



Department of
Environmental
Conservation

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

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

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

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

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

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

2. REQUIRED: Please provide a brief narrative describing the specific requests included in this amendment: There has been a change in the SBL numbering of the tax parcels for the BCP site associated with the condominium declaration for the project. Block 4154 Lot 28 is now known as Block 4154 Lots 1001, 1002, 1003, and 1004. Each lot represents a different unit in the condominium.

SECTION I: CURRENT AGREEMENT INFORMATION	
<i>This section must be completed in full. Attach additional pages as necessary.</i>	
BCP SITE NAME: 3200 Atlantic Avenue	BCP SITE CODE: C224289
NAME OF CURRENT APPLICANT(S): Hudson Logan Fountain LLC; Logan Fountain Owner LLC	
INDEX NUMBER OF AGREEMENT: C224289-03-19	DATE OF ORIGINAL AGREEMENT: 03/20/2019

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

SECTION III: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

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

Owner listed below is: <input type="checkbox"/> Existing Applicant <input type="checkbox"/> New Applicant <input type="checkbox"/> Non-Applicant		
OWNER'S NAME:		CONTACT:
ADDRESS:		
CITY/TOWN:		ZIP CODE:
PHONE:	EMAIL:	
OPERATOR:		CONTACT:
ADDRESS:		
CITY/TOWN:		ZIP CODE:
PHONE:	EMAIL:	

SECTION IV: NEW REQUESTOR ELIGIBILITY INFORMATION

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

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

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	<input type="radio"/>	<input type="radio"/>
2. Is the requestor presently subject to an existing order for the investigation, removal or remediation relating to contamination at the site?	<input type="radio"/>	<input type="radio"/>
3. Is the requestor subject to an outstanding claim by the Spill Fund for the site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	<input type="radio"/>	<input type="radio"/>
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the subject law; (ii) any order or determination; (iii) any regulation implementing ECL Article 27 Title 14; or (iv) any similar statute or regulation of the state or federal government? If so, provide additional information as an attachment.	<input type="radio"/>	<input type="radio"/>
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as site name, address, DEC site number, reason for denial, and any other relevant information.	<input type="radio"/>	<input type="radio"/>
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting or contaminants?	<input type="radio"/>	<input type="radio"/>
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?	<input type="radio"/>	<input type="radio"/>
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of the Department, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to the Department?	<input type="radio"/>	<input type="radio"/>

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

SECTION V: PROPERTY DESCRIPTION AND REQUESTED CHANGES

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

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

ADDRESS: 3200 Atlantic Avenue				
CITY/TOWN Brooklyn, NY			ZIP CODE: 11208	
CURRENT PROPERTY INFORMATION		TOTAL ACREAGE OF CURRENT SITE:		
PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE
3200 Atlantic Avenue, Brooklyn, NY 11208	3	4154	28	0.88

2. Requested change (check appropriate boxes below):

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

PARCELS ADDED:

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE

TOTAL ACREAGE TO BE ADDED: _____

b. Reduction of property

PARCELS REMOVED:

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE

TOTAL ACREAGE TO BE REMOVED: _____

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

NEW PROPERTY INFORMATION:

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE
3200 Atlantic Avenue, Brooklyn NY 11208	3	4154	1001	0.88
3200 Atlantic Avenue, Brooklyn NY 11208	3	4154	1002	0.88
3200 Atlantic Avenue, Brooklyn NY 11208	3	4154	1003	0.88
3. TOTAL REVISED SITE ACREAGE: 0.88	3	4154	1004	0.88

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

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

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

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

	Y	N
1. Is the site located in Bronx, Kings, New York, Queens or Richmond County?	<input type="radio"/>	<input type="radio"/>
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	<input type="radio"/>	<input type="radio"/>
3. Is at least 50% of the site area located within an environmental zone pursuant to Tax Law 21(6)? Please see DEC's website for more information.	<input type="radio"/>	<input type="radio"/>
4. Is the property upside down as defined below?	<input type="radio"/>	<input type="radio"/>
<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>		
5. Is the project and affordable housing project as defined below?	<input type="radio"/>	<input type="radio"/>
<p>From 6 NYCRR 375-3.2(a) as of August 12, 2016:</p> <p>(a) “Affordable housing project” means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.</p> <p>(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants’ household’s annual gross income.</p> <p>(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income.</p> <p>(3) “Area median income” means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States Department of Housing and Urban Development, or its successor, for a family of four, as adjusted for family size.</p>		

APPLICATION SUPPLEMENT FOR NYC SITES (continued)	Y	N
<p>6. Is the project a planned renewable energy facility site as defined below?</p> <p>From ECL 27-1405(33) as of April 9, 2022:</p> <p>“Renewable energy facility site” shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system.</p> <p>From Public Service Law Article 4 Section 66-p as of April 23, 2021:</p> <p>(b) "renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.</p>	<input type="radio"/>	<input type="radio"/>
<p>7. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and meets the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?</p> <p>From ECL 75-0111 as of April 9, 2022:</p> <p>(5) "Disadvantaged communities" means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.</p>	<input type="radio"/>	<input type="radio"/>

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

BCP SITE NAME: 3200 Atlantic Avenue

BCP SITE CODE: C224289

NAME OF CURRENT APPLICANT(S): Hudson Logan Fountain LLC; Logan Fountain Owner LLC

INDEX NUMBER OF AGREEMENT: C224289-03-19

DATE OF ORIGINAL AGREEMENT 03/20/2019

Declaration of Amendment:

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

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

STATEMENT OF CERTIFICATION AND SIGNATURES: NEW REQUESTOR

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

(Individual)

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

Date: _____ Signature: _____

Print Name: _____

(Entity)

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

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

Date: _____ Signature: _____

Print Name: _____

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)

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

(Individual)

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

Date: _____ Signature: _____

Print Name: _____

(Entity)

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

Date: 3/20/24 Signature: *Sarah Pizer*

Print Name: SARAH PIZER

PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

<input checked="" type="checkbox"/> PARTICIPANT A requestor who either (1) was the owner of the site at the time of the disposal of contamination or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of contamination.	<input type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.
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Effective Date of the Original Agreement: 03/20/2019

Signature by the Department:

DATED: 5/10/24

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

By:

Janet E. Brown
 Janet E. Brown, Assistant Director
 Division of Environmental Remediation

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)

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

(Individual)

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

Date: _____ Signature: _____

Print Name: _____

(Entity)

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

Date: 3/20/24 Signature: Samah Pizer

Print Name: SAMAH PIZER

PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

<input checked="" type="checkbox"/> PARTICIPANT A requestor who either (1) was the owner of the site at the time of the disposal of contamination or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of contamination.	<input type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.
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Effective Date of the Original Agreement: 03/20/2019

Signature by the Department:

DATED: 5/10/24

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

By:

Janet E. Brown
 Janet E. Brown, Assistant Director
 Division of Environmental Remediation

DIGITAL TAX MAPS



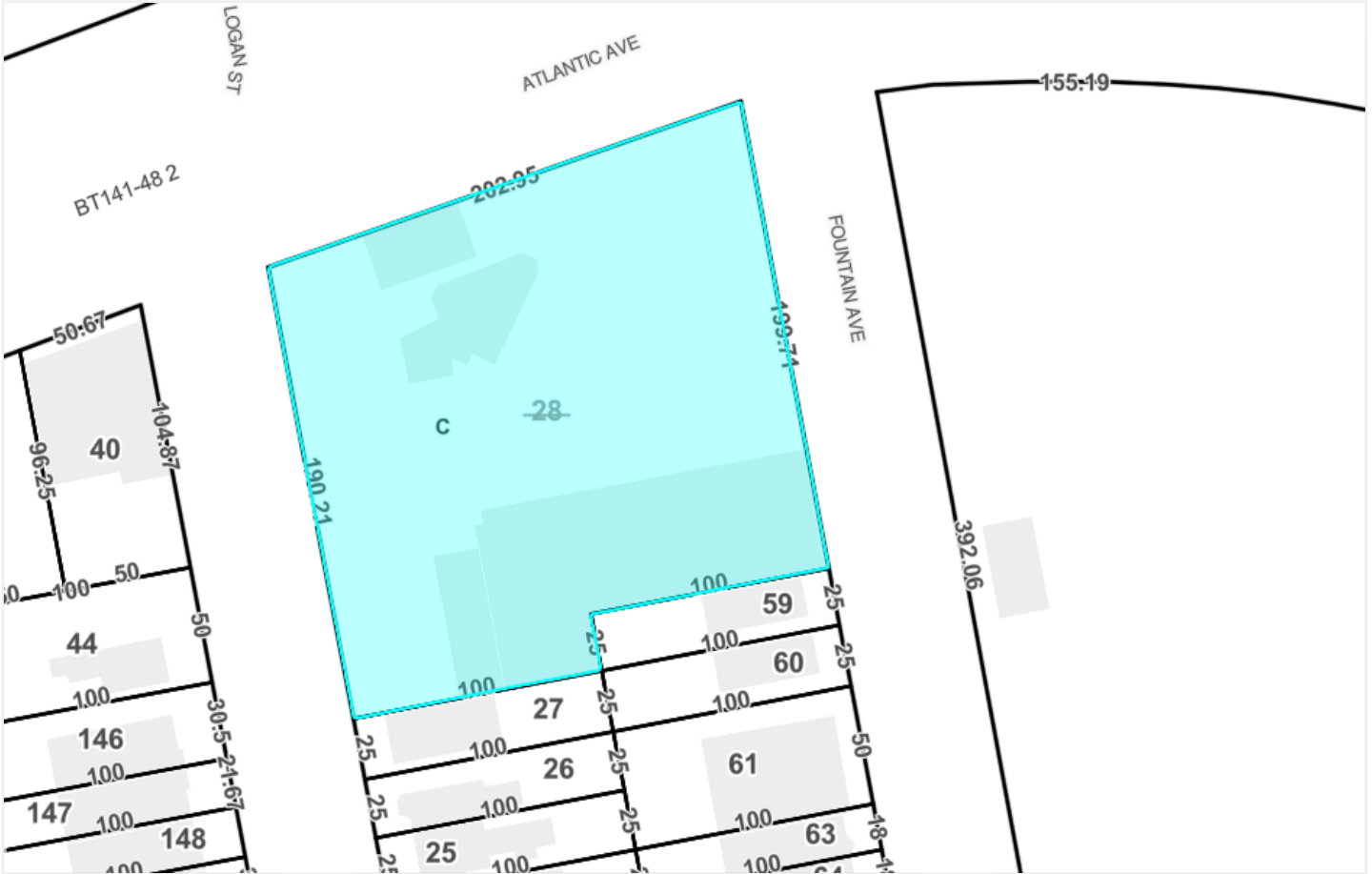
Property Information Portal

8 FOUNTAIN AVENUE 1 BROOKLYN 11208

Borough: Brooklyn

Block: 4154

Lot: 1001



	TAX_LOT_POLYGON	50 Tax Lot Number	TAX_LOT_FACE
	TAX_BLOCK_POLYGON	50 Tax Block Number	Regular
	BOUNDARY	50 Condo FKA Tax Lot Number	Underwater
	POSSESSION_HOOK	c50 Condo Flag/Number	Unknown
		A9000 Air Lot Flag/Number	50 Tax Lot Dimension
		S8000 Sub Lot Flag/Number	+/- 50 Approximate Tax Lot Dimension
		R REUC Flag	



Property Information Portal

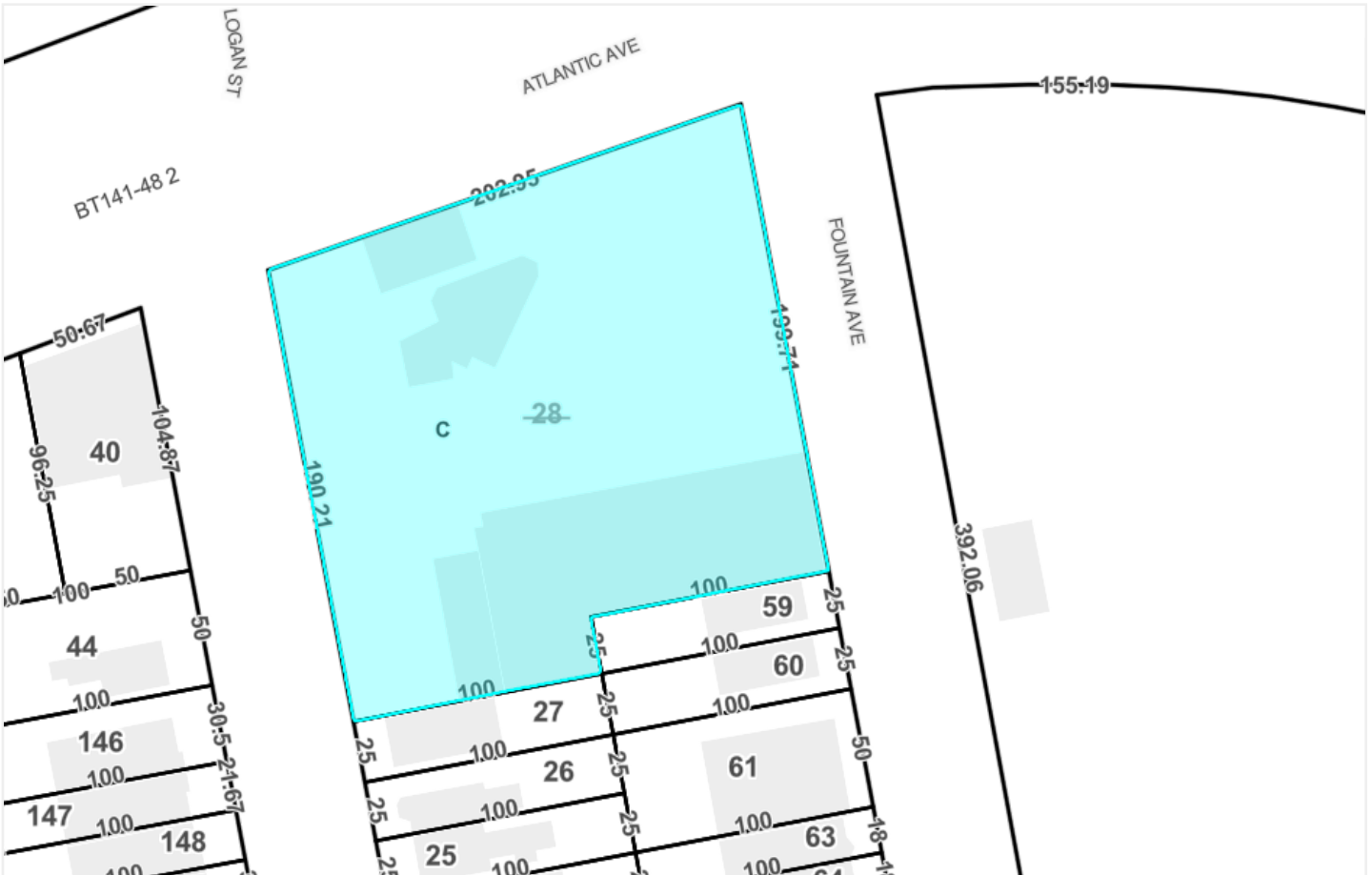
8 FOUNTAIN AVENUE 2 BROOKLYN 11208



Borough: Brooklyn

Block: 4154

Lot: 1002



	TAX_LOT_POLYGON	50 Tax Lot Number	TAX_LOT_FACE
	TAX_BLOCK_POLYGON	50 Tax Block Number	— Regular
	BOUNDARY	50 Condo FKA Tax Lot Number	----- Underwater
	POSSESSION_HOOK	c50 Condo Flag/Number	— Unknown
		A9000 Air Lot Flag/Number	50 Tax Lot Dimension
		S8000 Sub Lot Flag/Number	+/- 50 Approximate Tax Lot Dimension
		R REUC Flag	



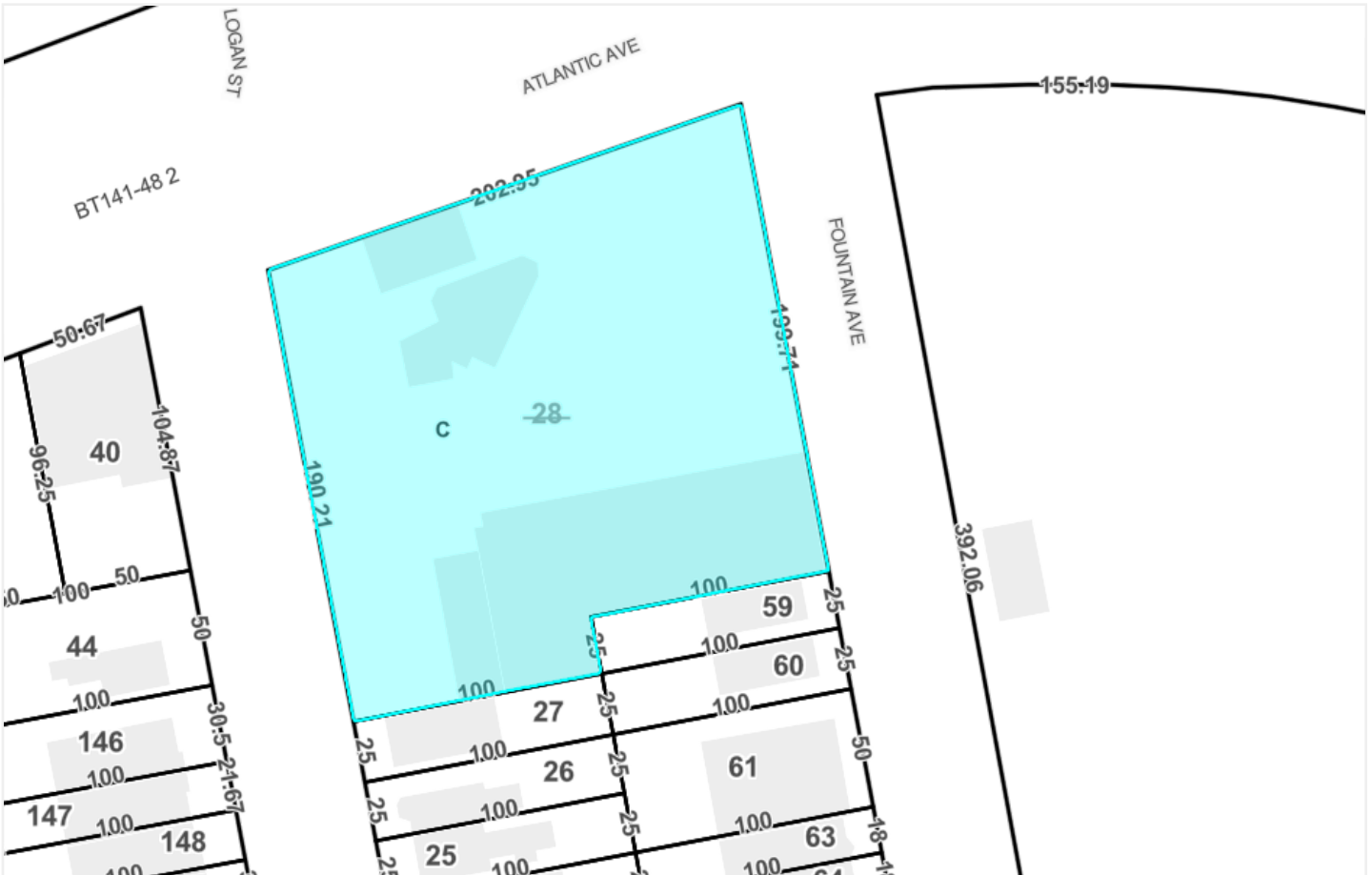
Property Information Portal

8 FOUNTAIN AVENUE 3 BROOKLYN 11208

Borough: Brooklyn

Block: 4154

Lot: 1003



	TAX_LOT_POLYGON	50 Tax Lot Number	TAX_LOT_FACE
	TAX_BLOCK_POLYGON	50 Tax Block Number	— Regular
	BOUNDARY	50 Condo FKA Tax Lot Number	----- Underwater
	POSESSION_HOOK	c50 Condo Flag/Number	— Unknown
		A9000 Air Lot Flag/Number	50 Tax Lot Dimension
		S8000 Sub Lot Flag/Number	+/- 50 Approximate Tax Lot Dimension
		R REUC Flag	



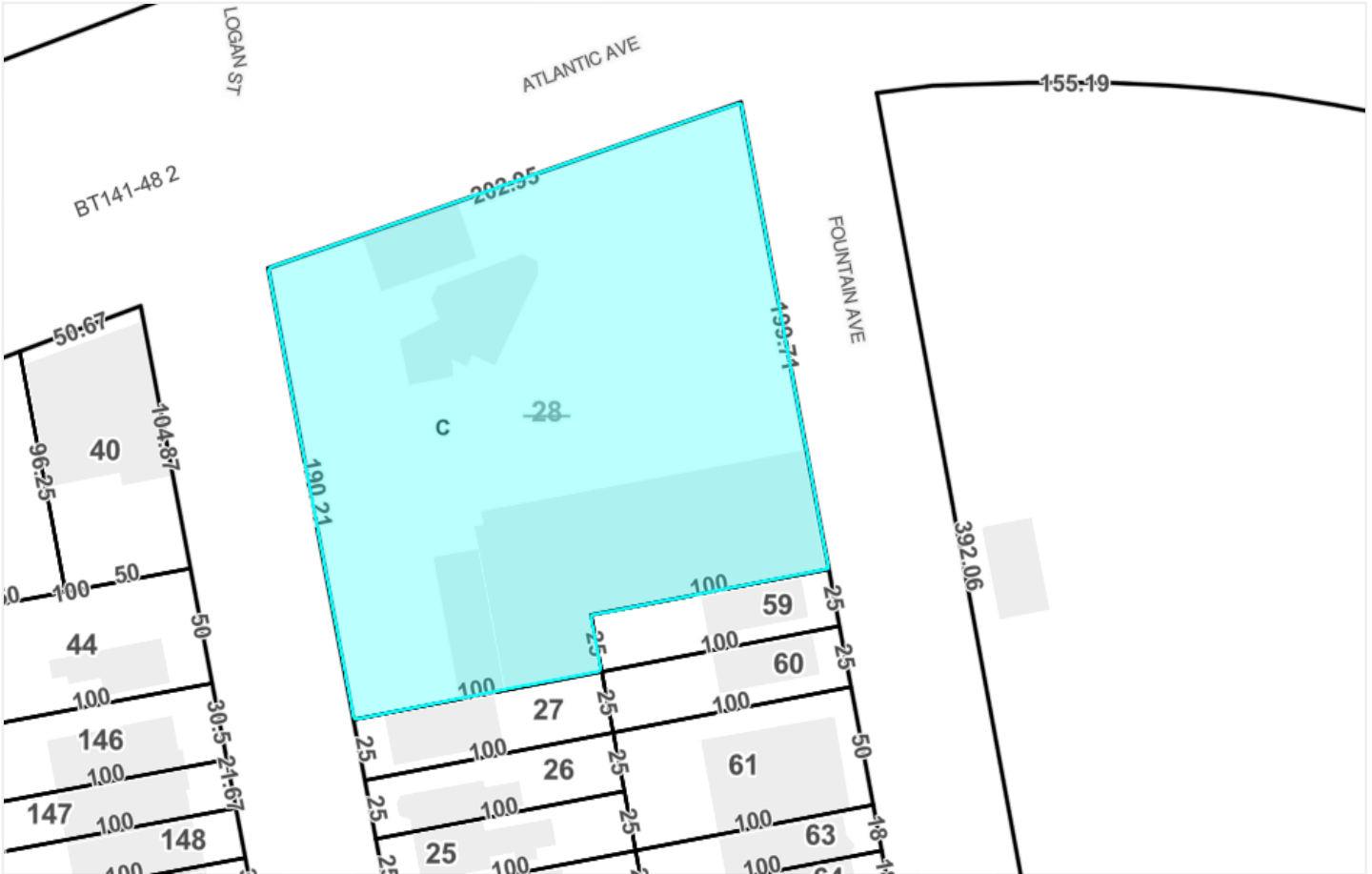
Property Information Portal

3202 ATLANTIC AVENUE 4 BROOKLYN 11208

Borough: Brooklyn

Block: 4154

Lot: 1004

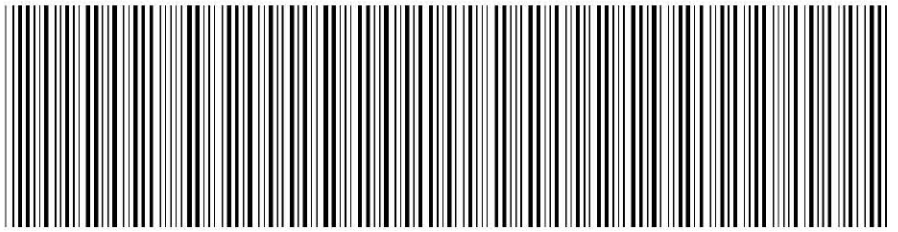


	TAX_LOT_POLYGON	50 Tax Lot Number	TAX_LOT_FACE
	TAX_BLOCK_POLYGON	50 Tax Block Number	Regular
	BOUNDARY	c50 Condo FKA Tax Lot Number	Underwater
	POSSESSION_HOOK	c50 Condo Flag/Number	Unknown
		A9000 Air Lot Flag/Number	50 Tax Lot Dimension
		S8000 Sub Lot Flag/Number	+/- 50 Approximate Tax Lot Dimension
		R REUC Flag	

CONDOMINIUM FILING

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

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2023072400268002001EE392

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 20

Document ID: 2023072400268002

Document Date: 07-21-2023

Preparation Date: 07-24-2023

Document Type: MAPS

Document Page Count: 18

Non-Standard Form Size

PRESENTER:

REGAL TITLE AGENCY (PICK-UP)
90 BROAD STREET, 18TH FLOOR
NEW YORK, NY 10004
212-269-5900
MYOUNG@REGALNYC.COM

RETURN TO:

HIRSCHEN SINGER & EPSTEIN LLP
902 BROADWAY, 13TH FLOOR
ATTN: OLIVER CHASE, ESQ.
NEW YORK, NY 10010
INV-23-12890

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	4154	28	Entire Lot	281 LOGAN STREET

Property Type: NON-RESIDENTIAL VACANT LAND

Borough	Block	Lot	Unit	Address
BROOKLYN	4154	1001	Entire Lot	1 8 FOUNTAIN AVENUE

Property Type: BULK SALE OF CONDOMINIUMS

Additional Properties on Continuation Page

CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

LOGAN FOUNTAIN CONDOMINIUM
265 LOGAN STREET
BROOKLYN, NY 00000

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: \$ 209.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

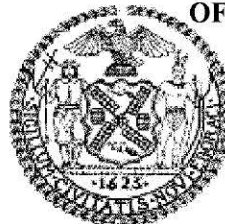
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 07-26-2023 11:11

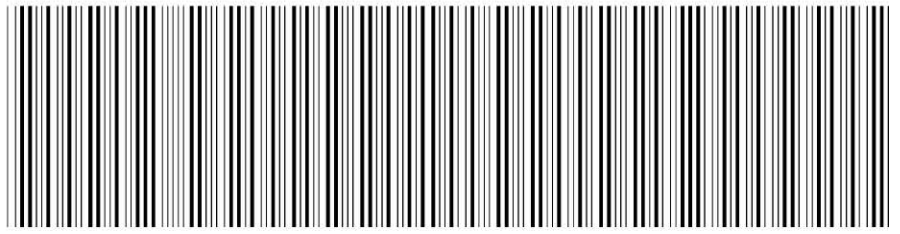
City Register File No.(CRFN):

2023000187030



Annette McMill

City Register Official Signature



2023072400268002001CE112

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 20

Document ID: 2023072400268002
Document Type: MAPS

Document Date: 07-21-2023

Preparation Date: 07-24-2023

PROPERTY DATA

Borough	Block Lot	Unit	Address
BROOKLYN	4154 1002 Entire Lot	2	8 FOUNTAIN AVENUE
Property Type: BULK SALE OF CONDOMINIUMS			
Borough	Block Lot	Unit	Address
BROOKLYN	4154 1003 Entire Lot	3	8 FOUNTAIN AVENUE
Property Type: COMMERCIAL CONDO UNIT(S)			
Borough	Block Lot	Unit	Address
BROOKLYN	4154 1004 Entire Lot	4	3202 ATLANTIC AVENUE
Property Type: OTHER			

CONDOMINIUM PLAN NO. 5776

LOGAN FOUNTAIN CONDOMINIUM

265 LOGAN STREET
8 FOUNTAIN AVENUE
3196, 3200, 3202, 3216 ATLANTIC AVENUE
BROOKLYN, NY 11208

(TAX BLOCK 4154, NKA LOTS 1001, 1002, 1003 AND 1004; FKA LOT 28)

APPROVED BY THE TAX MAP UNIT _____
FILED IN THE DIVISION OF LAND RECORDS DIVISION _____ 7/20/2023



THE LAND AFFECTED BY THE WITHIN INSTRUMENT LIES IN TAX BLOCK #4154 ON THE BLOCK MAP OF TAX MAP
UNIT IN THE BOROUGH OF THE BROOKLYN

KATTY ALFARO FRANCO
Notary Public - State of New York
No. 01AL6425868
Qualified in New York County
My Commission Expires 11/29/2025

A handwritten signature in black ink, appearing to be "Katty Alfaro Franco", written over the notary's printed name.

CONDOMINIUM PLAN CERTIFICATION

THE TAX MAP UNIT CITY OF NEW YORK CERTIFIES THAT

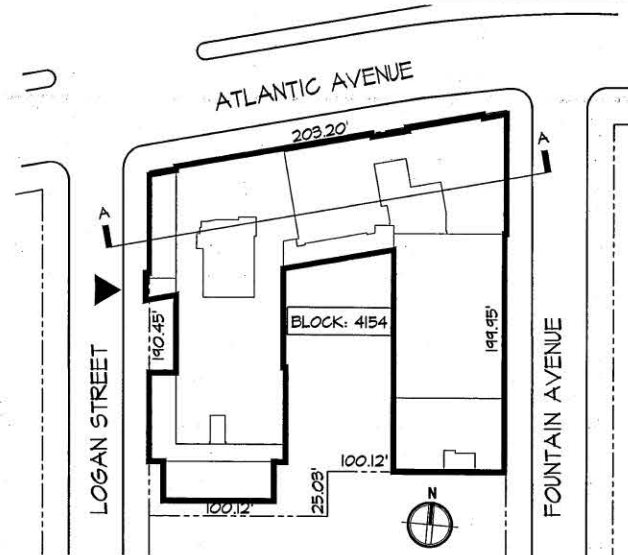
- (A) THE ANNEXED FLOOR PLANS CONSISTING OF EIGHTEEN (18) PAGES COVERING:
 A BUILDING WITH THIRTEEN (13) FLOORS, ROOF, BULKHEAD ROOF, & CELLAR LEVEL IN PREMISE KNOWN AS **LOGAN FOUNTAIN CONDOMINIUM**

256 LOGAN STREET
 8 FOUNTAIN AVENUE
 3196, 3200, 3202, 3216 ATLANTIC AVENUE
 BROOKLYN, NY 11208

- (B) THE UNIT DESIGNATIONS AND THE TAX LOT NUMBERS SHOWN THEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE TAX MAP OF THE CITY OF NEW YORK, BOROUGH OF BROOKLYN.

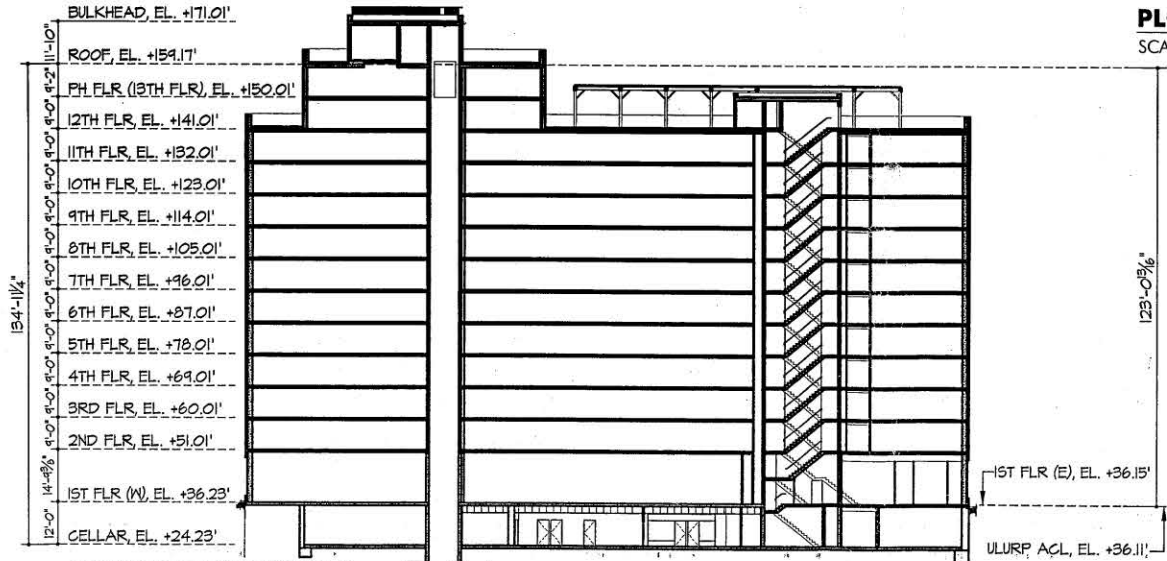
DATED: 7/21/2023

TAX MAP SPECIALIST, PROPERTY DIVISION: Jamal White



PLOT PLAN - LOGAN FOUNTAIN DEVELOPMENT

SCALE: 1/4" = 1'-0"



CONSTRUCTION FLOOR NOTED IN () IF DIFFERENT FROM MARKETING FLOOR

BUILDING A SECTION - A-A

SCALE: 1/32" = 1'-0"

KATTY ALFARO FRANCO
 Notary Public - State of New York
 No. 01AL6425868
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 My Commission Expires 11/29/2025

[Handwritten Signature]





15 East 32nd Street
New York, NY 10016
T: 212(489)7070
F: 212(545)1687
info@MHGArch.com
www.MHGArch.com

NAME:
LOGAN | FOUNTAIN DEVELOPMENT
BROOKLYN, NEW YORK

DIMENSIONS OF UNITS:
DIMENSIONS OF UNIT CONSISTS OF THE AREA MEASURED (I) HORIZONTALLY FROM THE EXTERIOR SIDE OF THE EXTERIOR WALLS, WINDOWS OR BUILDING FACADE (PERIMETER CONCRETE COLUMNS AND PERIMETER MECHANICAL PIPES ARE NOT DEDUCTED) TO THE MIDPOINT OF THE INTERIOR WALLS SEPARATING THE UNIT FROM OTHER UNITS OR SEPARATING A UNIT FROM THE EXTERIOR SIDE OF THE PUBLIC CORRIDORS, STAIRS, ELEVATORS AND OTHER MECHANICAL EQUIPMENT SPACES OR ANY COMMON ELEMENTS, SHELTER LIMITED COMMON ELEMENTS, OR RESIDENTIAL LIMITED COMMON ELEMENTS, AND (II) VERTICALLY FROM THE TOP OF THE CONCRETE SLAB BELOW (LOCATED UNDER THE FINISHED FLOOR AND SUB-FLOOR MATERIALS) TO THE UNDERSIDE OF THE CONCRETE SLAB ABOVE.

DECLARANTS:
LOGAN FOUNTAIN OWNER LLC
826 BROADWAY, 11TH FLOOR
NEW YORK, NEW YORK 10003

ARCHITECTURAL CERTIFICATION
STATE OF NEW YORK COUNTY OF NEW YORK
THIS IS TO CERTIFY THAT THIS IS AN ACCURATE COPY OF A PORTION OF THE PLANS OF THE BUILDING AS FILED WITH AND APPROVED BY THE DEPARTMENT OF BUILDINGS, CITY OF NEW YORK, AND FULLY AND FAIRLY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATIONS AND APPROXIMATE DIMENSIONS OF THE UNITS AS BUILT.

Dwg Title

**MARKETING FLR: CELLAR
CONSTRUCTION FLR: CELLAR**

Seal Date JANUARY 11, 2023

Scale 1/32" = 1'-0"

Job No. 1642

Dwg No.

TAX LOT CERTIFICATION
THE UNIT DESIGNATIONS AND THE TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE TAX MAP OF THE CITY OF NEW YORK, BOROUGH OF BROOKLYN.

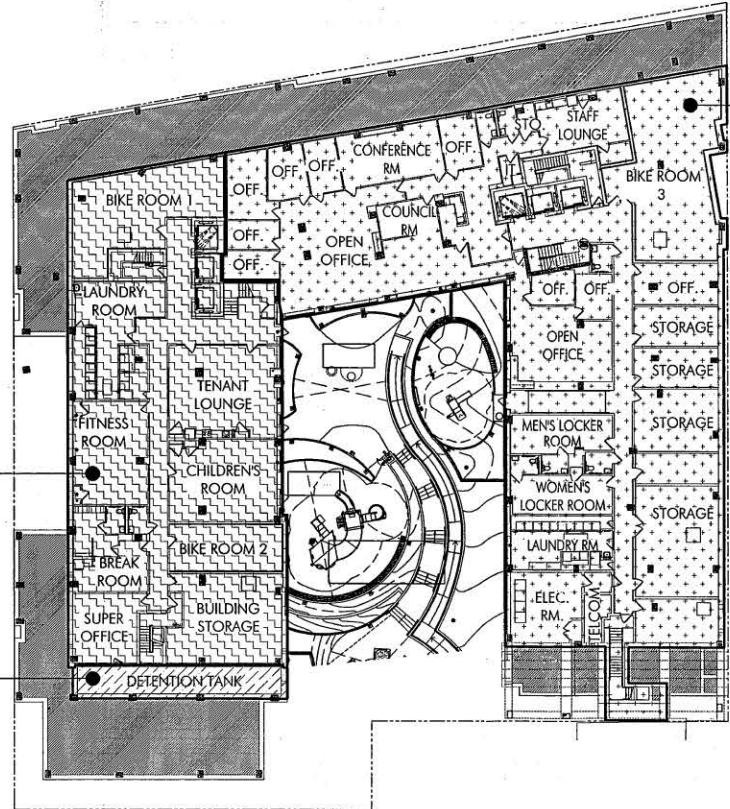
DATE: 7/21/22 TAX MAP CARTOGRAPHER: *Jamel Lubin*

UNIT 3 AREA (S.F.)
LOT 1003 13,522 SF

AREA (S.F.)
RLC 7,904 SF

AREA (S.F.)
GCA 574 SF

TOTAL FLOOR AREA 22,000 SF



KATTY ALFARO FRANCO
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My Commission Expires 11/29/2025



LEGEND			
	UNIT 1 - LOT 1001 AFFORDABLE UNITS, ≤60% AMI		UNIT 3 - LOT 1003 DHS UNITS
	UNIT 2 - LOT 1002 AFFORDABLE UNITS, >60% AMI		SHELTER LIMITED COMMON ELEMENTS (SLC)
	UNIT 4 - LOT 1004 RETAIL		RESIDENTIAL LIMITED COMMON ELEMENTS (RLC)
	GENERAL COMMON AREA (GCA)		

03
OF
18



15 East 32nd Street
New York, NY 10016
T: 212(689)1700
F: 212(545)1687
info@MHGArch.com
www.MHGArch.com

NAME:
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BROOKLYN, NEW YORK

DIMENSIONS OF UNITS:
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DECLARANTS:
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NEW YORK, NEW YORK 10003

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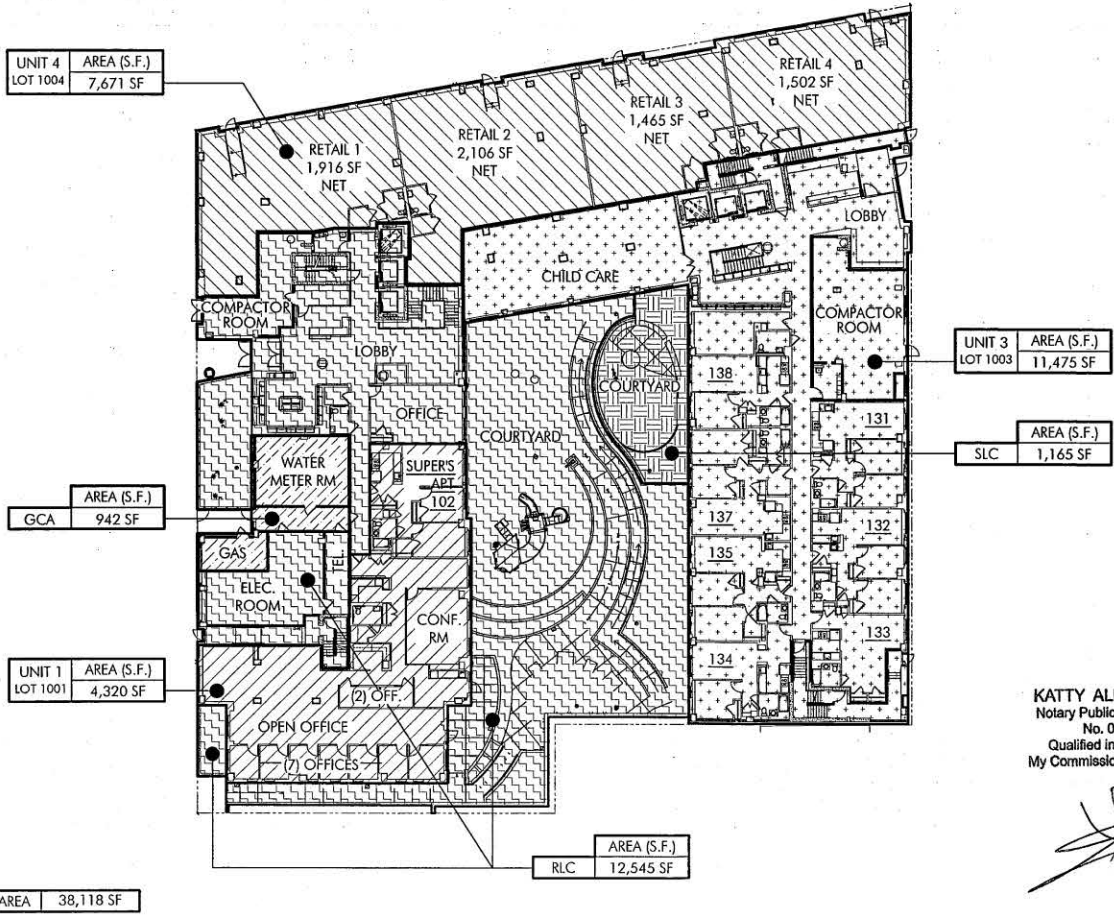
Dwg Title

MARKETING FLR: 01
CONSTRUCTION FLR: 01

Seal	Date
	JANUARY 11, 2023
	Scale
	1/32" = 1'-0"
Job No.	1642
Dwg No.	

TAX LOT CERTIFICATION
THE UNIT DESIGNATIONS AND THE TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE TAX MAP OF THE CITY OF NEW YORK, BOROUGH OF BROOKLYN.

DATE: 7/21/23 TAX MAP CARTOGRAPHER: *Jamel Rubin*



KATTY ALFARO FRANCO
Notary Public - State of New York
No. 01AL6425868
Qualified in New York County
My Commission Expires 11/29/2025

LEGEND

- UNIT 1 - LOT 1001 AFFORDABLE UNITS, ≤60% AMI
- UNIT 2 - LOT 1002 AFFORDABLE UNITS, >60% AMI
- UNIT 3 - LOT 1003 DHS UNITS
- UNIT 4 - LOT 1004 RETAIL
- SHELTER LIMITED COMMON ELEMENTS (SLC)
- RESIDENTIAL LIMITED COMMON ELEMENTS (RLC)
- GENERAL COMMON AREA (GCA)



04
OF
18



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T: 212(689)7070
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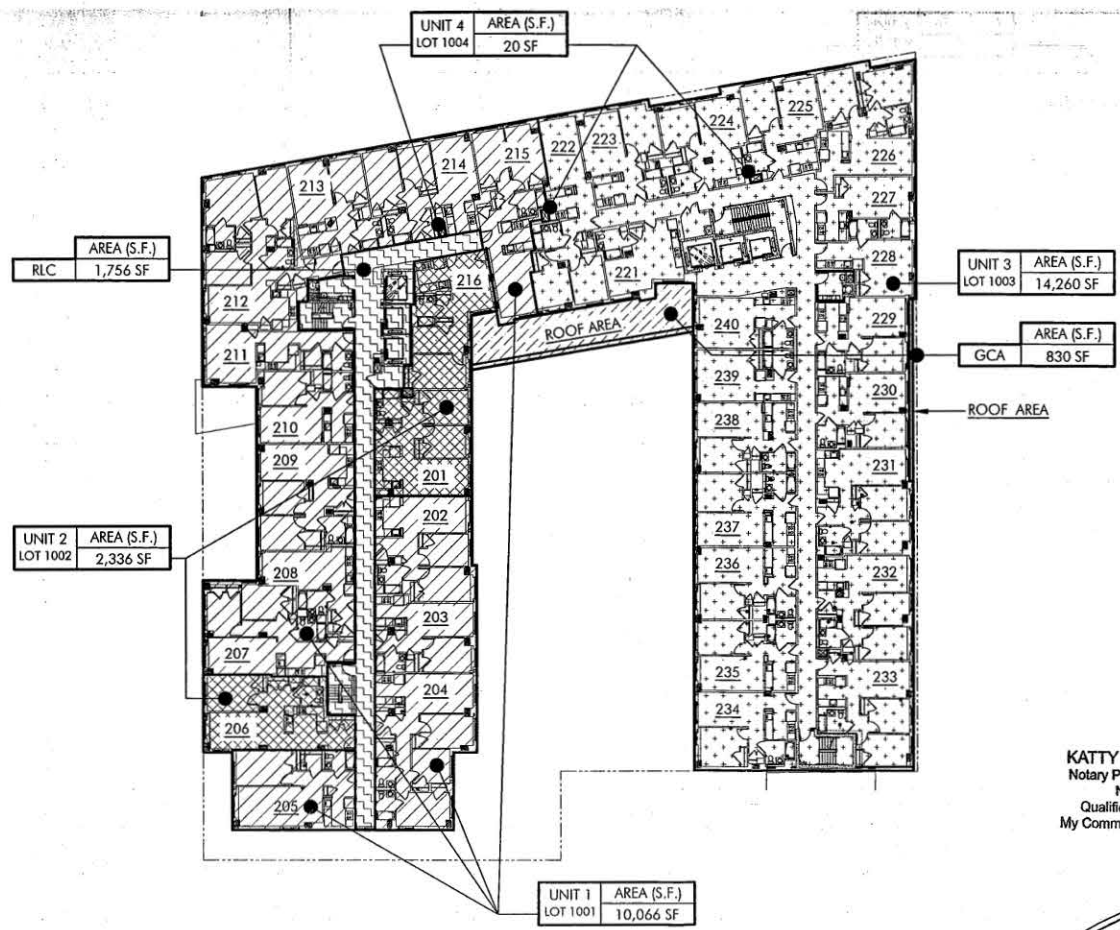
DECLARANTS:
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826 BROADWAY, 11TH FLOOR
NEW YORK, NEW YORK 10003

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STATE OF NEW YORK COUNTY OF NEW YORK
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Dwg Title
MARKETING FLR: 02
CONSTRUCTION FLR: 02

Seal Date JANUARY 11, 2023
Scale 1/32" = 1'-0"
1642
Dwg No

TAX LOT CERTIFICATION
THE UNIT DESIGNATIONS AND THE TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE TAX MAP OF THE CITY OF NEW YORK, BOROUGH OF BROOKLYN.
DATE: 7/21/23 TAX MAP CARTOGRAPHER: *Jamel White*



TOTAL FLOOR AREA 29,268 SF

KATTY ALFARO FRANCO
Notary Public - State of New York
No. 01AL6425868
Qualified in New York County
My Commission Expires 11/29/2025

[Handwritten Signature]

LEGEND			
UNIT 1 - LOT 1001 AFFORDABLE UNITS, ≤60% AMI	UNIT 3 - LOT 1003 DHS UNITS	SHELTER LIMITED COMMON ELEMENTS (SLC)	GENERAL COMMON AREA (GCA)
UNIT 2 - LOT 1002 AFFORDABLE UNITS, >60% AMI	UNIT 4 - LOT 1004 RETAIL	RESIDENTIAL LIMITED COMMON ELEMENTS (RLC)	



05
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DECLARANTS:
 LOGAN FOUNTAIN OWNER LLC
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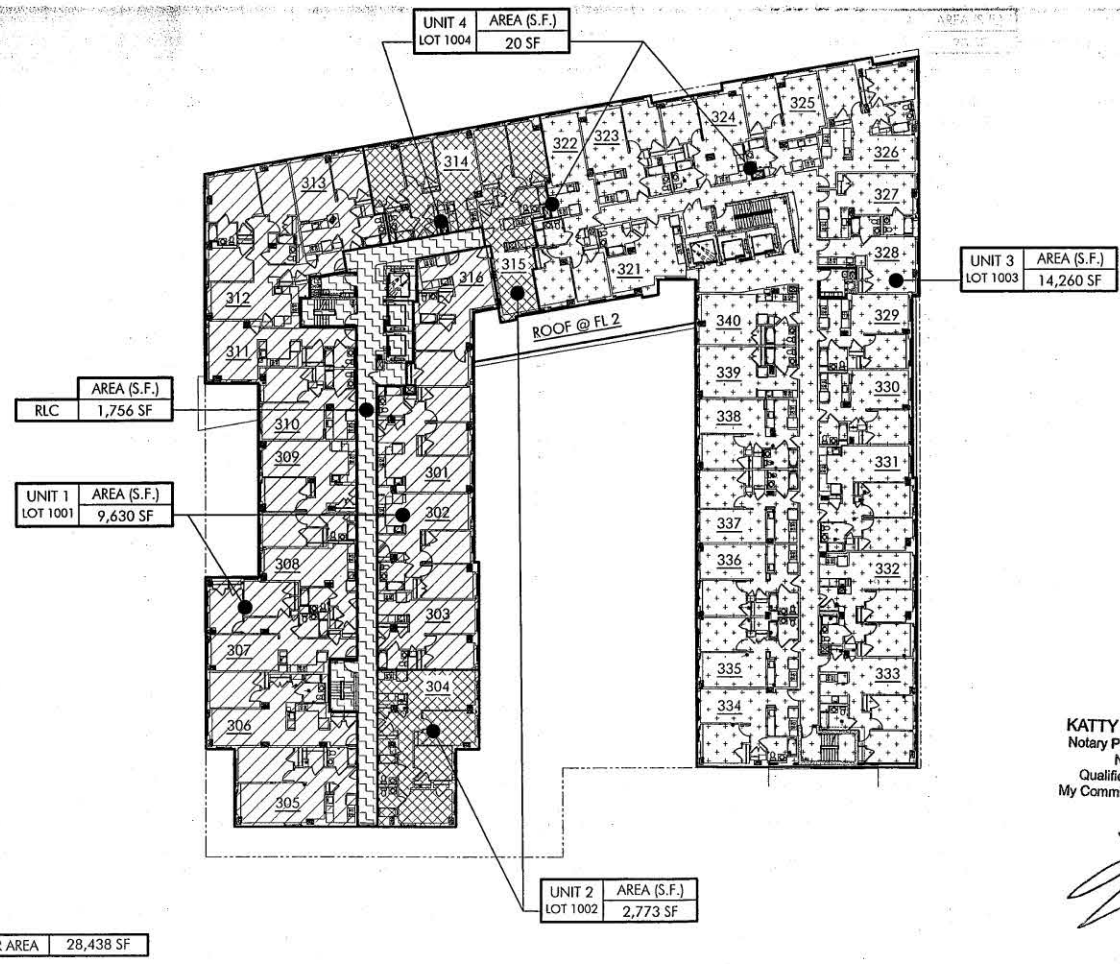
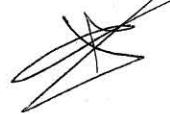
ARCHITECTURAL CERTIFICATION
 STATE OF NEW YORK COUNTY OF NEW YORK
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Dwg Title
MARKETING FLR: 03
CONSTRUCTION FLR: 03

Seal Date JANUARY 11, 2023
 Scale 1/32" = 1'-0"
 Job No. 1642
 Dwg No.

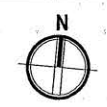
TAX LOT CERTIFICATION
 THE UNIT DESIGNATIONS AND THE TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE TAX MAP OF THE CITY OF NEW YORK, BOROUGH OF BROOKLYN.
 DATE: 7/21/23 TAX MAP CARTOGRAPHER: [Signature]

KATTY ALFARO FRANCO
 Notary Public - State of New York
 No. 01AL6425868
 Qualified in New York County
 My Commission Expires 11/29/2025



LEGEND

UNIT 1 - LOT 1001 AFFORDABLE UNITS, ≤60% AMI	UNIT 3 - LOT 1003 DHS UNITS	SHELTER LIMITED COMMON ELEMENTS (SLC)	GENERAL COMMON AREA (GCA)
UNIT 2 - LOT 1002 AFFORDABLE UNITS, >60% AMI	UNIT 4 - LOT 1004 RETAIL	RESIDENTIAL LIMITED COMMON ELEMENTS (RLC)	



06
OF
18



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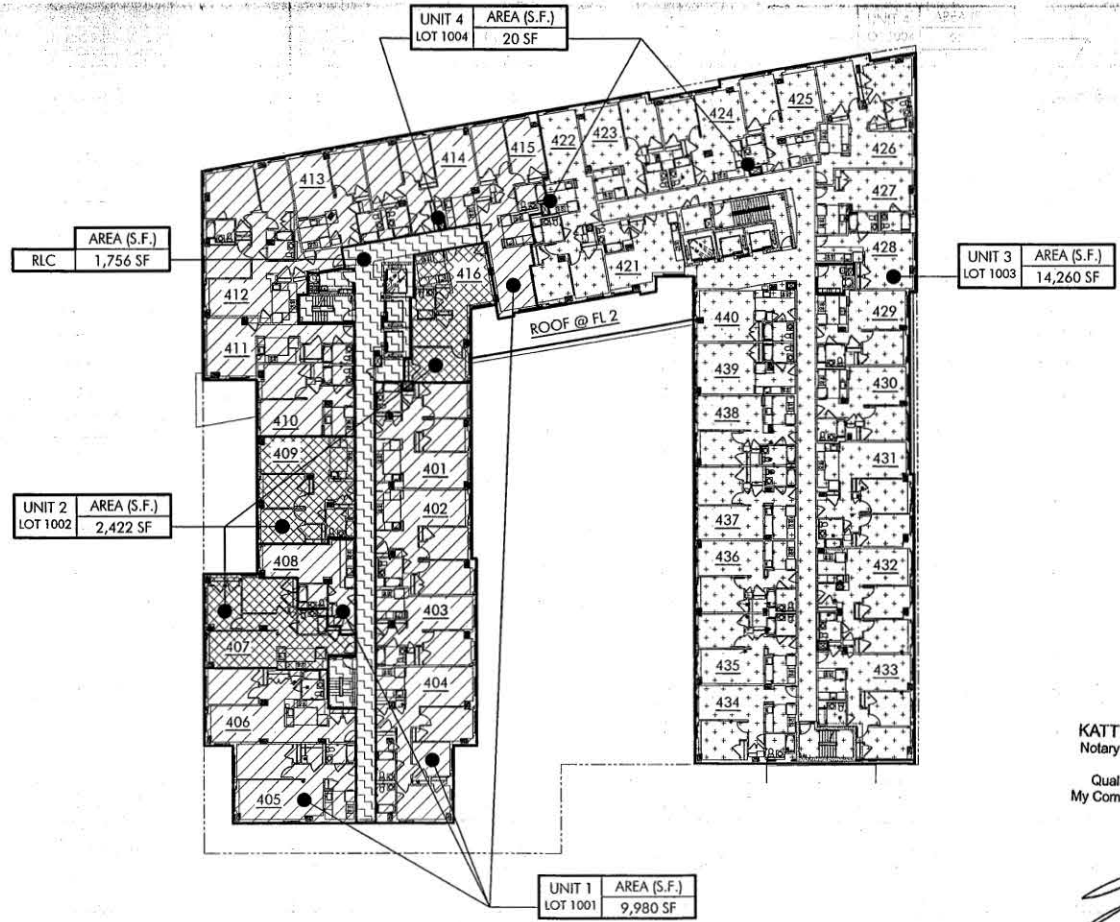
DECLARANTS:
LOGAN FOUNTAIN OWNER LLC
825 BROADWAY, 11TH FLOOR
NEW YORK, NEW YORK 10003

ARCHITECTURAL CERTIFICATION
STATE OF NEW YORK COUNTY OF NEW YORK
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Dwg Title
MARKETING FLR: 04
CONSTRUCTION FLR: 04

Seal: Date: JANUARY 11, 2023
Scale: 1/32" = 1'-0"
Job No. 1642
Dwg No.

TAX LOT CERTIFICATION
THE UNIT DESIGNATIONS AND THE TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE TAX MAP OF THE CITY OF NEW YORK, BOROUGH OF BROOKLYN.
DATE: 7/21/23 TAX MAP CARTOGRAPHER: *Jamell White*



KATTY ALFARO FRANCO
Notary Public - State of New York
No. 01AL6425868
Qualified in New York County
My Commission Expires 11/29/2025

[Handwritten Signature]



LEGEND

UNIT 1 - LOT 1001 AFFORDABLE UNITS, ≤60% AMI	UNIT 3 - LOT 1003 DHS UNITS	SHELTER LIMITED COMMON ELEMENTS (SLC)	GENERAL COMMON AREA (GCA)
UNIT 2 - LOT 1002 AFFORDABLE UNITS, >60% AMI	UNIT 4 - LOT 1004 RETAIL	RESIDENTIAL LIMITED COMMON ELEMENTS (RLC)	

07 OF 18



15 East 32nd Street
New York, NY 10016
T: 212 (689) 7070
F: 212 (545) 1667
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www.MHGArch.com

NAME:
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BROOKLYN, NEW YORK

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DECLARANTS:
LOGAN FOUNTAIN OWNER LLC
826 BROADWAY, 11TH FLOOR
NEW YORK, NEW YORK 10003

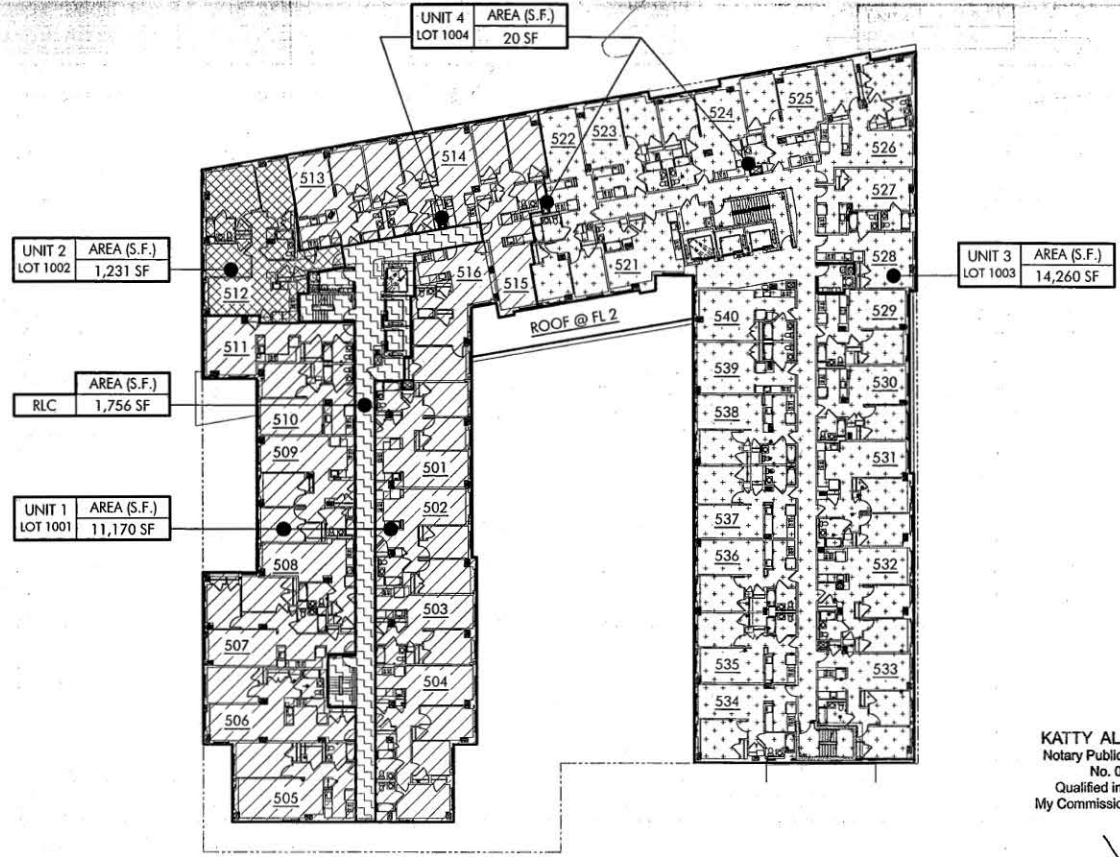
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Dwg Title
MARKETING FLR: 05
CONSTRUCTION FLR: 05

Seal	Date
	JANUARY 11, 2023
	Scale
	1/32" = 1'-0"
Job No.	1642
Dwg No.	

TAX LOT CERTIFICATION
THE UNIT DESIGNATIONS AND THE TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE TAX MAP OF THE CITY OF NEW YORK, BOROUGH OF BROOKLYN.
DATE: 7/11/23 TAX MAP CARTOGRAPHER: *James White*

KATTY ALFARO FRANCO
Notary Public - State of New York
No. 01AL6425868
Qualified in New York County
My Commission Expires 11/29/2025



TOTAL FLOOR AREA 28,438 SF

LEGEND

- | | | | |
|---|-----------------------------|---|---------------------------|
| UNIT 1 - LOT 1001 AFFORDABLE UNITS, ≤60% AM | UNIT 3 - LOT 1003 DHS UNITS | SHELTER LIMITED COMMON ELEMENTS (SLC) | GENERAL COMMON AREA (GCA) |
| UNIT 2 - LOT 1002 AFFORDABLE UNITS, >60% AM | UNIT 4 - LOT 1004 RETAIL | RESIDENTIAL LIMITED COMMON ELEMENTS (RLC) | |





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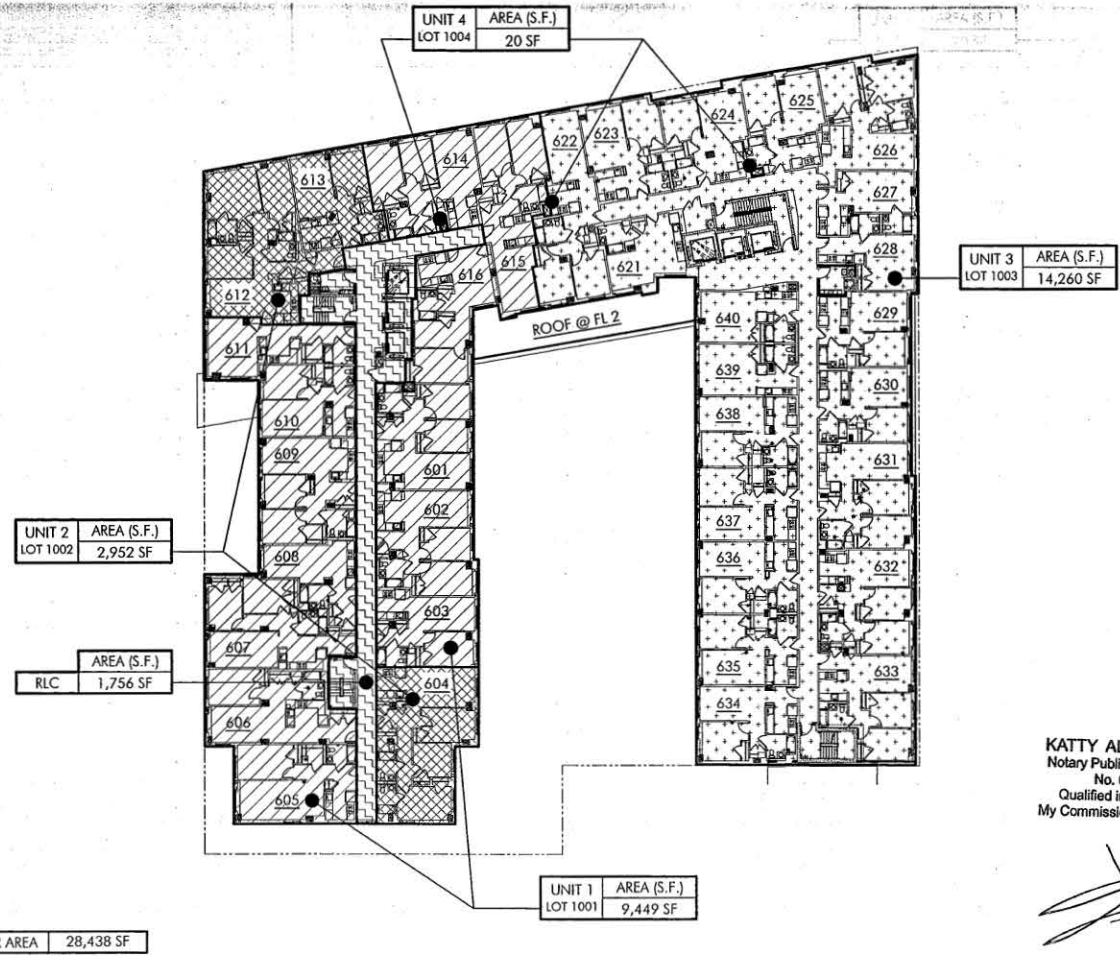
DECLARANTS:
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Dwg Title
MARKETING FLR: 06
CONSTRUCTION FLR: 06

Seal Date JANUARY 11, 2023
Scale 1/32" = 1'-0"
Jgb No. 1642
Dwg No.

TAX LOT CERTIFICATION
THE UNIT DESIGNATIONS AND THE TAX LOT NUMBERS SHOWN HEREIN CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE TAX MAP OF THE CITY OF NEW YORK, BOROUGH OF BROOKLYN.
DATE: 7/7/23 TAX MAP CARTOGRAPHER: *James White*



KATTY ALFARO FRANCO
Notary Public - State of New York
No. 01AL6425868
Qualified in New York County
My Commission Expires 11/29/2025

[Handwritten Signature]

TOTAL FLOOR AREA 28,438 SF

LEGEND

- UNIT 1 - LOT 1001 AFFORDABLE UNITS, ≤60% AMI
- UNIT 3 - LOT 1003 DHS UNITS
- SHELTER LIMITED COMMON ELEMENTS (SLC)
- GENERAL COMMON AREA (GCA)
- UNIT 2 - LOT 1002 AFFORDABLE UNITS, >60% AMI
- UNIT 4 - LOT 1004 RETAIL
- RESIDENTIAL LIMITED COMMON ELEMENTS (RLC)



09
OF
18



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 BROOKLYN, NEW YORK

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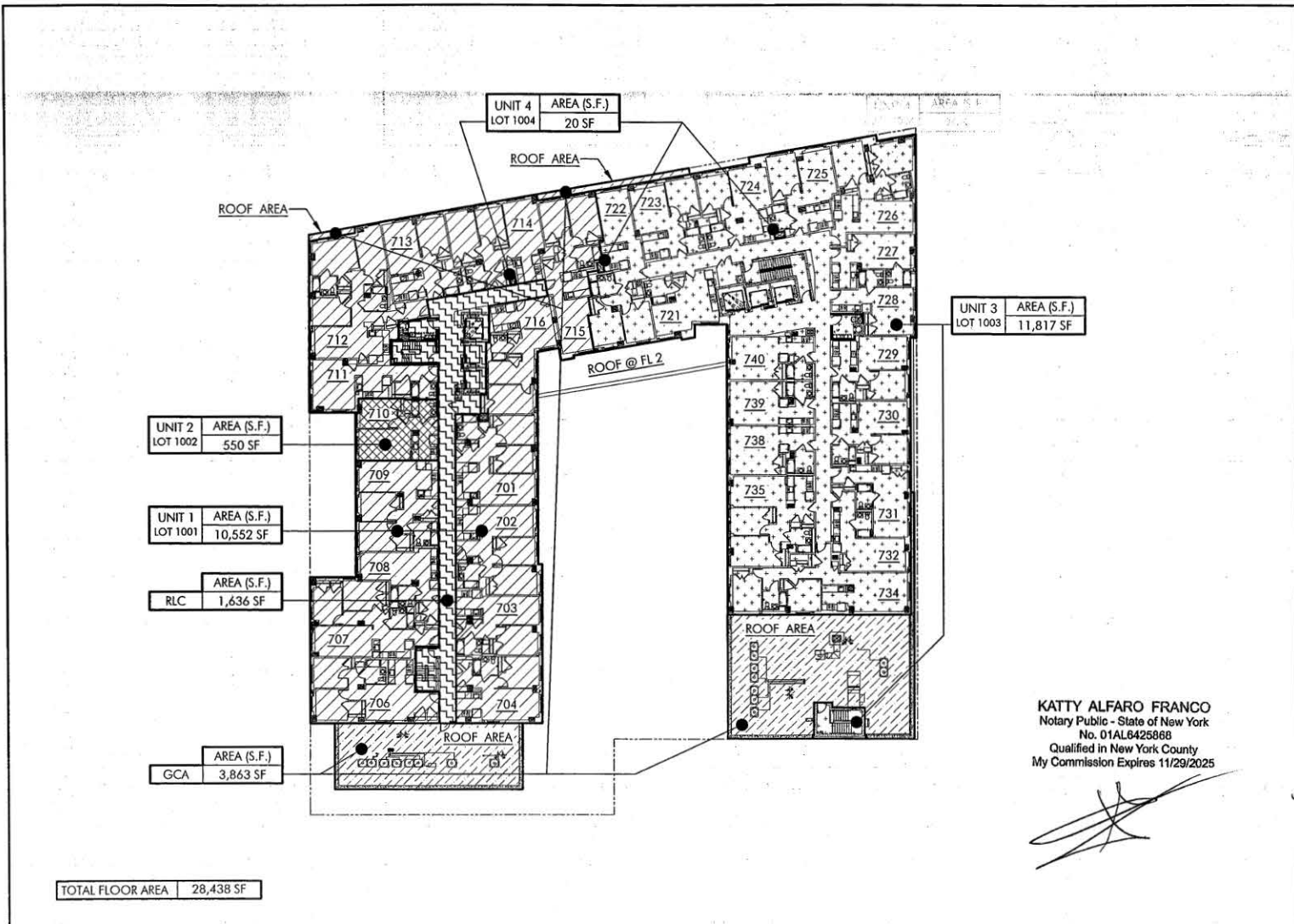
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Dwg Title
MARKETING FLR: 07
CONSTRUCTION FLR: 07

Seal Date
 Scale JANUARY 11, 2023
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 Job No. 1642
 Dwg No.

TAX LOT CERTIFICATION
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 DATE: 1/21/23 TAX MAP CARTOGRAPHER: James J. O'Neil



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[Handwritten Signature]

LEGEND

- UNIT 1 - LOT 1001 AFFORDABLE UNITS, ≤60% AMI
- UNIT 3 - LOT 1003 DHS UNITS
- SHELTER LIMITED COMMON ELEMENTS (SLC)
- GENERAL COMMON AREA (GCA)
- UNIT 2 - LOT 1002 AFFORDABLE UNITS, >60% AMI
- UNIT 4 - LOT 1004 RETAIL
- RESIDENTIAL LIMITED COMMON ELEMENTS (RLC)



10 OF 18



15 East 32nd Street
 New York, NY 10016
 T: 212|689|7070
 F: 212|545|1687
 info@MHGArch.com
 www.MHGArch.com

NAME:
 LOGAN | FOUNTAIN DEVELOPMENT
 BROOKLYN, NEW YORK

DIMENSIONS OF UNITS:
 DIMENSIONS OF UNIT CONSISTS OF THE AREA MEASURED (I) HORIZONTALLY FROM THE EXTERIOR SIDE OF THE EXTERIOR WALLS, WINDOWS OR BUILDING FACADE (PERIMETER CONCRETE COLUMNS AND PERIMETER MECHANICAL PIPES ARE NOT DEDUCTED) TO THE MIDDLEPOINT OF THE INTERIOR WALLS SEPARATING THE UNIT FROM OTHER UNITS OR SEPARATING A UNIT FROM THE EXTERIOR SIDE OF THE PUBLIC CORRIDORS, STAIRS, ELEVATORS AND OTHER MECHANICAL EQUIPMENT SPACES OR ANY COMMON ELEMENTS, SHELTER LIMITED COMMON ELEMENTS, OR RESIDENTIAL LIMITED COMMON ELEMENTS, AND (II) VERTICALLY FROM THE TOP OF THE CONCRETE SLAB BELOW (LOCATED UNDER THE FINISHED FLOOR AND SUB-FLOOR MATERIALS) TO THE UNDERSIDE OF THE CONCRETE SLAB ABOVE.

DECLARANTS:
 LOGAN FOUNTAIN OWNER LLC
 826 BROADWAY, 11TH FLOOR
 NEW YORK, NEW YORK 10003

ARCHITECTURAL CERTIFICATION
 STATE OF NEW YORK COUNTY OF NEW YORK
 THIS IS TO CERTIFY THAT THIS IS AN ACCURATE COPY OF A PORTION OF THE PLANS OF THE BUILDING AS FILED WITH AND APPROVED BY THE DEPARTMENT OF BUILDINGS, CITY OF NEW YORK, AND FULLY AND FAIRLY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATIONS AND APPROXIMATE DIMENSIONS OF THE UNITS AS BUILT.

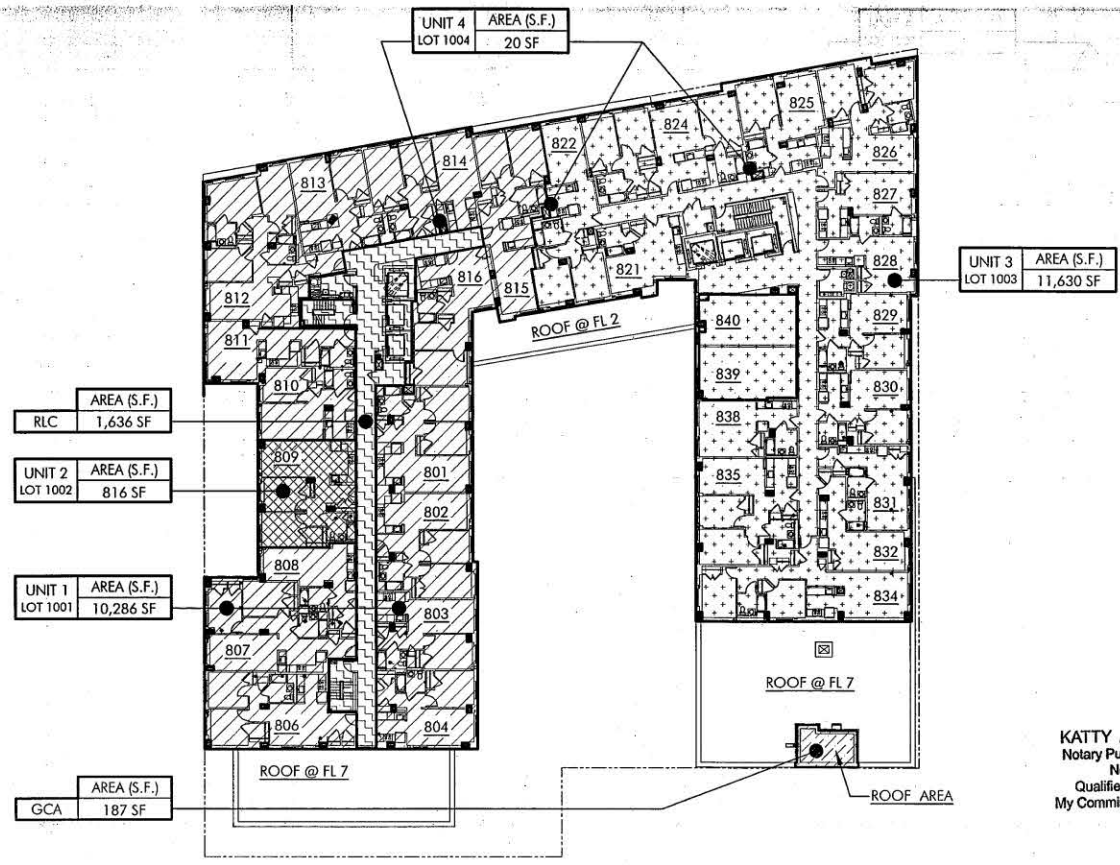
Dwg Title

MARKETING FLR: 08
CONSTRUCTION FLR: 08

Seal	Date
	JANUARY 11, 2023
	Scale
	1/32" = 1'-0"
	Job No.
	1642
	Dwg No

TAX LOT CERTIFICATION
 THE UNIT DESIGNATIONS AND THE TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE TAX MAP OF THE CITY OF NEW YORK, BOROUGH OF BROOKLYN.
 DATE: 7/21/23 TAX MAP CARTOGRAPHER: *Jamell White*

KATTY ALFARO FRANCO
 Notary Public - State of New York
 No. 01AL6425865
 Qualified in New York County
 My Commission Expires 11/29/2025



TOTAL FLOOR AREA 24,575 SF

LEGEND

- | | | | |
|---|--------------------------------|---|---------------------------|
| UNIT 1 - LOT 1001
AFFORDABLE UNITS, ≤60% AMI | UNIT 3 - LOT 1003
DHS UNITS | SHELTER LIMITED COMMON ELEMENTS (SLC) | GENERAL COMMON AREA (GCA) |
| UNIT 2 - LOT 1002
AFFORDABLE UNITS, >60% AMI | UNIT 4 - LOT 1004
RETAIL | RESIDENTIAL LIMITED COMMON ELEMENTS (RLC) | |





15 East 52nd Street
New York, NY 10016
T: 212|689|7070
F: 212|545|1487
info@MHGArch.com
www.MHGArch.com

NAME:
LOGAN | FOUNTAIN DEVELOPMENT
BROOKLYN, NEW YORK

DIMENSIONS OF UNITS:
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DECLARANTS:
LOGAN FOUNTAIN OWNER LLC
826 BROADWAY, 11TH FLOOR
NEW YORK, NEW YORK 10003

ARCHITECTURAL CERTIFICATION
STATE OF NEW YORK COUNTY OF NEW YORK
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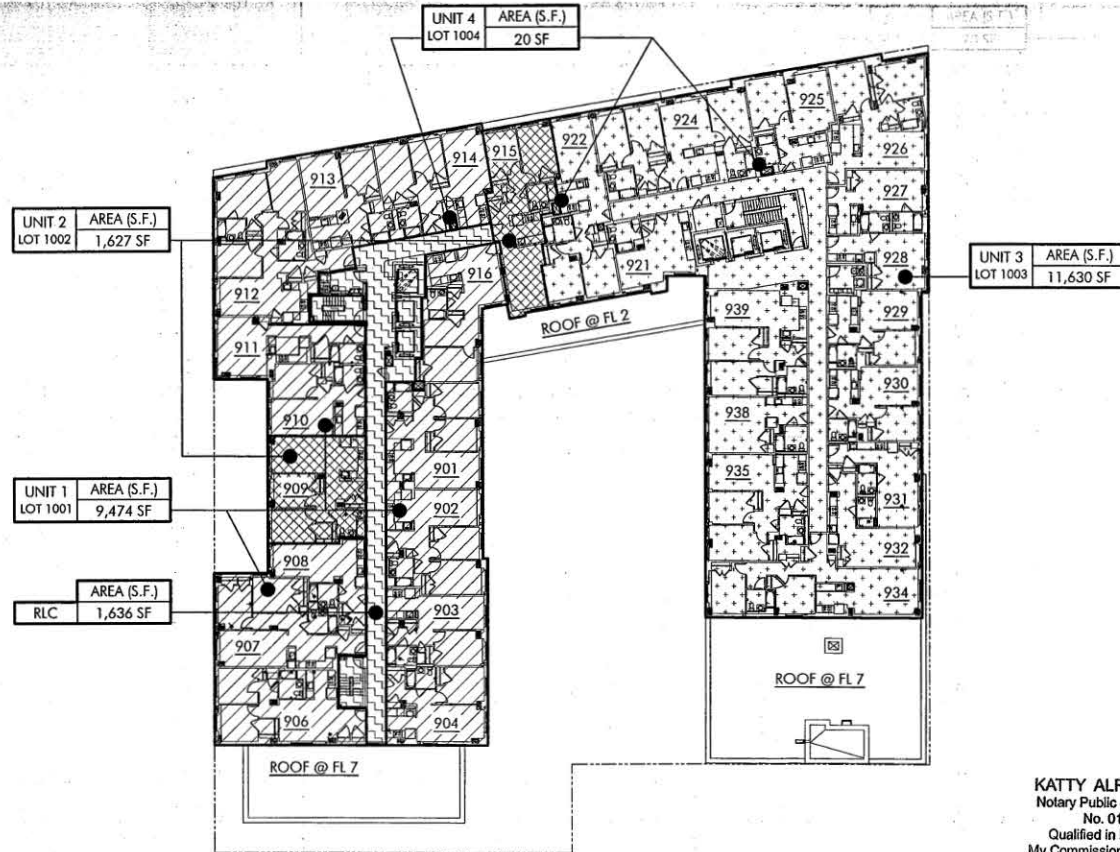
Dwg Title

MARKETING FLR: 09
CONSTRUCTION FLR: 09

Seal	Date
	JANUARY 11, 2023
	Scale
	1/32" = 1'-0"
Job No.	1642
Dwg No	

TAX LOT CERTIFICATION
THE UNIT DESIGNATIONS AND THE TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE TAX MAP OF THE CITY OF NEW YORK, BOROUGH OF BROOKLYN.

DATE: 7/21/21 TAX MAP CARTOGRAPHER: *Jamie White*



TOTAL FLOOR AREA 24,388 SF

KATTY ALFARO FRANCO
Notary Public - State of New York
No. 01AL6425868
Qualified in New York County
My Commission Expires 11/29/2025

LEGEND

- | | | | |
|---|--------------------------------|--|------------------------------|
| UNIT 1 - LOT 1001
AFFORDABLE UNITS, ≤60% AMI | UNIT 3 - LOT 1003
DHS UNITS | SHELTER LIMITED COMMON
ELEMENTS (SLC) | GENERAL
COMMON AREA (GCA) |
| UNIT 2 - LOT 1002
AFFORDABLE UNITS, >60% AMI | UNIT 4 - LOT 1004
RETAIL | RESIDENTIAL LIMITED
COMMON ELEMENTS (RLC) | |



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OF
18



15 East 32nd Street
New York, NY 10016
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F: 212 | 545 | 1687
info@MHGArch.com
www.MHGArch.com

NAME:
LOGAN | FOUNTAIN DEVELOPMENT
BROOKLYN, NEW YORK

DIMENSIONS OF UNITS:
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DECLARANTS:
LOGAN FOUNTAIN OWNER LLC
826 BROADWAY, 11TH FLOOR
NEW YORK, NEW YORK 10003

ARCHITECTURAL CERTIFICATION
STATE OF NEW YORK COUNTY OF NEW YORK
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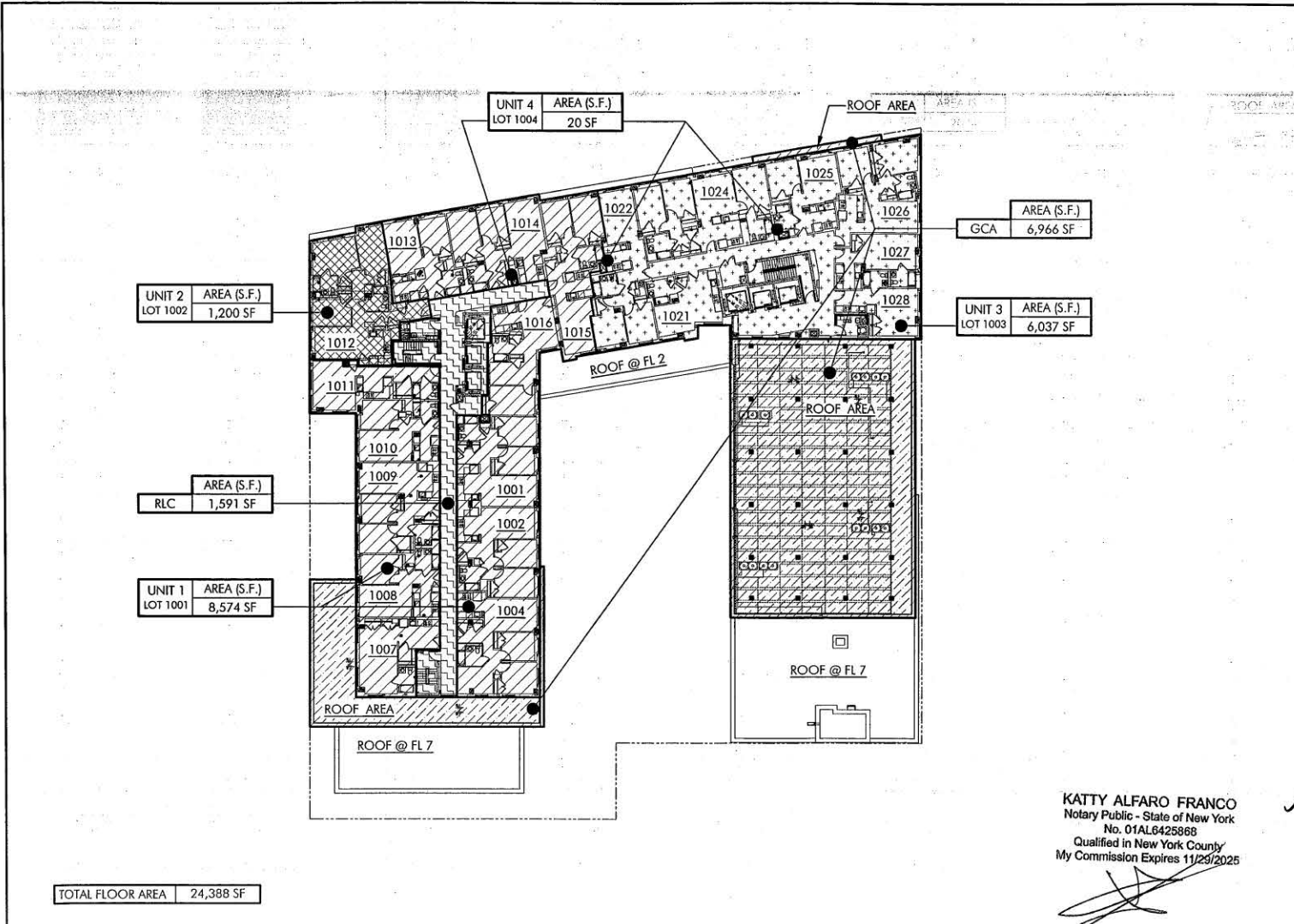
Dwg Title

MARKETING FLR: 10
CONSTRUCTION FLR: 10

Seal	Date
	JANUARY 11, 2023
	Scale
	1/32" = 1'-0"
Job No.	1642
Dwg No.	

TAX LOT CERTIFICATION
THE UNIT DESIGNATIONS AND THE TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE TAX MAP OF THE CITY OF NEW YORK, BOROUGH OF BROOKLYN.

DATE: 7/21/23 TAX MAP CARTOGRAPHER: *Jessie White*



UNIT 4 LOT 1004	AREA (S.F.) 20 SF
UNIT 3 LOT 1003	AREA (S.F.) 6,037 SF
GCA	AREA (S.F.) 6,966 SF
UNIT 2 LOT 1002	AREA (S.F.) 1,200 SF
RLC	AREA (S.F.) 1,591 SF
UNIT 1 LOT 1001	AREA (S.F.) 8,574 SF

TOTAL FLOOR AREA 24,388 SF

KATTY ALFARO FRANCO
Notary Public - State of New York
No. 01AL6425868
Qualified in New York County
My Commission Expires 11/29/2025

LEGEND

UNIT 1 - LOT 1001 AFFORDABLE UNITS, ≤60% AMI	UNIT 3 - LOT 1003 DHS UNITS	SHELTER LIMITED COMMON ELEMENTS (SLC)	GENERAL COMMON AREA (GCA)
UNIT 2 - LOT 1002 AFFORDABLE UNITS, >60% AMI	UNIT 4 - LOT 1004 RETAIL	RESIDENTIAL LIMITED COMMON ELEMENTS (RLC)	





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www.MHGArch.com

NAME:
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BROOKLYN, NEW YORK

DIMENSIONS OF UNITS:
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DECLARANTS:
LOGAN FOUNTAIN OWNER LLC
326 BROADWAY, 11TH FLOOR
NEW YORK, NEW YORK 10003

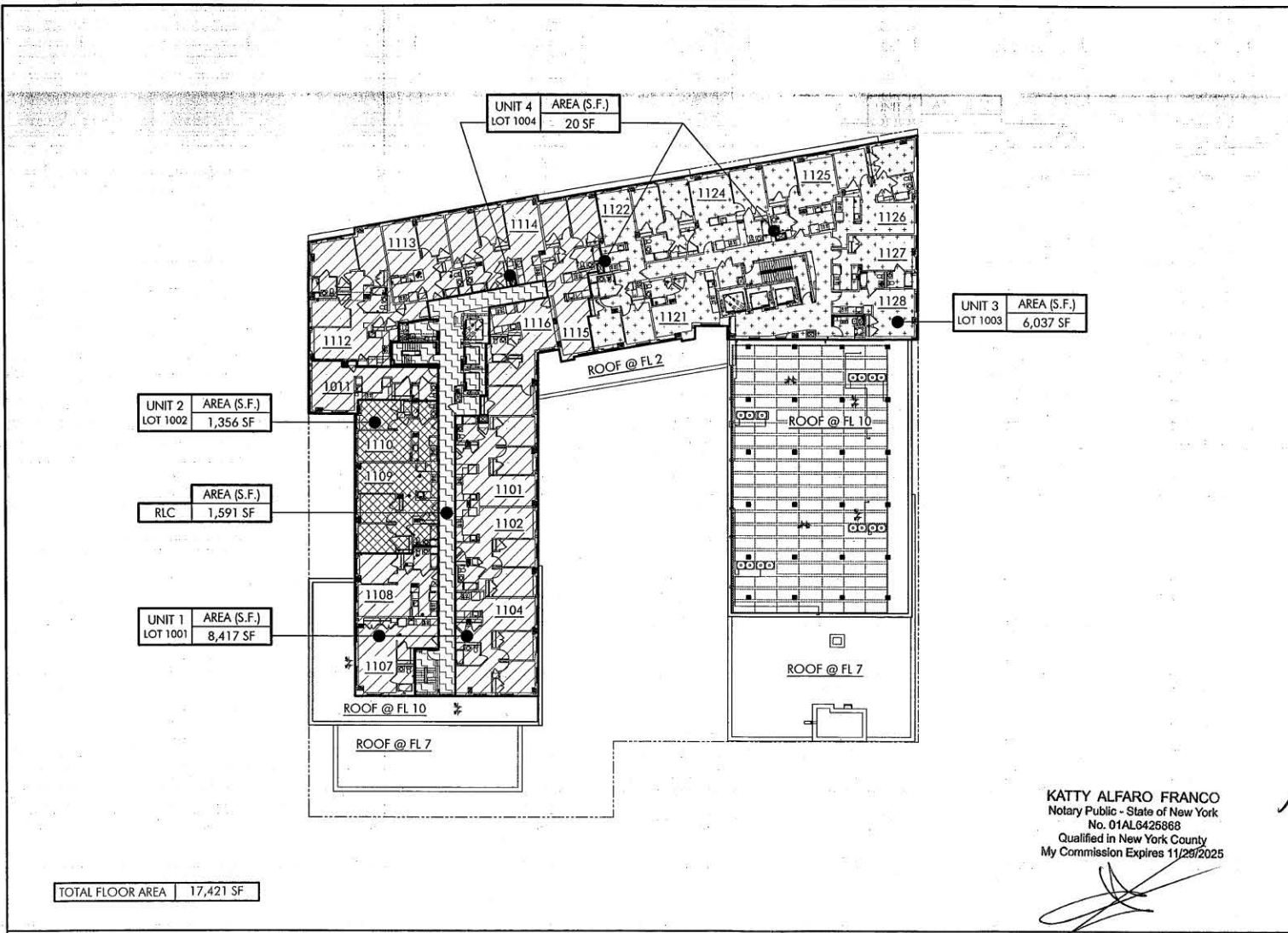
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Dwg Title

MARKETING FLR: 11
CONSTRUCTION FLR: 11

Seal	Date
	JANUARY 11, 2023
	Scale
	1/32" = 1'-0"
	Job No. 1642
	Dwg No.

TAX LOT CERTIFICATION
THE UNIT DESIGNATIONS AND THE TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE TAX MAP OF THE CITY OF NEW YORK, BOROUGH OF BROOKLYN.
DATE: 7/21/23 TAX MAP CARTOGRAPHER: James J. DeBate



KATTY ALFARO FRANCO
Notary Public - State of New York
No. 01AL6425868
Qualified in New York County
My Commission Expires 11/29/2025

LEGEND			
UNIT 1 - LOT 1001 AFFORDABLE UNITS, ≤60% AMI	UNIT 3 - LOT 1003 DHS UNITS	SHELTER LIMITED COMMON ELEMENTS (SLC)	GENERAL COMMON AREA (GCA)
UNIT 2 - LOT 1002 AFFORDABLE UNITS, >60% AMI	UNIT 4 - LOT 1004 RETAIL	RESIDENTIAL LIMITED COMMON ELEMENTS (RLC)	



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OF
18



15 East 32nd Street
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 info@MHGArch.com
 www.MHGArch.com

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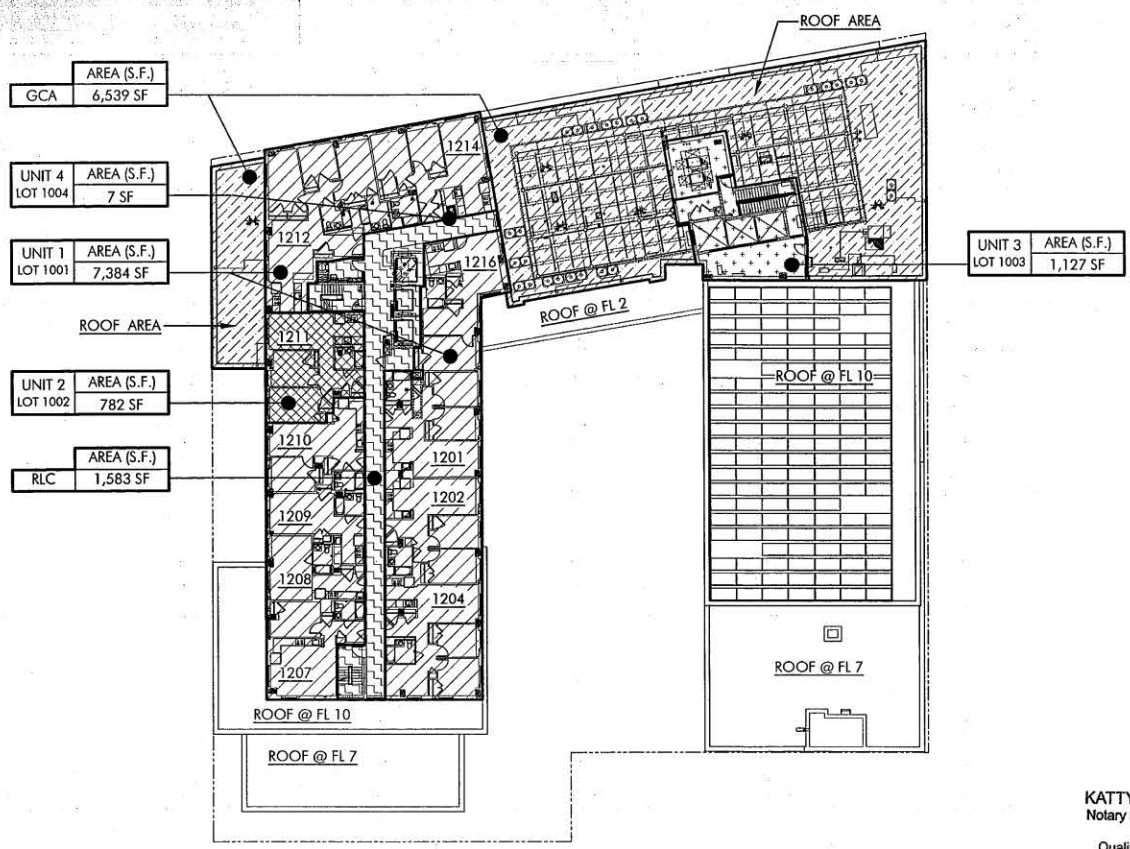
DECLARANTS:
 LOGAN FOUNTAIN OWNER LLC
 826 BROADWAY, 11TH FLOOR
 NEW YORK, NEW YORK 10003

ARCHITECTURAL CERTIFICATION
 STATE OF NEW YORK COUNTY OF NEW YORK
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Dwg Title
MARKETING FLR: 12
CONSTRUCTION FLR: 12

Seal	Date
	JANUARY 11, 2023
	Scale
	1/32" = 1'-0"
Job No.	1642
Dwg No.	

TAX LOT CERTIFICATION
 THE UNIT DESIGNATIONS AND THE TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE TAX MAP OF THE CITY OF NEW YORK, BOROUGH OF BROOKLYN.
 DATE: 7/21/23 TAX MAP CARTOGRAPHER: *Samuel Lubite*



TOTAL FLOOR AREA 17,421 SF

KATTY ALFARO FRANCO
 Notary Public - State of New York
 No. 01AL6425868
 Qualified in New York County
 My Commission Expires 11/29/2025

[Handwritten Signature]

LEGEND

UNIT 1 - LOT 1001 AFFORDABLE UNITS, ≤60% AMI	UNIT 3 - LOT 1003 DHS UNITS	SHELTER LIMITED COMMON ELEMENTS (SLC)	GENERAL COMMON AREA (GCA)
UNIT 2 - LOT 1002 AFFORDABLE UNITS, >60% AMI	UNIT 4 - LOT 1004 RETAIL	RESIDENTIAL LIMITED COMMON ELEMENTS (RLC)	



15
 OF
 18



15 East 32nd Street
 New York, NY 10016
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 BROOKLYN, NEW YORK

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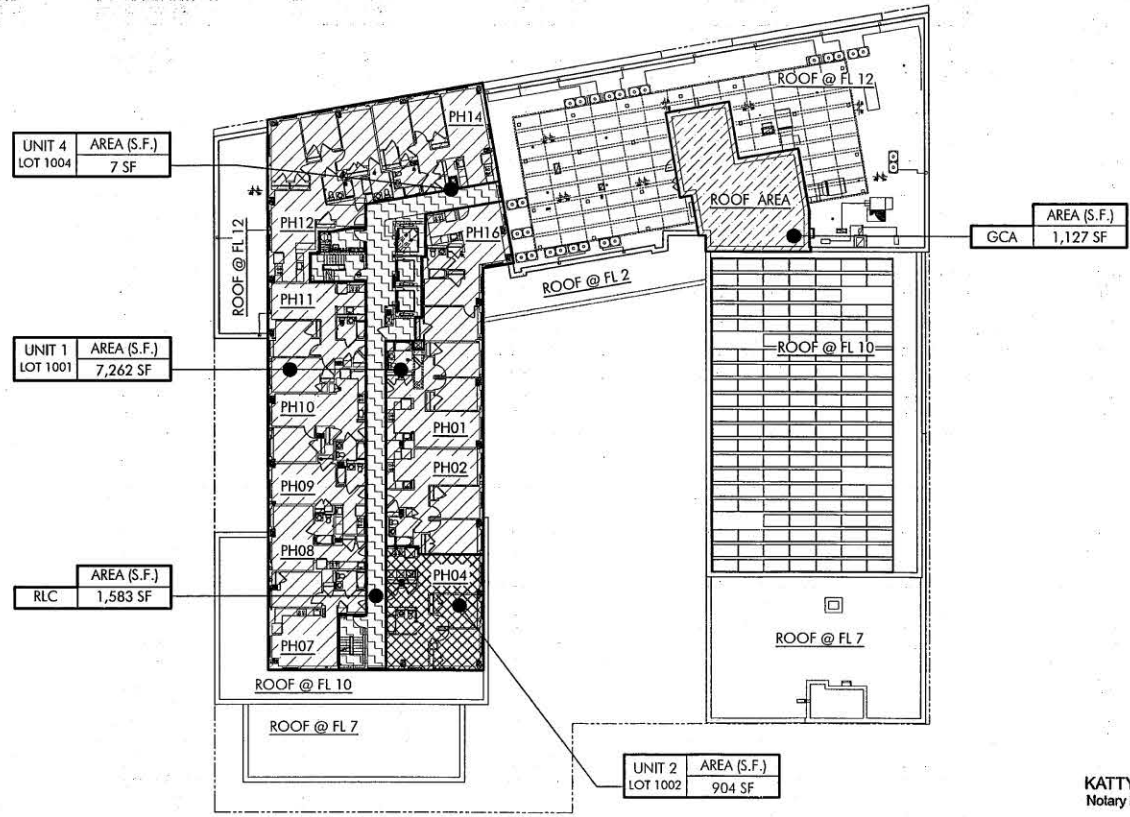
DECLARANTS:
 LOGAN FOUNTAIN OWNER LLC
 626 BROADWAY, 11TH FLOOR
 NEW YORK, NEW YORK 10003

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Dwg Title
MARKETING FLR: PH
CONSTRUCTION FLR: 13

Seal Date
 JANUARY 11, 2023
 Scale
 1/32" = 1'-0"
 Job No. 1642
 Dwg No.

TAX LOT CERTIFICATION
 THE UNIT DESIGNATIONS AND THE TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE TAX MAP OF THE CITY OF NEW YORK, BOROUGH OF BROOKLYN.
 DATE: 7/21/23 TAX MAP CARTOGRAPHER: *Jamal White*



TOTAL FLOOR AREA 10,882 SF

KATTY ALFARO FRANCO
 Notary Public - State of New York
 No. 01AL6425868
 Qualified in New York County
 My Commission Expires 11/29/2025

[Handwritten Signature]

LEGEND

UNIT 1 - LOT 1001 AFFORDABLE UNITS, ≤60% AMI	UNIT 3 - LOT 1003 DHS UNITS	SHELTER LIMITED COMMON ELEMENTS (SLC)	GENERAL COMMON AREA (GCA)
UNIT 2 - LOT 1002 AFFORDABLE UNITS, >60% AMI	UNIT 4 - LOT 1004 RETAIL	RESIDENTIAL LIMITED COMMON ELEMENTS (RLC)	



16 OF 18



15 East 32nd Street
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 BROOKLYN, NEW YORK

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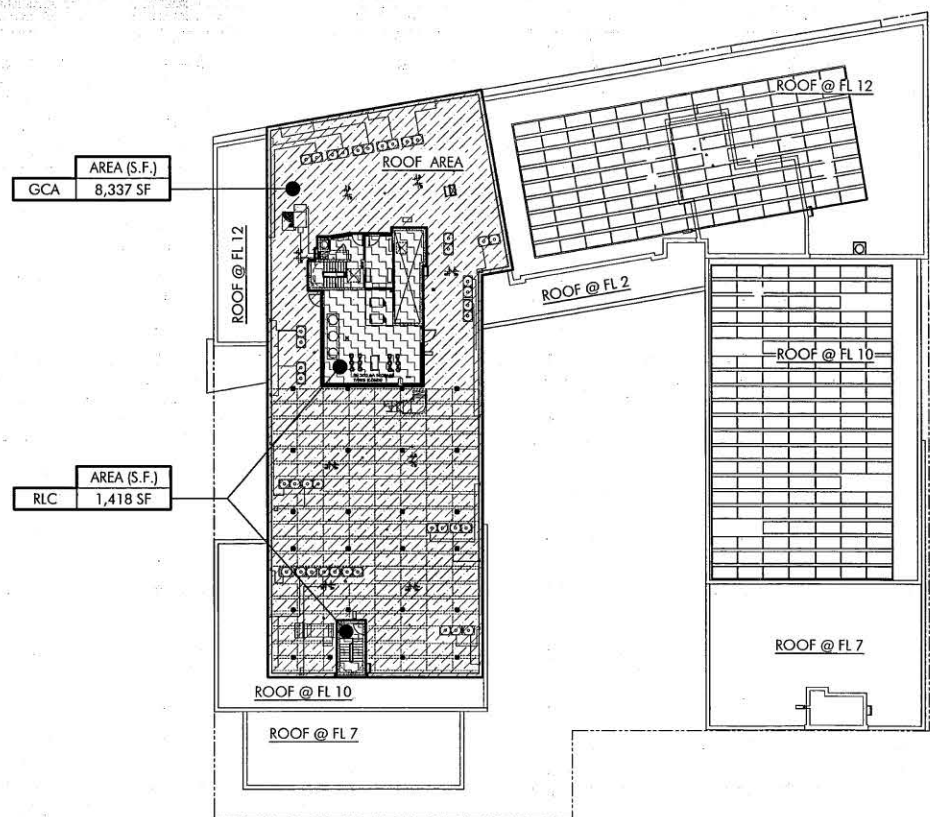
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Dwg Title
MARKETING FLR: ROOF
CONSTRUCTION FLR: ROOF

Seal	Date
	JANUARY 11, 2023
	Scale
	1/32" = 1'-0"
	Job No.
	1642
	Dwg No.

TAX LOT CERTIFICATION
 THE UNIT DESIGNATIONS AND THE TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE MAP OF THE CITY OF NEW YORK, BOROUGH OF BROOKLYN.
 DATE: 7/31/23 TAX MAP CARTOGRAPHER: *Jamel White*



AREA (S.F.)
 GCA 8,337 SF

AREA (S.F.)
 RLC 1,418 SF

TOTAL FLOOR AREA 9,755 SF

KATTY ALFARO FRANCO
 Notary Public - State of New York
 No. 01AL6425868
 Qualified in New York County
 My Commission Expires 11/23/2025



LEGEND

UNIT 1 - LOT 1001 AFFORDABLE UNITS, ≤60% AMI	UNIT 3 - LOT 1003 DHS UNITS	SHELTER LIMITED COMMON ELEMENTS (SLC)	GENERAL COMMON AREA (GCA)
UNIT 2 - LOT 1002 AFFORDABLE UNITS, >60% AMI	UNIT 4 - LOT 1004 RETAIL	RESIDENTIAL LIMITED COMMON ELEMENTS (RLC)	

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 OF
 18



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 BROOKLYN, NEW YORK

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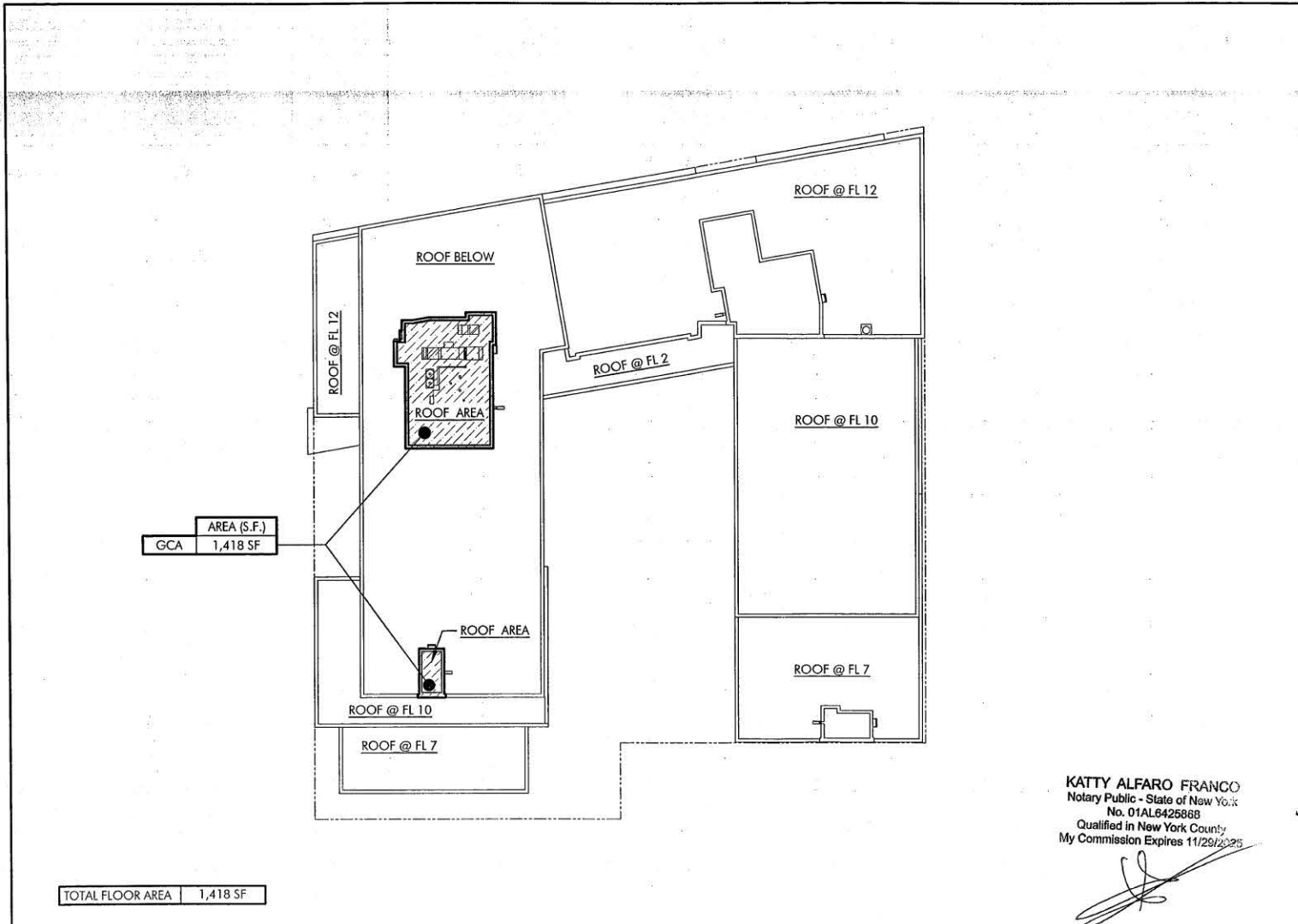
DECLARANTS:
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Dwg Title
**MARKETING FLR: BULKHEAD
 CONSTRUCTION FLR: BULKHEAD**

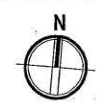
Seal	Date
	JANUARY 11, 2023
Scale	1/32" = 1'-0"
Job No.	1642
Dwg No.	

TAX LOT CERTIFICATION
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 DATE: 7/21/23 TAX MAP CARTOGRAPHER: *James White*



KATTY ALFARO FRANCO
 Notary Public - State of New York
 No. 01AL6425885
 Qualified in New York County
 My Commission Expires 11/29/2025

[Handwritten Signature]



LEGEND			
	UNIT 1 - LOT 1001 AFFORDABLE UNITS, ≤60% AMI		UNIT 3 - LOT 1003 DHS UNITS
	UNIT 2 - LOT 1002 AFFORDABLE UNITS, >60% AMI		SHELTER LIMITED COMMON ELEMENTS (SLC)
	UNIT 4 - LOT 1004 RETAIL		RESIDENTIAL LIMITED COMMON ELEMENTS (RLC)
	GENERAL COMMON AREA (GCA)		

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 OF
 18

LLC RESOLUTIONS

RESOLUTION

The undersigned, being the manager (the "Manager") of Hudson Logan Fountain LLC, a New York limited liability company (the "Company"), does hereby consent to and adopt the following resolutions:

WHEREAS, the Company is the developer of certain real property located at 3200 Atlantic Avenue, Brooklyn, NY 11208, Tax Block 4154, Lots 1001, 1002, 1003, and 1004 (the "Property");

WHEREAS, the Property has been accepted into the New York State Department of Environmental Conservation Brownfield Cleanup Program (the "BCP"), site C224289; and

WHEREAS, the Company has entered into a Brownfield Cleanup Agreement with the New York State Department of Environmental Conservation (the "Agreement") to evidence the inclusion of the Property in the BCP.


NOW, THEREFORE, BE IT RESOLVED, that the Company is hereby authorized and directed to execute and deliver any and all documents in connection with the Agreement, including an environmental easement and any other documents deemed necessary in substantial accordance with this Resolution.

AND BE IT FURTHER RESOLVED, that the Manager of the Company hereby authorizes and directs SARAH PIZER, as authorized signatory (the "Authorized Signatory") to acknowledge, execute and deliver for and on behalf of the Company, any and all agreements, resolutions, documents, certificates, easements, and authorizations which may be necessary, convenient or advisable to effect the inclusion of the Property in the BCP, including but not limited to, the Agreement and any required environmental easement for the Property, and to take such additional actions as he deems desirable and appropriate to carry out the intent and to accomplish the purposes of these resolutions;

AND BE IT FURTHER RESOLVED, that any and all lawful action taken in good faith by the Authorized Signatory prior to the date hereof on behalf of the Company and in furtherance of the transactions contemplated by the foregoing resolution are in all respects ratified, confirmed and approved by the Company as its own acts and deeds, and shall conclusively be deemed to be the acts and deeds of the Company for all purposes.

[Remainder of page intentionally blank]

IN WITNESS WHEREOF, the undersigned has executed this Resolution in the capacity noted below as of this 2nd day of ~~March~~ April 2024.

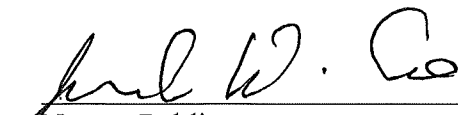


David Kramer
Manager

ACKNOWLEDGMENT

STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

On this 2nd day of ~~March~~ April, 2024, before me, the undersigned, personally appeared David Kramer; personally known to me or proved to me on the basis of satisfactory evidence to the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

JOSEPH D. LOVE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 0LO6088118
Qualified in Queens County
My Commission Expires 3/3/2027

RESOLUTION

Logan Fountain Owner LLC, a New York limited liability company (the "Company"), does hereby consent to and adopt the following resolutions:

WHEREAS, the Company is the developer of certain real property located at 3200 Atlantic Avenue, Brooklyn, NY 11208, Tax Block 4154, Lots 1001, 1002, 1003, and 1004 (the "Property");

WHEREAS, the Property has been accepted into the New York State Department of Environmental Conservation Brownfield Cleanup Program (the "BCP"), site C224289; and

WHEREAS, the Company has entered into a Brownfield Cleanup Agreement with the New York State Department of Environmental Conservation (the "Agreement") to evidence the inclusion of the Property in the BCP.

NOW, THEREFORE, BE IT RESOLVED, that the Company is hereby authorized and directed to execute and deliver any and all documents in connection with the Agreement, including an environmental easement and any other documents deemed necessary in substantial accordance with this Resolution.

AND BE IT FURTHER RESOLVED, that the Manager of the Company hereby authorizes and directs SARAH PIZER, as authorized signatory (the "Authorized Signatory") to acknowledge, execute and deliver for and on behalf of the Company, any and all agreements, resolutions, documents, certificates, easements, and authorizations which may be necessary, convenient or advisable to effect the inclusion of the Property in the BCP, including but not limited to, the Agreement and any required environmental easement for the Property, and to take such additional actions as he deems desirable and appropriate to carry out the intent and to accomplish the purposes of these resolutions;

AND BE IT FURTHER RESOLVED, that any and all lawful action taken in good faith by the Authorized Signatory prior to the date hereof on behalf of the Company and in furtherance of the transactions contemplated by the foregoing resolution are in all respects ratified, confirmed and approved by the Company as its own acts and deeds, and shall conclusively be deemed to be the acts and deeds of the Company for all purposes.

[Remainder of page intentionally blank]

IN WITNESS WHEREOF, the undersigned has executed this Resolution in the capacity noted below as of this 2nd day of ~~March~~ 2024.

April

LOGAN FOUNTAIN OWNER LLC

By: LOGAN FOUNTAIN MM LLC
Sole Member

By: LOGAN FOUNTAIN LLC
Sole Member

By: HUDSON LOGAN FOUNTAIN LLC
Sole Member



David Kramer
Manager

ACKNOWLEDGMENT

STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

On this 2nd day of April, 2024, before me, the undersigned, personally appeared David Kramer, personally known to me or proved to me on the basis of satisfactory evidence to the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

JOSEPH D. LOVE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 0LO6088118
Qualified in Queens County,
My Commission Expires ~~7/17/2022~~

3/3/2022