



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of the property set forth in a Brownfield Cleanup Agreement, or "BCA" (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). Such application must be submitted and processed in the same manner as the original application, including the required public comment period. **Is this an application to amend an existing BCA?**

Yes

No

If yes, provide existing site number: _____

PART A (note: application is separated into Parts A and B for DEC review purposes) *BCP App Rev 10*

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

NAME

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

Is the requestor authorized to conduct business in New York State (NYS)?

Yes

No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application to document that the requestor is authorized to do business in NYS. **Please note:** If the requestor is an LLC, the members/owners names need to be provided on a separate attachment.

Do all individuals that will be certifying documents meet the requirements detailed below? Yes No

- Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of [DER-10: Technical Guidance for Site Investigation and Remediation](#) and Article 145 of New York State Education Law. **Documents that are not properly certified will be not approved under the BCP.**

Section II. Project Description

1. What stage is the project starting at?

Investigation

Remediation

NOTE: If the project is proposed to start at the remediation stage, a Remedial Investigation Report (RIR) at a minimum is required to be attached, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Work Plan are also attached (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, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): Yes No

3. Please attach a short description of the overall development project, including:

- the date that the remedial program is to start; and
- the date the Certificate of Completion is anticipated.

Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property.

To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit the 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).**

2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum			
Chlorinated Solvents			
Other VOCs			
SVOCs			
Metals			
Pesticides			
PCBs			
Other*			

*Please describe: _____

3. FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING:

- SAMPLE LOCATION
- DATE OF SAMPLING EVENT
- KEY CONTAMINANTS AND CONCENTRATION DETECTED
- FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE
- FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5
- FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX

THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN 11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED.

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?*

(*answering No will result in an incomplete application)

Yes No

4. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):

Coal Gas Manufacturing	Manufacturing	Agricultural Co-op	Dry Cleaner
Salvage Yard	Bulk Plant	Pipeline	Service Station
Landfill	Tannery	Electroplating	Unknown

Other: _____

Section IV. Property Information - See Instructions for Further Guidance				
PROPOSED SITE NAME				
ADDRESS/LOCATION				
CITY/TOWN		ZIP CODE		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL):				
COUNTY		SITE SIZE (ACRES)		
LATITUDE (degrees/minutes/seconds) ° ' "		LONGITUDE (degrees/minutes/seconds) ° ' "		
Complete tax map information for all tax parcels included within the proposed site boundary. If a portion of any lot is proposed , 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 far right column.ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.				
Parcel Address	Section No.	Block No.	Lot No.	Acreage
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site.			Yes	No
2. Is the required property map attached to the application? (application will not be processed without map)			Yes	No
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information)			Yes	No
If yes, identify census tract : _____				
Percentage of property in En-zone (check one): 0-49% 50-99% 100%				
4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? Yes No				
If yes, identify name of properties (and site numbers if available) in related BCP applications:_____				
5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?			Yes	No
6. 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.			Yes	No
7. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.			Yes	No

Section IV. Property Information (continued)

8. Are there any easements or existing rights of way that would preclude remediation in these areas?
If yes, identify here and attach appropriate information. ☐ Yes ☒ No

Easement/Right-of-way Holder

Description

9. List of Permits issued by the DEC or USEPA Relating to the Proposed Site (type here or attach information)

Type

Issuing Agency

Description

10. Property Description and Environmental Assessment – **please refer to application instructions for the proper format of each narrative requested.**

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**?

☒ Yes ☐ No

Note: Questions 11 through 13 only pertain to sites located within the five counties comprising New York City

11. Is the requestor seeking a determination that the site is eligible for tangible property tax credits? ☒ Yes ☐ No

If yes, requestor must answer questions on the supplement at the end of this form.

12. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down? ☐ Yes ☒ No

13. If you have answered Yes to Question 12, 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? ☐ Yes ☐ No

NOTE: If a tangible property tax credit determination is not being requested in the application to participate in the BCP, 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.

If any changes to Section IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: SS SS _____

BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)

Section V. Additional Requestor Information See Instructions for Further Guidance		DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
NAME OF REQUESTOR'S CONSULTANT			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
NAME OF REQUESTOR'S ATTORNEY			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
Section VI. Current Property Owner/Operator Information – if not a Requestor			
CURRENT OWNER'S NAME		OWNERSHIP START DATE:	
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
CURRENT OPERATOR'S NAME			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".			
IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.			
Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)			
If answering "yes" to any of the following questions, please provide an explanation as an attachment.			
1. Are any enforcement actions pending against the requestor regarding this site? Yes No			
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? Yes No			
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. Yes No			

Section VII. Requestor Eligibility Information (continued)

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, regulation of the state or federal government? If so, provide an explanation on a separate attachment. Yes No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. Yes No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? Yes No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? Yes No
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to DEC? Yes No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9 (f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? Yes No
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? Yes No
11. Are there any unregistered bulk storage tanks on-site which require registration? Yes No

THE 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:

PARTICIPANT

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

VOLUNTEER

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

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

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

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

Previous Owner Current Owner Potential /Future Purchaser Other_____

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

Yes No

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

Section VIII. Property Eligibility Information - See Instructions for Further Guidance

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
If yes, please provide relevant information as an attachment.

Yes No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305?
If yes, please provide: Site # _____ Class # _____

Yes No
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: _____

Yes No
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? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation.

Yes No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10?
If yes, please provide: Order # _____

Yes No
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?
If yes, please provide explanation as an attachment.

Yes No

Section IX. Contact List Information

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 addresses of the following:

1. The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. 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 X. Land Use Factors

1. What is the current municipal zoning designation for the site? _____

What uses are allowed by the current zoning? (Check boxes, below)

Residential Commercial Industrial

If zoning change is imminent, please provide documentation from the appropriate zoning authority.

2. Current Use: Residential Commercial Industrial Vacant Recreational (check all that apply)

Attach 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.

3. Reasonably anticipated use Post Remediation: Residential Commercial Industrial (check all that apply) **Attach a statement detailing the specific proposed use.**

If residential, does it qualify as single family housing?

Yes No

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

Yes No

5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary.

Yes No

6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary.

Yes No

XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hererby 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 the 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 Authorized Signatory (title) of Hope Keap LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a 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 the 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: 9.11.2020

Signature: 

Print Name: Solomon Schwimmer

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF), must be sent to:
 - Chief, Site Control Section
 - New York State Department of Environmental Conservation
 - Division of Environmental Remediation
 - 625 Broadway
 - Albany, NY 12233-7020

FOR DEC USE ONLY

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

XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hererby 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 the 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 Authorized Signatory (title) of Hope-Keap Owner LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a 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 the 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: 9-11-2020

Signature: 

Print Name: Solomon Schwimmer

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF), must be sent to:
 - Chief, Site Control Section
 - New York State Department of Environmental Conservation
 - Division of Environmental Remediation
 - 625 Broadway
 - Albany, NY 12233-7020

FOR DEC USE ONLY

BCP SITE T&A CODE: _____ LEAD OFFICE: _____

Supplemental Questions 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 10

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	Yes	No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	Yes	No
Please answer questions below and provide documentation necessary to support answers.		
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? Please see DEC's website for more information.	Yes	No
2. Is the property upside down or underutilized as defined below?	Upside Down?	Yes No
	Underutilized?	Yes No
<p>From ECL 27-1405(31):</p> <p>"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.</p> <p>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)</p> <p>375-3.2:</p> <p>(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</p> <p>(1) the proposed use is at least 75 percent for industrial uses; or</p> <p>(2) at which:</p> <p>(i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;</p> <p>(ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and</p> <p>(iii) one or more of the following conditions exists, as certified by the applicant:</p> <p>(a) property tax payments have been in arrears for at least five years immediately prior to the application;</p> <p>(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</p> <p>(c) there are no structures.</p> <p>"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.</p>		

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City (continued)

3. 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*
(*Checking this box 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’ households 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 home owners 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.

BCP Application Summary (for DEC use only)**Site Name:****City:****Site Address:****County:****Zip:****Tax Block & Lot****Section (if applicable):****Block:****Lot:****Requestor Name:****City:****Requestor Address:****Zip:****Email:****Requestor's Representative (for billing purposes)****Name:****Address:****City:****Zip:****Email:****Requestor's Attorney****Name:****Address:****City:****Zip:****Email:****Requestor's Consultant****Name:****Address:****City:****Zip:****Email:****Percentage claimed within an En-Zone:****0%****<50%****50-99%****100%****DER Determination:**

Agree

Disagree

Requestor's Requested Status:**Volunteer****Participant****DER/OGC Determination:**

Agree

Disagree

Notes:**For NYC Sites, is the Requestor Seeking Tangible Property Credits:**

Yes

No

Does Requestor Claim Property is Upside Down:

Yes

No

DER/OGC Determination:

Agree

Disagree

Undetermined

Notes:**Does Requestor Claim Property is Underutilized:**

Yes

No

DER/OGC Determination:

Agree

Disagree

Undetermined

Notes:**Does Requestor Claim Affordable Housing Status:**

Yes

No

Planned, No Contract

DER/OGC Determination:

Agree

Disagree

Undetermined

Notes:

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM (BCP)
INSTRUCTIONS FOR COMPLETING A BCP APPLICATION**

The New York State Department of Environmental Conservation (DEC) strongly encourages all applicants to schedule a pre-application meeting with DEC staff to review the benefits, requirements, and procedures for completing a project in the BCP. Contact your [Regional office](#) to schedule a meeting. To add a party to an existing BCP Agreement and/or Application, use the [BCP Agreement Amendment Application](#). **See guidance at the end of these instructions regarding the determination of a complete application.**

SECTION I REQUESTOR INFORMATION

Requestor Name

Provide the name of the person(s)/entity requesting participation in the BCP. (If more than one, attach additional sheets with requested information. If an LLC, the members/owners names need to be provided on a separate attachment). The requestor is the person or entity seeking DEC review and approval of the remedial program.

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

Address, etc.

Provide the requestor's mailing address, telephone number; fax number and e-mail address.

Document Certification

All documents, which are prepared in final form for submission to DEC for approval, are to be prepared and certified in accordance with Section 1.5 of [DER-10](#). Persons preparing and certifying the various work plans and reports identified in Section 1.5 include:

- New York State licensed professional engineers (PEs), as defined at 6 NYCRR 375-1.2(aj) and paragraph 1.3(b)47. Engineering documents must be certified by a PE with current license and registration for work that was done by them or those under their direct supervision. The firm by which the PE is employed must also be authorized to practice engineering in New York State;
- qualified environmental professionals as defined at 6 NYCRR 375-1.2(ak) and DER-10 paragraph 1.3(b)49;
- remedial parties, as defined at 6 NYCRR 375-1.2(ao) and DER-10 paragraph 1.3(b)60; or
- site owners, which are the owners of the property comprising the site at the time of the certification.

SECTION II PROJECT DESCRIPTION

As a separate attachment, provide complete and detailed information about the project, including the purpose of the project, the date the remedial program is to start, and the date the Certificate of Completion is anticipated..

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

SECTION III

PROPERTY'S ENVIRONMENTAL HISTORY

Please follow instructions on application form.

SECTION IV

PROPERTY INFORMATION

Proposed Site Name

Provide a name for the proposed site. The name could be an owner's name, current or historical operations (i.e. ABC Furniture) or the general location of the property. Consider whether the property is known by DEC by a particular name, and if so, use that name.

Site Address

Provide a street address, city/town, zip code, and each municipality and county in which the site is located. .

Site Size

Provide the approximate acreage of the site.

GIS Information

Provide the latitude and longitude for the approximate center of the property. Show the latitude and longitude in degrees, minutes and seconds.

Tax Parcel Information

Provide the tax parcel address/section/block/lot information and map. Tax map information may be obtained from the tax assessor's office for all tax parcels that are included in the property boundaries. Attach a county tax map with identifier numbers, along with any figures needed to show the location and boundaries of the property. Include a USGS 7.5 minute quad map on which the property appears and clearly indicate the proposed site's location.

1. Tax Map Boundaries

State whether the boundaries of the site correspond to the tax map boundaries. If no, a metes and bounds description of the property must be attached. The site boundary can occupy less than a tax lot or encompass portions of one or more tax lots and may be larger or smaller than the overall redevelopment/reuse project area. A site survey with metes and bounds will be required to establish the site boundaries before the Certificate of Completion can be issued.

2. Map

Provide a property base map(s) of sufficient detail, clarity and accuracy to show the following: i) map scale, north arrow orientation, date, and location of the property with respect to adjacent streets and roadways; and ii) proposed brownfield property boundary lines, with adjacent property owners clearly identified.

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

SECTION IV (continued)

3. En-zone

Is any part of the property in an En-zone? If so, what percentage? For information on En-zones, please see [DEC's website](#).

4. Multiple applications

Generally, only one application can be submitted, and one BCA executed, for a development project. In limited circumstances, the DEC may consider multiple applications/BCAs for a development project where 1) the development project spans more than 25 acres; 2) the approach does not negatively impact the remedial program, including timing, ability to appropriately address areas of concern, and management of off-site concerns; and 3) the approach is not advanced to increase the value of future tax credits (i.e., circumvent the tax credit caps provided under New York State Tax Law Section 21).

10. Property Description Narrative

Provide a property description in the format provided below. Each section should be no more than one paragraph long.

Location

Example: "The XYZ Site is located in an {urban, suburban, rural} area." {Add reference points if address is unspecific; e.g., "The site is approximately 3.5 miles east of the intersection of County Route 55 and Industrial Road."}

Site Features:

Example: "The main site features include several large abandoned buildings surrounded by former parking areas and roadways. About one quarter of the site area is wooded. Little Creek passes through the northwest corner."

Current Zoning and Land Use: (Ensure the current zoning is identified.)

Example: "The site is currently inactive, and is zoned for commercial use. The surrounding parcels are currently used for a combination of commercial, light industrial, and utility right-of-ways. The nearest residential area is 0.3 miles east on Route 55."

Past Use of the Site: include source(s) of contamination and remedial measures (site characterizations, investigations, Interim Remedial Measures, etc.) completed outside of the current remedial program (e.g., work under a petroleum spill incident).

Example: "Until 1992 the site was used for manufacturing wire and wire products (e.g., conduit, insulators) and warehousing. Prior uses that appear to have led to site contamination include metal plating, machining, disposal in a one-acre landfill north of Building 7, and releases of wastewater into a series of dry wells."

When describing the investigations/actions performed outside of the remedial program, include the major chronological remedial events that lead to the site entering a remedial program. The history should include the first involvement by government to address hazardous waste/petroleum disposal. Do not cite reports. Only include remedial activities which were implemented PRIOR to the BCA. Do not describe sampling information.

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

SECTION IV (continued)

Property Description Narrative (continued)

Site Geology and Hydrogeology:

As appropriate, provide a very brief summary of the main hydrogeological features of the site including depth to water, groundwater flow direction, etc.

Environmental Assessment

The goal of this section is to describe the nature and extent of contamination at the site. When describing the nature of contamination, identify just the primary contaminants of concern (i.e., those that will likely drive remedial decisions/actions). If there are many contaminants present within a group of contaminants (i.e., volatile organic compounds, semivolatile organic compounds, metals), identify the group(s) and one or two representative contaminants within the group. When addressing the extent of contamination, identify the areas of concern at the site, contaminated media (i.e., soil, groundwater, etc.), relative concentration levels, and a broad-brush description of contaminated areas/depths.

The reader should be able to know if contamination is widespread or limited and if concentrations are marginally or greatly above Standards, Criteria and Guidance (SGCs) for the primary contaminants. If the extent is described qualitatively (e.g., low, medium, high), representative concentrations should be given and compared with appropriate SCGs. For soil contamination, the concentrations should be compared with the soil cleanup objectives (SCOs) for the intended use of the site.

A typical Environmental Assessment would look like the following:

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

Soil - Cadmium is found in shallow soil, mostly near a dry well at the northeast end of the property. TCE is found in deeper soil, predominantly at the north end of the site. Concentrations of cadmium found on site (approximately 5 ppm) slightly exceed the soil cleanup objective (SCO) for unrestricted use (2.5 ppm). Concentrations of TCE found on site (5 ppm to 300 ppm) significantly exceed the soil cleanup objectives for the protection of groundwater (0.47 ppm).

Groundwater - TCE and its associated degradation products are also found in groundwater at the north end of the site, moderately exceeding groundwater standards (typically 5 ppb), with a maximum concentration of 1500 ppb. A moderate amount of TCE from the site has migrated 300 feet down-gradient off-site. The primary contaminant of concern for the off-site area is TCE, which is present at a maximum concentration of 500 ppb, at 10 feet below the groundwater table near Avenue A.

Soil Vapor & Indoor Air - TCE was detected in soil vapor at elevated concentrations and was also detected in indoor air at concentrations up to 1,000 micrograms per cubic meter.

If any changes to Section IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

SECTION V

ADDITIONAL REQUESTOR INFORMATION

Representative Name, Address, etc.

Provide information for the requestor's authorized representative. This is the person to whom all correspondence, notices, etc. will be sent, and who will be listed as the contact person in the BCA. Invoices will be sent to the representative of Applications determined to be Participants unless another contact name and address is provided with the application.

Consultant and Attorney Name, Address, etc.

Provide requested information.

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

**SECTION VI CURRENT PROPERTY OWNER/OPERATOR INFORMATION
(IF NOT A REQUESTOR)**

Owner Name, Address, etc.

Provide requested information of the current owner of the property. List all parties holding an interest in the Property and, if the Requestor is not the current owner, describe the Requestor's relationship to the current owner.

Operator Name, Address, etc.

Provide requested information of the current operator (if different from the requestor or owner).

Provide a list of previous property owners and operators with names, last known addresses, telephone numbers and the Requestor's relationship to each owner and operator as a separate attachment

SECTION VII REQUESTOR ELIGIBILITY INFORMATION

As a separate attachment, provide complete and detailed information in response to any eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that such information be summarized. For properties with multiple addresses or tax parcels, please include this information for each address or tax parcel.

SECTION VIII PROPERTY ELIGIBILITY INFORMATION

As a separate attachment, provide complete and detailed information in response to the following eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that that information be summarized.

1. CERCLA / NPL Listing

Has any portion of the property ever been listed on the National Priorities List (NPL) established under CERCLA? If so, provide relevant information.

2. Registry Listing

Has any portion of the property ever been listed on the New York State Registry of Inactive Hazardous Waste Disposal Sites established under ECL 27-1305? If so, please provide the site number and classification. See the Division of Environmental Remediation (DER) [website](#) for a database of sites with classifications.

3. RCRA Listing

Does the property have a Resource Conservation and Recovery Act (RCRA) TSDF Permit in accordance with the ECL 27-0900 *et seq*? If so, please provide the EPA Identification Number, the date the permit was issued, and its expiration date. Note: for purposes of this application, interim status facilities are not deemed to be subject to a RCRA permit.

4. Registry / RCRA sites owned by volunteers

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? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation.

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

SECTION VIII (continued)

5. Existing Order

Is the property subject to an order for cleanup under Article 12 of the Navigation Law or Article 17 Title 10 of the ECL? If so, please provide information on an attachment. Note: if the property is subject to a stipulation agreement, relevant information should be provided; however, property will not be deemed ineligible solely on the basis of the stipulation agreement.

6. Enforcement Action Pending

Is the property subject to an enforcement action under Article 27, Titles 7 or 9 of the ECL or subject to any other ongoing state or federal enforcement action related to the contamination which is at or emanating from the property? If so, please provide information on an attachment.

SECTION IX CONTACT LIST INFORMATION

Provide the names and addresses of the parties on the Site Contact List (SCL) and a letter from the repository acknowledging agreement to act as the document repository for the proposed BCP project.

SECTION X LAND USE FACTORS

In addition to eligibility information, site history, and environmental data/reports, the application requires information regarding the current, intended and reasonably anticipated future land use.

1. This information consists of responses to the "land use" factors to be considered relative to the "Land Use" section of the BCP application. The information will be used to determine the appropriate land use in conjunction with the investigation data provided, in order to establish eligibility for the site based on the definition of a "brownfield site" pursuant to ECL 27-1405(2).
2. This land use information will be used by DEC, in addition to all other relevant information provided, to determine whether the proposed use is consistent with the currently identified, intended and reasonably anticipated future land use of the site at this stage. Further, this land use finding is subject to information regarding contamination at the site or other information which could result in the need for a change in this determination being borne out during the remedial investigation.

SECTION XI SIGNATURE PAGE

The Requestor must sign the application, or designate a representative who can sign. The requestor's consultant or attorney cannot sign the application. If there are multiple parties applying, then each must sign a signature page. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the entity's name must appear exactly as given in the NYS Department of State's Corporation & Business Entity Database.

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

DETERMINATION OF A COMPLETE APPLICATION

1. The first step in the application review and approval process is an evaluation to determine if the application is complete. To help ensure that the application is determined complete, requestors should review the list of [common application deficiencies](#) and carefully read these instructions.
2. DEC will send a notification to the requestor within 30 calendar days of receiving the application, indicating whether such application is complete or incomplete.
3. An application must include the following information relative to the site identified by the application, necessary for making an eligibility determination, or it will be deemed incomplete. **(Please note: the application as a whole requires more than the information outlined below to be determined complete).** The application must include:
 - a. for all sites, an investigation report sufficient to demonstrate the site requires remediation in order to meet the requirements of the program, and that the site is a brownfield site at which contaminants are present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. Required data includes site drawings requested in Section III, #3 of the BCP application form.
 - b. for those sites described below, documentation relative to the volunteer status of all requestors, as well as information on previous owners or operators that may be considered responsible parties **and** their ability to fund remediation of the site. This documentation is required for:
 - i. real property listed in the registry of inactive hazardous waste disposal sites as a class 2 site, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP; or
 - ii. real property that was a hazardous waste treatment, storage or disposal facility having interim status pursuant to the Resource Conservation and Recovery Act (RCRA) program, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP.
 - c. for sites located within the five counties comprising New York City, in addition to (a) and if applicable (b) above, if the application is seeking a determination that the site is eligible for tangible property tax credits, sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a). **If this determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion, using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.**
 - d. for sites previously remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law, relevant documentation of this remediation.

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

DETERMINATION OF A COMPLETE APPLICATION (continued)

4. If the application is found to be incomplete:
 - a. the requestor will be notified via email or phone call regarding minor deficiencies. The requestor must submit information correcting the deficiency to DEC within the 30-day review time frame; or
 - b. the requestor will receive a formal Letter of Incomplete Application (LOI) if an application is substantially deficient, if the information needed to make an eligibility determination identified in #4 above is missing or found to be incomplete, or if a response to a minor deficiency is not received within the 30-day period. The LOI will detail all of the missing information and request submission of the information. If the information is not submitted within 30 days from the date of the LOI, the application will be deemed withdrawn. In this case, the requestor may resubmit the application without prejudice.
5. If the application is determined to be complete, DEC will send a Letter of Complete Application (LOC) that includes the dates of the public comment period. The LOC will:
 - a. include an approved public notice to be sent to all parties on the Contact List included with the application;
 - b. provide instructions for publishing the public notice in the newspaper on the date specified in the letter, and instructions for mailing the notice to the Contact List;
 - c. identify the need for a certification of mailing form to be returned to DEC along with proof of publication documentation; and
 - d. specify the deadline for publication of the newspaper notice, which must coincide with, or occur before, the date of publication in the Environmental Notice Bulletin (ENB).
 - i. DEC will send a notice of the application to the ENB. As the ENB is only published on Wednesdays, DEC must submit the notice by the Wednesday before it is to appear in the ENB.
 - ii. The mailing to parties on the Contact List must be completed no later than the Tuesday prior to ENB publication. If the mailings, newspaper notice and ENB notice are not completed within the time-frames established by the LOC, the public comment period on the application will be extended to insure that there will be the required comment period.
 - iii. Marketing literature or brochures are prohibited from being included in mailings to the Contact List.

Brownfield Cleanup Program Application Supporting Documentation

PART A

Supplement to Section I. – Requestor Information

1. Requestor Information

Contact information and the names of members/owners of the Applicants are set forth below:

Entity Name/Applicant	Members/Owners	Contact Information
Hope-Keap Owner LLC	Gabriel Bistricher Jacob Bistricher DB Family Holdings, LLC Jacob Schwimmer	Attn: Solomon Schwimmer 4611 12th Avenue, Suite 1L c/o Clipper Equity Brooklyn, NY 11219 Phone: (718) 260-8118 Email: sschwimmer@tgany.com
Hope Keap LLC	Hope Acquisition LLC	Attn: Solomon Schwimmer 4611 12th Avenue, Suite 1L c/o Clipper Equity Brooklyn, NY 11219 Phone: (718) 260-8118 Email: sschwimmer@tgany.com

The New York State Department of State’s Corporation and Business Entity Database information for the requestor is included as *Attachment A*. The entities are herein collectively referred to as (the “Applicant”) for the Hope Street Project Site (hereafter referred to as the “Site”).

Section II - Project Description

3. Remedial Investigation Report

A Supplemental Remedial Investigation Report (SRIR) has been prepared for the Site, consistent with Environmental Conservation Law Article 27-1415(2), and is being submitted with this application;

4. Project Description

The “Hope Street Project” project site (the Site) is located at 118-138 Hope Street in the Williamsburg neighborhood of Brooklyn, New York. The Site is identified as Brooklyn Tax Block 2386, Lot 7 on the New York City Tax Map. The current Site is 20,034.68-square feet with a proposed addition of the adjacent 5,000 square-foot lot (Lot 4), both of which are unpaved and fenced vacant lots, totaling at 25,034.68-square feet. The Site is rectangular in shape and is bounded by Hope Street to the north followed by residential buildings; Keap Street to the east followed by residential and commercial buildings; residential buildings followed by Grand Street to the south; and residential and commercial buildings followed by Rodney Street to the west. The Site is located in a developed area predominantly consisting of residential and commercial properties with some manufacturing uses.

In July 2018, an application was filed with the New York State Department of Environmental Conservation (NYSDEC) by the previous owner of the property (Hope Keap LLC) to admit the Project Site into the New York State Brownfield Cleanup Program (BCP). The Site was accepted into the BCP in January 2019. On January 15, 2020, ownership of the property was transferred to Hope-Keap Owner LLC. An application to amend the Brownfield Cleanup Agreement (BCA) to add Hope-Keap LLC and to modify the property description to reflect a lot merger was executed on June 8, 2020. This application seeks to amend the existing BCA to add the adjacent 5,000 square-foot Lot 4, located at 428 Rodney Street (Adjacent Lot 4).

The Site is part of Census Tract 513. According to the 2009-2013 American Community Survey (ACS) Profile Survey Data, 17% of the population in Census Tract 513 is living below the poverty line, compared to the national poverty rate of 11.3% and the New York State poverty rate of 14.2%. The unemployment rate for Census Tract 513 is 5.5%, compared to the New York City unemployment rate of 4.4% (as of March 2017) and the national unemployment rate of 4.1% (as of April 2018).

The Williamsburg neighborhood in Brooklyn, New York was first developed for manufacturing and industrial uses in the early 1900's. The 2005 Greenpoint-Williamsburg Rezoning action, which encompasses a larger area including the Site, outlines a plan for the construction of low- to mid-rise housing to replace the decline of manufacturing and industrial operations in an economically beneficial manner. The proposed development of the Site includes the construction of a new residential building with a mix of affordable and market-rate units. The proposed end use of the Site is consistent with the Greenpoint-Williamsburg Rezoning.

The Site is located within a Special Mixed-Use District (M1-2/R6A), which was designed to: encourage investment in mixed residential and industrial neighborhoods; promote the opportunity for workers to live in the vicinity of their work; create new opportunities for mixed-use neighborhoods; recognize and enhance the vitality and character of existing and potential mixed-use neighborhoods; and promote the most desirable use of land in accordance with a plan to conserve its value of land and buildings, thereby protecting New York City tax revenue. The proposed end use of the Site is consistent with the objectives of the Special Mixed-Use District.

Updated Estimated Project Schedule:

The remedial action is planned to begin immediately upon approval of the Remedial Action Work Plan (following execution of the BCP Amendment), the remedy is planned to begin in March 2021, and the Certificate of Completion (COC) is anticipated to be obtained in December 2021. The BCP project will likely include some or all of the activities listed below. This project schedule is subject to change.

Activity	Time To Complete
BCA Amendment Submission	September 2020
Supplemental Remedial Investigation Report Submission	September 2020
RAWP Submission	September 2020
Concurrent 45-day Public Comment Period	September-December
NYSDEC Approves RIR	November 2020
Public Comment Period for RAWP and Amendment Ends	December 2020
NYSDEC Approves RAWP and Issues Decision Document	December 2020
Issue Remedial/Construction Notice Fact Sheet	December 2020
Begin Redevelopment (Construction) with Implementation of RAWP	December 2020
Complete Remedial Action	May 2021
Draft Final Engineering Report and Fact Sheet	June 2021
Certificate of Completion and Fact Sheet	December 2021

Section III – Property's Environmental History

The following figures are included in *Attachment B*:

- Site Location/USGS
- Base Map
- Site Plan
- Tax Map
- Zoning Map
- Soil Sample Concentrations Above NYSDEC UUSCOs and RRSCOs

- Groundwater Sample Concentrations Above NYSDEC AWQSGVs
- Soil Vapor Sample Detections

1. Environmental Reports

Copies of the following previous environmental studies for the Site are included as *Attachment C* (electronic copies only):

- Phase I Environmental Site Assessment (URS Corporation, July 2013)
- Phase II Environmental Site Assessment, 118 Hope Street, 120 Hope Street, 130 Hope Street, 138 Hope Street, and 429 Keap Street (FPM Group, Ltd./FPM Engineering Group, P.C., July 2013)
- Preliminary Geotechnical Engineering Report – 118 Hope Street, Brooklyn, New York, (AKRF, Inc., March 22, 2018)
- Remedial Investigation Report- 134 Hope Street, Brooklyn, New York (AKRF, Inc., May 2019)

In addition to the previous studies noted above, a Supplemental Subsurface (Phase II) Investigation was conducted at the Site in August 2020 by Environmental Business Consultants. This investigation was performed to supplement the data available for this BCP amendment application. The investigation scope of work and results are discussed in the Supplemental Remedial Investigation Report that is being submitted concurrently with this Application. The results are also included in the overall environmental site assessment provided in Section IV. The Applicant believes that there is sufficient information to demonstrate significant contamination warranting remediation under the BCP. The Applicant, as a Participant under the BCP, seeks add Adjacent Lot 4 to the BCP Site in order to remediate it in a timely manner under the oversight of NYSDEC.

The following are summaries of the previous investigations:

Phase I Environmental Site Assessment, 118 Hope Street, 120 Hope Street, 130 Hope Street, 138 Hope Street, and 429 Keap Street, URS Corporation, July 2013

URS Corporation (URS) conducted a Phase I Environmental Site Assessment (ESA) of the Site and prepared a Phase I ESA Report in July 2013. The report included the findings of a reconnaissance, and an evaluation of historical Sanborn insurance maps and select environmental databases. The assessment revealed the following Recognized Environmental Conditions (RECs):

- The Site address [130 Hope Street (former Lot 12)] was identified in the Drycleaners, Resource Conservation and Recovery Act (RCRA) Small Quantity Generator (SQG), FINDS, and NY Manifest databases.
- Each of the former Site lots is listed with a hazardous materials E-Designation (E-138) for UST testing protocols. Several gasoline USTs were identified on Sanborn maps at 138 Hope Street/429 Keap Street (former Lot 14) and at 120 Hope Street (former Lot 7). Vent pipes were visible on the former Site building roofs on former Lots 7 and 14; however, no tanks were observed and fuel oil was reportedly not being used at the Site at the time of the inspection. Based on the RECs, URS recommended that a Subsurface (Phase II) Investigation be conducted at the Site, including the collection of soil, groundwater, and soil vapor samples, to determine if former and/or current uses at the Site or in the Site vicinity had adversely affected subsurface conditions.

Phase II Environmental Site Assessment, 118 Hope Street, 120 Hope Street, 130 Hope Street, July 2013

138 Hope Street, and 429 Keap Street, FPM Group, Ltd./FPM Engineering Group, P.C., July 2013 FPM Group, Ltd./FPM Engineering Group, P.C. (FPM) conducted a Subsurface (Phase II) Investigation at the Site and prepared a Subsurface (Phase II) Investigation Report in July 2013. The investigation included the advancement of eight soil borings with the collection and laboratory analysis of eight soil samples; and the

installation of four temporary sub-slab soil vapor probes with the collection and laboratory analysis of four soil vapor samples.

Soil borings were advanced to a maximum depth of 5 feet below surface grade using a hand auger. Subsurface materials generally consisted of fill material comprised of sand with silt, clay, concrete, brick, gravel, and porcelain to boring termination depths, with the exception of soil boring SB-6 where native material (sand, silt, and clay) was reportedly observed below the fill stratum. Field evidence of contamination, including elevated photoionization detector (PID) readings, petroleum-like odors, and dark staining, was observed in soil boring B-1 in the former Site building partial cellar on the northwestern portion of the Site, and in soil boring B-4 on the north-central portion of the Site.

The results of the investigation identified SVOCs and metals at concentrations above the Restricted Residential Soil Cleanup Objectives (RRSCOs) in soil across the Site. Petroleum- and solvent-related VOCs were detected in soil vapor, including tetrachloroethylene (PCE) at concentrations up to 17,200 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$), trichloroethylene (TCE) at concentrations up to 2,770 $\mu\text{g}/\text{m}^3$, concentrations up to 63,200 $\mu\text{g}/\text{m}^3$, and petroleum-related compounds at individual concentrations up to 35,100 $\mu\text{g}/\text{m}^3$.

Preliminary Geotechnical Engineering Report – 118 Hope Street, Brooklyn, New York, AKRF, Inc., March 22, 2018

AKRF performed a preliminary geotechnical investigation at the Site in February and March 2018 and provided geotechnical engineering recommendations in a March 2018 Preliminary Geotechnical Engineering Report. The investigation included the advancement of four test borings with the collection and laboratory analysis of soil samples; and the installation of one observation well to document groundwater elevation at the Site. Subsurface conditions generally consisted of approximately 8 to 15 feet of fill material comprised of sand with varying amounts of gravel, silt, clay, brick, concrete, and cinders. An approximately 3.5- to 10-foot thick layer of organic silt and clay was observed beneath the fill stratum, which was underlain by glacial till to boring termination depths (up to 104 feet below grade). Groundwater was measured in an observation well ranging between approximately 10 to 11 feet below grade (elevation +4 to +4.5). Bedrock was encountered. The report provided foundation design recommendations and construction considerations.

Remedial Investigation Report – 134 Hope Street, Brooklyn, New York, AKRF, Inc., May 2019.

AKRF performed a Remedial Investigation across Lot 7. The Remedial Investigation consisted of the installation of 14 soil borings to collect 22 soil/fill soil samples (plus 2 duplicates) for laboratory analysis, installation of 7 permanent monitoring wells to collect 7 groundwater samples for laboratory analysis, and installation of 13 temporary soil vapor probes (7 on-site and 6 off-site) to collect 13 soil vapor samples and 1 ambient air sample for laboratory analysis.

Soil Sample Results

Three petroleum-related VOCs (benzene, ethylbenzene, and toluene) were detected above UUSCOs, but below RRSCOs in soil/fill sample RI-SB-09_7-9_20190211. Seven polycyclic aromatic hydrocarbons (PAHs) were detected above their respective UUSCOs and/or RRSCOs in 4 soil/fill samples and 1 blind duplicate sample. Individual SVOCs were detected at concentrations up to 41 milligrams per kilogram (mg/kg) and total SVOC concentrations were detected up to 213.24 mg/kg (both in soil/fill sample RISB-03_0-2_20190211). Neither pesticides nor PCBs were detected above the laboratory reporting limit in any of the samples. Eight metals (arsenic, barium, copper, lead, mercury, nickel, selenium, and zinc) were detected within 5 of the soil/fill samples and 1 blind duplicate sample at concentrations above UUSCOs and/or RRSCOs, including: arsenic in 1 sample (concentration of 30.9 mg/kg), barium in 1 sample (concentration of 628 mg/kg), copper in 2 samples (maximum concentration of 285 mg/kg), lead in 5

samples (maximum concentration of 1,750 mg/kg), mercury in 5 samples (maximum concentration of 1.3 mg/kg), nickel in 1 sample (concentration of 134 mg/kg), selenium in 1 sample (concentration of 6.8 mg/kg), and zinc in 3 samples (maximum concentration of 434 mg/kg). Of these exceedances, arsenic, barium, copper, lead, and mercury were also detected at concentrations above RRSCOs.

Groundwater Sample Results

Petroleum-related VOCs, including benzene, ethylbenzene, toluene, and isopropylbenzene were detected in groundwater samples RI-MW-03_20190221 at concentrations above AWQSGVs. The chlorinated solvents cis-1,2-dichloroethylene (cis-1,2-DCE) and vinyl chloride were detected in groundwater sample RI-MW-03_20190221; and tetrachloroethylene (PCE) was detected in groundwater sample RI-MW-06_20190221, and its blind duplicate RI-MW-X01_20190221 at concentrations above AWQSGVs. SVOCs were not detected above AWQSGVs in any of the groundwater samples. Neither pesticides nor PCBs were detected above laboratory reporting limits in the groundwater samples. Seven total and 7 dissolved metals (chromium, iron, lead, magnesium, manganese, selenium and sodium) were detected in at least one groundwater sample at concentrations above AWQSGVs. PFAS concentrations mostly exceeded 2 ng/L, the recommended reporting limit specified in NYSDEC's July 2018 Groundwater Sampling for Emerging Contaminants guidance document, with concentrations up to an estimated 119.44 nanograms per Liter (ng/L) in groundwater sample RI-MW-03_20190221. 1,4-Dioxane was detected in groundwater above the reporting limit of 0.35 µg/L in one groundwater sample at a low level estimated concentration.

Soil Vapor Sample Results

VOCs typically associated with petroleum were detected at individual concentrations up to 2,500 micrograms per cubic meter (µg/m³) from a diluted analysis and solvent-related VOCs were detected at individual concentrations up to 12,000 µg/m³ from a diluted analysis.

Findings

AKRF found subsurface soil generally consisted of fill material comprising sand, silt, gravel, concrete, brick, and cinders up to approximately 16.5 feet below surface grade, underlain by apparent native sand, gravel, silt, clay, and peat to boring termination depths (up to 17.5 feet below surface grade). Groundwater was measured at depths ranging from 6.5 to 11.0 feet below grade, and groundwater flow in a generally southeasterly direction AKRF noted contaminated soil/fill, groundwater, and soil vapor present at the Site, which is likely attributable to historic on- and off-site usage, and fill material observed throughout the Site subsurface. The elevated metals and polycyclic aromatic hydrocarbons (PAHs) concentrations are most likely attributable to the fill material observed across the Site and/or from past operations at the Site. The presence of petroleum-related VOCs in soil/fill and groundwater on the northern portion of the Site are likely related to historic Site operations and/or fuel oil/gasoline storage and handling. The presence of petroleum- and solvent-related VOCs in soil vapor are likely related to historical operations at the Site and/or nearby properties.

Section IV- Property Information

1. Metes and Bounds

Metes and bounds descriptions for the existing Site and proposed addition can be found within the deeds provided as part of *Attachment C*.

2. Tax Map

A tax map of the Site and adjacent properties is provided as part of *Attachment B*. The Site is currently identified by the City of New York as Queens Block 2386, Lot 7 and this application seeks to add Block 2386 Lot 4.

10. Property Description and Environmental Assessment

Location – The Site is located in an urban area in the Williamsburg neighborhood of Brooklyn, New York. The Site is comprised of one 20,000 square-foot lot and a 5,000 square-foot lot bounded by Hope Street to the north followed by residential buildings; Keap Street to the east followed by residential buildings; residential buildings followed by Grand Street to the south; and residential buildings followed by Rodney Street to the west.

Site Features – Currently, the Site is vacant and unpaved. A locked gate surrounds the Site.

Current Zoning and Land Use – The Site is currently vacant and is zoned as M1-2/R6A (light manufacturing and residential uses). The surrounding area is developed primarily with residential and commercial properties.

Past Use of the Site –

Lot 7

According to historic Sanborn fire insurance maps, prior to the recent merger, the Site was divided into several lots developed with one- and two-story residences on the eastern portion and by the Matson and Hibbard Foundry with a molding shop on the western portion by 1887. By 1905, Brooklyn Coal Company was shown with coal sheds on the southwestern portion, a wagon shed on the central portion of the Site, and a wheel wright shop with a lumber shed and wagon painting on the western portion. By 1942, the Site was developed as two garages with a 550-gallon UST at 120 Hope Street (Former Lot 7) and a gasoline tank at 138 Hope Street/429 Keap Street (Former Lot 14). By 1951, 138 Hope Street/429 Keap Street (Former Lot 14) was shown as a steel warehouse and the gasoline tank was no longer depicted on the map. By 2007, two gasoline tanks were shown at 138 Hope Street/429 Keap Street (Lot 14) and the Site was depicted as three flats.

City Directory listings indicate that 120 Hope Street (Former Lot 7) was formerly occupied by a garage between 1928 and 1949, a service garage in 1960, an electrical manufacturing company between 1965 and 1973, an upholsterer between 1976 and 1992, a machinery shop between 1997 and 2014, and a metal fabricator between 2000 and 2014; and 128 Hope Street (also Former Lot 7) was occupied by Terriss Consolidated Industries Inc. between 1965 and 1976. 130 Hope Street (Former Lot 12) was occupied by DC Center Corp. (a dry cleaner) between 2000 and 2005 and a dry cleaner in 2010. 429 Keap Street (Former Lot 14) was occupied by a trucking company in 1945, a steel service company in 1949, a taxi company in 1960, and a plumbing and heating company in 1965 to 1976; and 138 Hope Street (Former Lot 14) was occupied by Parkway Equipment Handlers between 1997 and 2005 and by World Trade Copiers Corp. between 2010 and 2014. The listings indicated that surrounding area was developed historically with residential, commercial, manufacturing, automotive, and woodworking uses.

Lot 4

According to historic Sanborn fire insurance maps, Lot 4 was developed prior to 1887 with two 2-story dwellings, a 1-story office building and a 1-story building with a furnace and yard area utilized as part of a brass foundry operation. The 1906 and 1916 Sanborn map shows the same buildings, but the former foundry buildings are utilized for rag storage. The 1942 Sanborn map identifies the former rag storage buildings as wastepaper storage. The Site was previously used as residential until Applicant's acquisition of the Site.

Site Geology and Hydrology –

Lot 7

Surface topography at the Site slopes from approximately elevation +16.5 on the southwestern portion of the Site to approximately elevation +13.5 on the northeastern portion. Topography of the surrounding area slopes gently towards the northeast.

Based on AKRF's March 2018 Draft Preliminary Geotechnical Report for the Site, subsurface materials consist of approximately 8 to 15 feet of historical fill material consisting of sand with varying amounts of gravel, silt, clay, brick, concrete, and cinders. An approximately 3.5 to 10-foot layer of brown and gray organic silt and clay was observed beneath the historical fill material, which was underlain by glacial till to boring termination depths (up to 104 feet below grade). A review of the historic map titled "Map Showing the Original High and Low Grounds, Salt Marsh, and Shore Lines in the City of Brooklyn from original Government Surveys made in 1776-1777", dated 1875-1876, prepared by the Board of Health, shows that the Site was located south of one a tributary creek of the historic Bushwick Inlet.

Groundwater was measured in an observation well ranging between approximately 10 to 11 feet below grade (elevation +4 to +4.5) during the Geotechnical Investigation and likely flows in a westerly or northwesterly direction toward the East River, approximately 0.8-mile west/northwest of the Site. There are no surface water bodies or streams on or immediately adjacent to the Site. There are no public or private drinking water supply wells within a ½-mile radius of the Site.

Bedrock in this area of Brooklyn is expected to be between about 150 and 200 feet below grade. Review of subsurface explorations published by the U.S. Works Progress Administration dated November 1937 corroborates this information, indicating that the bedrock depth in the vicinity of the Site is approximately 175 feet below grade.

Lot 4

Subsurface soil on Lot 4 consists of historic fill material from 0 to 4 ft below grade and up to depths as great as 11 ft (northwest corner of Lot 4) followed by a brown silt to approximately 10 ft underlain with grey clay. Groundwater occurs beneath the Site at a depth of 8.87 to 14.24 feet below grade under water table conditions (Table 2). AKRF, Inc. noted groundwater on Lot 7 ranged from approximately elevation 5.5 to elevation 11 and groundwater flow in a southeasterly direction.

Environmental Assessment

Lot 7

Based on an evaluation of the data and information from AKRF's May 2019 Remedial Investigation Report and FPMs' 2013 Subsurface (Phase II) Investigation, there is contaminated soil/fill, groundwater, and soil vapor present at the Site, which is likely attributable to historic on- and off-site usage and fill material observed throughout the Site subsurface. Fill material was encountered across the Site to depths up to approximately 16.5 feet below grade and was documented to contain SVOCs and metals at concentrations above their respective UUSCOs and/or RRSCO.

Evidence of gasoline contamination, including strong gasoline-like odors and elevated PID readings, were observed in soil borings advanced on the norther portion of the Site at depths ranging between approximately 6 and 16 feet below grade. The geophysical survey identified several potential at the Site USTs, which were also documented on historic Sanborn maps. Petroleum- and solvent-related compounds were also detected in groundwater samples collected in the vicinity of the suspect UST locations. Several petroleum- and solvent-related VOCs were detected at elevated concentrations across the Site in the 2013 Subsurface (Phase II) Investigation Report. Although concentrations of these compounds were also detected at elevated concentrations during the Remedial Investigation,

concentrations were generally lower. The presence of these contaminants in soil/fill, groundwater, and soil vapor are likely related to the Site's historic uses, gasoline usage and storage, and/or uses at nearby properties.

Lot 4

Based on the investigations conducted to date, and the Supplemental Remedial Investigation, the primary contaminants of concern for the Site are Petroleum, Chlorinated Solvents, VOCs, SVOCs and metals.

Soil Quality Conditions

As part of the Supplemental Remedial Investigation for Lot 4 a total of 4 soil borings were advanced across Lot 4 on July 3, 2020, to identify source areas and to obtain general soil quality information present at the Site. The soil samples were analyzed for the following: VOCs (EPA Method 8260), SVOCs and 1,4-dioxane (EPA Method 8270), TAL metals (EPA Method 6010), pesticides/PCBs (EPA Method 8081/8082) and PFAS compounds (EPA Method 537).

- Gasoline related VOCs were detected above Protection of Groundwater and/or Unrestricted Use SCOs within a deep (10-12ft) soil sample collected from the northwest corner of Lot 4. The contaminated soil was found in a very thin layer (about 1 inches thick) at a depth of approximately 11 ft below grade. Gasoline related VOCs were detected above GQS within the groundwater sample collected from the same sampling location.
- Historic fill material has been identified across Lot 4 to depths of 0 to 4 ft below grade and up to depths as great as 11 ft in the northwest corner of the lot. Depending on location, the historic fill material contains SVOCs, pesticides/PCBs, and/or metals above Unrestricted Use SCOs, Restricted Residential SCOs, and/or Restricted Commercial SCOs.

Groundwater Quality Conditions

A groundwater sample was collected from each of the four monitoring wells on July 6, 2020, for laboratory analysis of VOCs EPA method 8260, SVOCs by EPA method 8270, 1,4-dioxane by EPA Method 8270 SIM, target analyte list (TAL) total metals by EPA method 6010, Pesticides/PCBs by method 8081/8082, and PFAS compounds by EPA method 537.

- Gasoline related VOCs were detected above GQS within groundwater sample 428 MW1 collected from the northwest corner of the Site. The gasoline related VOCs include 1,2,4-Trimethylbenzene (52 µg/L), 1,3,5-Trimethylbenzene (11 µg/L), Benzene (12 µg/L), Ethylbenzene (27 µg/L), Naphthalene (9.6 µg/L), n-Propylbenzene (7.8 µg/L), o-Xylene (56 µg/L), and Toluene (82 µg/L).
- PCB-1016 was detected in the parts per trillion range in one of the groundwater samples and is likely related to suspended solids in the sample. Manganese and sodium were detected above NYSDEC Ambient Water Quality Standards (AWQS) within the three monitoring wells and are attributable to residual salt water intrusion. Low levels of PFAS compounds were detected in groundwater throughout the Site. Total PFAS detections ranged from 143 ng/L to 327 ng/L.

Soil Vapor Quality Conditions

Six soil vapor samples (SV1 through SV4) were collected from across the Site during the Supplemental Remedial Investigation. Petroleum-related VOCs were generally low in the soil gas samples and were consistent with typical; background levels. Chlorinated VOCs in soil vapor included 1,1,1-Trichloroethane (at 23.3 µg/m³ in one sample), Carbon Tetrachloride (ranged from 0.41 µg/m³ to 0.76 µg/m³), and Tetrachloroethene (ranged from 1.84 µg/m³ to 6.53 µg/m³)

PART B

Section VI. – Current Property Owner/Operator Information

Current Owners:

Block 2386, Lots 4 and 7:

- *Current Owner's Name:* Hope-Keap Owner LLC
Address: 4611 12th Avenue, Suite 1L c/o Clipper Equity, Brooklyn, NY 11219
Contact: Solomon Schwimmer
Phone: (718) 260-8118
Email: sschwimmer@tgany.com
Lot 4: Ownership Start Date: April 15, 2020
Lot 7: Ownership Start Date: September 9, 2013

Prior owner(s), known corporate members, and relationship to Requestor(s):

Table 1
Previous Property Owners and Operators

Lot 7

Property Owners/Operators	Years of Ownership	Status of Entity	Current/Last Known Address	Relationship to Requestor	Owner/Operator
Former Lot 7					
Hope Keap LLC % Heatherwood Communities	9/9/2013-Present	Active	1737 Veterans Memorial Highway Islandia, New York 11749	Requestor	Owner and Operator
RHS Hope LLC % Balticwood - USA	2013-2009	Active	320 Elizabeth Avenue, Newark, New Jersey 07112	None Known	Owner; Operator Unknown
Hope Street Associates L.L.C.	1997-2009	Active	429 Keap Street Brooklyn, NY 11211	None Known	Owner; Operator Unknown
Henry J. Stern	1976	Unknown	51-18 Grand Avenue Maspeth, New York 11378	None Known	Owner; Operator Unknown
Henry J. Stern and Vera Stern	1976	Unknown	65-14 Boelson Crescent, Queens, New York 11374	None Known	Owner; Operator Unknown
Sibilation Realty Corp. % Simon H. Gluck	1973	Unknown	1450 Broadway New York, NY 10018	None Known	Owner; Operator Unknown
Unknown	Prior to 1973	Unknown	Unknown	None Known	Unknown
Former Lot 12					
Hope Keap LLC % Heatherwood Communities	9/9/2013-Present	Active	1737 Veterans Memorial Highway Islandia, New York 11749	Requestor	Owner and Operator
RHS Hope LLC % Balticwood - USA	2013-2009	Active	320 Elizabeth Avenue, Newark, New Jersey 07112	None Known	Owner; Operator Unknown
Hope Street Associates L.L.C.	1997-2009	Active	429 Keap Street Brooklyn, NY 11211	None Known	Owner; Operator Unknown

Henry J. Stern	1983-1997	Unknown	51-18 Grand Avenue Maspeth, New York 11378	None Known	Owner, Operator Unknown
Real Estate for Vehicles Revamping, Inc.	1978-1983	Unknown	10 Walnut Place Lindenhurst, New York 11757	None Known	Owner, Operator Unknown
Philip Kreger	1978	Unknown	369 Kingsland Avenue, Brooklyn, New York	None Known	Owner, Operator Unknown
Edythe Kreger			55 Peach Drive, East Hills, New York 11576		
Unknown	Prior to 1978	Unknown	Unknown	None Known	Unknown Owner, Unknown Operator
Former Lot 14					
Hope Keap LLC % Heatherwood Communities	9/9/2013- Present	Active	1737 Veterans Memorial Highway Islandia, New York 11749	Requestor	Owner and Operator
RHS Hope LLC % Balticwood - USA	2013-2009	Active	320 Elizabeth Avenue, Newark, New Jersey 07112	None Known	Owner; Operator Unknown
Hope Street Associates L.L.C.	1997-2009	Active	429 Keap Street Brooklyn, NY 11211	None Known	Owner; Operator Unknown
Henry J. Stern	1983-1997	Unknown	51-18 Grand Avenue Maspeth, New York 11378	None Known	Owner; Operator Unknown
Real Estate for Vehicles Revamping, Inc.	1981-1983	Unknown	10 Walnut Place Lindenhurst, New York 11757	None Known	Owner, Operator Unknown
Saf Tee Plumbing Corporation	1972-1981	Unknown	429 Keap Street Brooklyn, NY 11211	None Known	Owner, Operator Unknown
429 Keap Realty Corp.	1972	Unknown	429 Keap Street Brooklyn, NY 11211	None Known	Owner, Operator Unknown
Unknown	Prior to 1972	Unknown	Unknown	None Known	Unknown

Lot 4

Property Owners/ Operators	Years of Ownership/ Operation	Status of Entity (Alive, Deceased, Active, Dissolved)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)	Owner/ Operator
Rojas Family Trust/Nelos Family Trust/Alejandro Rojas/Yamira Rojas	August 2015- January 2020	N/A	73-15 188 th Street Fresh Meadows, NY 11366	Seller	N/A
Rojas Family Trust /Alejandro Rojas/Yamira Rojas	June 2014- August 2020	N/A	133 Guernsey Street Apt. 3R Brooklyn, NY 11222	None	N/A

Nelo & Alejandro Rojas	October 1991-June 2014	N/A	51-63 46 th Street, Woodside, NY 11104	None	N/A
Jennie De Lisa	December 1984-October 1991	N/A	430 Rodney Street Brooklyn, NY 11211	None	N/A
Charles De Lisa	May 1973-December 1991	Deceased	430 Rodney Street Brooklyn, NY 11211	None	N/A
Unknown	Prior to 1973	N/A	Unknown	N/A	N/A

Section IX. – Contact List Information

1. Local, State, and Federal Officials

Mayor Bill de Blasio Mayor of New York City City of New York 1 Centre Street New York, NY 10007-1200	Scott M. Stringer New York City Comptroller Office of the Comptroller, City of New York 1 Centre Street New York, NY 10007
Eric L. Adams Brooklyn Borough President 209 Joralemon Street Brooklyn, New York 11201	Julia Salazar NY State Senator, 18th District 212 Evergreen Avenue Brooklyn, NY 11221
Antonio Reynoso New York City Council District 34 76 Knickerbocker Avenue Brooklyn, New York 11207	Maritza Davila NY State Assemblywoman, District 53 619 Lorimer Street Brooklyn, New York 11211
Department of City Planning Brooklyn Borough Office 16 Court Street, 7th Floor Brooklyn, New York 11241	Department of City Planning City Government Office 120 Broadway, 31st Floor New York, NY 10271
Governor Andrew M. Cuomo NYS State Capitol Building Albany, New York 12224	NYSDEC, Division of Environmental Remediation 625 Broadway Albany, New York 12233
Nydia M. Velázquez U.S. House of Representatives, District 7 2234 Rayburn House Office Building Washington, DC 20515	Charles Schumer U.S. Senate 322 Hart Senate Office Building Washington, DC 20510
Kirsten Gillibrand U.S. Senate 478 Russell Senate Office Building Washington, DC 20510	Daniel Walsh, Director Mayor's Office of Environmental Remediation 100 Gold Street, 2nd Floor New York, NY 10038

2. Residents, Owners, and Occupants of the Site and Adjacent Properties

The Site (Block 2386, Lots 7 and 4) is currently owned by Hope-Keap Owner LLC located at, 4611 12th Avenue, Suite 1L c/o Clipper Equity, Brooklyn, NY 11219. A list of adjacent properties and their owners and occupants is provided below

<u>Adjacent to the north:</u>	<u>Adjacent to the south/southwest:</u>
<u>Block 2374, Lot 1</u> 123 Hope Street Owner (Owner) % Adam America Real Estate Attn: Omri Sachs 850 Third Avenue, Suite 13D New York, NY 11556 Current Occupant(s) 432 Rodney Street Brooklyn, New York 11211	<u>Block 2386, Lot 18</u> Barchester Realty Corp. (Owner) 425 Keap Street Brooklyn, New York 11211 Current Occupant(s) 425 Keap Street Brooklyn, New York 11211
<u>Block 2374, Lot 31</u> 123 Hope Street Owner (Owner) % Adam America Real Estate Attn: Omri Sachs 850 Third Avenue, Suite 13D New York, NY 11556 Current Occupant(s) 123 Hope Street Brooklyn, New York 11211	<u>Block 2386, Lot 21</u> Grand Street Units LLC (Owner) 183 Wilson Street, Suite 133 Brooklyn, New York 11211 Current Occupant(s) 431 Grand Street Brooklyn, New York 11211
<u>Block 2374, Lot 28</u> Keap Retail Owner LLC (Owner) % Slate Property Group LLC Attn: Martin Nussbaum 850 Third Avenue, Suite 16B New York, NY 10022 Current Occupant(s) 129 Hope Street Brooklyn, New York 11211	<u>Block 2386, Lot 23</u> Felix M. Morales (Owner) 425 Grand Street Brooklyn, New York 11211 Current Occupant(s) 425 Grand Street Brooklyn, New York 11211
	<u>Block 2386, Lot 24</u> Dana Schwister (Owner) 423 Grand Street Brooklyn, New York 11211

<p><u>Block 2374, Lot 27</u></p> <p>Keap Retail Owner LLC (Owner) % Slate Property Group LLC Attn: Martin Nussbaum 850 Third Avenue, Suite 16B New York, NY 10022</p> <p>Current Occupant(s) 441 Keap Street Brooklyn, New York 11211</p>	<p>Current Occupant(s) 423 Grand Street Brooklyn, New York 11211</p> <p><u>Block 2386, Lot 25</u></p> <p>Candice Harder (Owner) 419 Grand Street Brooklyn, New York 11211</p> <p>Current Occupant(s) 419 Grand Street Brooklyn, New York 11211</p>
<p><u>Adjacent to the northeast:</u></p> <p><u>Block 2375, Lot 1</u></p> <p>Keap The Hope, LLC (Owner) 487 Greenwich Street, Apartment 5A New York, NY 10013</p> <p>Current Occupant(s) 450 Keap Street Brooklyn, New York 11211</p>	<p><u>Block 2386, Lot 26</u></p> <p>Grand Sax Realty LLC (Owner) 34 West 22nd Street, 5th Floor New York, NY 10010</p> <p>Current Occupant(s) 417 Grand Street Brooklyn, New York 11211</p> <p><u>Block 2386, Lot 27</u></p> <p>Jose L. Montemuino (Owner) 415 Grand Street Brooklyn, New York 11211</p> <p>Current Occupant(s) 415 Grand Street Brooklyn, New York 11211</p>

<p><u>Adjacent to the east:</u></p> <p><u>Block 2387, Lot 2</u></p> <p>Hope Street Holdings, LLC (Owner) 505 Flushing Avenue, Apt 1D Brooklyn, New York 11205</p> <p>Current Occupant(s) 426 Keap Street</p>	<p><u>Adjacent to the west:</u></p> <p><u>Block 2386, Lot 2</u></p> <p>Rojas Family Trust (Owner) 424 Rodney Street Brooklyn, New York 11211</p> <p>Current Occupant(s) 424 Rodney Street</p>
--	---

Brooklyn, New York 11211 <u>Block 2387, Lot 7501</u> Owner 441 Grand Street Brooklyn, New York 11211 Current Occupant(s) 441 Grand Street Brooklyn, New York 11211	Brooklyn New York 11211 <u>Block 2386, Lot 3</u> Jo-Ann D. Chavez (Owner) 426 Rodney Street Brooklyn, New York 11211 Current Occupant(s) 426 Rodney Street Brooklyn, New York 11211
---	---

3. Local News Media

New York Post 1211 Avenue of the Americas New York, New York 10036	New York Daily News 4 New York Plaza New York, New York 10004
Spectrum New York 1 News 75 Ninth Avenue New York, NY 10011	Queens Chronicle 71-19 80 th Street, Suite 8-201 Glendale, NY 11385
Queens Gazette 42-16 34 th Avenue Long Island City, NY 11101	Queens Daily Eagle 8900 Sutphin Boulevard, LL11 Jamaica, NY 11435
LIC/Astoria/Jackson Heights Journal 69-60 Grand Avenue Maspeth, NY 11378	El Diario La Prensa 1 MetroTech Center, 18 th Floor Brooklyn, NY 11201

4. Public Water Supply

Public water is provided by The City of New York, Department of Environmental Protection:

Customer Service Center
59-17 Junction Boulevard, 13th Floor
Flushing, New York 11373

5. Additional Contacts

None

6. Nearby Schools and Daycare Centers

Daycares:

Two By Two Childcare Academy 418 Keap Street Brooklyn, New York 11211 (718) 388-5600 Twobytwogrand@yahoo.com Distance: 30 feet west of the Site	Williamsburg Northside Infant & Toddler Center 70 Havenmeyer Street Brooklyn, New York 11249 (718) 313-0052 info@willnorth.org Distance: 500 feet northeast of the Site
Awesome Bunnies Childcare Center 349 Keap Street	JCC Brooklyn at North Williamsburg Preschool 14 Hope Street, Apt. 1

Brooklyn, New York 11211 (718) 676-0800 Distance: 1,030 feet south-southwest of the Site	Brooklyn, New York 11211 (718) 407-6388 Williamsburg@jcc-brooklyn.org Distance: 1,175 feet south-southwest of the Site
Kiddie Academy of Williamsburg 288 South 5 th Street Brooklyn, New York 11211 (718) 599-5437 Distance: 1,530 feet southwest of the Site	Young Garden Daycare 11 Meserole Street Brooklyn, New York 11206 (347) 987-4720 Distance: 1,660 feet southeast of the Site
Stagg Street Center For Children 77 Stagg Street Brooklyn, New York 11206 (718) 388-1395 Daycare77@aol.com Distance: 1,750 feet east-southeast of the Site	Small World Day Care Center 211 Ainslie Street Brooklyn, New York 11211 (718) 963-0330 Distance: 1,995 feet west-northwest of the Site

Schools:

Brooklyn Arbor School 325 South 3 rd Street Brooklyn, New York 11211 Principal: Eva Irizarry (718) 963-0393 Distance: 920 feet south-southwest of the Site	Williamsburg Northside Lower & Middle School 299 North 7 th Street Brooklyn, New York 11211 Directors: Nicole Arndt (Lower School) and Libby Hixon (Middle School) (718) 599-9600 Distance: 985 feet north of the Site
P.S. 319 360 Keap Street Brooklyn, New York 11211 Principal: Aleyda Zamora Martinez (718) 388-1588 Distance: 895 feet south-southeast of the Site	P.S. 19 Roberto Clemente 325 South 3 rd Street Brooklyn, New York 11211 Principal: Angela Olden Camiolo (718) 387-7820 Distance: 920 feet south-southwest of the Site
Williamsburg Northside Preschool 299 North 7 th Street Brooklyn, New York 11211 Director: Bridget Lambrechts (718) 599-7300 Distance: 985 feet north of the Site	Acorn Community High School 561 Grand Street Brooklyn, New York 11211 Principal: Andrea Piper (718) 789-2258 Distance: 1,000 feet west-southwest of the Site
Williamsburg High School for Architecture and Design 257 North 6 th Street Brooklyn, New York 11211 Principal: Noah Lansner (718) 388-1260	Williamsburg/Brooklyn Preparatory High School 257 North 6 th Street Brooklyn, New York 11211 Principal: Noah Lansner (718) 486-2550 Distance: 1,050 feet northwest of the Site

Distance: 1,050 feet northwest of the Site	
Conselyea Preparatory School (M.S. 577) 208 North 5 th Street Brooklyn, New York 11211 Principal: Maria Masullo (718) 486-6221 Distance: 1,340 feet northwest of the Site	P.S. 132 The Conselyea School 320 Manhattan Avenue Brooklyn, New York 11211 Principal: Beth Lubeck (718) 599-7301 Distance: 1,340 feet northeast of the Site
J.H.S 050 John D. Wells 183 South 3 rd Street Brooklyn, New York 11211 Principal: Benjamin Honoroff (718) 387-4184 Distance: 1,680 feet west-southwest of the Site	Success Academy Williamsburg 183 South 3 rd Street Brooklyn, New York 11211 Founder: Eva Moskowitz (718) 704-1419 Distance: 1,680 feet west-southwest of the Site
P.S. 18 Edward Bush 101 Maujer Street Brooklyn, New York 11206 Principal: Alison Alexander (718) 387-3241 Distance: 1,850 feet east-southeast of the Site	The Brooklyn Latin School 223 Graham Avenue Brooklyn, New York 11206 Head Master: Gina Mautschke-Mitchell (718) 366-0154 Distance: 2,440 feet southwest of the Site

7. Document Repositories

Brooklyn Public Library, Leonard Branch 9 81 Devoe Street Brooklyn, New York 11211 Managing Librarian: Alexa Orr (718) 486-6006	Brooklyn Community Board District 1 435 Graham Avenue Brooklyn, New York 11211 Chairperson: Gerald A. Esposito bk01@cb.nyc.gov (718) 389-000
---	---

8. Local Community Board

Brooklyn Community Board District 1
435 Graham Avenue
Brooklyn, New York 11211
Chairperson: Gerald A. Esposito
bk01@cb.nyc.gov
(718) 389-0009

Supplement to Section X. – Land Use Factors

1. Zoning

The Site is currently vacant and is zoned M1-2 and R6A for light manufacturing and residential uses. The proposed use of the Site is residential. The current zoning is consistent with the intended use of the Site. The Site is located in a special purpose district and is part of the Greenpoint-Williamsburg Rezoning.

2. Current Site Use

The Site is currently unpaved and vacant as the former buildings on Lot 7 were demolished in advance of remediation and development of the Site in 2017. Structures on Lot 4 were demolished in April of 2020. Historic uses prior to the Applicant's control of the Site include residential buildings, a foundry with a molding shop, Brooklyn Coal Company with coal sheds, wagon sheds and painting, a wheel wright, a lumber shed, garages with gasoline tanks, a steel warehouse, a dry cleaner, and various other commercial and residential uses.

3. Proposed Site Use

The proposed redevelopment plan consists of the construction of an eight-story building with mechanical space in the partial cellar on the northeastern portion of the Site; residential amenities and a lobby on the first floor; and 101 residential units above. Approximately 20 percent of the units will consist of inclusionary housing. The proposed building will occupy the southern and western portion of the Site with 43 tenant parking spaces on the northeastern portion of the Site. Excavation is expected to extend to approximately 12 feet below grade at the locations of the partial cellar, and up to 4 feet in the area of the slab-on-grade portion of the building and parking/driveway areas. The current zoning designation is M1-2/R6A (light manufacturing and residential). The proposed use is consistent with existing zoning for the Site. The proposed redevelopment is consistent with the objectives of the 2005 Greenpoint-Williamsburg Rezoning action, which outlines a plan for the construction of low- to mid-rise housing to replace the decline of manufacturing and industrial operations in an economically beneficial manner.

ATTACHMENT A

NYS Department of State's Corporation and Business Entity Database Information

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through August 27, 2020.

Selected Entity Name: HOPE KEAP LLC

Selected Entity Status Information

Current Entity Name: HOPE KEAP LLC

DOS ID #: 4418508

Initial DOS Filing Date: JUNE 17, 2013

County: SUFFOLK

Jurisdiction: NEW YORK

Entity Type: DOMESTIC LIMITED LIABILITY COMPANY

Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

HOPE KEAP LLC

58 VANDERBILT MOTOR PKWY

STE 100

COMMACK, NEW YORK, 11725

Registered Agent

NONE

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this information is not recorded and only available by [viewing the certificate](#).

***Stock Information**

# of Shares	Type of Stock	\$ Value per Share
No Information Available		

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
JUN 17, 2013	Actual	HOPE KEAP LLC

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

[Search Results](#) [New Search](#)

[Services/Programs](#) | [Privacy Policy](#) | [Accessibility Policy](#) | [Disclaimer](#) | [Return to DOS](#)
[Homepage](#) | [Contact Us](#)

HOPE KEAP LLC AUTHORIZATION TO COMPLETE REMEDIAL REQUIREMENTS

The undersigned, being all of the members of Hope Keap LLC, a New York limited liability company (the "Company") hereby certify as of February __, 2020, as follows and adopt the following resolutions and authorize the Company to authorize and direct Solomon Schwimmer (the "Authorized Signatory") to take the following actions on behalf of the Company:

WHEREAS, the Company desires to authorize the Authorized Signatory to undertake actions necessary to redevelop 118, 120, 130, and 138 Hope Street; and 429 Keap Street, Brooklyn, New York 11211; Block 2386 Lot 7 (the "Property" or the "Site").


WHEREAS, in connection with the redevelopment of the Property, the Company has entered into a Brownfield Cleanup Agreement ("BCA") for the Site, Index #C224281-12-18; intends to continue participation in the New York State Brownfield Cleanup Program ("BCP") and enter into and file related documents with the New York State Department of Environmental Conservation ("DEC"); and undertake certain 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 (including execution of the BCA), 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

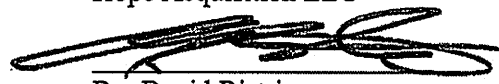
RESOLVED, The Authorized Signatory is authorized to bind the Company as an Authorized Signatory for the purposes set forth in this Authorization, the signature set forth opposite his name below is his actual signature:

<u>Authorized Signatory</u>	<u>Signature</u>
Solomon Schwimmer	

IN WITNESS WHEREOF, the undersigned have signed and sealed this Member Consent on February __, 2020.

MEMBERS:

Hope Acquisition LLC

A handwritten signature in black ink, appearing to read 'David Bistricher', written over a horizontal line.

By: David Bistricher

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through August 27, 2020.

Selected Entity Name: HOPE-KEAP OWNER LLC

Selected Entity Status Information

Current Entity Name: HOPE-KEAP OWNER LLC

DOS ID #: 5684462

Initial DOS Filing Date: JANUARY 08, 2020

County: KINGS

Jurisdiction: DELAWARE

Entity Type: FOREIGN LIMITED LIABILITY COMPANY

Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

MR. DAVID BISTRICER

CLIPPER EQUITY

4611 12TH AVENUE, SUITE 1L

BROOKLYN, NEW YORK, 11219

Registered Agent

NONE

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this information is not recorded and only available by [viewing the certificate](#).

***Stock Information**

# of Shares	Type of Stock	\$ Value per Share
No Information Available		

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
JAN 08, 2020	Actual	HOPE-KEAP OWNER LLC

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

[Search Results](#) [New Search](#)

[Services/Programs](#) | [Privacy Policy](#) | [Accessibility Policy](#) | [Disclaimer](#) | [Return to DOS](#)
[Homepage](#) | [Contact Us](#)

HOPE-KEAP OWNER LLC AUTHORIZATION TO COMPLETE REMEDIAL REQUIREMENTS

The undersigned, being all of the members of Hope-Keap Owner LLC, a Delaware limited liability company (the "Company") hereby certify as of February 27, 2020, as follows and adopt the following resolutions and authorize the Company to authorize and direct Solomon Schwimmer (the "Authorized Signatory") to take the following actions on behalf of the Company:

WHEREAS, the Company desires to authorize the Authorized Signatory to undertake actions necessary to redevelop 118, 120, 130, and 138 Hope Street; and 429 Keap Street, Brooklyn, New York 11211; Block 2386 Lot 7 (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 amend the existing Brownfield Cleanup Agreement ("BCA") for the Site, Index #C224281-12-18; to participate in the New York State Brownfield Cleanup Program ("BCP") and, if accepted into the BCP, enter into and file related documents with the New York State Department of Environmental Conservation ("DEC") to participate in the BCP; and undertake certain 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 (including execution of the BCA), 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

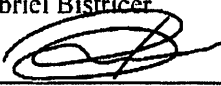
RESOLVED, The Authorized Signatory is authorized to bind the Company as an Authorized Signatory for the purposes set forth in this Authorization, the signature set forth opposite his name below is his actual signature:

<u>Authorized Signatory</u>	<u>Signature</u>
Solomon Schwimmer	


IN WITNESS WHEREOF, the undersigned have signed and sealed this Member Consent on February 27, 2020.

MEMBERS:


Gabriel Bistricher


By: Gabriel Bistricher

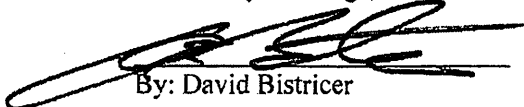
Jacob Bistricher


By: Jacob Bistricher

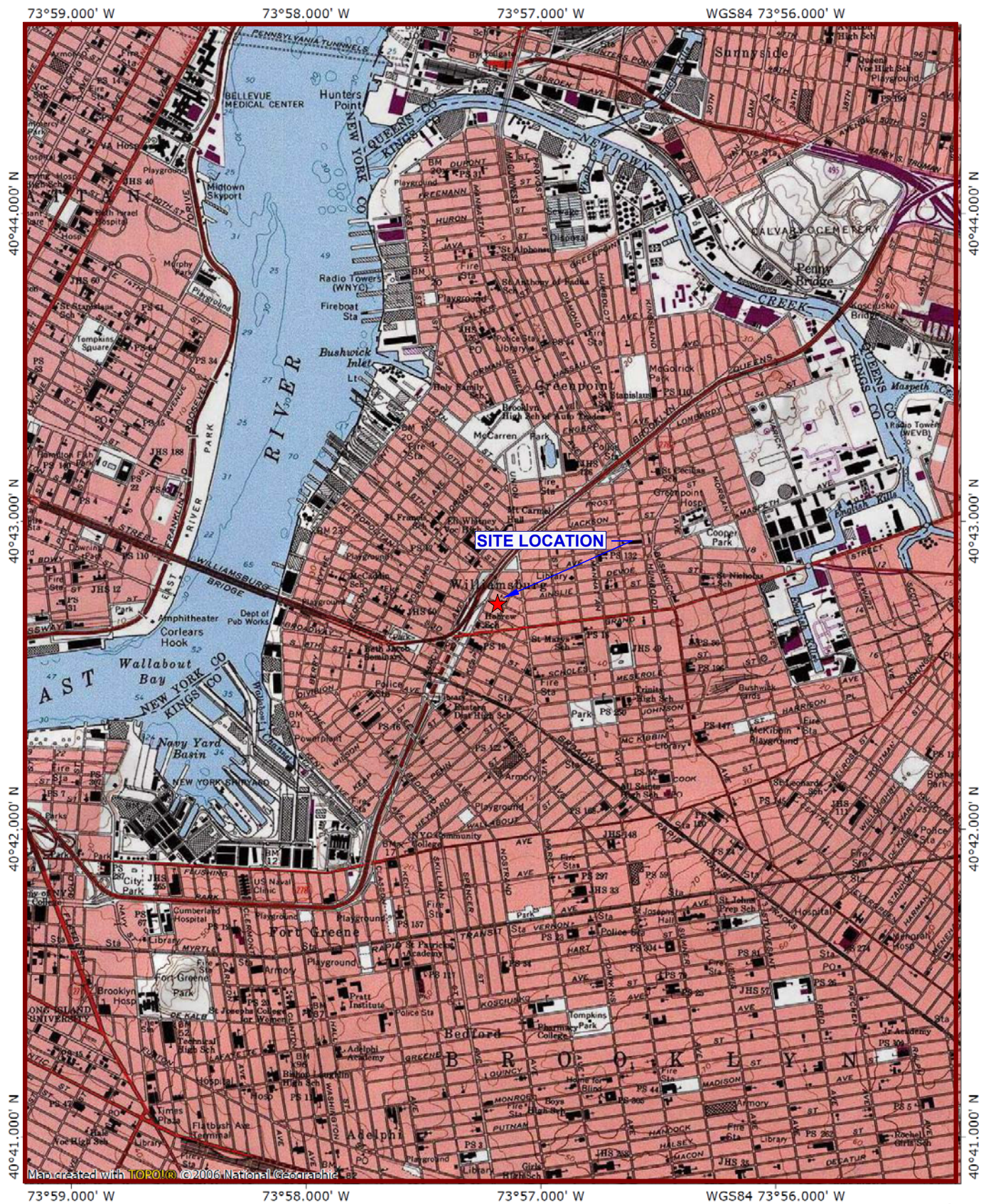
Jacob Schwimmer

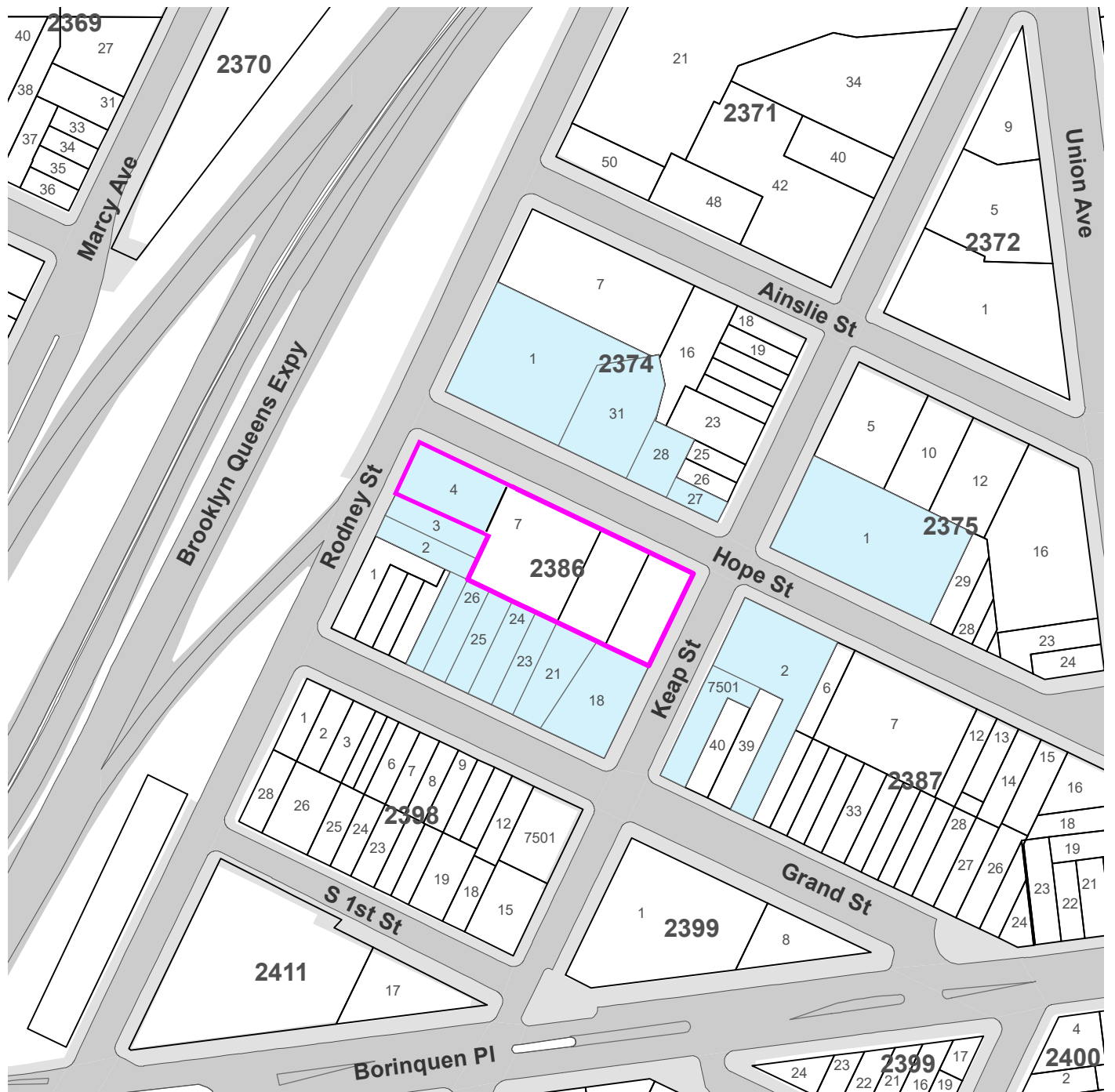

By: Jacob Schwimmer

DB Family Holdings, LLC


By: David Bistricher

ATTACHMENT B
Figures



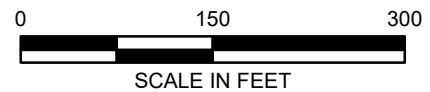


Adjacent Property Owners		
Block	Lot	Owner Name
2374	1	123 Hope Street Owner
2374	31	123 Hope Street Owner
2374	28	Keap Retail Owner LLC
2374	27	Keap Retail Owner LLC
2375	1	Keap The Hope LLC
2387	2	Hope Street Holdings
2387	7501	Information Not On File
2386	2	Rojas Family Trust
2386	3	Jo-Ann D. Chavez
2386	18	Barchester Realty Corp.
2386	21	Grand Street Units LLC
2386	23	Felix M. Morales
2386	24	Dana Schwister
2386	25	Candice R. Harder
2386	26	Grand Sax Realty LLC
2386	27	Jose L. Montemuino

LEGEND

- BCP SITE BOUNDARY
- ADJACENT PROPERTY
- 14 LOT BOUNDARY AND TAX LOT NUMBER
- 2386** TAX BLOCK NUMBER

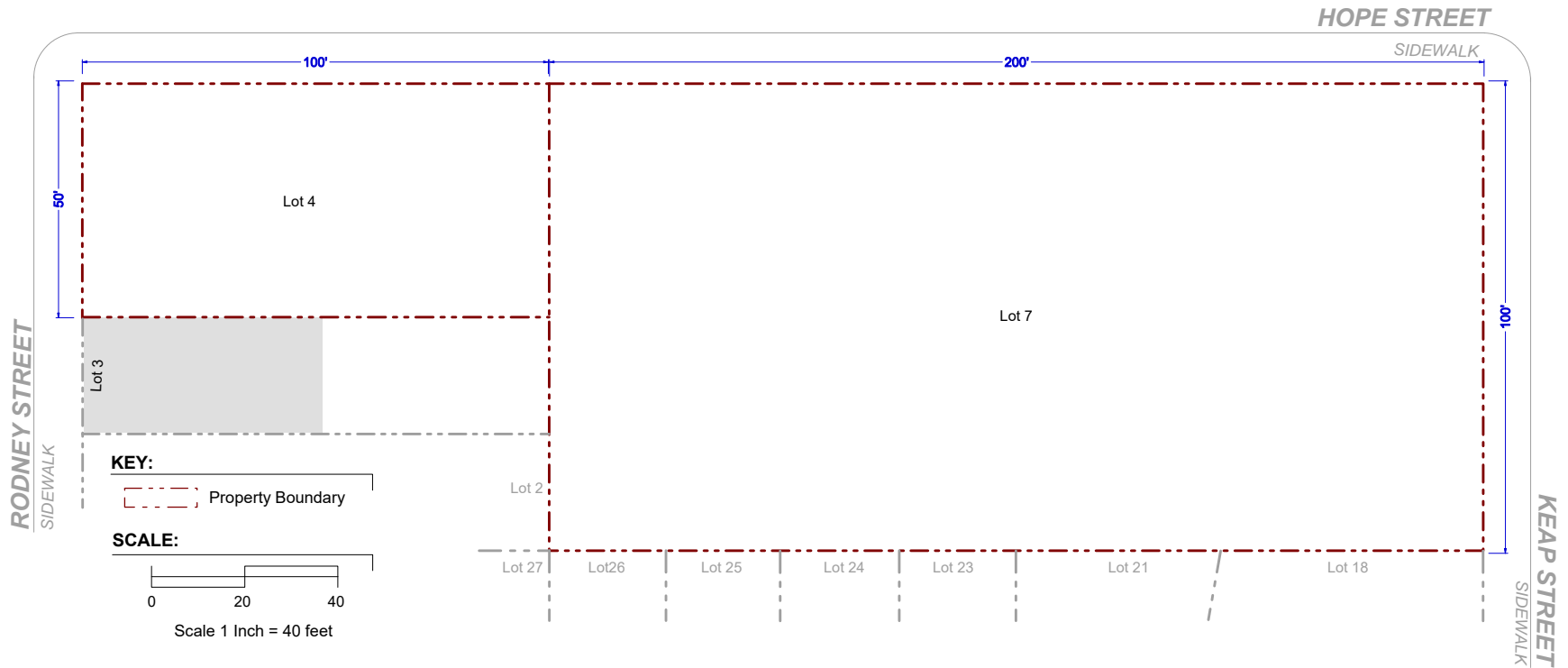
Map Source:
NYCDP (NYC Dept. of City Planning) GIS database.



118 Hope Street
Brooklyn, New York

DATE
9/11/2020

TAX MAP



Phone 631.504.6000
Fax 631.924.2870

ENVIRONMENTAL BUSINESS CONSULTANTS

Figure No.
2

Site Name:	HOPE STREET PROJECT
Site Address:	118-120, 130, 138 HOPE ST & 429 KEAP ST, BROOKLYN, NY
Drawing Title:	SITE PLAN

[Hope Street Project-DOF Tax Map - Digital Tax Map - New York City Dept. of Finance \(2/10/2020\)](#)

--- Borough Boundary	C50 Condo Flag/Condo Number
--- Tax Block Boundary	A50 Air Right Flag/Lot Number
50 Tax Block Number	S50 Subterranean Right Flag/Lot Number
--- Tax Lot Boundary	R REUC Flag
50 Tax Lot Number	---- Under Water Tax Lot Boundary
-50- Condo FKA Tax Lot Number	---- Other Boundary
50.5 Tax Lot Dimension	1 Possession Hook
+/-5.5 Approximate Tax Lot Dimension	Misc Miscellaneous Text
1500 - 1550 Condo Units Range Label	○ Small Tax Lot Dimension
Building Footprint	Surface Water

[Block-2386 Lot-4 - Digital Tax Map - New York City Dept. of Finance \(7/28/2020\)](#)




- | | | | |
|---------------|-------------------------------|-------------|------------------------------------|
| | Borough Boundary | C50 | Condo Flag/Condo Nunber |
| | Tax Block Boundary | A50 | Air Right Flag/Lot Number |
| 50 | Tax Block Number | S50 | Subterranean Right Flag/Lot Number |
| | Tax Lot Boundary | R | REUC Flag |
| 50 | 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 |



THE NEW YORK CITY PLANNING COMMISSION

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

C – COMMERCIAL DISTRICT

 SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

Effective Date(s) of Rezoning:

09-12-2018 C 180148 ZMK

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

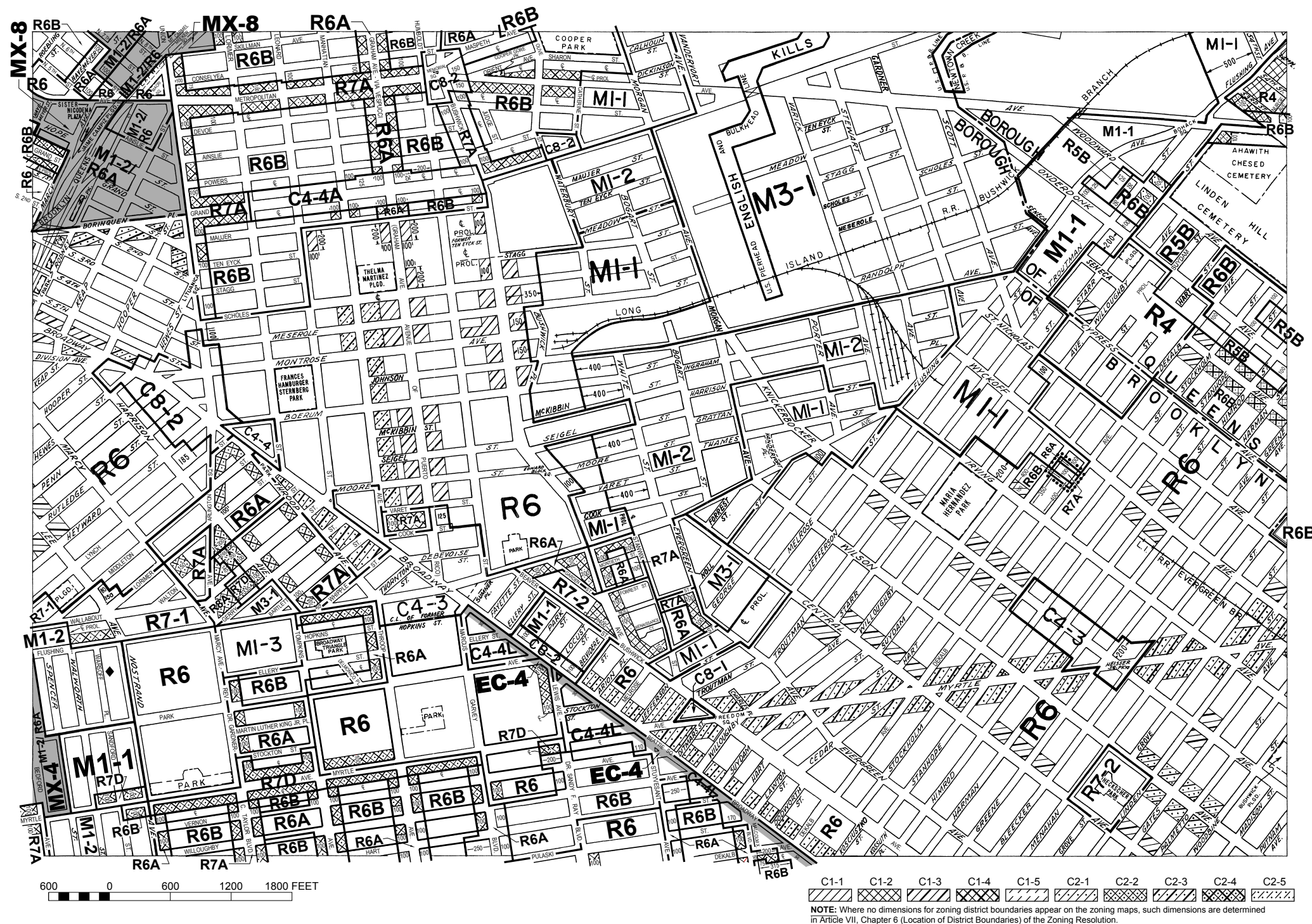
For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

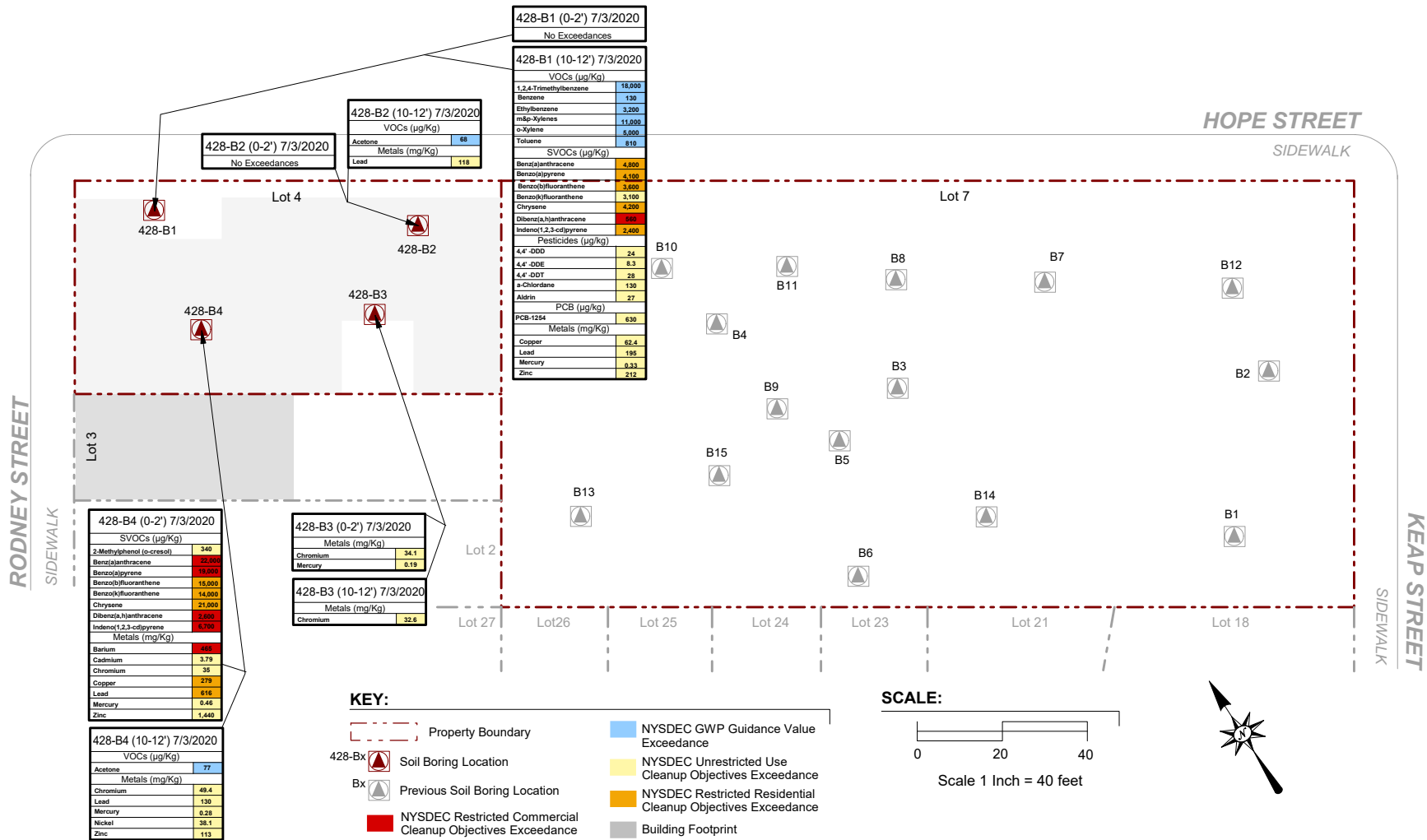
◆ AS CORRECTED 02-19-2019

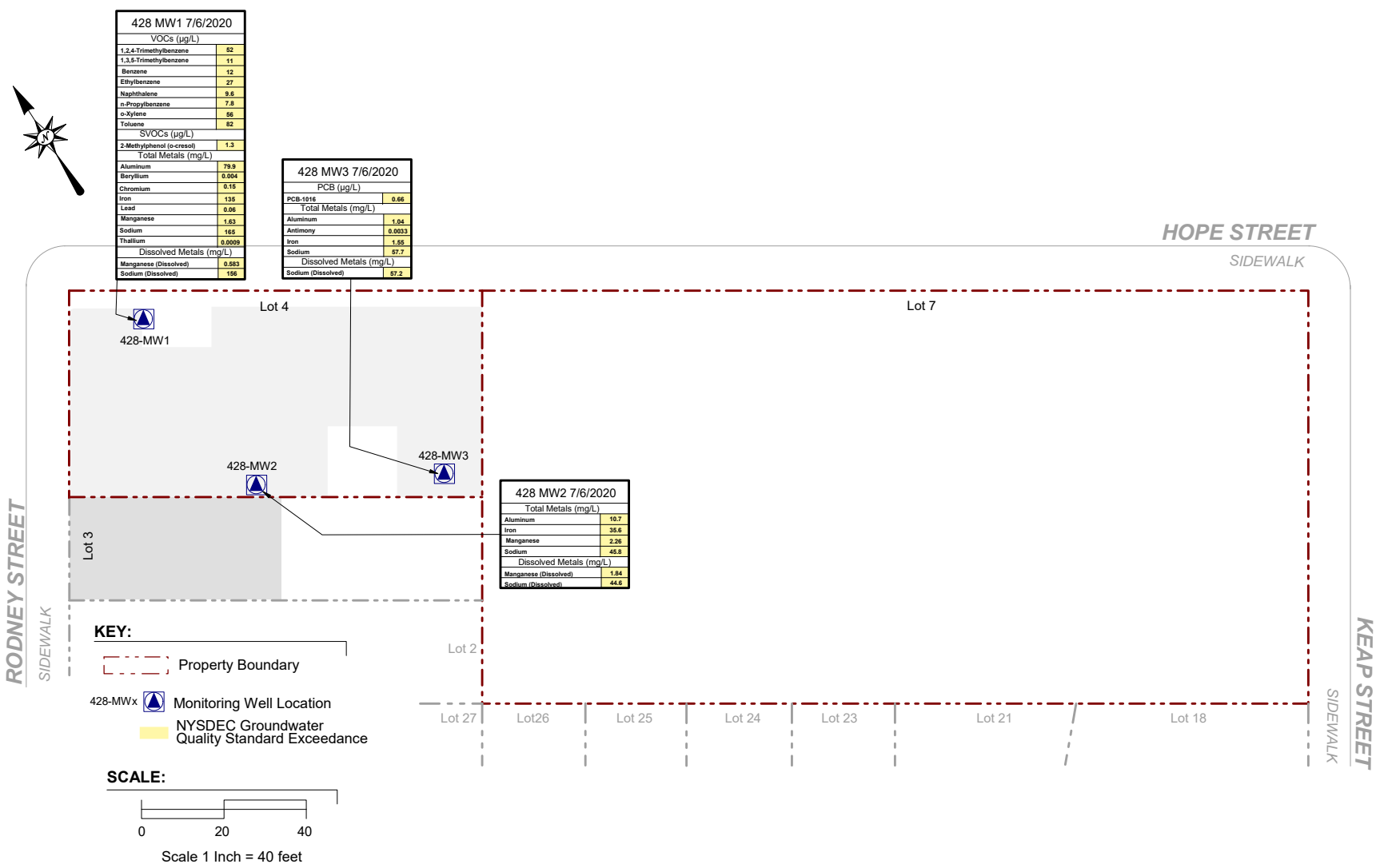
MAP KEY

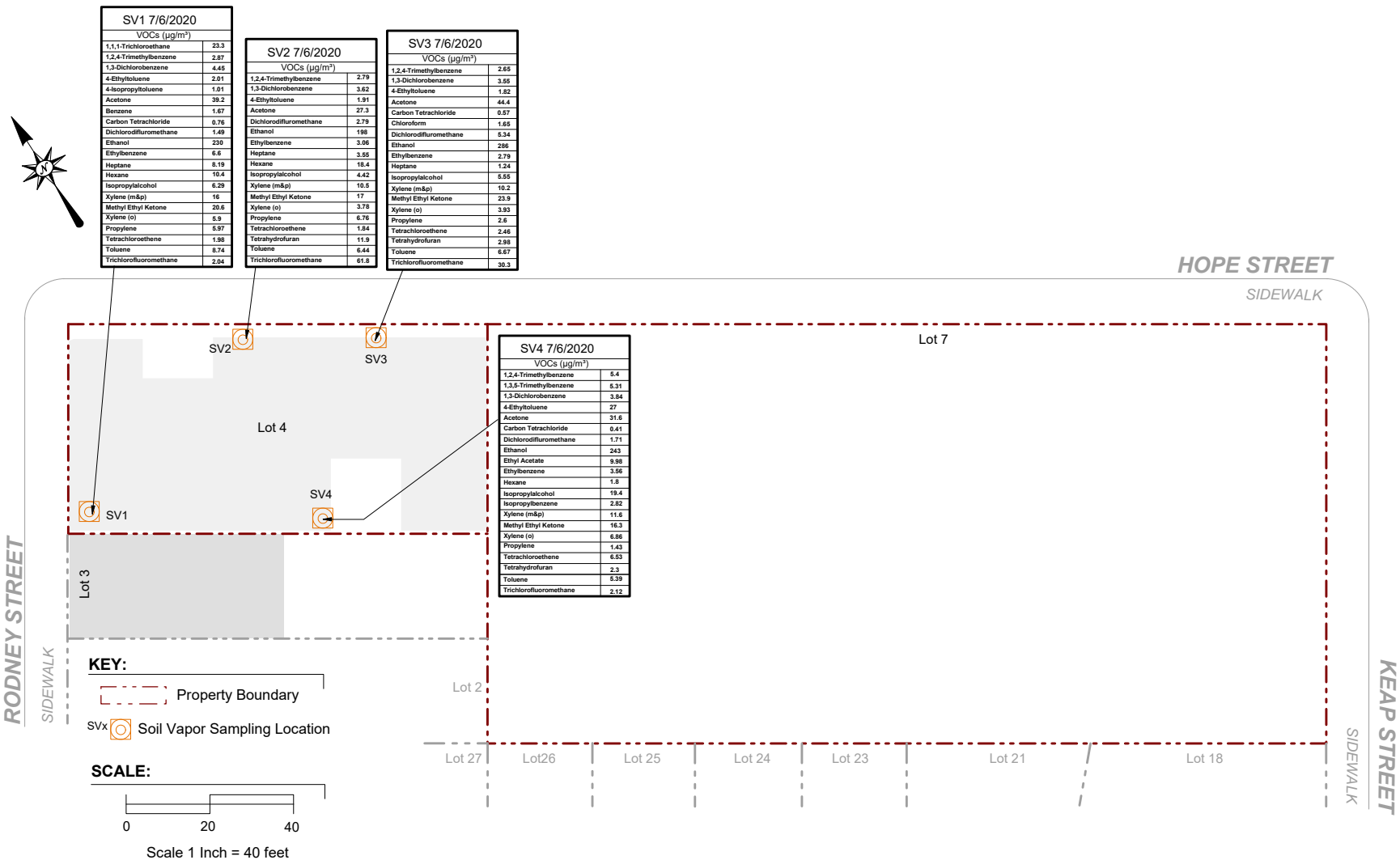
© Copyrighted by the City of New York

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.









Sample ID	NYSDEC	NYSDEC	B-1 (1-2)
Date Sampled	UUSCO	RRSCO	7/17/13
Volatile Organic Compounds			
Benzene	0.06	4.8	0.066
Methylene Chloride	0.05	100	0.49 J
Xylenes, Total	0.26	100	0.71
Metals			
Lead	63	400	550
Mercury	0.18	0.81	2.6

AKRF Sample ID	NYSDEC	NYSDEC	RI-SB-11 0-2 20190211	RI-SB-11 10-12 20190211
Date Sampled	UUSCO	RRSCO	2/11/2019	2/11/2019
Semivolatile Organic Compounds				
Benzo(a)Anthracene	1	1	9.4	2.8
Benzo(a)Pyrene	1	1	7.5	2.6
Benzo(b)Fluoranthene	1	1	11	3.7
Benzo(k)Fluoranthene	0.8	3.9	3.1	1.2
Chrysene	1	3.9	9.4	2.9
Dibenz(a,h)Anthracene	0.33	0.33	1.4	0.45
Indeno(1,2,3-c,d)Pyrene	0.5	0.5	6	1.8
Metals				
Lead	63	400	578	153
Mercury	0.18	0.81	0.27	0.27

AKRF Sample ID	NYSDEC	NYSDEC	RI-SB-09 7-9 20190211
Date Sampled	UUSCO	RRSCO	2/11/2019
Volatile Organic Compounds			
Benzene	0.06	4.8	0.7
Ethylbenzene	1	41	9.4
Toluene	0.7	100	0.77
Total Xylenes	0.26	100	60

Sample ID	NYSDEC	NYSDEC	B-2 (1-2)
Date Sampled	UUSCO	RRSCO	7/17/13
Volatile Organic Compounds			
Benzene	0.06	4.8	0.08
Metals			
Arsenic	13	16	190
Barium	350	400	370
Chromium	30	180	44
Copper	50	270	360
Lead	63	400	370
Mercury	0.18	0.81	0.67
Nickel	30	310	35

Sample ID	NYSDEC	NYSDEC	B-3 (1-3)
Date Sampled	UUSCO	RRSCO	7/18/13
Volatile Organic Compounds			
Acetone	0.05	100	.57 J
Semivolatile Organic Compounds			
Acenaphthene	20	100	34
Benzo(a)anthracene	1	1	60
Benzo(a)pyrene	1	1	58
Benzo(b)fluoranthene	1	1	59
Benzo(k)fluoranthene	0.8	3.9	25
Chrysene	1	3.9	63
Dibenz(a,h)anthracene	0.33	0.33	5.8
Fluoranthene	100	100	220 D
Indeno(1,2,3-cd)pyrene	0.5	0.5	28
Phenanthrene	100	100	250 D
Pyrene	100	100	190 D
Metals			
Lead	63	400	100
Mercury	0.18	0.81	0.3

AKRF Sample ID	NYSDEC	NYSDEC	RI-SB-05 0-2 20190211
Date Sampled	UUSCO	RRSCO	2/11/2019
Semivolatile Organic Compounds			
Benzo(a)Anthracene	1	1	4.9
Benzo(a)Pyrene	1	1	3.5
Benzo(b)Fluoranthene	1	1	5
Benzo(k)Fluoranthene	0.8	3.9	1.7
Chrysene	1	3.9	4.7
Dibenz(a,h)Anthracene	0.33	0.33	0.46
Indeno(1,2,3-c,d)Pyrene	0.5	0.5	2.2
Metals			
Lead	63	400	268
Mercury	0.18	0.81	0.55

Sample ID	NYSDEC	NYSDEC	B-5 (1-2)
Date Sampled	UUSCO	RRSCO	7/18/13
Semivolatile Organic Compounds			
Benzo(a)anthracene	1	1	32
Benzo(a)pyrene	1	1	26
Benzo(b)fluoranthene	1	1	29
Benzo(k)fluoranthene	0.8	3.9	14
Chrysene	1	3.9	34
Dibenz(a,h)anthracene	0.33	0.33	4.1
Indeno(1,2,3-cd)pyrene	0.5	0.5	13
Metals			
Chromium	30	180	61
Copper	50	270	96
Lead	63	400	400
Mercury	0.18	0.81	4.6
Zinc	109	10,000	130

Sample ID	NYSDEC	NYSDEC	B-4 (1.5-3)
Date Sampled	UUSCO	RRSCO	7/18/13
Volatile Organic Compounds			
Acetone	0.05	100	0.73 J
Cis-1,2-dichloroethylene	0.25	100	0.29
Tetrachloroethylene	1.3	19	4.5
Toluene	0.7	100	7.3
Trichloroethylene	0.47	21	0.78
Xylenes, Total	0.26	100	0.68 J
Semivolatile Organic Compounds			
Benzo(a)anthracene	1	1	2.8
Benzo(a)pyrene	1	1	2.6
Benzo(b)fluoranthene	1	1	3.5
Benzo(k)fluoranthene	0.8	3.9	1.4
Chrysene	1	3.9	2.9
Dibenz(a,h)anthracene	0.33	0.33	0.58 J
Indeno(1,2,3-cd)pyrene	0.5	0.5	2.1
Metals			
Copper	50	270	200
Lead	63	400	860
Mercury	0.18	0.81	2.1
Nickel	30	310	62
Zinc	109	10,000	330

AKRF Sample ID	NYSDEC	NYSDEC	RI-SB-03 0-2 20190211	RI-SB-X01 0-2 20190211
Date Sampled	UUSCO	RRSCO	2/11/2019	2/11/2019
Semivolatile Organic Compounds				
Benzo(a)Anthracene	1	1	12	NE
Benzo(a)Pyrene	1	1	12	NE
Benzo(b)Fluoranthene	1	1	18	1.2 JL
Benzo(k)Fluoranthene	0.8	3.9	5.4	NE
Chrysene	1	3.9	13	NE
Dibenz(a,h)Anthracene	0.33	0.33	1.8	NE
Indeno(1,2,3-c,d)Pyrene	0.5	0.5	9.5	0.65 JL
Metals				
Copper	50	270	NE	58.7
Lead	63	400	195 JL	429
Mercury	0.18	0.81	0.36	0.38
Nickel	30	310	NE	134
Zinc	109	10,000	NE	121

Sample ID	NYSDEC	NYSDEC	B-6 (1-2)
Date Sampled	UUSCO	RRSCO	7/17/13
Metals			
Lead	63	400	170
Mercury	0.18	0.81	0.51

7

2386

BCP SITE BOUNDARY

LOT BOUNDARY AND TAX LOT NUMBER

TAX BLOCK NUMBER

BUILDING

PROPOSED PARTIAL CELLAR

REMEDIAL INVESTIGATION SOIL BORING LOCATION (AKRF, 2019)

SOIL BORING LOCATION (FPM, 2013)

Part 375 Soil Cleanup Objectives:
Soil Cleanup Objectives listed in NYSDEC
(New York State Department of Environmental Conservation)
"Part 375" Regulations (6 NYCRR Part 375).

Exceedances of Part 375 Unrestricted Use SCOs (UUSCOs) are highlighted in bold font.
Exceedances of Part 375 Restricted Residential (RRSCOs) are highlighted in gray.

Soil Sample RI-SB-X01_0-2_20190211 is a blind duplicate of sample RI-SB-03_0-2_20190211.

All results presented in mg/kg; milligrams per kilogram = parts per million (ppm)

NE: The reported concentration does not exceed UUSCOs and/or RRSCOs.

Sample ID	NYSDEC	NYSDEC	B-7 (1-2)
Date Sampled	UUSCO	RRSCO	7/17/13
Volatile Organic Compounds			
Methylene Chloride	0.05	100	0.15 J
Tetrachloroethylene	1.3	19	1.5
Semivolatile Organic Compounds			
Benzo(a)anthracene	1	1	2.5
Benzo(a)pyrene	1	1	2
Benzo(b)fluoranthene	1	1	2.7
Benzo(k)fluoranthene	0.8	3.9	1.1
Chrysene	1	3.9	2.7
Dibenz(a,h)anthracene	0.33	0.33	0.56 J
Indeno(1,2,3-cd)pyrene	0.5	0.5	1.5
Metals			
Barium	350	400	430
Copper	50	270	68
Lead	63	400	540
Mercury	0.18	0.81	2.5
Zinc	109	10,000	350

AKRF Sample ID	NYSDEC	NYSDEC	RI-SB-06 0-2 20190212	RI-SB-06 6-8 20190212
Date Sampled	UUSCO	RRSCO	2/12/2019	2/12/2019
Metals				
Arsenic	13	16	30.9	NE
Barium	350	400	628	NE
Copper	50	270	285	NE
Lead	63	400	1,750	68.7
Mercury	0.18	0.81	1.3	0.28
Selenium	3.9	180	6.8	NE
Zinc	109	10,000	434	199

Map Source:
NYCDP (NYC Dept. of City Planning 2015) GIS database.

Proposed Cellar Outline taken from Hill West Architects "Cellar Foundation Plan",
Drawing No. FO-100.00, Dated 04/06/2018.

Analyte/Compound

AKRF Sample ID	NYSDEC	NYSDEC	RI-SB-09 7-9 20190211
Date Sampled	UUSCO	RRSCO	2/11/2019
Volatile Organic Compounds			
Benzene	0.06	4.8	0.7
Ethylbenzene	1	41	9.4
Toluene	0.7	100	0.77



Hope Street Project
134 Hope Street
Brooklyn, New York



SOIL/FILL SAMPLE CONCENTRATIONS ABOVE UUSCOS AND/OR RRSCOS

Map Source:
NYCDCP (NYC Dept. of City Planning 2015) GIS database.

Proposed Cellar Outline taken from Hill West Architects "Cellar Foundation Plan",
Drawing No. FO-100.00, Dated 04/06/2018.

AKRF Sample ID	NYSDEC	RI-MW-04_20190221
Date Sampled	AWQSGV	2/21/2019
Total Metals		
Iron	300	9,120
Magnesium	35,000	42,000
Manganese	300	2,980
Sodium	20,000	105,000
Dissolved Metals		
Iron	300	2,200
Magnesium	35,000	43,700
Manganese	300	3,390
Sodium	20,000	111,000

AKRF Sample ID	NYSDEC	RI-MW-02_20190221
Date Sampled	AWQSGV	2/21/2019
Total Metals		
Iron	300	32,800
Magnesium	35,000	52,900
Manganese	300	426
Sodium	20,000	87,800
Dissolved Metals		
Iron	300	30,000
Magnesium	35,000	60,500
Manganese	300	399
Sodium	20,000	102,000

AKRF Sample ID	NYSDEC	RI-MW-01_20190221
Date Sampled	AWQSGV	2/21/2019
Total Metals		
Chromium, Total	50	94.1
Sodium	20,000	92,200
Dissolved Metals		
Chromium, Total	50	85.1
Sodium	20,000	89,000

AKRF Sample ID	NYSDEC	RI-MW-05_20190221
Date Sampled	AWQSGV	2/21/2019
Total Metals		
Iron	300	23,500
Lead	25	87.4
Magnesium	35,000	48,400
Manganese	300	1,370
Sodium	20,000	156,000
Dissolved Metals		
Iron	300	16,600
Magnesium	35,000	52,300
Manganese	300	1,410
Sodium	20,000	170,000

AKRF Sample ID	NYSDEC	RI-MW-03_20190221
Date Sampled	AWQSGV	2/21/2019
Volatile Organic Compounds		
Benzene	1	53
Cis-1,2-Dichloroethylene	5	92
Ethylbenzene	5	31
Isopropylbenzene (Cumene)	5	30
Toluene	5	6.2
Vinyl Chloride	2	19
Total Metals		
Iron	300	19,000
Sodium	20,000	38,800
Dissolved Metals		
Sodium	20,000	43,800

AKRF Sample ID	NYSDEC	RI-MW-01_20190221
Date Sampled	AWQSGV	2/21/2019
Total Metals		
Chromium, Total	50	94.1
Sodium	20,000	92,200
Dissolved Metals		
Chromium, Total	50	85.1
Sodium	20,000	89,000

AKRF Sample ID	NYSDEC	RI-MW-07_20190221
Date Sampled	AWQSGV	2/21/2019
Total Metals		
Iron	300	532
Selenium	10	11.4
Sodium	20,000	21,400
Dissolved Metals		
Selenium	10	11
Sodium	20,000	20,900

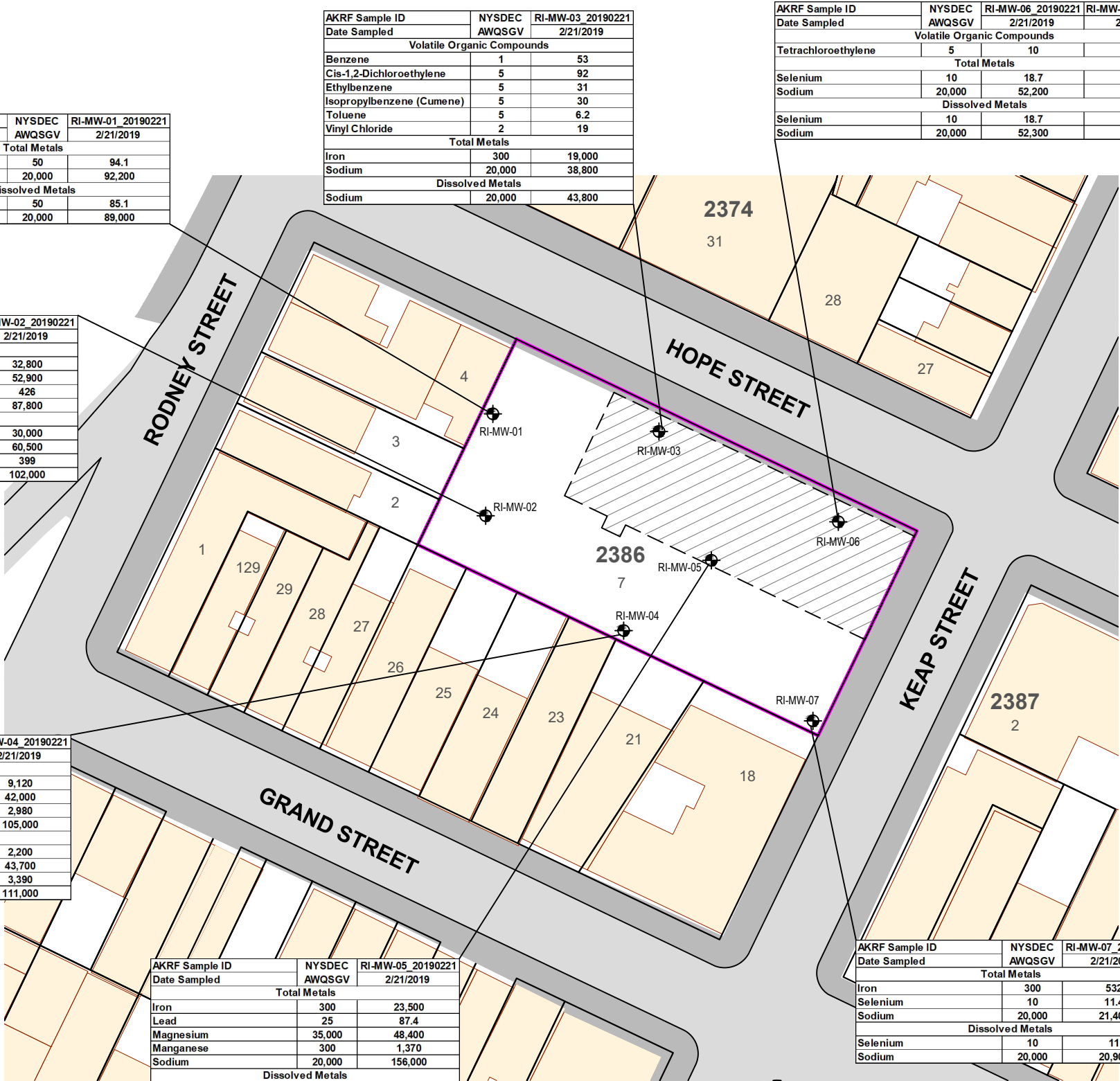
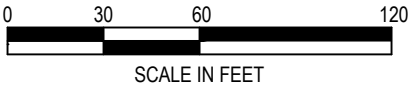
NYSDEC Class GA Ambient Standard:
New York State Department of Environmental Conservation Technical
and Operational Guidance Series (TOGS) (1.1.1): Class GA Ambient Water
Quality Standards and Guidance Values (AWQSGVs)

Only Exceedances of AWQSGVs are shown.

Groundwater Sample RI-MW-X01_20190211 is a blind duplicate
of sample RI-MW-06_20190221.

All results presented in (µg/L) - micrograms per Liter = parts per billion (ppb)

- LEGEND**
- BCP SITE BOUNDARY
 - LOT BOUNDARY AND TAX LOT NUMBER
 - TAX BLOCK NUMBER
 - BUILDING
 - PROPOSED PARTIAL CELLAR
 - REMEDIAL INVESTIGATION GROUNDWATER MONITORING
WELL LOCATION (AKRF, 2019)



Hope Street Project
134 Hope Street
Brooklyn, New York



440 Park Avenue South, New York, NY 10016

GROUNDWATER SAMPLE CONCENTRATIONS ABOVE AWQSGVs

DATE
4/9/2019

PROJECT NO.
180129

FIGURE
5

AKRF Sample ID	RI-SV-09_20190214
Date Sampled	2/14/2019
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.45 J
1,2,4-Trimethylbenzene	1.6
1,3,5-Trimethylbenzene (Mesitylene)	0.71 J
1,3-Butadiene	2.8
2,2,4-Trimethylpentane	5.8
2-Hexanone	34
4-Ethyltoluene	0.85 J
Acetone	28
Benzene	4
Carbon Disulfide	9
Carbon Tetrachloride	0.42
Chloroform	1.8
Chloromethane	1.4
Cis-1,2-Dichloroethylene	2.6
Cyclohexane	2.1
Dichlorodifluoromethane	1.8 J
Ethylbenzene	7.2
Isopropylbenzene (Cumene)	1
M.P.-Xylenes	25
Methyl Ethyl Ketone (2-Butanone)	220 D
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	2.6
Methylene Chloride	2.1
N-Heptane	5.8
N-Propylbenzene	1
O-Xylene (1,2-Dimethylbenzene)	8.4
Styrene	1.2
Tert-Butyl Methyl Ether	1.9
Tetrachloroethylene (PCE)	4.3
Toluene	8.3
Trichloroethylene (TCE)	9.3
Trichlorofluoromethane	1.4
Vinyl Chloride	3.3

AKRF Sample ID	RI-SV-01_20190214
Date Sampled	2/14/2019
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.43 J
1,2,4-Trimethylbenzene	1.5
1,3,5-Trimethylbenzene (Mesitylene)	0.54 J
1,3-Butadiene	0.21 J
2,2,4-Trimethylpentane	1
2-Hexanone	16
4-Ethyltoluene	0.62 J
Acetone	20
Benzene	0.58 J
Carbon Tetrachloride	0.34
Cis-1,2-Dichloroethylene	0.66
Cyclohexane	0.77
Dichlorodifluoromethane	2.1 J
Ethylbenzene	4.7
Isopropylbenzene (Cumene)	0.56 J
M.P.-Xylenes	20
Methyl Ethyl Ketone (2-Butanone)	160 D
Methylene Chloride	5
N-Hexane	1.7
N-Propylbenzene	0.66 J
O-Xylene (1,2-Dimethylbenzene)	6.7
Styrene	0.99
Tetrachloroethylene (PCE)	90
Toluene	3.5
Trichloroethylene (TCE)	0.73

AKRF Sample ID	RI-SV-08_20190214
Date Sampled	2/14/2019
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.48 J
1,2,4-Trimethylbenzene	0.13 J
1,3,5-Trimethylbenzene (Mesitylene)	0.94 J
1,3-Butadiene	2
2,2,4-Trimethylpentane	20
2-Hexanone	27
4-Ethyltoluene	1.1
Acetone	42
Benzene	21
Carbon Disulfide	36
Carbon Tetrachloride	0.35
Chloroform	2.4
Chloromethane	0.89 J
Cyclohexane	5.4
Dichlorodifluoromethane	2.3
Ethylbenzene	8.9
Isopropylbenzene (Cumene)	1.3
M.P.-Xylenes	28
Methyl Ethyl Ketone (2-Butanone)	130 D
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	6
Methylene Chloride	5.7
N-Heptane	10
N-Hexane	19
N-Propylbenzene	1.3
O-Xylene (1,2-Dimethylbenzene)	9.4
Styrene	1
Tert-Butyl Methyl Ether	1
Tetrachloroethylene (PCE)	6.2
Toluene	29
Trichloroethylene (TCE)	0.22
Trichlorofluoromethane	1.4

AKRF Sample ID	RI-SV-02_20190214
Date Sampled	2/14/2019
Benzene	48
Carbon Disulfide	840
Ethylbenzene	4.4 J
M.P.-Xylenes	12 J
Methyl Ethyl Ketone (2-Butanone)	130
N-Heptane	370
N-Hexane	1,100
Tetrachloroethylene (PCE)	9.1 J
Toluene	16

AKRF Sample ID	RI-SV-13_20190214
Date Sampled	2/14/2019
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.49 J
1,2,4-Trimethylbenzene	3
1,3,5-Trimethylbenzene (Mesitylene)	1.1
1,3-Butadiene	1.5
2,2,4-Trimethylpentane	3.6
2-Hexanone	19
4-Ethyltoluene	1.1
Acetone	35
Benzene	12
Carbon Disulfide	24
Carbon Tetrachloride	0.35
Chloroform	0.48 J
Chloromethane	0.69 J
Cyclohexane	2.1
Dichlorodifluoromethane	1.9 J
Ethylbenzene	7
Isopropylbenzene (Cumene)	0.8 J
M.P.-Xylenes	25
Methyl Ethyl Ketone (2-Butanone)	100
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	3.2
N-Heptane	4.1
N-Hexane	5.5
N-Propylbenzene	1.1
O-Xylene (1,2-Dimethylbenzene)	8.7
Styrene	1.3
Tert-Butyl Methyl Ether	0.34 J
Tetrachloroethylene (PCE)	1.5
Toluene	8.6
Trichloroethylene (TCE)	0.26
Trichlorofluoromethane	1.3

AKRF Sample ID	RI-SV-04_20190214
Date Sampled	2/14/2019
2-Hexanone	24
Benzene	26
Carbon Disulfide	21
Ethylbenzene	16
M.P.-Xylenes	23
Methyl Ethyl Ketone (2-Butanone)	220
N-Heptane	1,300 D
N-Hexane	2,500 D
O-Xylene (1,2-Dimethylbenzene)	8.1
Tetrachloroethylene (PCE)	190
Toluene	49

AKRF Sample ID	RI-SV-03_20190214
Date Sampled	2/14/2019
Benzene	21 J
Carbon Disulfide	12,000 D
M.P.-Xylenes	16 J
Methyl Ethyl Ketone (2-Butanone)	260
N-Heptane	33
N-Hexane	110
Tetrachloroethylene (PCE)	620
Toluene	19 J
Trichloroethylene (TCE)	13

Sample ID	SV-1
Date Sampled	7/18/2013
Acetone	1,040
Benzene	415
Carbon Disulfide	63,200
Chyclohexane	344
N-Heptane	12,300
N-Hexane	35,100
Propylene	1,880
Tetachloroethylene	5,200
Toluene	673
Trichloroethylene	623

AKRF Sample ID	RI-SV-12_20190214
Date Sampled	2/14/2019
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.57 J
1,2,4-Trimethylbenzene	1.5
1,3,5-Trimethylbenzene (Mesitylene)	0.6 J
1,3-Butadiene	3.6
2,2,4-Trimethylpentane	5.8
2-Hexanone	13
4-Ethyltoluene	0.68 J
Acetone	47
Benzene	16
Carbon Disulfide	9.8
Carbon Tetrachloride	0.39
Chloroform	1.1
Chloromethane	0.54 J
Cyclohexane	1.5
Dichlorodifluoromethane	1.7 J
Ethylbenzene	5.6
Isopropylbenzene (Cumene)	0.81 J
M.P.-Xylenes	18
Methyl Ethyl Ketone (2-Butanone)	110
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	3.3
Methylene Chloride	1.6 J
N-Heptane	3.7
N-Hexane	4.1
N-Propylbenzene	0.8 J
O-Xylene (1,2-Dimethylbenzene)	6.5
Styrene	3
Tert-Butyl Methyl Ether	0.77
Tetrachloroethylene (PCE)	1.6
Toluene	12
Trichloroethylene (TCE)	0.25
Trichlorofluoromethane	1.3

AKRF Sample ID	RI-SV-10_20190214
Date Sampled	2/14/2019
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.53 J
1,2,4-Trimethylbenzene	1.7
1,3,5-Trimethylbenzene (Mesitylene)	0.66 J
1,3-Butadiene	2.9
2,2,4-Trimethylpentane	6.3
2-Hexanone	24
4-Ethyltoluene	0.77 J
Acetone	26
Benzene	4
Carbon Disulfide	4.2
Carbon Tetrachloride	0.2 J
Chloroform	1.1
Cis-1,2-Dichloroethylene	8.4
Cyclohexane	3.4
Dichlorodifluoromethane	2.7
Ethylbenzene	9.8
Isopropylbenzene (Cumene)	0.72 J
M.P.-Xylenes	32
Methyl Ethyl Ketone (2-Butanone)	99 D
Methylene Chloride	3.9
N-Heptane	18
N-Hexane	26
N-Propylbenzene	0.79 J
O-Xylene (1,2-Dimethylbenzene)	10
Styrene	1.1
Tetrachloroethylene (PCE)	1,200 D
Toluene	24
Trans-1,2-Dichloroethene	0.44 J
Trichloroethylene (TCE)	320 D
Trichlorofluoromethane	1.6

AKRF Sample ID	RI-SV-06_20190214
Date Sampled	2/14/2019
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.52 J
1,2,4-Trimethylbenzene	0.75 J
1,3,5-Trimethylbenzene (Mesitylene)	0.32 J
1,3-Butadiene	5
2,2,4-Trimethylpentane	4.4
2-Hexanone	7
4-Ethyltoluene	0.37 J
Acetone	23
Benzene	1.5
Carbon Disulfide	0.76 J
Carbon Tetrachloride	0.15 J
Cyclohexane	1.7
Dichlorodifluoromethane	2.1 J
Ethylbenzene	2.7
Isopropylbenzene (Cumene)	0.6 J
M.P.-Xylenes	11
Methyl Ethyl Ketone (2-Butanone)	81
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	1.6 J
N-Hexane	2.3
N-Propylbenzene	0.48 J
O-Xylene (1,2-Dimethylbenzene)	3.8
Styrene	0.95
Tert-Butyl Methyl Ether	0.36 J
Tetrachloroethylene (PCE)	520 D
Toluene	3.1
Trichloroethylene (TCE)	1.8

Sample ID	SV-4
Date Sampled	7/17/2013
Acetone	68.2
N-Hexane	18.5
Propylene	13.1
Tetrachloroethylene	3,070

Sample ID
Sample Date
Concentration

LEGEND

- BCP SITE BOUNDARY
- LOT BOUNDARY AND TAX LOT NUMBER
- TAX BLOCK NUMBER
- BUILDING
- PROPOSED PARTIAL CELLAR
- REMEDIAL INVESTIGATION TEMPORARY SOIL VAPOR POINT LOCATION (AKRF, 2019)
- REMEDIAL INVESTIGATION AMBIENT AIR SAMPLE LOCATION (AKRF, 2019)
- TEMPORARY SOIL VAPOR POINT LOCATION (FPM, 2013)

All results presented in (µg/m³): micrograms per cubic meter

J: The analyte was detected at a concentration above the laboratory reporting limit, and is approximate and may be inaccurate or imprecise.

D: The reported concentration is a result of a diluted analysis.

Sample ID	SV-3
Date Sampled	7/17/2013
1,2-Dichloropropane	6.84
1,4-Dichlorobenzene	80.6
Acetone	20.9
Benzene	3.99
Carbon Disulfide	4.48
Chloroform	31.7
Methyl Ethyl Ketone	3.54
N-Heptane	3.59
N-Hexane	7.4
Propylene	11.8
Tetrachloroethylene	1,450
Toluene	8.97
Trichloroethylene	4.84

AKRF Sample ID	RI-SV-11_20190214
Date Sampled	2/14/2019
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.49 J
1,2,4-Trimethylbenzene	0.57 J
1,3,5-Trimethylbenzene (Mesitylene)	0.75 J
1,3-Butadiene	1.9 J
2,2,4-Trimethylpentane	5 J
2-Hexanone	11 J
Acetone	1.8 J
Benzene	1.9 J
Carbon Disulfide	1.9 J
Carbon Tetrachloride	0.39 J
Chloromethane	0.8 J
Cyclohexane	0.63 J
Dichlorodifluoromethane	2.1 J
Ethylbenzene	1.4 J
M.P.-Xylenes	5.2 J
Methyl Ethyl Ketone (2-Butanone)	42 J
N-Heptane	1.7 J
N-Hexane	2.3 J
O-Xylene (1,2-Dimethylbenzene)	1.9 J
Styrene	0.45 J
Tetrachloroethylene (PCE)	1.4 J
Toluene	3.4 J
Trichloroethylene (TCE)	2.4 J
Trichlorofluoromethane	1.3 J

AKRF Sample ID	RI-SV-07_20190214
Date Sampled	2/14/2019
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.47 J
1,2,4-Trimethylbenzene	0.33 J
1,3-Butadiene	1.9
2,2,4-Trimethylpentane	1.9
2-Hexanone	11
Acetone	23
Benzene	1.2
Carbon Disulfide	4.2
Carbon Tetrachloride	0.35
Chlorobenzene	0.25 J
Cyclohexane	1.3
Dichlorodifluoromethane	2.1 J
Ethylbenzene	6
Isopropylbenzene (Cumene)	0.43 J
M.P.-Xylenes	16
Methyl Ethyl Ketone (2-Butanone)	110
N-Hexane	2.9
O-Xylene (1,2-Dimethylbenzene)	4.4
Tetrachloroethylene (PCE)	7.2
Toluene	7.2

AKRF Sample ID	RI-AA-01_20190214
Date Sampled	2/14/2019
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.51 J
2,2,4-Trimethylpentane	2.4 J
Acetone	7.9 J
Benzene	1.2 J
Carbon Tetrachloride	0.45 J
Chloromethane	0.95 J
Cyclohexane	1.7 J
Dichlorodifluoromethane	1.7 J
Ethylbenzene	0.53 J
Isopropylbenzene (Cumene)	0.42 J
M.P.-Xylenes	2 J
Methylene Chloride	13 J
N-Hexane	3.3 J
O-Xylene (1,2-Dimethylbenzene)	1
Styrene	0.84 J
Toluene	3 J
Trichlorofluoromethane	1.3 J

AKRF Sample ID	RI-SV-05_20190214
Date Sampled	2/14/2019
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.27 J
1,2,4-Trimethylbenzene	0.88 J
1,3,5-Trimethylbenzene (Mesitylene)	0.42 J
1,3-Butadiene	2
2,2,4-Trimethylpentane	1.2
2-Hexanone	12
4-Ethyltoluene	0.45 J
Acetone	19
Benzene	1.4
Carbon Disulfide	1.7
Cyclohexane	1.1
Dichlorodifluoromethane	1.9 J
Ethylbenzene	5.6
Isopropylbenzene (Cumene)	0.85 J
M.P.-Xylenes	19
Methyl Ethyl Ketone (2-Butanone)	110
Methylene Chloride	5.2
N-Hexane	2.6
N-Propylbenzene	0.55 J
O-Xylene (1,2-Dimethylbenzene)	0.89
Styrene	100
Tetrachloroethylene (PCE)	100
Toluene	7.7

Map Source:
NYCDP (NYC Dept. of City Planning 2015) GIS database.

Proposed Cellar Outline taken from Hill West Architects "Cellar Foundation Plan",
Drawing No. FO-100.00, Dated 04/06/2018.

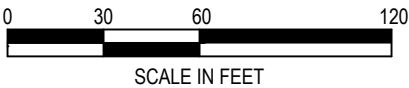
Hope Street Project
134 Hope Street
Brooklyn, New York



440 Park Avenue South, New York, NY 10016

SOIL VAPOR SAMPLE CONCENTRATIONS

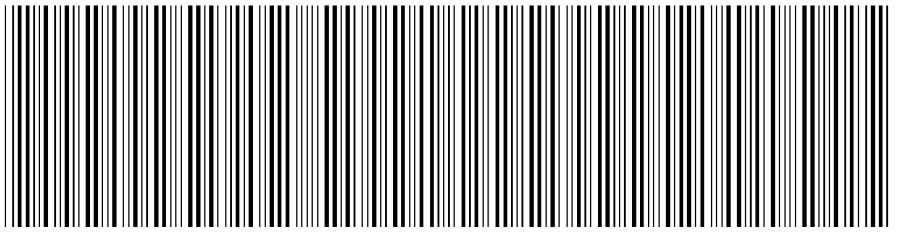
DATE
4/11/2019
PROJECT NO.
180129
FIGURE
6



ATTACHMENT C
Deeds and Legal Descriptions

**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.



2020012301064001004E650D

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2020012301064001

Document Date: 01-15-2020

Preparation Date: 01-23-2020

Document Type: DEED

Document Page Count: 4

PRESENTER:

TS AGENCY, LLC/ AIS PICK-UP
25 ROBERT PITT DRIVE, SUITE 105
9273
MONSEY, NY 10952
845-352-8512
TITLESEARCH@TITLESEARCHAGENCY.COM

RETURN TO:

TS AGENCY, LLC/ AIS PICK-UP
25 ROBERT PITT DRIVE, SUITE 105
9273
MONSEY, NY 10952
845-352-8512
TITLESEARCH@TITLESEARCHAGENCY.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	2386	7	Entire Lot	118-138 HOPE STREET
Property Type: NON-RESIDENTIAL VACANT LAND				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

HOPE KEAP LLC
4611 TWELFTH AVENUE, SUITE 1L
BROOKLYN, NY 11219

GRANTEE/BUYER:

HOPE-KEAP OWNER LLC
4611 TWELFTH AVENUE, SUITE 1L,
BROOKLYN, NY 11219

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: \$ 57.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

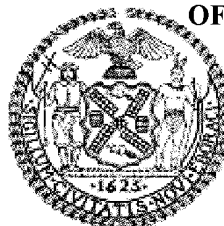
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 01-27-2020 11:32

City Register File No.(CRFN):

2020000031638



Annette McMill

City Register Official Signature

r.p.

as of
THIS INDENTURE, made the 15th day of January 2020

BETWEEN

HOPE KEAP LLC, with an address at 4611 Twelfth Avenue, Suite 1L, Brooklyn, NY 11219
party of the first part, and

HOPE-KEAP OWNER LLC with an address at 4611 Twelfth Avenue, Suite 1L, Brooklyn, NY 11219
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 the

SEE "SCHEDULE A" ATTACHED

Said premises being known as 118-138 Hope Street, Brooklyn, NY.

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

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

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

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

IN PRESENCE OF:

HOPE KEAP LLC



By: David Bistricher
Title: member

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

State of New York, County of New York ss:
On the 14 day of January in the year 2020
before me, the undersigned, personally appeared

David Bistriur

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.

Lillian Rodriguez

(signature and office of individual taking acknowledgment)

Lillian Rodriguez
Notary Public, State of New York
No. 01RO6362401
Qualified in New York County
Commission Expires July 31, 2021

State of New York, County of New York ss:
On the 14 day of January in the year 2021
before me, the undersigned, personally appeared

David Bistriur

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.

Lillian Rodriguez

(signature and office of individual taking acknowledgment)

Lillian Rodriguez
Notary Public, State of New York
No. 01RO6362401
Qualified in New York County
Commission Expires July 31, 2021

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

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

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

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

in
(insert the City or other political subdivision)
taken)

(and insert the State or Country or other place the acknowledgment was

(signature and office of individual taking acknowledgment)

SECTION
BLOCK 2386
LOT 7
COUNTY OR TOWN: Kings

BARGAIN AND SALE DEED

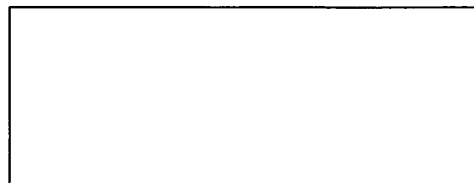
WITH COVENANT AGAINST GRANTOR'S ACTS

Title No. TSL-9273-KS

**HOPE KEAP LLC
TO**

HOPE-KEAP OWNER LLC

RETURN BY MAIL TO:



Schedule A Description

Title Number **TSL-9273-KS**

Page 1

Parcel I:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the Southerly side of Hope Street distant 100' 1 1/4" Easterly from the corner formed by the intersection of the Southerly side of Hope Street and the Easterly side of Rodney Street;

RUNNING THENCE Easterly along the Southerly side of Hope Street 100' 1 1/4";

THENCE Southerly parallel with the Easterly side of Rodney Street and part of the distance through a party wall 100' 7/8";

THENCE Westerly parallel with the Southerly side of Hope Street 100' 1 1/4";

THENCE Northerly parallel with the Easterly side of Rodney Street 100' 7/8" to the Southerly side of Hope Street at the point or place of BEGINNING.

Parcel II:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the Southerly side of Hope Street, distant 200' 2 1/2" Easterly from the corner formed by the intersection of the Southerly side of Hope Street with the Easterly side of Rodney Street;

RUNNING THENCE Easterly along the Southerly side of Hope Street 52' 5/8";

THENCE Southerly parallel with the Easterly side of Rodney Street 100' 7/8";

THENCE Westerly parallel with the Southerly side of Hope Street 52' 5/8";

THENCE Northerly parallel with the Easterly side of Rodney Street 100' 7/8" to the Southerly side of Hope Street, at the point or place of BEGINNING.

Parcel III:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the Southerly side of

Schedule A Description - continued

Title Number **TSL-9273-KS**

Page **2**

Hope Street with the Westerly side of Keap Street;

THENCE Southerly along the Westerly side of Keap Street 100' 7/8";

THENCE Westerly parallel with Hope Street 48' 5/8";

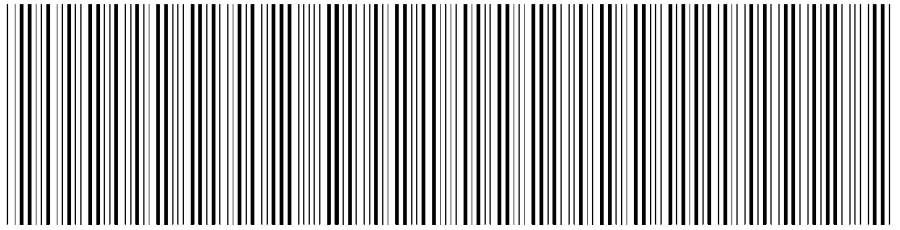
THENCE Northerly parallel with Keap Street 100' 7/8" to the Southerly side of Hope Street; and

THENCE Easterly along the Southerly side of Hope Street 48' 5/8" to the point or place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY:

Said premises is known as 118-138 Hope Street, Brooklyn, NY. Block 2386, Lot 7 (fka old lots 7, 12 & 14), Kings County.

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



2020012301064001004SAB8C

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2020012301064001
Document Type: DEED

Document Date: 01-15-2020

Preparation Date: 01-23-2020

ASSOCIATED TAX FORM ID: 2020011300002

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT

2

FOR CITY USE ONLY

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

C3. Book OR C4. Page
 C5. CRFN



REAL PROPERTY TRANSFER REPORT

 STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 118-138 HOPE STREET BROOKLYN 11211
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name HOPE-KEAP OWNER LLC
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed # 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 X OR ACRES
 FRONT FEET DEPTH

Check the boxes below as they apply:

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

8. Seller Name HOPE KEAP 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 1 / 15 / 2020
 Month Day Year

11. Date of Sale / Transfer 1 / 15 / 2020
 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 V, 1 16. Total Assessed Value (of all parcels in transfer) 6 3 0 0 0 0
 17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

BROOKLYN 2386 7

CERTIFICATION

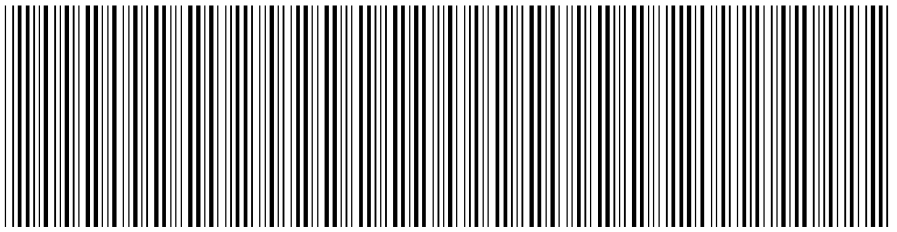
I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing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

BUYER			BUYER'S ATTORNEY	
BUYER SIGNATURE 		DATE 1/14/2020	LAST NAME	FIRST NAME
4611 TWELFTH AVENUE, SUITE 11				
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER
BROOKLYN				
CITY OR TOWN	STATE NY	ZIP CODE 11219	SELLER	
			SELLER SIGNATURE 	DATE 1/14/2020

2020011300002201

**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.



2020011700031001007E81FB

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2020011700031001

Document Date: 01-15-2020

Preparation Date: 01-19-2020

Document Type: DEED

Document Page Count: 3

PRESENTER:

TS AGENCY, LLC/ AIS PICK-UP
25 ROBERT PITT DRIVE, SUITE 105
TSL-9307-KS
MONSEY, NY 10952
845-352-8512
TITLESEARCH@TITLESEARCHAGENCY.COM

RETURN TO:

TS AGENCY, LLC/ AIS PICK-UP
25 ROBERT PITT DRIVE, SUITE 105
TSL-9307-KS
MONSEY, NY 10952
845-352-8512
TITLESEARCH@TITLESEARCHAGENCY.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	2386	4	Entire Lot	114-116 HOPE STREET

Property Type: COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
BROOKLYN	2386	4	Entire Lot	428-430 RODNEY STREET

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

MELISSA ROJAS, TRUSTEE
428 RODNEY STREET
BROOKLYN, NY 11211

GRANTEE/BUYER:

HOPE-KEAP OWNER LLC
22 CORTLANDT STREET, SUITE 803
NEW YORK, NY 10007

☒ 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:	\$	52.00
----------------	----	-------

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

Filing Fee:

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

NYC Real Property Transfer Tax:

\$	141,750.00
----	------------

NYS Real Estate Transfer Tax:

\$	35,100.00
----	-----------

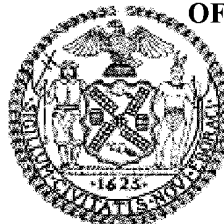
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 01-22-2020 15:32

City Register File No.(CRFN):

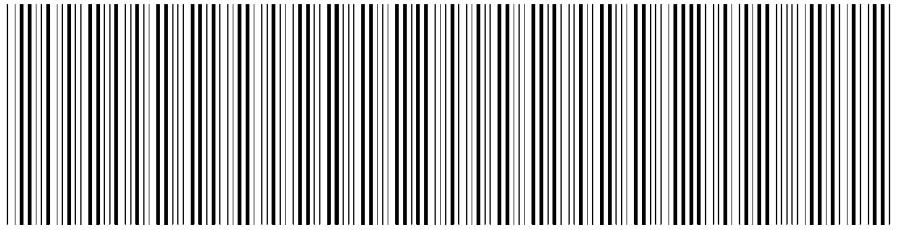
2020000026203



Annette McMill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2020011700031001007C837B

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 5

Document ID: 2020011700031001

Document Date: 01-15-2020

Preparation Date: 01-19-2020

Document Type: DEED

PARTIES

GRANTOR/SELLER:

NELO'S FAMILY TRUST
428 RODNEY STREET
BROOKLYN, NY 11211

GRANTOR/SELLER:

ALEJANDRO ROJAS , TRUSTEE
428 RODNEY STREET
BROOKLYN, NY 11211

GRANTOR/SELLER:

YAMIRA ROJAS , TRUSTEE
428 RODNEY STREET
BROOKLYN, NY 11211

GRANTOR/SELLER:

ROJAS FAMILY TRUST
428 RODNEY STREET
BROOKLYN, NY 11211

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

r.p. THIS INDENTURE, as of the 15th day of January, in the year 2020

BETWEEN

Melissa Rojas, Trustee under the Nelo's Family Trust, and
Alejandro Rojas and Yamira Rojas, Trustees under the Rojas Family Trust
with address at 428 Rodney Street, Brooklyn, NY 11211

party of the first part, and

HOPE-KEAP OWNER LLC

with address at 22 Cortlandt Street, Suite 803, New York, New York 10007

party of the second part.

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

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 OF HEREOF

SAID PREMISES ALSO BEING KNOWN AS: 428-430 Rodney Street a/k/a 114-116 Hope Street, Brooklyn 11211

Being and intended to be the same premises as conveyed to the party of the first part by deed dated 08/24/2015 and recorded 10/06/2015 in the Kings County Clerk's Office in CRFN 2015000356798.

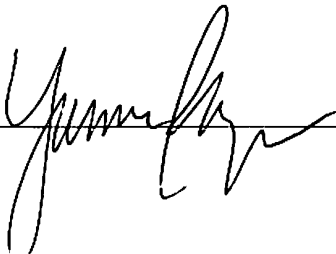
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,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


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

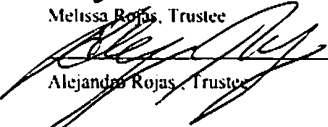
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of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


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

IN PRESENCE OF:



Yamira Rojas, Trustee

Melissa Rojas, Trustee


Alejandro Rojas, Trustee


Yamira Rojas, Trustee

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Kings, ss:

On the 13 day of January in the year 2020, before me, the undersigned, personally appeared Melissa Rojas, Alejandro Rojas and Yamira Rojas

, 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.



CHAIM S. MENDLOWITZ
Notary Public, State of New York
No. 01ME6006683
Qualified in Kings County
Commission Expires May 4, 2022

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof, that he/she/they know(s))

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

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

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

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of , County of , ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

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

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

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

Bargain and Sale Deed With Covenants

Title No.

Melissa Rojas, Trustee under the Nelo's Family Trust,
and Alejandro Rojas and Yamira Rojas, Trustees
under the Rojas Family Trust
TO
HOPE-KEAP OWNER LLC

SECTION

BLOCK 2386

LOT 4

COUNTY OR TOWN Kings

RETURN BY MAIL TO:

HOPE-KEAP OWNER LLC

DISTRIBUTED BY

YOUR TITLE EXPERTS
The Judicial Title Insurance Agency LLC
800-281-TITLE (8485) FAX: 800-FAX-9396

Schedule A Description

Title Number TSL-9307-KS

Page 1

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

BEGINNING at a point on the southeasterly corner of Rodney Street (formerly Ninth) and Hope Street (formerly North First);

RUNNING THENCE southerly along the line of Rodney Street, fifty (50) feet;

THENCE easterly and parallel with Hope Street One Hundred (100) feet;

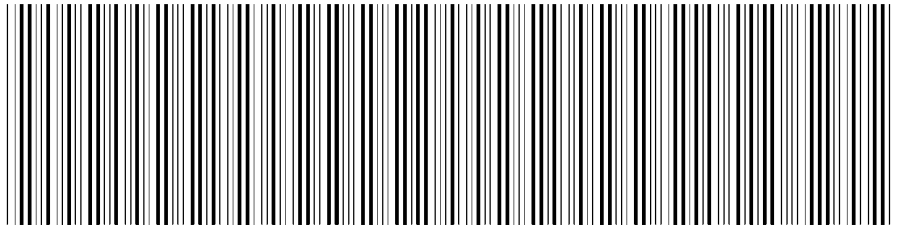
THENCE northerly and parallel with Rodney Street, Fifty (50) feet to Hope Street and;

THENCE westerly along the line of Hope Street, One Hundred (100) feet to Rodney Street, to the point of place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY:

Said premises is known as 428-430 Rodney Street a/k/a 114-116 Hope Street, Brooklyn, NY. Block 2386, Lot 4, Kings County.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2020011700031001007S4F7A

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2020011700031001
Document Type: DEED

Document Date: 01-15-2020

Preparation Date: 01-19-2020

ASSOCIATED TAX FORM ID: 2020011300109

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT

4



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: 2388 LOT: 4
- (2) Property Address: 114-116 HOPE STREET, BROOKLYN, NY 11211
- (3) Owner's Name: HOPE-KEAP OWNER LLC
- Additional Name:

Affirmation:



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

Customer Billing Information:

Please Note:

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

Signature:  01/14/2020 Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable: By: Cheskie Weisz, member

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	2386	4	428-430 RODNEY STREET	NY	NY	11211

202001130010910102

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded / /
 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 114-116 HOPE STREET BROOKLYN 11211
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name HOPE-KEAP OWNER LLC
 LAST NAME / COMPANY FIRST NAME

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

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

6. Seller Name MELISSA ROJAS, TRUSTEE
 LAST NAME / COMPANY FIRST NAME

7. Seller Name NELO'S FAMILY TRUST
 LAST NAME / COMPANY FIRST NAME

8. 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 Apartment 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 10 / 22 / 2019
 Month Day Year

11. Date of Sale / Transfer 1 / 15 / 2020
 Month Day Year

12. Full Sale Price \$ 5,400,000.00
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

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

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


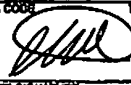
ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class S, 9 16. Total Assessed Value (of all parcels in transfer) 2,806,200
 17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 BROOKLYN 2386 4 BROOKLYN 2386 4

202001130010920102

CERTIFICATION

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

BUYER		BUYER'S ATTORNEY	
<small>BUYER SIGNATURE</small>	<small>DATE</small>	<small>LAST NAME</small>	<small>FIRST NAME</small>
	1/14/2020	Parker	Neil
22 CORTLANDT STREET, SUITE 803			
<small>STREET NUMBER</small>	<small>STREET NAME (AFTER SALE)</small>	<small>AREA CODE</small>	<small>TELEPHONE NUMBER</small>
<small>CITY OR TOWN</small>	<small>STATE</small>	<small>ZIP CODE</small>	<small>DATE</small>
NEW YORK	NY	10007	1/13/2020
		<small>SELLER SIGNATURE</small>	
			

2020011300109201

Grantee (Buyer)

LAST NAME / COMPANY

Grantor (Seller)

ALEJANDRO ROJAS , TRUSTEE

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

LAST NAME / COMPANY

Grantor (Seller)

YAMIRA ROJAS , TRUSTEE

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

LAST NAME / COMPANY

Grantor (Seller)

ROJAS FAMILY TRUST

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

LAST NAME / COMPANY

FIRST NAME

202001130010920102

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

 1/14/2020
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 _____

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

 1/13/2020
Seller Signature _____ Date _____

 1/13/2020
Seller Signature _____ Date _____

 1/13/2020
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 _____

2020011300109201

ATTACHMENT D
Previous Environmental Reports
(Attached Separately)

ATTACHMENT E
Document Repository Letters



Environmental, Planning, and Engineering Consultants

440 Park Avenue South, 7th Floor

New York, NY 10016

tel: (212) 696-0670

fax: (212) 213-3191

www.akrf.com

April 20, 2018

Mr. Robert Simic
New York Public Library - Leonard Branch
81 Devoe Street
Brooklyn, New York 11211

Re: Document Repository for 118 Hope Street, Brooklyn, New York

Mr. Simic:

AKRF, Inc. is submitting a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Application on behalf of Hope Keap, LLC for the project site located at 118, 120, and 130 Hope Street; and 138 Hope Street/429 Keap Street in Brooklyn, New York. As required by NYSDEC, the Leonard Branch of the New York Public Library will be the repository to which all pertinent documents generated for this project will be sent. Please understand that these documents will have to be made available to the public when requested until the NYSDEC determines that these documents are no longer needed. Please signify your understanding and agreement by signing below and returning a copy of the signed letter via email to ajordan@akrf.com. Please call me at 646-388-9864 with any questions. Thank you.

Preferred Method of Document Receipt:

☐ Hard Copies ☒ Electronic Copies ☒ CD

Sincerely,
AKRF, Inc.

Amy Jordan
Senior Environmental Professional

ACKNOWLEDGED AND ACCEPTED:

Robert Simic

Name

Neighborhood Library

Title

Supervisor

Signature



Environmental, Planning, and Engineering Consultants

440 Park Avenue South, 7th Floor

New York, NY 10016

tel: (212) 696-0670

fax: (212) 213-3191

www.akrf.com

April 19, 2018

Brooklyn Community Board 1
435 Graham Avenue
Brooklyn, New York 11211

Re: Document Repository for 118 Hope Street, Brooklyn, New York

To Whom It May Concern:

AKRF, Inc. is submitting a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Application on behalf of Hope Keap, LLC for the project site located at 118, 120, and 130 Hope Street; and 138 Hope Street/429 Keap Street in Brooklyn, New York. As required by NYSDEC, the Brooklyn Community Board 1 will be the repository to which all pertinent documents generated for this project will be sent. Please understand that these documents will have to be made available to the public when requested until the NYSDEC determines that these documents are no longer needed. Please signify your understanding and agreement by signing below and returning a copy of the signed letter via email to ajordan@akrf.com. Please call me at 646-388-9864 with any questions. Thank you.

Preferred Method of Document Receipt:

☒ Hard Copies ☐ Electronic Copies ☐ CD

Sincerely,
AKRF, Inc.

Amy Jordan
Senior Environmental Professional

ACKNOWLEDGED AND ACCEPTED:



BROOKLYN COMMUNITY BOARD NO. 1
OFFICE OF THE DISTRICT MANAGER
GERALD A. ESPOSITO
435 GRAHAM AVENUE
BROOKLYN, NEW YORK 11211

Name

5/2/18 Signature