT 8:**

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 ad described as follows:

BEGINNING at a point on the southerly side of Commercial Street, distant 194 feet 3 inches northeasterly from the corner formed by the intersection of the southerly side of Commercial Street and the northerly side of Clay Street;

RUNNING THENCE southerly at right angles to Commercial Street, 49 feet 2-3/4 inches;

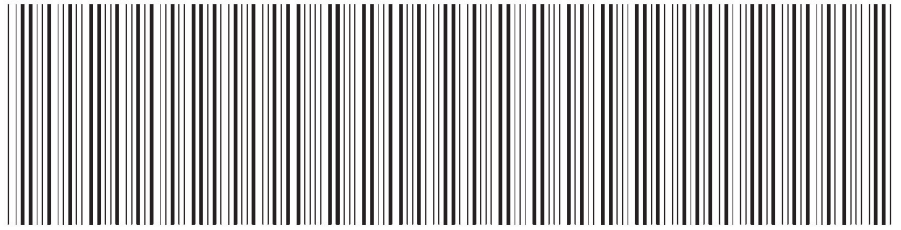
THENCE easterly along an interior angle of 104 degrees 13 minutes 43 seconds, 52 feet 2 inches;

THENCE northwesterly along an interior angle of 75 degrees 46 minutes 17 seconds, 61 feet 11-1/4 inches to the southerly side of Commercial Street;

THENCE southwesterly along the southerly side of Commercial Street, 50 feet 1-1/2 inches to the point or place of BEGINNING.

**SCHEDULE A**  
**A.L.T.A 2006 LOAN POLICY**

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2022082600618004001S1EE5

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2022082600618004**  
Document Type: DEED

Document Date: 08-16-2022

Preparation Date: 08-26-2022

**ASSOCIATED TAX FORM ID:** 2022081600009

**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

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

2  
2  
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  15  CLAY STREET  BROOKLYN  11222  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  RIMANI REALTY 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  GREENPOINT DEVELOPMENT GROUP 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  7 / 7 / 2022   
 Month Day Year

11. Date of Sale / Transfer  8 / 16 / 2022   
 Month Day Year

12. Full Sale Price \$  5  8  0  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  E, 1  16. Total Assessed Value (of all parcels in transfer)  3  2  0  3  9  1

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





BROOKLYN 2482 7

BROOKLYN 2482 8

202208160000920102

**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.

|                                                                                   |  |                          |  |                                                                                                     |  |                                                                                          |  |
|-----------------------------------------------------------------------------------|--|--------------------------|--|-----------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------|--|
|  |  | <b>BUYER</b>             |  |                    |  | <b>BUYER'S ATTORNEY</b>                                                                  |  |
| BUYER SIGNATURE                                                                   |  | DATE                     |  | LAST NAME                                                                                           |  | FIRST NAME                                                                               |  |
| 101 MALBA DRIVE                                                                   |  |                          |  |                                                                                                     |  |                                                                                          |  |
| STREET NUMBER                                                                     |  | STREET NAME (AFTER SALE) |  | AREA CODE                                                                                           |  | TELEPHONE NUMBER                                                                         |  |
| WHITESTONE                                                                        |  | NY                       |  | 11357                                                                                               |  |                                                                                          |  |
| CITY OR TOWN                                                                      |  | STATE                    |  | ZIP CODE                                                                                            |  | SELLER                                                                                   |  |
|                                                                                   |  |                          |  | SELLER SIGNATURE  |  | DATE  |  |

2022081600009201



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

State of New York

County of SS: Sullivan

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  
**15 CLAY STREET**

Street Address Unit/Apt.

**BROOKLYN**

Borough

New York,

**2482**

Block

**7**

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).

Name of Grantor (Type or Print)

[Signature]  
Signature of Grantor

Name of Grantee (Type or Print)

[Signature]  
Signature of Grantee

Sworn to before me

this 16th day of August 20 22

[Signature]  
JZANG JOHNSON  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01JJZ6367169  
Qualified in Queens County  
My Commission Expires 11-13-2024

Sworn to before me

this 16th day of August 20 22

[Signature]  
AISHA JOHNSON  
Notary Public, State of New York  
Reg. No. 02JO6064962  
Qualified in Kings County  
Commission Expires 03/01/20 24

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.**

**SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES**

2022081600009101

**Applicable properties compliant with the  
Smoke Detector requirement**

| Street Address       | Unit/Apt | Borough  | Block | Lot |
|----------------------|----------|----------|-------|-----|
| 56 COMMERCIAL STREET |          | BROOKLYN | 2482  | 8   |



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: 2482      LOT: 7
- (2) Property Address: 15 CLAY STREET, BROOKLYN, NY 11222
- (3) Owner's Name: RIMANI REALTY 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:

8-16-2022  
Date (mm/dd/yyyy)

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

**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 | 2482  | 8   | 56 COMMERCIAL STREET | NY   | NY    | 11222 |

202208160000910102

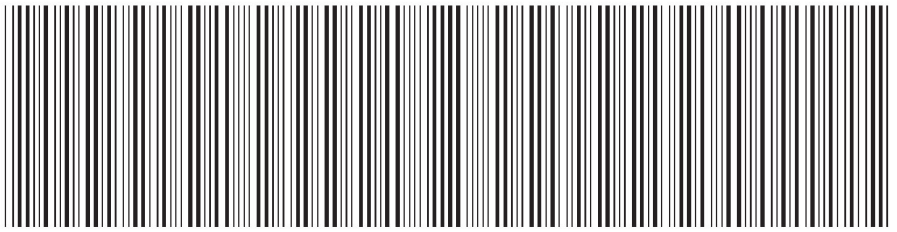
# **Current Property Owner and Operator Information**

## **Application Form Section IX**



**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.



2018060700673001001E629B

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 4**

**Document ID: 2018060700673001**

Document Date: 05-23-2018

Preparation Date: 06-07-2018

Document Type: DEED

Document Page Count: 2

**PRESENTER:**

EAGLE ABSTRACT CORP.-PICK UP TEAM  
10 CHICHESTER ROAD  
CTSY-K-058-18  
HUNTINGTON STATION, NY 11746  
631-549-8848  
BWENDT@EAGLEABSTRACT.COM

**RETURN TO:**

GARY SCHOER, ESQ.  
6800 JERICHO TURNPIKE  
SUITE 108W  
SYOSSET, NY 11791

**PROPERTY DATA**

| Borough                                           | Block | Lot | Unit       | Address             |
|---------------------------------------------------|-------|-----|------------|---------------------|
| BROOKLYN                                          | 2482  | 1   | Entire Lot | 44-46 COMMERCIAL ST |
| <b>Property Type:</b> NON-RESIDENTIAL VACANT LAND |       |     |            |                     |

**CROSS REFERENCE DATA**

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

**PARTIES**

**GRANTOR/SELLER:**

ENRICO R. MANETTA  
101 MALBA DRIVE  
MALBA, NY 11357

**GRANTEE/BUYER:**

RIMANI REALTY LLC  
101 MALBA DRIVE  
MALBA, NY 11357

☒ 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

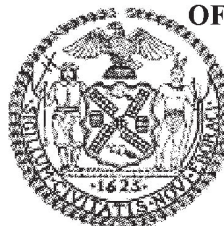
**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE**

**CITY OF NEW YORK**

Recorded/Filed 06-13-2018 13:52

City Register File No.(CRFN):

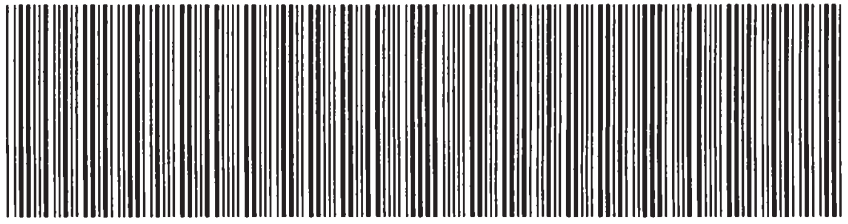
**2018000196324**



*Annette McMill*

**City Register Official Signature**

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2018060700673001001C601B

**RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)**

**PAGE 2 OF 4**

**Document ID: 2018060700673001**

**Document Date: 05-23-2018**

**Preparation Date: 06-07-2018**

**Document Type: DEED**

**PARTIES**

**GRANTOR/SELLER:**  
NICHOLAS J. MANETTA  
101 MALBA DRIVE  
MALBA, NY 11357

CTSH-K-058-18

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

THIS INDENTURE, made the 23 day of May, 2018

**BETWEEN** ENRICO R. MANETTA and NICHOLAS J. MANETTA, Joint Tenants with right of survivorship,  
101 Malba Drive, Malba, New York 11357

party of the first part, and RIMANI REALTY LLC  
101 Malba Drive, Malba, New York 11357

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of Ten (\$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 Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

**COMMENCING** at the corner formed by the intersection of the Northerly line of Clay Street with the Southeasterly line of Commercial Street, running thence Northeasterly along the Southeasterly line of Commercial Street 88 feet 3 inches, thence Southeasterly at right angles with the Southeasterly line of Commercial Street 22 feet 4 3/8 inches, thence Southerly at right angles with the Northerly line of Clay Street, 22 feet 4 3/8 inches to the Northerly line of Clay Street, thence Westerly along the Northerly line of Clay Street, 88 feet and 3 inches to the point or place of BEGINNING.

**TOGETHER** with all the right, title and interest of the parties of the first part of, in and to the streets lying in front of the above described premises to the centre line thereof, respectively.

**SAID** premises being known and designated as 44-46 Commercial Street, Brooklyn, New York.

**BEING** and intended to be same premises as conveyed to the party of the first part by deed dated 2/10/2014 and recorded 2/25/2014 in the Office of the City Register, Kings County in CRFN2014000068028.

**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:

  
ENRICO R. MANETTA

  
NICHOLAS J. MANETTA

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

State of New York, County of Nassau

ss:

State of New York, County of

ss:

On the 23 day of May in the year 2018  
before me, the undersigned, personally appeared

**ENRICO R. MANETTA & NICHOLAS J. MANETTA**

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)

**GARY SCHOER**  
Notary Public, State of New York  
No. 52-4636925  
Qualified in Suffolk County  
Commission Expires April 30, 2022

**SEAL**

**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  
WITH COVENANT AGAINST GRANTOR'S ACTS**

Title No. \_\_\_\_\_  
**ENRICO R. MANETTA and NICHOLAS J. MANETTA**

to

**RIMANI REALTY LLC**

DISTRICT  
SECTION  
BLOCK      2482  
LOT      1  
COUNTY OR TOWN      Kings  
STREET ADDRESS      44-46 Commercial Street  
                                 Brooklyn, New York

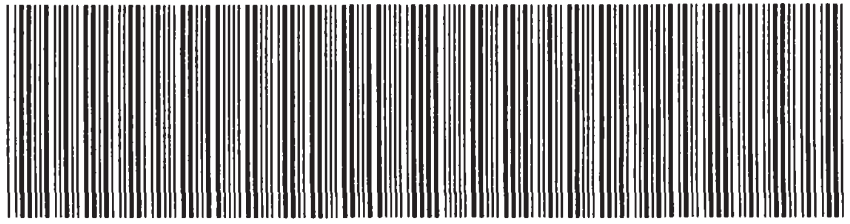
Recorded at Request of  
COMMONWEALTH LAND TITLE INSURANCE COMPANY

RETURN BY MAIL TO:



**GARY SCHOER, ESQ.**  
**6800 JERICHO TURNPIKE, SUITE 108W**  
**SYOSSET, NEW YORK 11791**

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



**2018060700673001001SAC1A**

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2018060700673001**

**Document Date: 05-23-2018**

**Preparation Date: 06-07-2018**

**Document Type: DEED**

**ASSOCIATED TAX FORM ID: 2018052200420**

**SUPPORTING DOCUMENTS SUBMITTED:**

**Page Count**

**DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING**

**1**

**RP - 5217 REAL PROPERTY TRANSFER REPORT**

**3**



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  44-46  COMMERCIAL ST  BROOKLYN  11222  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  RIMANI REALTY 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  1  # of Parcels OR ☐ Part of a Parcel

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

6. Seller Name  MANETTA  ENRICO R  
 LAST NAME / COMPANY FIRST NAME  
   
 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  5 / 22 / 2018   
 Month Day Year

11. Date of Sale / Transfer  5 / 23 / 2018   
 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  Z 9  16. Total Assessed Value (of all parcels in transfer)  1 6 2 0 0   
 17. Borough, Block and Lot / Roll Identifier(s) ( If more than three, attach sheet with additional identifier(s) )  
 BROOKLYN 2482 1


CITY REGISTER

JUN 13 2018

001005000040000100

**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.

|                                                                                   |  |                          |  |                            |  |
|-----------------------------------------------------------------------------------|--|--------------------------|--|----------------------------|--|
|  |  | <b>BUYER</b>             |  | <b>BUYER'S ATTORNEY</b>    |  |
| BUYER SIGNATURE                                                                   |  | DATE                     |  | FIRST NAME                 |  |
| 101 MALBA DRIVE                                                                   |  | 5/23/18                  |  | Nicholas J. Manetta member |  |
| STREET NUMBER                                                                     |  | STREET NAME (AFTER SALE) |  | AREA CODE                  |  |
| MALBA                                                                             |  | NY                       |  | TELEPHONE NUMBER           |  |
| CITY OR TOWN                                                                      |  | STATE                    |  | SELLER                     |  |
| ZIP CODE                                                                          |  | 11357                    |  | 5/23/18                    |  |
|                                                                                   |  | SELLER SIGNATURE         |  | DATE                       |  |
|                                                                                   |  | Nicholas J. Manetta      |  |                            |  |


**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.

**BUYERS**

|                 |      |
|-----------------|------|
| Buyer Signature | Date |
| Buyer Signature | Date |
| Buyer Signature | Date |
| Buyer Signature | Date |
| Buyer Signature | Date |
| Buyer Signature | Date |
| Buyer Signature | Date |
| Buyer Signature | Date |
| Buyer Signature | Date |
| Buyer Signature | Date |
| Buyer Signature | Date |
| Buyer Signature | Date |
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| Buyer Signature | Date |
| Buyer Signature | Date |
| Buyer Signature | Date |
| Buyer Signature | Date |
| Buyer Signature | Date |
| Buyer Signature | Date |

**SELLERS**

|                                                                                                     |              |
|-----------------------------------------------------------------------------------------------------|--------------|
| Seller Signature  | Date 5/23/18 |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |
| Seller Signature                                                                                    | Date         |

2018052200420201



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: 2482      LOT: 1
- (2) Property Address: 44-46 COMMERCIAL ST, BROOKLYN, NY 11222
- (3) Owner's Name: RIMANI REALTY 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:

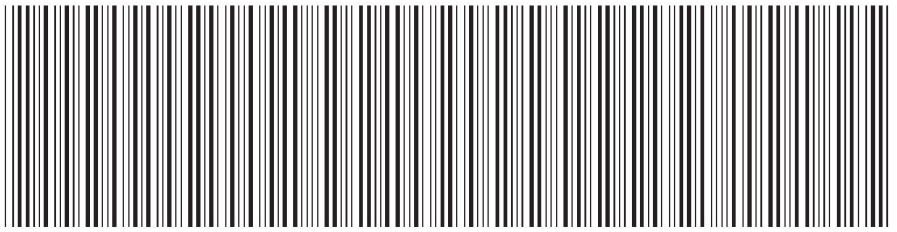
Signature:

Date (mm/dd/yyyy) 5/23/18

Name and Title of Person Signing for Owner, if applicable: Nicholas J. Mantetta, Member

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

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



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**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 5**

**Document ID: 2022082600618004**

Document Date: 08-16-2022

Preparation Date: 08-26-2022

Document Type: DEED

Document Page Count: 4

**PRESENTER:**

INTRACOASTAL ABSTRACT CO., INC.  
31 STEWART STREET - 478-017211K (LT)  
FLORAL PARK, NY 11001  
516-358-0505  
RECORDINGDEPARTMENT@INTRACOASTALABSTR  
ACT.COM

**RETURN TO:**

GARY SCHOER, ESQ.  
6800 JERICHO TURNPIKE, SUITE 108W  
SYOSSET, NY 11791

**PROPERTY DATA**

| Borough  | Block | Lot | Unit       | Address        |
|----------|-------|-----|------------|----------------|
| BROOKLYN | 2482  | 7   | Entire Lot | 15 CLAY STREET |

**Property Type: OTHER**

| Borough  | Block | Lot | Unit       | Address              |
|----------|-------|-----|------------|----------------------|
| BROOKLYN | 2482  | 8   | Entire Lot | 56 COMMERCIAL STREET |

**Property Type: OTHER**

**CROSS REFERENCE DATA**

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

**PARTIES**

**GRANTOR/SELLER:**

GREENPOINT DEVELOPMENT GROUP LLC  
C/O: CHAN & ASSOCIATES PLLC, 39-07 PRINCE  
STREET, SUITE 3K  
FLUSHING, NY 11354

**GRANTEE/BUYER:**

RIMANI REALTY LLC  
101 MALBA DRIVE  
WHITESTONE, NY 11357

**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 |
|-----------------|----|------|

|               |    |      |
|---------------|----|------|
| <b>TOTAL:</b> | \$ | 0.00 |
|---------------|----|------|

|                |    |       |
|----------------|----|-------|
| Recording Fee: | \$ | 60.00 |
|----------------|----|-------|

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

**Filing Fee:**

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

NYC Real Property Transfer Tax:

|    |            |
|----|------------|
| \$ | 152,250.00 |
|----|------------|

NYS Real Estate Transfer Tax:

|    |           |
|----|-----------|
| \$ | 36,250.00 |
|----|-----------|

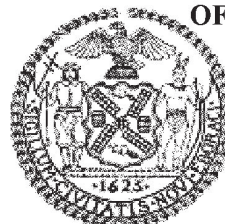
**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE**

**CITY OF NEW YORK**

Recorded/Filed 08-31-2022 12:04

City Register File No.(CRFN):

**2022000341719**



*Annette M. Hill*

**City Register Official Signature**



478-017211K

Standard N.Y.B.T.U. Form 8002-Bargain and Sale Deed with Covenants against Grantor's Acts-Uniform Acknowledgment  
Form 3290

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

THIS INDENTURE, made the 16<sup>th</sup> day of August 2022

BETWEEN

Greenpoint Development Group LLC  
c/o Chan & Associates PLLC  
39-07 Prince Street, Suite 3K  
Flushing, New York 11354

party of the first part, and

Rimani Realty LLC  
101 Malba Drive  
Whitestone, New York 11357

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of Ten 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' ATTACHED HERETO AND MADE A PART HEREOF**

**SAID PREMISES** being known as and by the street number 15-17 Clay Street, Brooklyn, New York

**BLOCK: 2482**

**LOTS: 7 and 8**

Premises conveyed being the same as described in Deed made by Davrich Realty Corp. dated 7/21/2017 recorded 8/1/2017 in CRFN 2017000282278 at Kings County Recording Office

**TOGETHER** with all right, title and interest 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 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 part of the first part has duly executed this deed the day and year first above written.

**IN PRESENCE OF**

**GREENPOINT DEVELOPMENT  
GROUP LLC**

By: \_\_\_\_\_

Name: Diane Chan

Title: Authorized Signatory

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

State of New York, County of Queens ss:

State of New York, County of ss:

On the 16<sup>th</sup> day of August in the year 2022  
before me, the undersigned personally appeared  
Diane Chan

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.

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 the acknowledgment)

JZANG JOHNSON

NOTARY PUBLIC-STATE OF NEW YORK

No. 01JZ6367169

Qualified in Queens County

My Commission Expires 11-13-2021

(signature and office of individual taking the acknowledgment)

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

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

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  
WITH COVENANTS AGAINST GRANTOR'S ACTS**

**SECTION  
BLOCK: 2482  
LOTS: 7 and 8  
COUNTY OR TOWN: Kings**

Title No:

478-017211K

**Greenpoint Development Group LLC**

**TO  
Rimani Realty LLC**

**RETURN BY MAIL TO:**

GARY SCHOER, ESQ.  
6800 JERICHO TPKE., SUITE 108W  
SYOSSET, NY 11791

(Reserve this space for recording office)

***First American Title Insurance Company***

**SCHEDULE A  
DESCRIPTION OF PREMISES**

**Title No.** 478-017211K  
**Policy No.** 5011336-0434288e

**PERIMETER DESCRIPTION OF LOTS 7 AND 8:**

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 Clay Street, distant 144 feet 3 inches easterly from the corner formed by the intersection of the southerly side of Commercial Street and the northerly side of Clay Street;

RUNNING THENCE northerly at right angles to Clay Street, 36 feet 6-1/2 inches to the center line of the block;

THENCE northerly at right angles to Commercial Street, 36 feet 6-1/2 inches to the southerly side of Commercial Street;

THENCE northerly along the southerly side of Commercial Street, 100 feet 1-1/2 inches;

THENCE southerly at right angles to Commercial Street, 61 feet 11-1/4 inches to the center line of the block;

THENCE westerly along the center line of the block, 52 feet 8-3/16 inches;

THENCE southerly at right angles to Clay Street, through a party wall, 49 feet 1-1/4 inches to the northerly side of Clay Street;

THENCE westerly along the northerly side of Clay Street, 49 feet 6 inches to the point or place of BEGINNING.

**LOT 7:**

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 Clay Street, distant 144 feet 3 inches easterly from the corner formed by the intersection of the southerly side of Commercial Street and the northerly side of Clay Street;

RUNNING THENCE northerly at right angles to Clay Street, 36 feet 6-1/2 inches to the center line of the block;

THENCE northerly at right angles to Commercial Street, 36 feet 6-1/2 inches to the southerly side of Commercial Street;

THENCE northeasterly along the southerly side of Commercial Street, 50 feet;

***First American Title Insurance Company***

THENCE southerly at right angles to Commercial Street, 49 feet 2-3/4 inches to the center line of the block;

THENCE westerly along the center line of the block, 6-3/16 inches;

THENCE southerly at right angles to Clay Street, through a party wall, 49 feet 1-1/4 inches to the northerly side of Clay Street;

THENCE westerly along the northerly side of Clay Street, 49 feet 6 inches to the point or place of BEGINNING.

**LOT 8:**

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 ad described as follows:

BEGINNING at a point on the southerly side of Commercial Street, distant 194 feet 3 inches northeasterly from the corner formed by the intersection of the southerly side of Commercial Street and the northerly side of Clay Street;

RUNNING THENCE southerly at right angles to Commercial Street, 49 feet 2-3/4 inches;

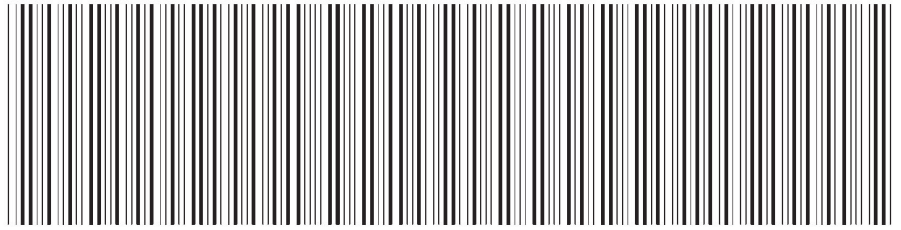
THENCE easterly along an interior angle of 104 degrees 13 minutes 43 seconds, 52 feet 2 inches;

THENCE northwesterly along an interior angle of 75 degrees 46 minutes 17 seconds, 61 feet 11-1/4 inches to the southerly side of Commercial Street;

THENCE southwesterly along the southerly side of Commercial Street, 50 feet 1-1/2 inches to the point or place of BEGINNING.

**SCHEDULE A**  
**A.L.T.A 2006 LOAN POLICY**

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2022082600618004001S1EE5

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2022082600618004**  
Document Type: DEED

Document Date: 08-16-2022

Preparation Date: 08-26-2022

**ASSOCIATED TAX FORM ID:** 2022081600009

**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

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

2  
2  
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  15  CLAY STREET  BROOKLYN  11222  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  RIMANI REALTY 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  GREENPOINT DEVELOPMENT GROUP 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  7 / 7 / 2022   
 Month Day Year

11. Date of Sale / Transfer  8 / 16 / 2022   
 Month Day Year

12. Full Sale Price \$  5  8  0  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  E, 1  16. Total Assessed Value (of all parcels in transfer)  3  2  0  3  9  1

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





BROOKLYN 2482 7

BROOKLYN 2482 8

202208160000920102

**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.

|                                                                                   |  |                          |  |                                                                                    |  |                                                                                     |  |
|-----------------------------------------------------------------------------------|--|--------------------------|--|------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------|--|
|  |  | <b>BUYER</b>             |  |   |  | <b>BUYER'S ATTORNEY</b>                                                             |  |
| BUYER SIGNATURE                                                                   |  | DATE                     |  | LAST NAME                                                                          |  | FIRST NAME                                                                          |  |
| 101 MALBA DRIVE                                                                   |  |                          |  |                                                                                    |  |                                                                                     |  |
| STREET NUMBER                                                                     |  | STREET NAME (AFTER SALE) |  | AREA CODE                                                                          |  | TELEPHONE NUMBER                                                                    |  |
| WHITESTONE                                                                        |  | NY                       |  | 11357                                                                              |  |                                                                                     |  |
| CITY OR TOWN                                                                      |  | STATE                    |  | ZIP CODE                                                                           |  | SELLER                                                                              |  |
|                                                                                   |  |                          |  |  |  |  |  |
|                                                                                   |  |                          |  | SELLER SIGNATURE                                                                   |  | DATE                                                                                |  |

2022081600009201

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

State of New York

County of SS: Sullivan

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  
**15 CLAY STREET**

Street Address Unit/Apt.

**BROOKLYN**

Borough

New York,

**2482**

Block

**7**

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).

Name of Grantor (Type or Print)

[Signature]  
Signature of Grantor

Name of Grantee (Type or Print)

[Signature]  
Signature of Grantee

Sworn to before me

this 16th day of August 20 22

[Signature]  
JZANG JOHNSON  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01JJZ6367169  
Qualified in Queens County  
My Commission Expires 11-13-2024

Sworn to before me

this 16th day of August 20 22

[Signature]  
AISHA JOHNSON  
Notary Public, State of New York  
Reg. No. 02JO6064962  
Qualified in Kings County  
Commission Expires 03/01/20 24

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.**

**SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES**

2022081600009101

**Applicable properties compliant with the  
Smoke Detector requirement**

| Street Address       | Unit/Apt | Borough  | Block | Lot |
|----------------------|----------|----------|-------|-----|
| 56 COMMERCIAL STREET |          | BROOKLYN | 2482  | 8   |



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: 2482      LOT: 7
- (2) Property Address: 15 CLAY STREET, BROOKLYN, NY 11222
- (3) Owner's Name: RIMANI REALTY 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:

8-16-2022

Date (mm/dd/yyyy)

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

**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

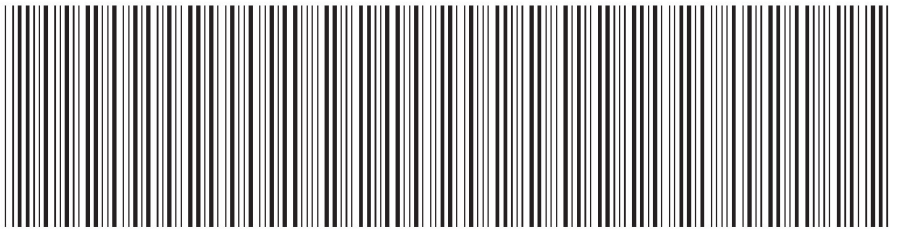
---

| Borough  | Block | Lot | Street               | City | State | Zip   |
|----------|-------|-----|----------------------|------|-------|-------|
| BROOKLYN | 2482  | 8   | 56 COMMERCIAL STREET | NY   | NY    | 11222 |

202208160000910102

**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.



2022082600618004001ED064

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 5**

**Document ID: 2022082600618004**

Document Date: 08-16-2022

Preparation Date: 08-26-2022

Document Type: DEED

Document Page Count: 4

**PRESENTER:**

INTRACOASTAL ABSTRACT CO., INC.  
31 STEWART STREET - 478-017211K (LT)  
FLORAL PARK, NY 11001  
516-358-0505  
RECORDINGDEPARTMENT@INTRACOASTALABSTR  
ACT.COM

**RETURN TO:**

GARY SCHOER, ESQ.  
6800 JERICHO TURNPIKE, SUITE 108W  
SYOSSET, NY 11791

| PROPERTY DATA        |       |     |            |                      |
|----------------------|-------|-----|------------|----------------------|
| Borough              | Block | Lot | Unit       | Address              |
| BROOKLYN             | 2482  | 7   | Entire Lot | 15 CLAY STREET       |
| Property Type: OTHER |       |     |            |                      |
| Borough              | Block | Lot | Unit       | Address              |
| BROOKLYN             | 2482  | 8   | Entire Lot | 56 COMMERCIAL STREET |
| Property Type: OTHER |       |     |            |                      |

**CROSS REFERENCE DATA**

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

**PARTIES**

**GRANTOR/SELLER:**

GREENPOINT DEVELOPMENT GROUP LLC  
C/O: CHAN & ASSOCIATES PLLC, 39-07 PRINCE  
STREET, SUITE 3K  
FLUSHING, NY 11354

**GRANTEE/BUYER:**

RIMANI REALTY LLC  
101 MALBA DRIVE  
WHITESTONE, NY 11357

**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:

\$ 152,250.00

NYS Real Estate Transfer Tax:

\$ 36,250.00

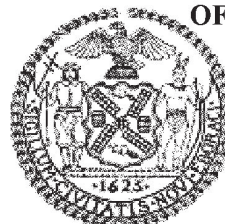
**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE**

**CITY OF NEW YORK**

Recorded/Filed 08-31-2022 12:04

City Register File No.(CRFN):

2022000341719



*Annette M. Hill*

City Register Official Signature

478-017211K

Standard N.Y.B.T.U. Form 8002-Bargain and Sale Deed with Covenants against Grantor's Acts-Uniform Acknowledgment  
Form 3290

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

THIS INDENTURE, made the 16<sup>th</sup> day of August 2022

BETWEEN

Greenpoint Development Group LLC  
c/o Chan & Associates PLLC  
39-07 Prince Street, Suite 3K  
Flushing, New York 11354

party of the first part, and

Rimani Realty LLC  
101 Malba Drive  
Whitestone, New York 11357

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of Ten 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' ATTACHED HERETO AND MADE A PART HEREOF**

**SAID PREMISES** being known as and by the street number 15-17 Clay Street, Brooklyn, New York

**BLOCK: 2482**

**LOTS: 7 and 8**

Premises conveyed being the same as described in Deed made by Davrich Realty Corp. dated 7/21/2017 recorded 8/1/2017 in CRFN 2017000282278 at Kings County Recording Office

**TOGETHER** with all right, title and interest 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 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 part of the first part has duly executed this deed the day and year first above written.

**IN PRESENCE OF**

**GREENPOINT DEVELOPMENT  
GROUP LLC**

By: \_\_\_\_\_

Name: Diane Chan

Title: Authorized Signatory

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

State of New York, County of Queens ss:

State of New York, County of ss:

On the 16<sup>th</sup> day of August in the year 2022  
before me, the undersigned personally appeared  
Diane Chan

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.

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 the acknowledgment)

JZANG JOHNSON

NOTARY PUBLIC-STATE OF NEW YORK

No. 01JZ6367169

Qualified in Queens County

My Commission Expires 11-13-2021

(signature and office of individual taking the acknowledgment)

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

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

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  
WITH COVENANTS AGAINST GRANTOR'S ACTS**

**SECTION  
BLOCK: 2482  
LOTS: 7 and 8  
COUNTY OR TOWN: Kings**

Title No:

478-017211K

**Greenpoint Development Group LLC**

**TO  
Rimani Realty LLC**

**RETURN BY MAIL TO:**

GARY SCHOER, ESQ.  
6800 JERICHO TPKE., SUITE 108W  
SYOSSET, NY 11791

(Reserve this space for recording office)

***First American Title Insurance Company***

**SCHEDULE A  
DESCRIPTION OF PREMISES**

**Title No.** 478-017211K  
**Policy No.** 5011336-0434288e

**PERIMETER DESCRIPTION OF LOTS 7 AND 8:**

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 Clay Street, distant 144 feet 3 inches easterly from the corner formed by the intersection of the southerly side of Commercial Street and the northerly side of Clay Street;

RUNNING THENCE northerly at right angles to Clay Street, 36 feet 6-1/2 inches to the center line of the block;

THENCE northerly at right angles to Commercial Street, 36 feet 6-1/2 inches to the southerly side of Commercial Street;

THENCE northerly along the southerly side of Commercial Street, 100 feet 1-1/2 inches;

THENCE southerly at right angles to Commercial Street, 61 feet 11-1/4 inches to the center line of the block;

THENCE westerly along the center line of the block, 52 feet 8-3/16 inches;

THENCE southerly at right angles to Clay Street, through a party wall, 49 feet 1-1/4 inches to the northerly side of Clay Street;

THENCE westerly along the northerly side of Clay Street, 49 feet 6 inches to the point or place of BEGINNING.

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THENCE northerly at right angles to Commercial Street, 36 feet 6-1/2 inches to the southerly side of Commercial Street;

THENCE northeasterly along the southerly side of Commercial Street, 50 feet;

***First American Title Insurance Company***

THENCE southerly at right angles to Commercial Street, 49 feet 2-3/4 inches to the center line of the block;

THENCE westerly along the center line of the block, 6-3/16 inches;

THENCE southerly at right angles to Clay Street, through a party wall, 49 feet 1-1/4 inches to the northerly side of Clay Street;

THENCE westerly along the northerly side of Clay Street, 49 feet 6 inches to the point or place of BEGINNING.

**LOT 8:**

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 ad described as follows:

BEGINNING at a point on the southerly side of Commercial Street, distant 194 feet 3 inches northeasterly from the corner formed by the intersection of the southerly side of Commercial Street and the northerly side of Clay Street;

RUNNING THENCE southerly at right angles to Commercial Street, 49 feet 2-3/4 inches;

THENCE easterly along an interior angle of 104 degrees 13 minutes 43 seconds, 52 feet 2 inches;

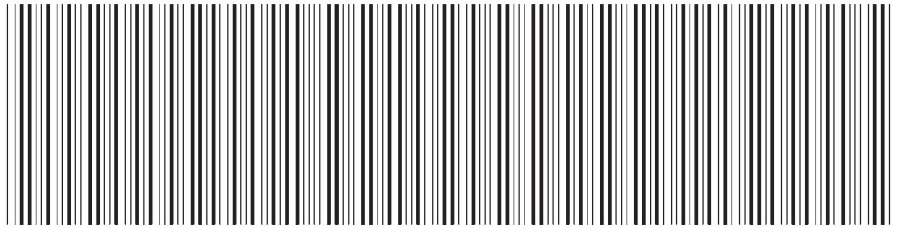
THENCE northwesterly along an interior angle of 75 degrees 46 minutes 17 seconds, 61 feet 11-1/4 inches to the southerly side of Commercial Street;

THENCE southwesterly along the southerly side of Commercial Street, 50 feet 1-1/2 inches to the point or place of BEGINNING.

**SCHEDULE A**  
**A.L.T.A 2006 LOAN POLICY**



NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2022082600618004001S1EE5

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2022082600618004**  
Document Type: DEED

Document Date: 08-16-2022

Preparation Date: 08-26-2022

**ASSOCIATED TAX FORM ID:** 2022081600009

**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

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

2  
2  
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  15  CLAY STREET  BROOKLYN  11222  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  RIMANI REALTY 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  GREENPOINT DEVELOPMENT GROUP 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  7 / 7 / 2022   
 Month Day Year

11. Date of Sale / Transfer  8 / 16 / 2022   
 Month Day Year

12. Full Sale Price \$  5  8  0  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  E, 1  16. Total Assessed Value (of all parcels in transfer)  3  2  0  3  9  1

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





BROOKLYN 2482 7

BROOKLYN 2482 8

202208160000920102

**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.

|                                                                                   |  |                          |  |                                                                                    |  |                                                                                     |  |
|-----------------------------------------------------------------------------------|--|--------------------------|--|------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------|--|
|  |  | <b>BUYER</b>             |  |   |  | <b>BUYER'S ATTORNEY</b>                                                             |  |
| BUYER SIGNATURE                                                                   |  | DATE                     |  | LAST NAME                                                                          |  | FIRST NAME                                                                          |  |
| 101 MALBA DRIVE                                                                   |  |                          |  |                                                                                    |  |                                                                                     |  |
| STREET NUMBER                                                                     |  | STREET NAME (AFTER SALE) |  | AREA CODE                                                                          |  | TELEPHONE NUMBER                                                                    |  |
| WHITESTONE                                                                        |  | NY                       |  | 11357                                                                              |  |                                                                                     |  |
| CITY OR TOWN                                                                      |  | STATE                    |  | ZIP CODE                                                                           |  | SELLER                                                                              |  |
|                                                                                   |  |                          |  |  |  |  |  |
|                                                                                   |  |                          |  | SELLER SIGNATURE                                                                   |  | DATE                                                                                |  |

2022081600009201

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

State of New York

County of SS: Sullivan

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  
**15 CLAY STREET**

Street Address Unit/Apt.

**BROOKLYN**

Borough

New York,

**2482**

Block

**7**

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).

Name of Grantor (Type or Print)

[Signature]  
Signature of Grantor

Name of Grantee (Type or Print)

[Signature]  
Signature of Grantee

Sworn to before me

this 16th day of August 20 22

[Signature]  
JZANG JOHNSON  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01JJZ6367169  
Qualified in Queens County  
My Commission Expires 11-13-2024

Sworn to before me

this 16th day of August 20 22

[Signature]  
AISHA JOHNSON  
Notary Public, State of New York  
Reg. No. 02JO6064962  
Qualified in Kings County  
Commission Expires 03/01/20 24

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.**

**SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES**

2022081600009101

**Applicable properties compliant with the  
Smoke Detector requirement**

| Street Address       | Unit/Apt | Borough  | Block | Lot |
|----------------------|----------|----------|-------|-----|
| 56 COMMERCIAL STREET |          | BROOKLYN | 2482  | 8   |



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: 2482      LOT: 7
- (2) Property Address: 15 CLAY STREET, BROOKLYN, NY 11222
- (3) Owner's Name: RIMANI REALTY 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: \_\_\_\_\_

8-16-2022  
Date (mm/dd/yyyy)

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

**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 | 2482  | 8   | 56 COMMERCIAL STREET | NY   | NY    | 11222 |

202208160000910102

### Section IX: Current Property Owner and Operator Information

#### Current and Historic Ownership for 50 Commercial Street Block 2482 Lot 1 (Target Property)

| Year           | Owner Name                                                                     | Contact Information                                                     | Relationship to Requestor                  |
|----------------|--------------------------------------------------------------------------------|-------------------------------------------------------------------------|--------------------------------------------|
| Unknown - 1989 | Josephine Zappa, as devisee under the las will and testament of Giuseppe Zappa | Unknown                                                                 | None                                       |
| 1989 - 1989    | Rose Fabbo                                                                     | 204 California Place<br>South, Island Park, NY<br><br>Phone: Unknown    | None                                       |
| 1989 - 2014    | Robert P. Perez                                                                | 118 Malba Drive,<br>Malba, New York<br>11357<br><br>Phone: Unknown      | None                                       |
| 2014 - 2018    | Enrico R. Manetta<br><br>Nicholas J. Manetta                                   | 101 Malba Drive,<br>Malba, New York<br>11357<br><br>Phone:              | Members of current owner Rimani Realty LLC |
| 2018 - Present | Rimani Realty LLC                                                              | 101 Malba Drive,<br>Malba, New York<br>11357<br><br>Phone: 718-937-5656 | Requestor                                  |

#### Current and Historic Ownership for 15-17 Clay Street Block 2482 Lot 7 (Target Property)

| Year           | Owner Name                       | Contact Information                                                             | Relationship to Requestor |
|----------------|----------------------------------|---------------------------------------------------------------------------------|---------------------------|
| Unknown – 1996 | Clay Lumber Co., INC.            | 70-31 108 <sup>th</sup> Street,<br>Forest Hills, NY 11375<br><br>Phone: Unknown | None                      |
| 1996 - 2017    | Davrich Realty Corp.             | P.O. Box 85, East<br>Rockaway, New York<br>11518<br><br>Phone: Unknown          | None                      |
| 2017 - 2022    | Greenpoint Development Group LLC | 112-45 Roosevelt<br>Avenue Corona, NY<br>11368<br><br>Phone:                    | None                      |

|                |                   |                                                                  |           |
|----------------|-------------------|------------------------------------------------------------------|-----------|
| 2022 - Present | Rimani Realty LLC | 101 Malba Drive,<br>Malba, New York 11357<br>Phone: 718-640-7042 | Requestor |
|----------------|-------------------|------------------------------------------------------------------|-----------|

**Current and Historic Ownership for 56 Commercial Street Block 2482 Lot 8 (Target Property)**

| Year           | Owner Name                       | Contact Information                                                    | Relationship to Requestor |
|----------------|----------------------------------|------------------------------------------------------------------------|---------------------------|
| Unknown - 1996 | IBCO Trading Inc.                | 56 Commercial Street<br>Brooklyn, New York<br><br>Phone: Unknown       | None                      |
| 1996 - 2017    | Davrich Realty Corp.             | 15-17 Clay Street<br>Brooklyn, New York<br><br>Phone: Unknown          | None                      |
| 2017 - 2022    | Greenpoint Development Group LLC | 112-45 Roosevelt Avenue Corona, NY 11368<br>Phone: <b>718-937-5656</b> | None                      |
| 2022 – Present | Rimani Realty LLC                | 101 Malba Drive,<br>Malba, New York 11357<br><br>Phone: 718-640-7042   | Requestor                 |

**Current and Historic Ownership for 19 Clay Street Block 2482 Lot 9 (Eastern adjoining property)**

| Year           | Owner Name                                         | Contact Information                        | Relationship to Requestor |
|----------------|----------------------------------------------------|--------------------------------------------|---------------------------|
| Unknown – 1966 | Judwill Realty Corp                                | Unknown                                    | None                      |
| 1966 – 1968    | Weinstein Benjamin<br>Deceased                     | Unknown                                    | None                      |
| 1968 – 1968    | IBCO Trading Co Inc.                               | 56 Commercial Street<br>Brooklyn, New York | None                      |
| 1968 – 1968    | Wolbrom, Joseph                                    | Unknown                                    | None                      |
| 1968 – 1982    | Hostyk Mildred<br>Roseblum Ruth<br>Wandell Maria F | Unknown                                    | None                      |
| 1982-1997      | Levine Frances<br>Weisberg Renay<br>Wolbrom Edith  | Unknown                                    | None                      |

|                |                                    |                                                  |      |
|----------------|------------------------------------|--------------------------------------------------|------|
|                | Wolbrom Irving<br>Wolbrom Irving M |                                                  |      |
| 1997 – 2022    | Nicole Associates, LLC             | 41 BOX ST, Brooklyn,<br>NY 11222                 | None |
| 2022 – Present | Clay Properties, LLC               | 1449 37TH ST SUITE<br>420, Brooklyn, NY<br>11218 | None |

**Current and Historic Ownership for 65 Commercial Street Block 2472 Lot 425 (northern adjoining property)**

| Year           | Owner Name                     | Contact Information                                 | Relationship to Requestor |
|----------------|--------------------------------|-----------------------------------------------------|---------------------------|
| Unknown - 2015 | City of New York               | City Hall – NY                                      | None                      |
| 2015 - 2015    | Waterview At<br>Greenpoint LLC | 4611 12 <sup>th</sup> Avenue,<br>Brooklyn, NY 11219 | None                      |

**Current and Historic Ownership for 10 Clay Street Block 2487 Lot 10 (southern adjoining property)**

| Year           | Owner Name                       | Contact Information                                      | Relationship to Requestor |
|----------------|----------------------------------|----------------------------------------------------------|---------------------------|
| Unknown – 1983 | Dynamite Nobel-<br>Harteinc      | Unknown                                                  | None                      |
| 1983 – 2014    | 49 Dupont Realty Corp.           | 1 Flexon Plaza, Newark,<br>NJ 07114                      | None                      |
| 2014 – 2022    | Dupont Street<br>Developers, LLC | 87-10 Queens Blvd,<br>Elmhurst, NY 11373                 | None                      |
| 2022 – Present | Dupont Street Owner<br>LLC       | 520 Madison Avenue,<br>Suite 3501, New York,<br>NY 10022 | None                      |

**Current and Historic Ownership for 14 Clay Street Block 2487 Lot 12 (southern adjoining property)**

| Year           | Owner Name                       | Contact Information                                      | Relationship to Requestor |
|----------------|----------------------------------|----------------------------------------------------------|---------------------------|
| Unknown – 1983 | Dynamite Nobel-<br>Harteinc      | Unknown                                                  | None                      |
| 1983 – 2014    | 49 Dupont Realty Corp.           | 1 Flexon Plaza, Newark,<br>NJ 07114                      | None                      |
| 2014 – 2022    | Dupont Street<br>Developers, LLC | 87-10 Queens Blvd,<br>Elmhurst, NY 11373                 | None                      |
| 2022 – Present | Dupont Street Owner<br>LLC       | 520 Madison Avenue,<br>Suite 3501, New York,<br>NY 10022 | None                      |

**Current and Historic Ownership for 65 Dupont Street Block 2487 Lot 17 (southern adjoining property)**

| <b>Year</b>    | <b>Owner Name</b>             | <b>Contact Information</b>                         | <b>Relationship to Requestor</b> |
|----------------|-------------------------------|----------------------------------------------------|----------------------------------|
| Unknown – 1983 | Dynamite Nobel-Harteinc       | Unknown                                            | None                             |
| 1983 – 2014    | 49 Dupont Realty Corp.        | 1 Flexon Plaza, Newark, NJ 07114                   | None                             |
| 2014 – 2022    | Dupont Street Developers, LLC | 87-10 Queens Blvd, Elmhurst, NY 11373              | None                             |
| 2022 – 2023    | Dupont Street Owner 2 LLC     | 520 Madison Avenue, Suite 3501, New York, NY 10022 | None                             |
| 2023 – Present | Dupont Street Owner, LLC      | 520 Madison Avenue, Suite 3501, New York, NY 10022 | None                             |

**Current and Historic Ownership for 75 Dupont Street Block 2487 Lot 18 (southern adjoining property)**

| <b>Year</b>    | <b>Owner Name</b>             | <b>Contact Information</b>                         | <b>Relationship to Requestor</b> |
|----------------|-------------------------------|----------------------------------------------------|----------------------------------|
| Unknown – 1983 | Dynamite Nobel-Harteinc       | Unknown                                            | None                             |
| 1983 – 2014    | 49 Dupont Realty Corp.        | 1 Flexon Plaza, Newark, NJ 07114                   | None                             |
| 2014 – 2022    | Dupont Street Developers, LLC | 87-10 Queens Blvd, Elmhurst, NY 11373              | None                             |
| 2022 – 2023    | Dupont Street Owner 2 LLC     | 520 Madison Avenue, Suite 3501, New York, NY 10022 | None                             |
| 2023 – Present | Dupont Street Owner, LLC      | 520 Madison Avenue, Suite 3501, New York, NY 10022 | None                             |

# Site Contact List

## Application Form Section XI



## Site Contact List

Please see below the Brownfield Site Contact List in accordance with DER-23: Citizen Participation Handbook for Remedial Programs.

- Brooklyn Planning Board Chairperson
  - Michelle Sigfridson – 1 Knollwood Drive Unit 4, Canterbury, CT 06331
- NYC Planning Board
  - Brooklyn Office – 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271
- Owners of the property
  - Nicholas & Enrico Manetta – 101 Malba Drive, Whitestone, NY 11357
- Owner of adjacent property
  - Clay Properties LLC – 19 Clay Street, Brooklyn, NY 11222
- Local news media from which the community typically obtains information
  - ABC 7 NY – 7 West 66<sup>th</sup> Street, New York, NY 10023
- The public water supplier which services the area in which the property is located
  - Supplied by the City of New York – 1250 Broadway, New York, NY 10001
- The administrator of Lightbridge Academy
  - 153 West Street, Brooklyn, NY 11222
- The administrator of Building Blocks of Greenpoint
  - 44 Kent Street, Brooklyn, NY 11222
- The administrator of Carrusel Child Care Center Brooklyn
  - 168 Java Street, Brooklyn, NY 11222
- The administrator of Greenpoint YMCA Early Childhood Center
  - 99 Meserole Avenue, Brooklyn, NY 11222
- The administrator of Green Bean Day Care & Learning Center
  - 161 Greenpoint Avenue, Brooklyn, NY 11222
- The administrator of Polish Saturday School in the parish of St. Cyril and Methodius
  - 150 Dupont Street, Brooklyn, NY 11222

- The administrator of Greenpoint Montessori
  - 288 McGuinness Boulevard, Brooklyn, NY 11222
- The administrator of ADAPT Community Network – The Greenpoint School
  - 725 Leonard Street, Brooklyn, NY 11222
- The administrator of PS 031 Samuel F. Dupont
  - 75 Meserole Avenue, Brooklyn, NY 11222
- The administrator of PS 034 Oliver H. Perry
  - 131 Norman Avenue, Brooklyn, NY 11222
- Document repository for the project – Greenpoint Library
  - 107 Norman Avenue, Brooklyn, NY 11222
- Document repository for the project – Greenpoint Community Board
  - 435 Graham Avenue, Brooklyn, NY 11211
- Mayor of New York City
  - City Hall, New York, NY 10007
- President of the Borough of Brooklyn
  - 209 Joralemon Street, Brooklyn, NY 11201
- 19 Clay Street (Eastern adjoining property)
  - Owner: Clay Properties LLC
- 35 Commercial Street (Northern adjoining property)
  - Owner: HP H1H2 Housing Development Fund Company, Inc
  - 253 West 35<sup>th</sup> Street, 3<sup>rd</sup> Floor, New York, NY 10001
- 65 Commercial Street (Northern adjoining property)
  - Owner: City
- 10-14 Clay Street and 65-75 Dupont Street (Southern adjoining properties)
  - Owner: Dupont Street Owner LLC
  - 80 State Street, Albany, NY 12207

Please see attached a copy of the letters sent to the Greenpoint Library and the Greenpoint Community Board requesting their roles as document repositories. Attached is a letter from the Greenpoint Library confirming that it will act as a document repository for this project. The Greenpoint Community Board indicated that it agrees to act as the document repository for the Site based on verbal communication. However, they will not provide documentation of approval

until the Site documents are in their possession. Once they receive the documents they will provide agreement.

# **Greenpoint Library**

## **Document Repository: Application Form Section XI**



March 31, 2023

Greenpoint Library  
107 Norman Avenue  
Brooklyn, NY 11222

RE: Document Repository for Brownfield Cleanup Program Project  
50 Commercial Street Development  
Brooklyn, NY 11222

To Whom it Concerns:

An application is being submitted for a proposed Brownfield Cleanup Program (BCP) project at 50 Commercial Street, Brooklyn, NY 11222. Per BCP application requirements, the applicant (Rimani Realty LLC) is requesting that the Greenpoint Library act as a document repository for the proposed BCP project.

To meet BCP documentation requirements, please provide a letter of agreement to act as a document repository for the 50 Commercial Street Development BCP project to.

Please reach out to me with any questions you may have about this request via email at [Robert.Jackson@gza.com](mailto:Robert.Jackson@gza.com) or phone at (973) 732-0782.

Sincerely,

Robert Jackson, P.E.  
Associate Principal

Greenpoint Library Environmental Education Center

c/o Acacia Thompson

Brooklyn Public Library

107 Norman Ave.

Brooklyn, NY 11222

April 3, 2023

Ms. Curran,

We recently received your letter requesting our library as the document repository for the project site 50 Commercial Street and agree to do so.

This letter is to alert you that our policy is to receive electronic documents, saved as PDF files, which you can mail to me on a disc or USB flash drive to the address in the header.

Please do not send us hard copies of the documents. If you have any questions, you can contact me at [athompson@bklynlibrary.org](mailto:athompson@bklynlibrary.org).

Regards,

Acacia Thompson – Environmental Justice Coordinator

Brooklyn Public Library



# **Greenpoint Community Board**

## **Document Repository: Application Form Section XI**



March 31, 2023

Greenpoint Community Board  
435 Graham Avenue  
Brooklyn, NY 11222

RE: Document Repository for Brownfield Cleanup Program Project  
50 Commercial Street Development  
Brooklyn, NY 11222

To Whom it Concerns:

An application is being submitted for a proposed Brownfield Cleanup Program (BCP) project at 50 Commercial Street, Brooklyn, NY 11222. Per BCP application requirements, the applicant (Rimani Realty LLC) is requesting that the Greenpoint Community Board act as a document repository for the proposed BCP project.

To meet BCP documentation requirements, please provide a letter of agreement to act as a document repository for the 50 Commercial Street Development BCP project to.

Please reach out to me with any questions you may have about this request via email at [Robert.Jackson@gza.com](mailto:Robert.Jackson@gza.com) or phone at (973) 738-0782.

Sincerely,

Robert Jackson, P.E.  
Associate Principal

# **Department of Housing Preservation and Development Letter**

**Application Form Section: For Sites Seeking Tangible  
Property Credits in NYC Only**



Department of  
Housing Preservation  
& Development  
nyc.gov/hpd

ADOLFO CARRION JR.  
Commissioner

KIMBERLY DARGA  
Acting Deputy Commissioner

TRICIA DIETZ  
Assistant Commissioner

Office of Development  
100 Gold Street  
New York, N.Y. 10038

February 2, 2023

Reda Shehata, R.A.  
Borough Commissioner  
Brooklyn Borough Office  
New York City Department of Buildings  
345 Adams Street, 3rd Fl.  
Brooklyn, NY 11201

RE: Inclusionary Housing Application  
SO Commercial Street  
Block: 2482; Lot: 1  
DOB NOW Job #B00S96151

Dear Commissioner Shehata:

**PLEASE NOTE: THIS IS NOT A PERMIT NOTICE. THIS LETTER DOES NOT ALLOW PERMITS TO BE PULLED.**

This letter is to confirm that the Department of Housing Preservation and Development has received an Inclusionary Housing application for the property referenced above.

The application contemplates 32 residential dwelling units (use group 2) of which 6 units will be Income Restricted Housing Units<sup>1</sup> pursuant to ZR 25-251.

Sincerely,

Tricia Dietz

Assistant Commissioner, Housing Incentives

---

<sup>1</sup> Capitalized terms not specifically defined herein shall have the meaning set forth in the Zoning Resolution.



## **Exhibit A – Previous Environmental Reports**



## **Exhibit B – Consolidated Remedial Investigation Report**





## **Exhibit C – Draft Remedial Action Work Plan**



GZA GeoEnvironmental, Inc.