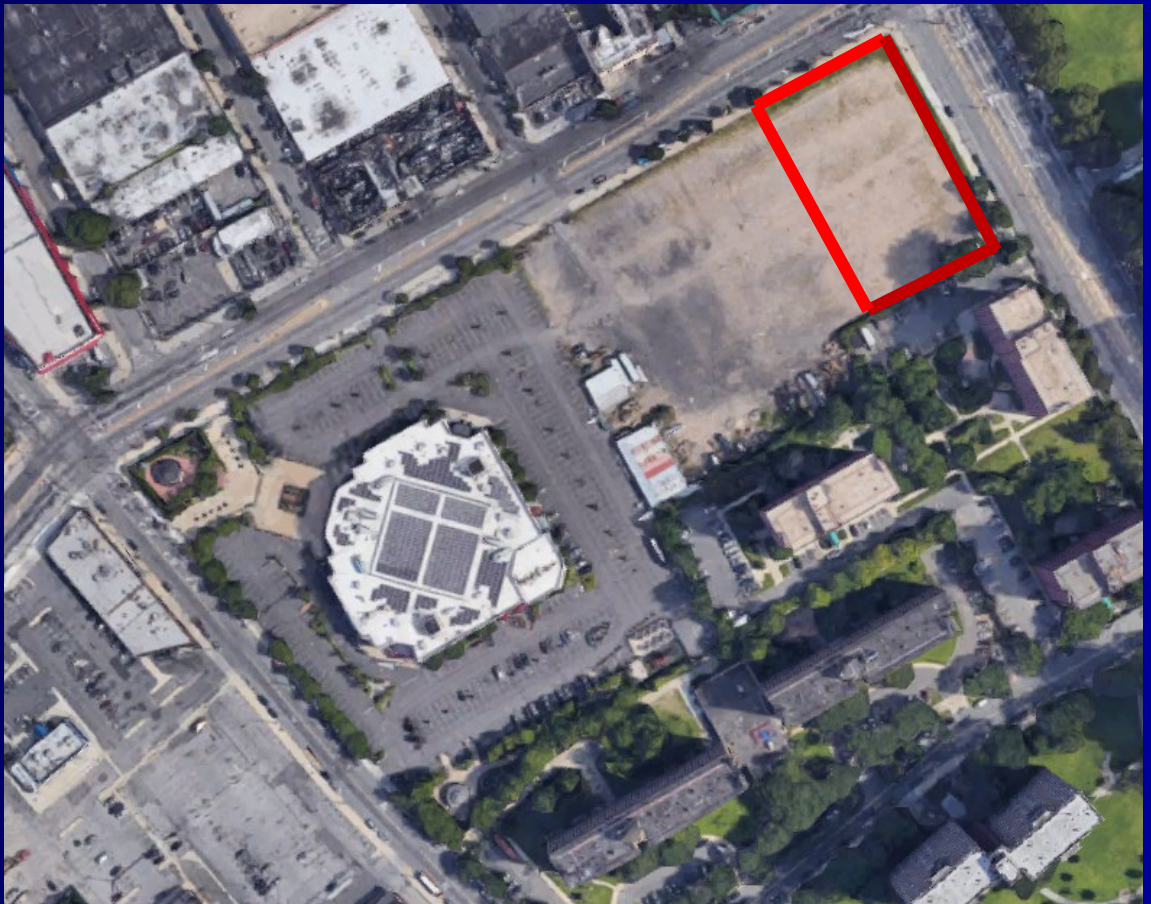


Innovative Urban Living, LLC
Brownfield Cleanup Program Application
12120 Flatlands Avenue
12120 Flatlands Avenue, Brooklyn, New York 11207



Legal & Consulting Team:
Knauf Shaw LLP & Langan Engineering
December 2018



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 9*

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.

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

2. If the project is starting at the remediation stage, a Remedial Investigation Report (RIR), Alternatives Analysis, and Remedial Work Plan must be attached (see [DER-10 / Technical Guidance for Site Investigation and Remediation](#) for further guidance).

3. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): Yes No

4. 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).

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 PROPERTY BOUNDARIES. 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 a metes and bounds description of the property. | | | 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

11. For sites located within the five counties comprising New York City, is the requestor seeking a determination that the site is eligible for tangible property tax credits?
If yes, requestor must answer questions on the supplement at the end of this form.

Yes

No

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: _____

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 | |
| 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. 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". | | | |
| 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). In addition, attach a copy of an acknowledgement from the repository indicating that it agrees to act as the document repository for the property.
8. Any community board located in a city with a population of one million or more, if the proposed site is located within such community board's boundaries.

| Section X. Land Use Factors | |
|---|-----------|
| 1. What is the current zoning for the site? What uses are allowed by the current zoning? <div style="display: flex; justify-content: space-around;"> Residential Commercial Industrial </div> 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 hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and 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 the Authorized Representative (title) of Innovative Urban Living, 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. See Exhibit B, Written Consent.

Date: 10/10/18

Signature:  _____

Print Name: David L. Pickett

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 9

| | | |
|---|----------------|--------|
| 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:

BCP APPLICATION SUPPORT DOCUMENT

BCP APPLICATION SUPPORT DOCUMENT

Exhibit List

| | |
|--------------------|--|
| Exhibit A - | Delaware and NYS DOS Entity Information |
| Exhibit B- | Corporate Consent |
| Exhibit C- | Deed |
| Exhibit D- | Site Access Agreement |
| Exhibit E- | Previous Owners and Operators |
| Exhibit F- | Site Drawing Spider Maps |
| Exhibit G- | Survey, Tax Map, and Tentative Tax Parcel Subdivision Approval |
| Exhibit H- | Site Location Map, Base Map, En-zone map |
| Exhibit I- | Zoning Map |
| Exhibit J- | Flood Map |
| Exhibit K- | Site Contact List |
| Exhibit L- | Repository Letters |

ENVIRONMENTAL REPORTS SEPARATELY ATTACHED ON CD:

1. 2018, August Phase I Environmental Site Assessment by Langan (“2018 Phase I Report”)
2. 2018, August Phase II Environmental Investigation Report by Langan (“2018 Phase II Report”)
3. Series of Older Reports as follows:
 - a. 1991, June Fresh Creek Estates, Technical Memorandum to the Draft Environmental Impact Statement (DEIS), prepared by AKRF, Inc.;
 - b. 1994, March Subsurface Investigation and Report, prepared by Soil Engineering Services, Inc. (SESI);
 - c. 1997, July Phase I Environmental Site Assessment (ESA), prepared by Soil Mechanics Environmental Services (SMES);
 - d. 2003, April Phase I ESA for Flatlands Ave. & Pennsylvania Ave., prepared by Soil Mechanics Environmental Services (SMES).

SECTION I - REQUESTOR INFORMATION

The Requestor is Innovative Urban Living, LLC, a Delaware limited liability company doing business in New York, located at C/O Gotham Organization, LLC 432 Park Avenue South, Second Floor, New York, New York 10016. The Requestor is authorized to do business in the State of New York. *See* Exhibit A, Delaware and NYSDOS Entity Information for the Requestor.

The members of Innovative Urban Living, LLC are: (1) GO UCL LLC; and (2) Urban Living Alternatives, LLC. The Written Consent provides David L. Pickett with authority to sign all Brownfield Cleanup Program (“BCP”) documents on behalf of the Requestor. *See* Exhibit B, Corporate Consent.

As further described below in Section IV, the site is located at 12120 Flatlands Avenue, Brooklyn, NY 11207, New York, and is the eastern portion of Block 4434 Lot 1 (“Site” or “BCP Site”). Final subdivision approval is pending, which will result in the Site being known as Block 4434 Lot 10.

As more fully described below in Section VI, Christian Cultural Center, Inc. is the owner of the site. *See* Exhibits C, Deed. Requestor has received a temporary license from Christian Cultural Center, Inc. to access the site to perform investigation and remediation work required by the BCP. *See* Exhibit D, Site Access Agreement.

The Requestor has no prior relationship with any current or past owners or operators of the Site. *See* Sections V and VI below, and Exhibit E, Previous Owners and Operators List. The Requestor did not cause any of the contamination of the Site, which predates the Requestor’s involvement at the Site.

SECTION II - PROJECT DESCRIPTION

[Please refer to Questions 1-3 on the BCP Application Form]

4. Short Project Description

Post remediation use of the Site will be two Mixed use buildings comprised of 100 percent affordable housing, neighborhood retail, parking, and residential amenities.

Schedule- Commencement through COC

All RI work is expected to be completed on the Site by spring of 2019. The Remedial Action Work Plan (“RAWP”) will be completed by winter of 2019 or spring of 2020 and any required remediation may commence by the fall of 2020. The Certificate of Completion is anticipated to be issued on December 15, 2021. The CEQR/ ULURP rezoning process will commence in 2019 and is expected to be completed by approximately December 2020.

SECTION III – PROPERTY’S ENVIRONMENTAL HISTORY

1. List of Environmental Reports

The following is the list of environmental reports for the Site separately attached on CD:

- A. 2018, August Phase I Environmental Site Assessment by Langan (“2018 Phase I Report”)
- B. 2018, August Phase II Environmental Investigation Report by Langan (“2018 Phase II Report”)
- C. Series of Older Reports as follows:
 - i. 1991, June Fresh Creek Estates, Technical Memorandum to the Draft Environmental Impact Statement (DEIS), prepared by AKRF, Inc.;
 - ii. 1994, March Subsurface Investigation and Report, prepared by Soil Engineering Services, Inc. (SESI);
 - iii. 1997, July Phase I Environmental Site Assessment (ESA), prepared by Soil Mechanics Environmental Services (SMES);
 - iv. 2003, April Phase I ESA for Flatlands Ave. & Pennsylvania Ave., prepared by Soil Mechanics Environmental Services (SMES).

2. Sampling Data

See Exhibit F, Spider Maps which include sampling data summaries, and Section IV.10.F.

3. Site Drawing

See Exhibit F, Spider Maps.

4. Past Land Uses

See Section IV.10.D for full description of past land uses.

SECTION IV – PROPERTY INFORMATION

1. Site Boundary and Tax Parcel Information

The Site boundary does not match the tax parcel boundary. The Site is the eastern portion of Block 4434 Lot 1. *See Exhibit G, legal description of the Site.* However, final subdivision approval is pending, which will result in the Site being known as Block 4434 Lot 10. *See Exhibit G, tax map and tentative approval of tax lot subdivision.* The western half of the existing Lot 1 will remain Lot 1 and this eastern half will become Lot 10. The address of the Site will also likely change once the subdivision is complete. The Site is in an En-Zone. *See Exhibit H, En-Zone Map.*

Please Note: This Site has had multiple historic addresses including: 1138-1170 Pennsylvania Avenue; 98-120 Fairfield Avenue; and, 1039-1071 Sheffield Avenue. In 1967, Fairfield Avenue was converted to Flatlands Avenue and the addresses associated with the subject property include: 1039-1065 Sheffield Avenue; 12098-12120 Flatlands Avenue; and, 1140-1164 Pennsylvania Avenue.

2. Property Map

The Site Location and Base Property Map are in Exhibit H.

[Please refer to Questions 3-9 on the BCP Application Form]

10. Property Description Narrative

A. Site Location

The Site is located in an urban area. The Site is bound to the north by Flatlands Avenue (formerly Fairfield Avenue prior to 1967) followed by a gasoline filling station, automotive repair facility, carwash, and Sheffield Avenue. The Site is bound to the east by Pennsylvania Avenue followed by a vacant landscaped lot and the northern courtyard of a twenty-story residential building (part of the Starrett City Complex), to the south by a twelve-story multi-family residential building, and to the west by the western extents of the gravel lot currently used for surplus parking by the Owner.

B. Site Features

The Site is currently paved with recycled concrete aggregate (RCA) and is currently used for surplus parking for the owner's building located to the west of the site. There are no structures on the Site.

C. Current Zoning and Land Use

The Site is currently zoned as a residential district (R5) according to the New York City Department of City Planning (NYCDCP) zoning map effective September 7, 2017. See Zoning Map in Exhibit I. Rezoning is required to R7-2 with a commercial overlay to accommodate the proposed use. This Site, along with other properties in the area will be part of a general large development zone as defined in the NYC Zoning Code. The Site is currently paved with recycled concrete aggregate (RCA) and is currently used for surplus parking for the owner's building located to the west of the Site.

D. Past Use of the Site

Subsurface soil and groundwater impacted with SVOCs and metals is likely attributable to historic filling operations that reportedly included the use of waste and ash from a city incinerator in the 1900's. Although no subsurface impacts were identified to date associated with the historic Site use as a gasoline filling station, the investigation was limited in scope to only five test pits, six soil borings, and one monitoring well. Based on the historical use of the Site as a gasoline filling station and auto dismantling facility, the

presence of ash observed in historic fill reportedly from city incinerator waste, and elevated soil concentration of SVOCs and metals exceeding the NYSDEC Industrial, Commercial and Restricted Residential RUSCOs, makes this Site eligible for the BCP, as further described in Subpart 10.F below.

E. Site Geology and Hydrogeology

The “Surficial Geologic Map of New York” Lower Hudson Sheet by the New York State Museum State Geological Survey identifies that the surficial geology at the site consists of outwash sand and gravel which is generally a well-rounded and stratified layer of coarse to fine gravel with sand. According to the “Geologic Map of New York – Lower Hudson Sheet” by the University of the State of New York, geology at the site consists of silty clay, sand, and gravel. Based on site/area topography, groundwater flow within the overburden material is anticipated to be to the southeast, towards the North Channel of Jamaica Bay.

Based on the Langan’s review of the United States Fish and Wildlife National Wetland Inventory (NWI) and New York State Freshwater Wetlands maps, no mapped wetlands are listed on the Site. *See* Exhibit J Flood Zone Map.

Based on Langan’s observations made during the Limited Due Diligence Phase II investigation, the soil profile at the Site consists of an approximately 14- to at least 20-foot thick layer of miscellaneous fill. Historic fill was identified from the surface down to the depth of soil boring completion of 20-feet below grade in soil borings LSB-16, LSB-18, and LSB-19. As such, historic fill may be present at the Site deeper than the soil boring completion depth. A 2- to 12-foot thick ash layer was encountered in all soil borings at depths that ranged from 6- to 10-feet below existing grade in the northern and central portions of the Site, and at approximately 18-feet below existing grade in the southern portion of the site. Two separate ash layers were observed within two soil borings (LSB-15 and LSB-20) in the northern portion of the site.

Groundwater, as inferred from moisture content observed within the soil cores, was encountered at approximately 12-feet below existing grade along Flatlands Avenue, and at approximately 18-feet below existing grade at the southern property boundary. Static groundwater level was measured within a two-inch permanent groundwater monitoring well installed in the northern portion of the site (LMW-5) at approximately 13.7-feet below existing grade. Groundwater is expected to flow to the south-southeast.

F. Environmental Assessment

Based on the investigations conducted to date, there are exceedances of SVOCs and metals, above even the industrial use SCOs, due to suspect extensive landfilling of ash.

Soil: SVOCs were detected in surficial soil samples collected from the sandy historic fill material at LSB-15 and LSB-17 and in the deep soil sample collected from the sandy

historic fill material at LSB-15 at concentrations exceeding the NYSDEC Restricted Use SCOs (RUSCOs). Benzo(a)pyrene (1.32 mg/kg – 3.63 mg/kg) was detected in samples LSB-15A, LSB-15B, and LSB-17A exceeding the NYSDEC RUSCO for Industrial Use. Dibenzo(a,h)anthracene (0.729 mg/kg – 0.519 mg/kg) was detected in LSB-15A exceeding the NYSDEC RUSCO for Commercial Use and in LSB-17A exceeding the NYSDEC RUSCO for Restricted Residential Use. Additionally, the SVOCs benzo(a)anthracene (1.29 mg/kg – 4.12 mg/kg) and indeno(1,2,3-cd)pyrene (0.58 mg/kg – 1.99 mg/kg) were detected in LSB-15A, LSB-15B, and LSB-17A, and benzo(b)fluoranthene (1.57 mg/kg – 2.85 mg/kg) was detected in LSB-15A and LSB-17A at concentrations exceeding the NYSDEC RUSCO for Restricted Residential Use.

SVOCs 2-methylnaphthalene (0.423 mg/kg – 0.784 mg/kg) detected in LSB-15B and LSB-17A, chrysene (1.51 mg/kg – 3.59 mg/kg) detected in LSB-15A, LSB-15B and LSB-17A, and benzo(k)fluoranthene (1.86 mg/kg – 2.73 mg/kg) detected in LSB-15A and LSB-17A were reported at concentrations exceeding the NYSDEC RUSCO for Residential Use.

Metals were detected at concentrations exceeding the NYSDEC RUSCOs for Restricted Residential Use at all soil boring locations with the exception of LSB-18. Barium was detected in deep sample LSB-17B exceeding the NYSDEC RUSCO for Industrial Use (10,400 mg/kg) and in surficial sample LSB-16A and deep sample LSB-19B exceeding the NYSDEC RUSCO for Commercial Use (481 mg/kg – 697 mg/kg). Cadmium was detected in deep sample LSB-15B (10.7 mg/kg) exceeding the NYSDEC RUSCO for Commercial Use and in deep sample LSB-17B (4.68 mg/kg) exceeding the NYSDEC RUSCO for Restricted Residential Use. Copper was detected in deep sample LSB-20B (63.9 mg/kg) at a concentration exceeding the NYSDEC RUSCO for Commercial Use. Lead (426 mg/kg – 566 mg/kg) was detected in surficial and deep samples LSB-16A, LSB-17A, LSB-17B, LSB-19A, and LSB-20B and mercury (1.53 mg/kg) was detected in deep sample LSB-20B at concentrations exceeding the NYSDEC RUSCOs for Restricted Residential Use.

Iron (5,830 mg/kg – 86,300 mg/kg) was detected in all soil samples above the RUSCO for Residential Use; trivalent chromium (74.6 mg/kg) was detected in deep sample LSB-20B and zinc (3,540 mg/kg – 9,280 mg/kg) was detected in deep samples LSB-15B and LSB-17B exceeding the NYSDEC RUSCO for Residential Use.

Pesticides and PCBs were detected, but only during this investigation at concentrations exceeding the NYSDEC Unrestricted Use SCOs.

Groundwater: Groundwater analytical results for LMW-5 were compared to the NYSDEC Part 703 Groundwater Quality Standards and the NYSDEC Technical & Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (collectively referred to as GWQS). The SVOC benzo(a)anthracene (0.0632 µg/l), total metals including iron (32,800 µg/l), lead (53.3 µg/l), manganese (1,030 µg/l), and sodium (25,900 µg/l), and concentrations of dissolved metals including iron (7,000 µg/l), manganese (1,030 µg/l), and sodium (25,900 µg/l) were detected at concentrations exceeding the GWQS.

[Please refer to Questions 11-13 on the BCP Application Form]

SECTION V- ADDITIONAL REQUESTOR INFORMATION

See Section I, Requestor Information and responses in the Application form.

SECTION VI- CURRENT PROPERTY OWNER/OPERATOR INFORMATION

CCC has owned the Site since November 26, 2002. *See Exhibit C - Deed, and Exhibit E Previous Owners and Operators List.* This Exhibit includes both current and previous property owners and operators by name, last known address, telephone number, and the Requestor's relationship to each owner and operator (all of which are "None"). The Site has been used as a parking lot since about 2001. *See Exhibit E, Previous Owners and Operators List.*

SECTION VII- REQUESTOR ELIGIBILITY INFORMATION

See Section I, Requestor Information and responses in the Application form. As stated in Section I, the Requestor has no prior relationship with any current or past owners or operators of the Site. See also Exhibit E, Previous Owners and Operators List. The Requestor did not cause any of the contamination of the Site, which predates the Requestor's involvement at the Site.

[Please Refer to Questions 1-10 on the BCP Application Form]

11. Unregistered bulk storage tanks

Based on the results of Langan's Phase II site investigation, which included a geophysical survey, the presence of underground storage tanks in the vicinity of the former gasoline filling station was not identified during the limited geophysical survey or test pit investigation. Small anomalies were identified during the geophysical investigation, original suggestive of the presence of tanks, but a subsequent test pit investigation reveals the anomalies were the result of metal and concrete objects in the historic ash fill. Therefore, it appears based on the investigation further described below, that the former gasoline station tanks may have been removed. As a result, there are no known unregistered bulk storage tanks present at the Site.

An initial geophysical survey was completed on 29 November 2017 by NAEVA Geophysical Inc. of Congers, New York using electromagnetic surveying equipment and ground penetrating radar (GPR). The geophysical survey area was limited to the northeast portion of the site in the vicinity of the former gasoline filling station to identify potential abandoned USTs and any associated piping or ancillary equipment related to the historical use of this portion of the site. Five notable

buried anomalies were identified in the approximate footprint of the former gasoline filling station. The largest geophysical anomaly was detected at approximately 2- to 3-feet below sidewalk grade and was determined to most likely be related to buried foundations or concrete debris based on size, location, and flat surfaced GPR response. One subsurface anomaly located in the northwest portion of the former gasoline filling station (near soil boring LSB-15) encountered at approximately 1- to 3-feet below sidewalk grade exhibited a hyperbolic GPR response which is typical of USTs. This anomaly was determined to be the approximate size and shape of a potential 275-gallon UST. Three additional subsurface anomalies (one of these anomalies exhibited a hyperbolic GPR response) were detected between approximately 2- and 3-feet below sidewalk grade along the northern property boundary that were also identified as potential USTs.

On 8 May 2018, six soil borings (LSB-15 through LSB-20) and five shallow test pits (LTP-1 through LTP-4 and LTP-7) were completed to investigate soil conditions and assess potential subsurface impacts associated with historical site use as a gasoline filling station, automobile dismantling operations, and the presence of historic urban fill that likely included the use of incinerator waste for raising grades in the early 1900's.

Three test pits (LTP-1 through LTP-3) were excavated to between approximately 5- and 6.5-feet below existing grade within the assumed footprint of the former gasoline filling station at locations where geophysical anomalies were identified as potential USTs during the 29 November 2017 geophysical survey. Specifically, test pit LTP-3 was excavated in the vicinity of a geophysical anomaly tentatively identified as a potential 275-gallon UST based on the size, shape, and hyperbolic GPR response. Test pits LTP-1 and LTP-2 were excavated along the northern property boundary to investigate two subsurface anomalies that exhibited strong GPR responses, but did not exhibit hyperbolic reflections typically associated with potential USTs. Test pits LTP-4 and LTP-7 were excavated to depths that ranged between 5.5- and 6-feet below existing grade to evaluate general historic fill conditions within the proposed development parcel. Historic fill was identified in all test pits including concrete, asphalt, wood, brick, metal and slag. Additionally, miscellaneous debris including tires, porcelain, wire, plastic, fabric and shoes were inconsistently identified in the test pits. No USTs or fill/distribution piping were identified during the test pit investigation. Due to the lack of competent subsurface structures identified during the test pit investigation, it was determined that concrete and metal debris within the historic fill layer were likely the source of the anomalies.

REQUESTOR CERTIFICATION

The Requestor certifies it is a Volunteer, since it does not own the Site; and does not have nor has ever had a relationship with any of the past owners or operators of the Site, nor did it have involvement with the Site at the time of disposal, other than it intends to acquire the in the future from the current owner. The Requestor has performed all required environmental due diligence prior to acquiring the Site.

SECTION VIII- PROPERTY ELIGIBILITY INFORMATION

[Please refer to Questions 1-4, and 6 on the BCP Application Form]

SECTION IX - CONTACT LIST INFORMATION

See Exhibit K for the Site Contact List and Exhibit L, for the Repository Letters from the Brooklyn Public Library Spring Creek Branch and Brooklyn Community Board No. 5.

SECTION X- LAND USE FACTORS

1. Current Zoning

The Site is within residential district (R5). *See* Exhibit I, Zoning Map. The Requestor has begun the re-zoning process to comply with the intended post-remediation work. The future zoning will be R7-2 with a commercial overlay in a new general large development zone.

2. Current Use

This Site is currently a parking lot. The Site has been used as a parking lot since about 2001.

3. Intended Use Post Remediation

Post remediation use of the Site will be two Mixed use buildings comprised of 100 percent affordable housing, neighborhood retail, parking, and residential amenities. *See* Section II, Project Scope.

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

Yes.

5. Is the proposed use consistent with applicable zoning laws/maps?

No. The zoning will have to be amended from R-5 to R-7-2 with a commercial overlay.

6. Consistent with the Master Plan?

Yes, the project is consistent with the Mayor and the City's overall vision for increased affordable housing. While the Site is not present in any current Master Plan, the 2015 East New York Housing Plan prioritizes the "development of a diverse, livable neighborhood anchored by affordable housing," and promotes local job creation. The project consists of two mixed use buildings comprised of 100 percent affordable housing, neighborhood retail, parking, and residential amenities, which is consistent with the Plan goals.

EXHIBIT A

Department of State: Division of Corporations

[Allowable Characters](#)

- HOME
- About Agency
Secretary's Letter
Newsroom
Frequent Questions
Related Links
Contact Us
Office Location
- SERVICES
- Pay Taxes
File UCC's
Delaware Laws Online
Name Reservation
Entity Search
Status
Validate Certificate
Customer Service Survey
- INFORMATION
- Corporate Forms
Corporate Fees
UCC Forms and Fees
Taxes
Expedited Services
Service of Process
Registered Agents
Get Corporate Status
Submitting a Request
How to Form a New Business Entity
Certifications, Apostilles & Authentication of Documents

Entity Details

THIS IS NOT A STATEMENT OF GOOD STANDING

[File Number:](#)

6855898

[Incorporation Date / Formation Date:](#)

4/23/2018
(mm/dd/yyyy)

[Entity Name:](#)

INNOVATIVE URBAN LIVING, LLC

[Entity Kind:](#)

Limited Liability Company

[Entity Type:](#)

General

[Residency:](#)

Domestic

State:

DELAWARE

[REGISTERED AGENT INFORMATION](#)

Name:

THE CORPORATION TRUST COMPANY

Address:

CORPORATION TRUST CENTER 1209 ORANGE ST

City:

WILMINGTON

County:

New Castle

State:

DE

Postal Code:

19801

Phone:

302-658-7581

Additional Information is available for a fee. You can retrieve Status for a fee of \$10.00 or more detailed information including current franchise tax assessment, current filing history and more for a fee of \$20.00.

Would you like ☒ Status ☐ Status, Tax & History Information

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through July 27, 2018.

Selected Entity Name: INNOVATIVE URBAN LIVING, LLC
Selected Entity Status Information
Current Entity Name: INNOVATIVE URBAN LIVING, LLC
DOS ID #: 5382908
Initial DOS Filing Date: JULY 26, 2018
County: NEW YORK
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)
CT CORPORATION SYSTEM
111 EIGHTH AVENUE
NEW YORK, NEW YORK, 10011

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 |
|--------------|-----------|------------------------------|
| JUL 26, 2018 | Actual | INNOVATIVE URBAN LIVING, 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.

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EXHIBIT B

WRITTEN CONSENT

The undersigned, GO UCL LLC, the Managing Member of Innovative Urban Living, LLC, does hereby certify as follows:

1. Innovative Urban Living, LLC is the prospective volunteer for the Brownfield Cleanup Program ("Volunteer"), which entity intends to perform investigation and remediation work on a portion of 12120 Flatlands Avenue, Brooklyn, New York 11207, Brooklyn Block 4434 Lot 1 (the "Site"). Final subdivision approval is pending, which will result in the Site being known as Block 4434 Lot 10.
2. The following person, David L. Pickett, the Authorized Representative of GO UCL LLC, which is the Managing Member of the Volunteer, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of the Volunteer, including but not limited to the BCP Application, the Brownfield Cleanup Agreement ("BCA"), Applications to Amend the BCA, Change of Use Notifications, Certificate of Completion, and if required, an Environmental Easement.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 19th day of November, 2018.

GO UCL LLC

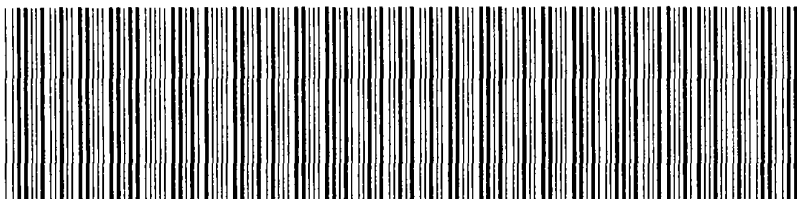

By: Bryan Kelly

Authorized Representative of GO UCL LLC
Managing Member of Innovative Urban Living, LLC

EXHIBIT C

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

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



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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 8

Document ID: 2003050900122001

Document Date: 11-26-2002

Preparation Date: 05-09-2003

Document Type: DEED, OTHER

Document Page Count: 6

PRESENTER:

INTRACOASTAL ABSTRACT CO., INC.
31 STEWART STREET
489-341K
FLORAL PARK, NY 11001
516-358-0505

RETURN TO:

LAW OFFICES OF LARRY H. WEISS, ESQ.
1900 HEMPSTEAD TPKE.
SUITE 200
EAST MEADOW, NY 11554

PROPERTY DATA

| Borough | Block | Lot | Unit | Address |
|-----------------------------------|-------|-----|-------------|--------------------------|
| BROOKLYN | 4434 | 1 | Entire Lot | 10201 FLATLANDS AVENUE |
| Property Type: VACANT LAND | | | | |
| Borough | Block | Lot | Unit | Address |
| BROOKLYN | 4434 | 21 | Partial Lot | 1196 PENNSYLVANIA AVENUE |
| Property Type: VACANT LAND | | | | |

☒ Additional Properties on Continuation Page

CROSS REFERENCE DATA

| CRFN | or Document ID | or | Year | Reel | Page | or File Number |
|------|----------------|----|------|------|------|----------------|
|------|----------------|----|------|------|------|----------------|

PARTIES

GRANTOR:

REALTY AND EQUIPMENT CORPORATION
767 FIFTH AVENUE, 26TH FLOOR
NEW YORK, NY 10153

GRANTEE:

CHRISTIAN CULTURAL CENTER, INC.
12020 FLATLANDS AVENUE
BROOKLYN, NY 11207

FEES AND TAXES

| | | | | | |
|--------------------------|----|------|--|--------------------------------|-------------|
| Mortgage | | | | Recording Fee: \$ | 74.00 |
| Mortgage Amount: | \$ | 0.00 | | Affidavit Fee: \$ | 0.00 |
| Taxable Mortgage Amount: | \$ | 0.00 | | NYC Real Property Transfer Tax | Filing Fee: |
| Exemption: | | | | \$ | 25.00 |
| TAXES: | | | | NYS Real Estate Transfer Tax: | |
| County (Basic): | \$ | 0.00 | | \$ | 13,600.00 |
| City (Additional): | \$ | 0.00 | | | |
| Spec (Additional): | \$ | 0.00 | | | |
| TASF: | \$ | 0.00 | | | |
| MTA: | \$ | 0.00 | | | |
| NYCTA: | \$ | 0.00 | | | |
| TOTAL: | \$ | 0.00 | | | |

NYC HPD Affidavit in Lieu of Registration Statement

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

Recorded/Filed 07-03-2003 11:09

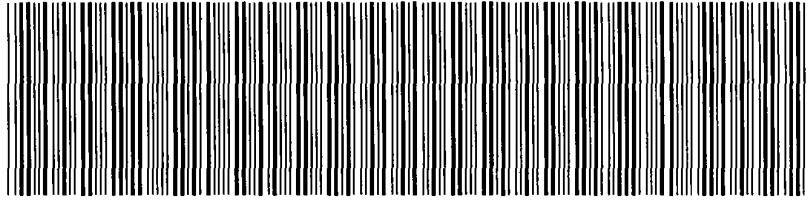
City Register FileNo.(CRFN):

2003000210219



John J. Lawrence
City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2003050900122001001C6727

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 8

Document ID: 2003050900122001

Document Date: 11-26-2002

Preparation Date: 05-09-2003

Document Type: DEED, OTHER

PROPERTY DATA

| Borough | Block | Lot | Unit | Address |
|----------------------------|-------|---------------|------|----------------------|
| BROOKLYN | 4433 | 1 Partial Lot | | N/A FLATLANDS AVENUE |
| Property Type: VACANT LAND | | | | |
| Borough | Block | Lot | Unit | Address |
| BROOKLYN | 4432 | 1 Partial Lot | | N/A FLATLANDS AVENUE |
| Property Type: VACANT LAND | | | | |

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

489-341 K

THIS INDENTURE, made the 26th day of November, in the year 2002
BETWEEN

REALTY AND EQUIPMENT CORPORATION, a Delaware corporation having an address care of Starrett City Associates, 767 Fifth Avenue, 26th Floor, New York, NY 10153

party of the first part, and

CHRISTIAN CULTURAL CENTER, INC. (also known as The Christian Life Centre, Inc.) a not-for-profit corporation having an address at 12020 Flatlands Avenue, Brooklyn, NY 11207

party of the second part,

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

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

Borough of Brooklyn, County of Kings and State of New York and being in Section 14, Block 4434 Lot 1 and p/o Lot 21 (to be Lot 1 and Lot 21) and Block 4433 p/o Lot 1 (to be Lot 50) and Block 4432 p/o Lot 1 (to be Lot 30) and more particularly described in Schedule A annexed hereto and made a part hereof.

Being the same premises that was conveyed in deed from Milton Miller dated 2/13/89 recorded 3/1/89 in reel 2352 page 2314 and Subdivision deed from Realty and Equipment Corporation dated 6/29/99 recorded 3/20/01 in reel 5108 page 1892.

This conveyance has been made with the unanimous consent in writing of all the stockholders of the party of the first part.

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.

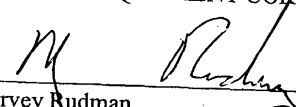
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of 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:

REALTY AND EQUIPMENT CORPORATION

By: 
Harvey Rudman
Vice President

T
P 13,600
BL
4434
L
1, P/O 21
BL
4433
L
P/O 1
4432
P/O 1

* STATE OF NEW YORK)

COUNTY OF)

On the ___ day of November in the year 2002 before me, the undersigned, personally appeared ~~XXXXXXXXXXXX~~ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Signature and Office of
Individual taking acknowledgment

* STATE OF NEW YORK)

COUNTY OF New York)

On the 26 day of November in the year 2002 before me, the undersigned, personally appeared Harvey Rudman personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Signature and Office of
Individual taking acknowledgment

DENNIS PAUL ELKIN
Notary Public State of New York
No. 30-4623882
Qualified in Nassau County
Commission Expires August 31, 2003

* For acknowledgments taken in New York State.

** State, District of Columbia, Territory, Possession, or Foreign Country

) ss.:

On the ___ day of ___ in the year ___ before me, the undersigned, personally appeared ___ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the _____. (Insert the city or other political subdivision and the state or country or other place the acknowledgment was taken).

Signature and Office of
Individual taking acknowledgment

** For acknowledgments taken outside of New York State.

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. _____

REALTY AND EQUIPMENT CORPORATION

TO

CHRISTIAN CULTURAL CENTER, INC.

Section: 14

Block: 4434 4433 4432

Lot: 1 & p/o 21 p/o 1 p/o 1
(to be 1 & 21) (to be 50) (to be 30)

County or Town: Kings County

Recorded At Request of
First American Title Insurance Company of New York

RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

First American Title Insurance Company
of New York



Law Offices of Larry H. Weiss, Esq.
1900 Hempstead Turnpike, Suite 200
East Meadow, New York 11554
Attn: Larry H. Weiss, Esq.

INTRACOASTAL ABSTRACT CO., INC.

Title No. 489-341DEK

SCHEDULE A

Amended 11-25-2002

OVERALL DESCRIPTION

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

BEGINNING at the corner formed by the intersection of the southerly side of Flatlands Avenue and the westerly side of Pennsylvania Avenue;

RUNNING THENCE southerly along the westerly side of Pennsylvania Avenue, 290.91 feet;

THENCE westerly at right angles to the westerly side of Pennsylvania Avenue, 235.32 feet;

THENCE southerly along a line forming an interior angle of 270 degrees with the last mentioned course, 78.59 feet;

THENCE westerly at right angles to the last mentioned course, 300.94 feet;

THENCE northerly at right angles to the last mentioned course, 369.50 feet to the southerly side of Flatlands Avenue;

THENCE easterly along the southerly side of Flatlands Avenue 536.26 feet to the westerly side of Flatlands Avenue to the point or place of BEGINNING.

EXCEPTING therefrom, so much thereof, which lies in the bed of Georgia Avenue and Sheffield Avenue. , more particularly bounded + described as follows:

see attached

FOR
CONVEYANCING
ONLY

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

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

Title No. 489-341DEK

SCHEDULE A (continued)

THE FOLLOWING TWO DESCRIPTIONS ARE LEGAL DESCRIPTIONS OF STREET BEDS:

PARCEL D (Block 4434, Lot 80) FOR CONVEYANCE ONLY - NOT TO BE INSURED

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

BEGINNING at a point on the southerly side of Flatlands Avenue 175.26 feet westerly from the intersection of the southerly side of Flatlands Avenue and the westerly side of Pennsylvania Avenue;

RUNNING THENCE westerly and along the southerly side of Flatlands Avenue 60.06 feet;

THENCE southerly and perpendicular to Flatlands Avenue 290.91 feet;

THENCE easterly and parallel to Flatlands Avenue 60.06 feet;

THENCE northerly and perpendicular to Flatlands Avenue 290.91 feet to the point or place of BEGINNING.

PARCEL E (Block 4432, Lot 40) FOR CONVEYANCE ONLY - NOT TO BE INSURED

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

BEGINNING at a point on the southerly side of Flatlands Avenue 453.50 feet westerly from the intersection of the southerly side of Flatlands Avenue and the westerly side of Pennsylvania Avenue;

RUNNING THENCE westerly along the southerly side of Flatlands Avenue 60.06 feet;

THENCE southerly and perpendicular to Flatlands Avenue 369.50 feet;

THENCE easterly and parallel to Flatlands Avenue 60.06 feet;

THENCE northerly and perpendicular to Flatlands Avenue 369.50 feet to the point or

INTRACOASTAL ABSTRACT CO., INC.

Title No. 489-341DEK

SCHEDULE A (continued)

place of BEGINNING.

FOR
CONVEYANCING
ONLY

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

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

RE: Realty and Equipment Corporation to Christian Cultural Center, Inc.

Section 14

Block 4434 Lot 1 & p/o 21 (to be 1 & 21), Block 4433 p/o Lot 1 (to be Lot 50), Block
4432 p/o Lot 1 (to be Lot 30)

SCHEDULE A

Premises described in schedule "A" are known as:

PARCEL A:

Vacant Land

Brooklyn, New York

County: Kings

City: New York

Town: -----

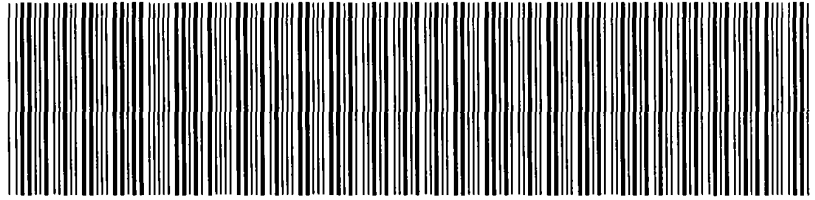
District:

Section:

Block: 4434

Lot: 1 and part of 21 (to be 1 and 21)

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



2003050900122001001SAB26

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2003050900122001

Document Date: 11-26-2002

Preparation Date: 05-09-2003

Document Type: DEED, OTHER

SUPPORTING DOCUMENTS SUBMITTED:

RP - 5217 REAL PROPERTY TRANSFER REPORT

Page Count

1

REMARKS:

BLOCK 4434 LOT 1 & P/O 21 (TO BE 1 & 21), BLOCK 4433 P/O LOT 1 (TO BE LOT 50), BLOCK 4432 P/O LOT 1 (TO BE LOT 30)

STATE OF NEW YORK

Ss:

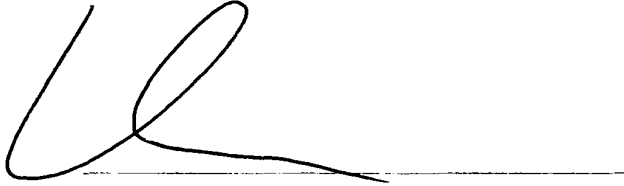
COUNTY OF NASSAU

David Gelbard, being duly sworn, depose and say:

I am the attorney for the Title Company, INTRACONCRETE ABSTRACT
Located at 31 Stewart Street, Floral Park, New York 11001.

That the attached RP-5217NYC form is submitted without the signature of the
grantor and/or grantee as said closing was held prior to January 1st, 2003.

That I am making this affidavit to induce the _____ County Clerk to
Record said deed knowing that they rely on the truth of the statements
Contained herein.



Sworn to before me this 25th day of February, 2003.

Notary Public

TERESA CACCIOPPOLI
Notary Public, State of New York
No. 01CA6033690
Qualified in Nassau County
Commission Expires November 22, 2005

FOR CITY USE ONLY

C1. Court Code C2. Date Deed Recorded Month Day Year

C3. Book OR C4. Page

C5. CRFN



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

(Rev 11/2002)

PROPERTY INFORMATION

1. Property Location VACANT LAND FLATLANDS AVE + FORMER KINGS
STREET NUMBER GEORGETOWN STREET NAME SHERFIELD AVE BOROUGH KINGS ZIP CODE

2. Buyer Name CHRISTIAN CULTURAL CENTER INC
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 3 # of Parcels OR ☐ Part of a Parcel

5. Deed Property Size VAN X DEPTH OR ACRES

6. Seller Name Realty + Equipment Corp
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 <input type="checkbox"/> One Family Residential | C <input type="checkbox"/> Residential Vacant Land | E <input type="checkbox"/> Commercial | G <input type="checkbox"/> Entertainment / Amusement | I <input type="checkbox"/> Industrial |
| B <input type="checkbox"/> 2 or 3 Family Residential | D <input checked="" type="checkbox"/> Non-Residential Vacant Land | F <input type="checkbox"/> Apartment | H <input type="checkbox"/> Community Service | J <input type="checkbox"/> Public Service |

- 4A. Planning Board Approval - N/A for NYC
4B. Agricultural District Notice - N/A for NYC
- Check the boxes below as they apply:
6. Ownership Type is Condominium ☐
7. New Construction on Vacant Land ☐

SALE INFORMATION

10. Sale Contract Date Month Day Year

11. Date of Sale / Transfer Month Day Year

12. Full Sale Price 3,400,000
(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 <input type="checkbox"/> Sale Between Relatives or Former Relatives | B <input type="checkbox"/> Sale Between Related Companies or Partners in Business | C <input type="checkbox"/> One of the Buyers is also a Seller | D <input type="checkbox"/> Buyer or Seller is Government Agency or Lending Institution | E <input type="checkbox"/> Deed Type not Warranty or Bargain and Sale (Specify Below) | F <input type="checkbox"/> Sale of Fractional or Less than Fee Interest (Specify Below) | G <input type="checkbox"/> Significant Change in Property Between Taxable Status and Sale Dates | H <input type="checkbox"/> Sale of Business is Included in Sale Price | I <input checked="" type="checkbox"/> Other Unusual Factors Affecting Sale Price (Specify Below) | J <input type="checkbox"/> None |
|---|---|---|--|---|---|---|---|--|---------------------------------|

NOT FOR PROFIT - TAX EXEMPT

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

15. Building Class 16. Total Assessed Value (of all parcels in transfer)

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
KINGS 4432 4434 4433 LOT-1 P/D 1 (P/O 21) P/O 1

CERTIFICATION

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

BUYER

BUYER'S ATTORNEY

BUYER SIGNATURE 12020 Flatbush Ave.
STREET NUMBER Bklyn STREET NAME (AFTER SALE) NY
CITY OR TOWN STATE ZIP CODE

LAST NAME FIRST NAME

AREA CODE TELEPHONE NUMBER

SELLER SIGNATURE DATE

EXHIBIT D

Christian Cultural Center, Inc.
Attn: A.R. Bernard Sr.
12020 Flatlands Avenue
Brooklyn, NY 11207

**Re: Site Access to Perform Brownfield Cleanup Program Work
12120 Flatlands Avenue, Brooklyn, New York 11207,
Portion of Brooklyn Block 4434 Lot 1**

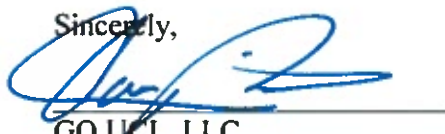
Dear A.R. Bernard Sr.:

Innovative Urban Living, LLC ("IUL") is submitting a Brownfield Cleanup Program ("BCP") Application to the New York State Department of Environmental Conservation to voluntarily investigate and remediate the following property: a portion of 12120 Flatlands Avenue, Brooklyn, New York 11207, Brooklyn Block 4434 Lot 1 (the "Site"). Final subdivision approval is pending, which will result in the Site being known as Block 4434 Lot 10. As you know, Christian Cultural Center, Inc. ("CCC") owns the aforementioned parcel that makes the BCP Site. As a criteria for acceptance into the BCP, IUL needs CCC's written permission to access the property to perform environmental investigation and remediation work ("Work").

If you agree to sign below, you are granting IUL a "temporary license" to allow an appropriate contractor we hire to enter the property to perform the Work. We promise to provide you with copies of any information we generate about the property, and if we do accidentally damage your property in any way, we agree to repair the damages to restore the property to the way it was before we entered. Our contractor will also maintain insurance that would cover any accidents on the job. We promise to minimize any and all inconvenience to you in connection with the Work, and will give you one week notice before the Work begins. If you have any questions, please do not hesitate to call Stephen Strateman, our Project Manager at (212) 599-0520. Otherwise, please sign below so that this work can proceed.

Thank you for your cooperation.

Sincerely,




GO UCL, LLC

Managing Member of Innovative Urban Living, LLC

By. David L. Pickett
Authorized Representative

As an authorized signatory for the site owner, I am authorized to grant this temporary license and agree to allow Innovative Urban Living, LLC and its agents to enter the Site to perform the BCP Investigation and/or remediation work required.



Christian Cultural Center, Inc.
By. A.R. Bernard Sr.
Authorized Representative

EXHIBIT E

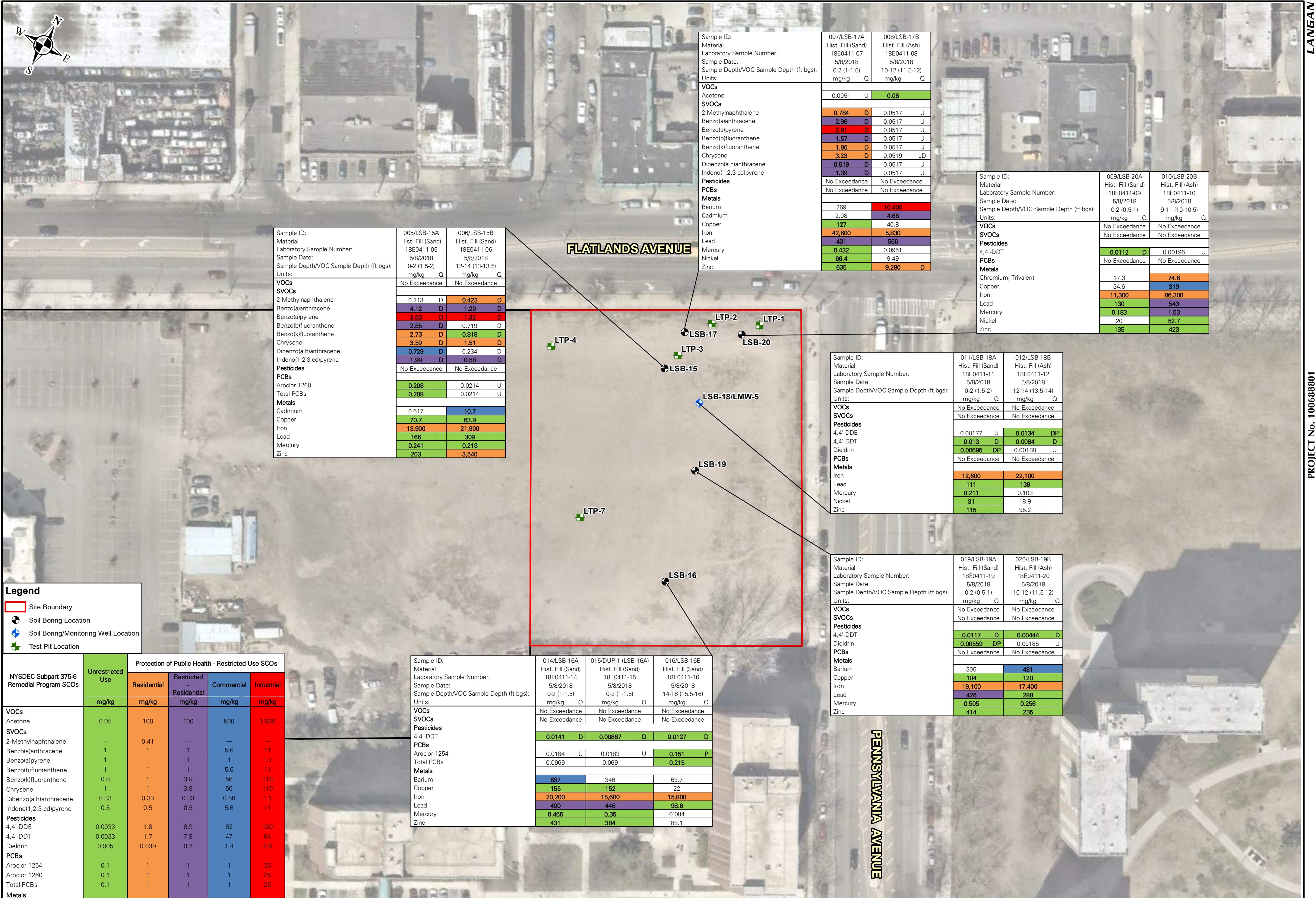
PREVIOUS OWNERS & OPERATORS LIST
12120 Flatlands Avenue
12120 Flatlands Avenue, Brooklyn, NY 11207

| Year | Owners Parcel 1 (Brooklyn-4434 eastern portion of Lot 1) | Relation to Requestor |
|---------------|---|----------------------------------|
| ?-1963 | Meadowland Estates, Inc. No information could be located on DOS website or other resources <u>Address:</u> UNKNOWN; <u>Phone:</u> UNKNOWN | None |
| 1963-? | Joseph Appleman <u>Address:</u> UNKNOWN; <u>Phone:</u> UNKNOWN | None |
| ?-1970 | Milton P Miller <u>Address:</u> UNKNOWN; <u>Phone:</u> UNKNOWN | None |
| 1970-1976 | Carmel Properties Corp No information could be located on DOS website or other resources <u>Address:</u> UNKNOWN; <u>Phone:</u> UNKNOWN | None |
| 1970-1976 | SNM Realty Corp <u>Address:</u> 705 Conduit Boulevard Cypress Hills, New York, 00000; <u>Phone:</u> UNKNOWN | None |
| 1976-1989 | Milton P Miller <u>Address:</u> 6 Wernwood Drive, Brookville, New York; <u>Phone:</u> UNKNOWN | None |
| 1989-2002 | Realty & Equipment Corp <u>Address:</u> 767 Fifth Avenue, 26 th Floor, New York, New York 10153; <u>Phone:</u> UNKNOWN | None |
| 2002- present | Christian Cultural Center Inc. <u>Address:</u> 12020 Flatlands Avenue, Brooklyn, NY 11207; <u>Phone:</u> (718) 306-1000 | None |

PREVIOUS OWNERS & OPERATORS LIST
12120 Flatlands Avenue
12120 Flatlands Avenue, Brooklyn, NY 11207

| Parcel | Year | Operators | Use | Relation to Requestor |
|-----------------|----------------|--|---------------------|-----------------------|
| Brooklyn-4434-1 | 1949 - 1969 | Salt Meadow Service Station Inc.; Belt Service Station No information could be located on DOS website or other resources | Filling Station | None |
| Brooklyn-4434-1 | 1950 - ? | Masons Materials No information could be located on DOS website or other resources | UNKNOWN | None |
| Brooklyn-4434-1 | 1960 – 1976 | ISO Auto Wreckers No information could be located on DOS website or other resources | Auto Junk/ Wrecking | None |
| Brooklyn-4434-1 | 1969 - 1975 | ISO Auto Service gasoline filling station No information could be located on DOS website or other resources | Filling Station | None |
| Brooklyn-4434-1 | 1970 - 1976 | H & S Auto Salvage Company, Inc. Inactive-09/29/1982 <u>DOS Service Address:</u> c/o Marvin R Javitz, 30 Broad Street, New York , New York, 10004; <u>Phone:</u> Unknown | Auto Salvage | None |
| Brooklyn-4434-1 | 1987 | Kafar Corp <u>Address:</u> c/o Louis L. Rosenberg, 140 Sylvan Avenue, Englewood Cliffs, NJ; <u>Phone:</u> UNKNOWN | UNKNOWN | None |
| Brooklyn-4434-1 | 1995 - Present | Christian Cultural Center <u>Address:</u> 12020 Flatlands Avenue, Brooklyn, NY 11207 <u>Phone:</u> (718) 306-1000 | Religious Worship | None |

EXHIBIT F



Legend

- Site Boundary
- Soil Boring Location
- Soil Boring/Monitoring Well Location
- Test Pit Location

| NYSDEC Subpart 375-6 Remedial Program SCOs | Unrestricted Use | Protection of Public Health - Restricted Use SCOs | | | |
|--|------------------|---|--------------------------|------------|------------|
| | | Residential | Restricted - Residential | Commercial | Industrial |
| | mg/kg | mg/kg | mg/kg | mg/kg | mg/kg |
| VOCs | | | | | |
| Acetone | 0.05 | 100 | 100 | 500 | 1,000 |
| SVOCs | | | | | |
| 2-Methylnaphthalene | — | 0.41 | — | — | — |
| Benzo(a)anthracene | 1 | 1 | 1 | 5.6 | 11 |
| Benzo(a)pyrene | 1 | 1 | 1 | 1 | 1.1 |
| Benzo(b)fluoranthene | 1 | 1 | 1 | 5.6 | 11 |
| Benzo(k)fluoranthene | 0.8 | 1 | 3.9 | 56 | 110 |
| Chrysene | 1 | 1 | 3.9 | 56 | 110 |
| Dibenzo(a,h)anthracene | 0.33 | 0.33 | 0.33 | 0.56 | 1.1 |
| Indeno(1,2,3-cd)pyrene | 0.5 | 0.5 | 0.5 | 5.6 | 11 |
| Pesticides | | | | | |
| 4,4'-DDE | 0.0033 | 1.8 | 8.9 | 62 | 120 |
| 4,4'-DDT | 0.0033 | 1.7 | 7.9 | 47 | 94 |
| Dieldrin | 0.005 | 0.039 | 0.2 | 1.4 | 2.8 |
| PCBs | | | | | |
| Aroclor 1254 | 0.1 | 1 | 1 | 1 | 25 |
| Aroclor 1260 | 0.1 | 1 | 1 | 1 | 25 |
| Total PCBs | 0.1 | 1 | 1 | 1 | 25 |
| Metals | | | | | |
| Barium | 350 | 350 | 400 | 400 | 10,000 |
| Cadmium | 2.5 | 2.5 | 4.3 | 9.3 | 60 |
| Chromium, Trivalent | 30 | 36 | 180 | 1500 | 6,800 |
| Copper | 50 | 270 | 270 | 270 | 10,000 |
| Iron | — | 2,000 | — | — | — |
| Lead | 63 | 400 | 400 | 1,000 | 3,900 |
| Mercury | 0.18 | 0.81 | 0.81 | 3 | 6 |
| Nickel | 30 | 140 | 310 | 310 | 10,000 |
| Zinc | 109 | 2,200 | 10,000 | 10,000 | 10,000 |

References:
1. Aerial imagery provided by Langan's subscription to Nearmap.com.
Aerial flown on 4/8/2018.
2. Site boundary shown is proposed new tax lot as provided by GO UCL, LLC.
3. Soil boring, monitoring well, and test pit locations shown are based on field measurements taken from the nearest property boundary.

LANGAN

300 Kimball Drive, Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com

NEW JERSEY NEW YORK VIRGINIA CALIFORNIA
PENNSYLVANIA CONNECTICUT FLORIDA

ABU DHABI ATHENS DOHA
DUBAI ISTANBUL

Langan Engineering & Environmental Services, Inc.
Langan Engineering, Environmental, Surveying Landscape Architecture, and Geology, P.C.
Langan International LLC
Collectively known as Langan

Project

12120 FLATLANDS AVENUE

BLOCK No. 4434, LOT No. 1

BROOKLYN

KINGS COUNTY NEW YORK

Drawing Title

**SOIL SAMPLE
LOCATION MAP AND
ANALYTICAL RESULTS**

| | | |
|--------------|-----------|------------------------|
| Project No. | 100688801 | Figure 2 |
| Date | 6/22/2018 | |
| Scale | 1" = 50' | |
| Drawn By | ATR | |
| Last Revised | 7/27/2018 | |



Legend

Site Boundary

Soil Boring Location

Soil Boring/Monitoring Well Location

Test Pit Location

| Groundwater Part 703 and TOGS 1.1.1 Combined | Ground Water Quality Standards ug/L |
|--|-------------------------------------|
| VOCs | No Exceedances |
| SVOCs | No Exceedances |
| Benzo(a)anthracene | 0.002 |
| PCBs | No Exceedances |
| Total Metals | |
| Iron | 300 |
| Lead | 25 |
| Manganese | 300 |
| Sodium | 20,000 |
| Dissolved Metals | |
| Iron | 300 |
| Manganese | 300 |
| Sodium | 20,000 |

References:
1. Aerial imagery provided by Langan's subscription to Nearmap.com. Aerial flown on 4/8/2018.
2. Site boundary shown is proposed new tax lot as provided by GO UCL, LLC.
3. Soil boring, monitoring well, and test pit locations shown are based on field measurements taken from the nearest property boundary.



LANGAN

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T: 973.560.4900 F: 973.560.4901 www.langan.com

Langan Engineering & Environmental Services, Inc.
Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
Langan International LLC
Collectively known as Langan

NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project

12120 FLATLANDS AVENUE
BLOCK No. 4434, LOT No. 1
BROOKLYN
KINGS COUNTY NEW YORK

Drawing Title

GROUNDWATER
SAMPLE LOCATION
MAP AND
ANALYTICAL RESULTS

Project No.
100688801

Date
6/22/2018

Scale
1" = 50'

Drawn By
ATR

Last Revised
7/27/2018

Figure
3

| | | |
|---------------------------|----------------|----------------|
| Sample ID: | 053/LMW-5 | 054/DUP-3 |
| Langan Sample Number: | 053 | 054 |
| Laboratory Sample Number: | 18E0702-01 | 18E0702-02 |
| Sampling Date: | 5/14/2018 | 5/14/2018 |
| Units: | ug/L Q | ug/L Q |
| VOCs | No Exceedances | No Exceedances |
| SVOCs | No Exceedances | No Exceedances |
| Benzo(a)anthracene | 0.0632 | 0.0606 U |
| PCBs | No Exceedances | No Exceedances |
| Metals | | |
| Iron | 32,800 | 22.2 U |
| Lead | 53.3 | 5.56 U |
| Manganese | 1,030 | 5.56 U |
| Sodium | 25,900 B | 111 U |
| Dissolved Metals | | |
| Iron | 7,000 | 6,980 |
| Manganese | 1,030 | 999 |
| Sodium | 25,900 | 25,800 |

EXHIBIT G

METES AND BOUNDS

LEGAL DESCRIPTION OF BCP SITE

All that certain plot, piece of land situated, lying and being in the Borough and County of Brooklyn, City and State of New York, bounded and described as follows;

Beginning at the corner formed by the intersection of the westerly side of Pennsylvania Avenue with the southerly side of Flatlands Avenue;

Thence westerly along the southerly side of Flatlands Avenue 235.32 feet,

Thence southerly at an interior angle of 90 degrees 0 minutes 0 seconds with the preceding course, 290.91 feet,

Thence easterly at an interior angle of 90 degrees 0 minutes 0 seconds with the preceding course, 235.32 feet,

Thence northerly at an interior angle of 90 degrees 0 minutes 0 seconds with the preceding course, 290.91 feet to the point and place of Beginning.



Department of Finance
PROPERTY DIVISION

TAX MAP UNIT FEE SHEET

Date: 7/30/18

Borough: Brooklyn

Block: 4434

Lot: 1, 10

| <u>SERVICE</u> | <u>COST</u> | <u>QUANTITY</u> | <u>AMOUNT</u> |
|--|----------------------|-------------------|-------------------|
| Tax Map Certification | \$10.00 | <u> </u> | <u> </u> |
| New Lot Request For Mergers Apportionments (RP-602), and Lot Request For Condominium Amendment Applications (RP-602CA) | \$73.00 (per lot) | <u>2</u> | <u>\$146</u> |

**APPLICATION FOR APPORTIONMENTS OR MERGERS**

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

SECTION A: PROPERTY INFORMATION

Borough: Brooklyn Block: 4434 Present Lot(s): 1

☐ Merger ☒ Apportionment Number of Lots Requested 2

☐ Air ☐ Subterranean

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

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY
Lot Number: 1, 10

1. Property Owner's Name (as per Deed): _____
OR
Company Name: Christian Cultural Center, Inc.

2. Property Address: 12050 Flatlands Avenue Brooklyn NY 11207
NUMBER AND STREET CITY STATE ZIP CODE

3. Filing Representative (if applicable): _____

SECTION B: CERTIFICATION

1. Architect/Engineer/Applicant's Name: Chakrabarti Vishaan
LAST NAME FIRST NAME

2. Address: 215 Park Ave. South, Ste. 1901 New York NY 10003
NUMBER AND STREET CITY STATE ZIP CODE

3. Telephone Number: 212-962.6307 4. Email Address: vishaan@pau.studio

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

Signature of Architect/ Engineer/Applicant: _____

Date: July / 18 / 2018

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

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

(SEE ATTACHED)



(Architect or Engineer's seal)

Tentative Lot(s) issued: _____
Customer Service Representative: VMac Date: 7/30/18 New Lot(s): 10 Lot(s) Affected: 1 Lot(s) Dropped: —

**Please note: Map changes will not be made until presentation of all required documents is reviewed and approved by the Specialist.
Lots are tentative until final approval is received from the Tax Map Office.**

Map Updated: _____
Tax Map Specialist: _____ Date: 7/30/18

COUNTY TAX MAP

12120 Flatlands Avenue

12120 Flatlands Avenue

(eastern portion of Brooklyn
Block 4434 Lot 1)

Brooklyn, New York 11207

*Final subdivision of approval
of Block 4434 Lot 1 is pending,
which will result in the Site
being known as Block 4434 Lot 10.

Legend:

 Site Property Boundary

Page 2 lists the BCP Site parcel address
and tax parcel information.

Pages 3 lists the adjacent Tax Lots by
map identification letters A – H.

August 3, 2018

Source: gis.nyc.gov

Scale: 1" = 100' approximately



All feature locations are
approximate. This map is
intended as a schematic to
be used in conjunction with
associated Application and
Support Information, and
should not be relied upon
as a survey for planning and
other activities.

BCP Site Parcels

| Map Identification Number | Property Address | Borough-Block-Lot |
|---------------------------|------------------------|-------------------|
| 1 | 12120 Flatlands Avenue | Brooklyn-4434-1 |

Adjacent Properties

| Map Identification Letter | Property Address | Borough–Block–Lot |
|---------------------------|--------------------------|-------------------|
| A | 12120 Flatlands Avenue | Brooklyn-4434-1 |
| B | 120-50 Flatlands Avenue | Brooklyn-4432-1 |
| C | 1180 Pennsylvania Avenue | Brooklyn-4431-70 |
| D | 1170 Pennsylvania Avenue | Brooklyn-4434-60 |
| E | 1155 Pennsylvania Avenue | Brooklyn-4435-1 |
| F | Pennsylvania Avenue | Brooklyn-4435-100 |
| G | 1121 Pennsylvania Avenue | Brooklyn-4413-28 |
| H | 12049 Flatlands Avenue | Brooklyn-4410-29 |
| I | 12079 Flatlands Avenue | Brooklyn-4411-34 |
| J | 1036 Sheffield Avenue | Brooklyn-4411-24 |
| K | 12099 Flatlands Avenue | Brooklyn-4412-31 |
| L | 12113 Flatlands Avenue | Brooklyn-4412-29 |

EXHIBIT H

BASE MAP

12120 Flatlands Avenue
12120 Flatlands Avenue
(eastern portion of Brooklyn
Block 4434 Lot 1)
Brooklyn, New York 11207

*Final subdivision of approval of
Block 4434 Lot 1 is pending,
which will result in the Site being
known as Block 4434 Lot 10.

Legend:
 Site Property
Boundary

Pages 3 lists the adjacent property
owners by map identification
letters A – H.

August 3, 2018
Source: gis.nyc.gov
Property Information
Scale: 1" = 100' approximately



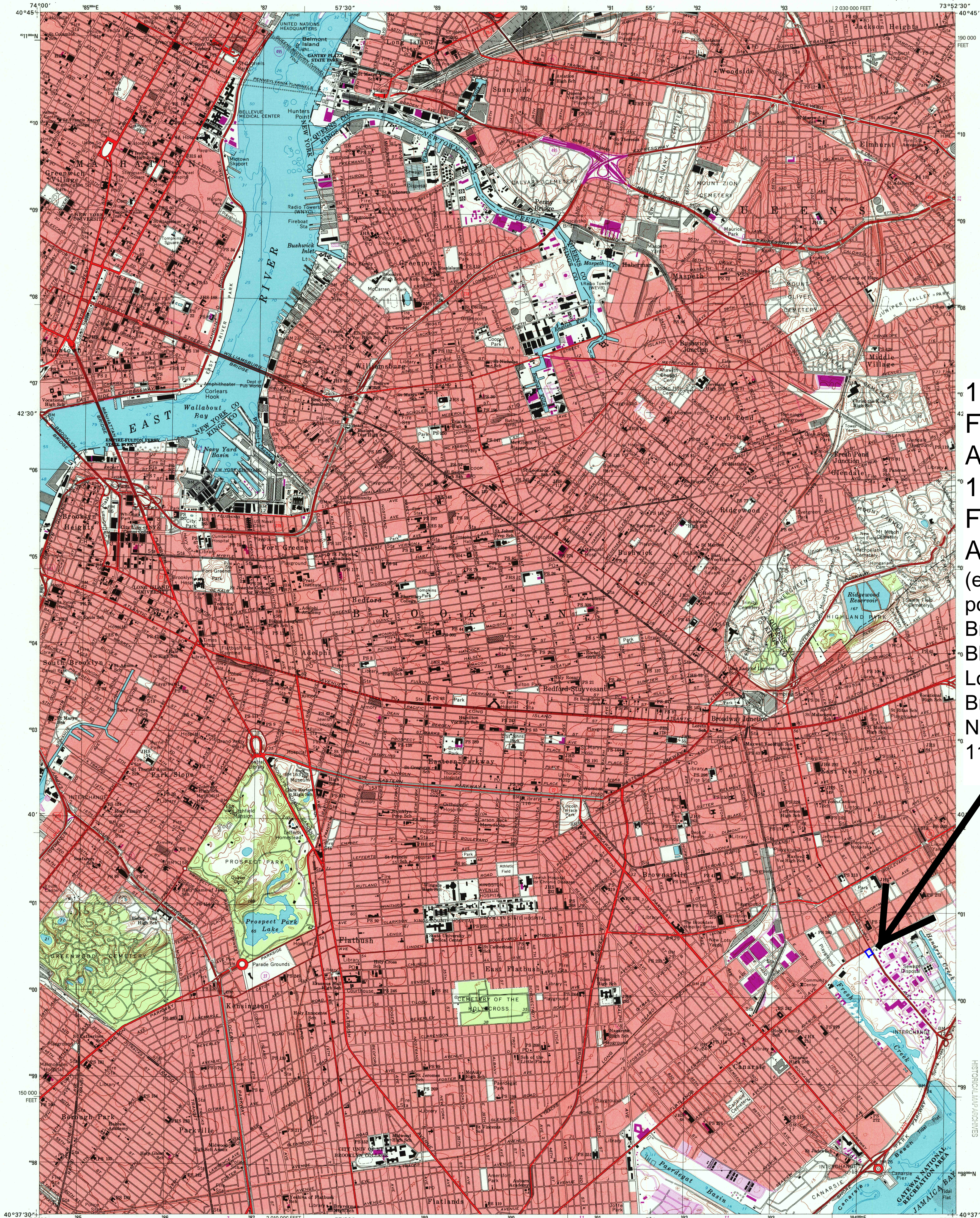
All feature locations are
approximate. This map is
intended as a schematic to be
used in conjunction with
associated Application and
Support Information, and
should not be relied upon as a
survey for planning and other
activities.

BCP Site Parcels

| Map Identification Number | Property Address | Borough-Block-Lot |
|---------------------------|------------------------|-------------------|
| 1 | 12120 Flatlands Avenue | Brooklyn-4434-1 |

Adjacent Properties

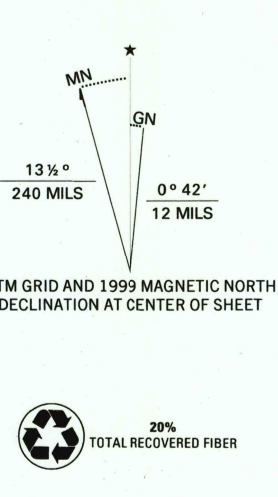
| Map Identification Letter | Adjacent Property Owners' Names | Property Address | Borough–Block–Lot |
|---------------------------|---|--------------------------|-------------------|
| A | Christian Cultural Center, Inc. | 12120 Flatlands Avenue | Brooklyn-4434-1 |
| B | Christian Cultural Center, Inc. | 120-50 Flatlands Avenue | Brooklyn-4432-1 |
| C | Council Towers III Housing Development Fund Corporation | 1180 Pennsylvania Avenue | Brooklyn-4431-70 |
| D | Council Towers III Housing Development Fund Corporation | 1170 Pennsylvania Avenue | Brooklyn-4434-60 |
| E | Starrett City, Inc. | 1155 Pennsylvania Avenue | Brooklyn-4435-1 |
| F | Spring Creek Recreational Fund | Pennsylvania Avenue | Brooklyn-4435-100 |
| G | 1121 Pennsylvania Avenue | 1121 Pennsylvania Avenue | Brooklyn-4413-28 |
| H | 12049 Flatlands Ave. Corp. | 12049 Flatlands Avenue | Brooklyn-4410-29 |
| I | Peter Bill Stathakos | 12079 Flatlands Avenue | Brooklyn-4411-34 |
| J | Selfhelp Community Guardian Program | 1036 Sheffield Avenue | Brooklyn-4411-24 |
| K | Spartan Petroleum Corp. | 12099 Flatlands Avenue | Brooklyn-4412-31 |
| L | Spartan Petroleum Corporation | 12113 Flatlands Avenue | Brooklyn-4412-29 |



12120
Flatlands
Avenue
12120
Flatlands
Avenue
(eastern
portion of
Brooklyn
Block 4434
Lot 1)
Brooklyn,
New York
11207

RECEIVED
NOV 3 0 1999
USGS MID
HISTORICAL MAP ARCHIVES

Produced by the United States Geological Survey
Topography compiled 1966. Planimetry derived from imagery taken 1977 and other sources. Photomaps using imagery dated 1995; no major culture or drainage changes observed. Survey control current as of 1967. Boundaries, other than corporate, revised 1999
Selected hydrographic data compiled from NOS charts 275 (1964), 542 (1967), and 745 (1966). This information is not intended for navigational purposes
North American Datum of 1927 (NAD 27). Projection and 10 000-foot ticks: New York coordinate system, Long Island zone (transverse Mercator)
1000-meter Universal Transverse Mercator grid, zone 18
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software
There may be private inholdings within the boundaries of the National or State reservations shown on this map
Entire area lies within New York City
Information shown in purple may not meet USGS content standards and may conflict with previously mapped contours



SCALE 1:24 000
KILOMETERS
METERS
MILES
FEET
CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC DATUM OF 1929
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048
DEPTH CURVES AND SOUNDINGS IN FEET, DATUM IS MEAN LOWER LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
THE MEAN RANGE OF TIDE IS APPROXIMATELY 4.2 FEET IN THE EAST RIVER AND 5.2 FEET IN JAMAICA BAY
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION
Primary highway
hard surface
Secondary highway
hard surface
Light-duty road, hard
or improved surface
Unimproved road
Interstate Route
U.S. Route
State Route

| | | | |
|---|---|---|----------------|
| 1 | 2 | 3 | 1 Weehawken |
| 4 | 5 | 6 | 2 Central Park |
| 7 | 8 | 9 | 3 Flushing |
| | | | 4 Jersey City |
| | | | 5 Jamaica |
| | | | 6 The Narrows |
| | | | 7 Coney Island |
| | | | 8 Far Rockaway |

ADJOINING 7.5' QUADRANGLE NAMES

BROOKLYN, NY
1995
NIMA 6265 III NW-SERIES V821





EnZone Map

Christian Cultural Center
12020 Flatlands Avenue
Brooklyn, New York 11207
Block 4434 Lot 10

Legend:

— Site Property Boundary



All feature locations are approximate. This map is intended as a schematic to be used in conjunction with associated Application and Support Information, and should not be relied upon as a survey for planning and other activities.

Exhibit I

ZONING MAP

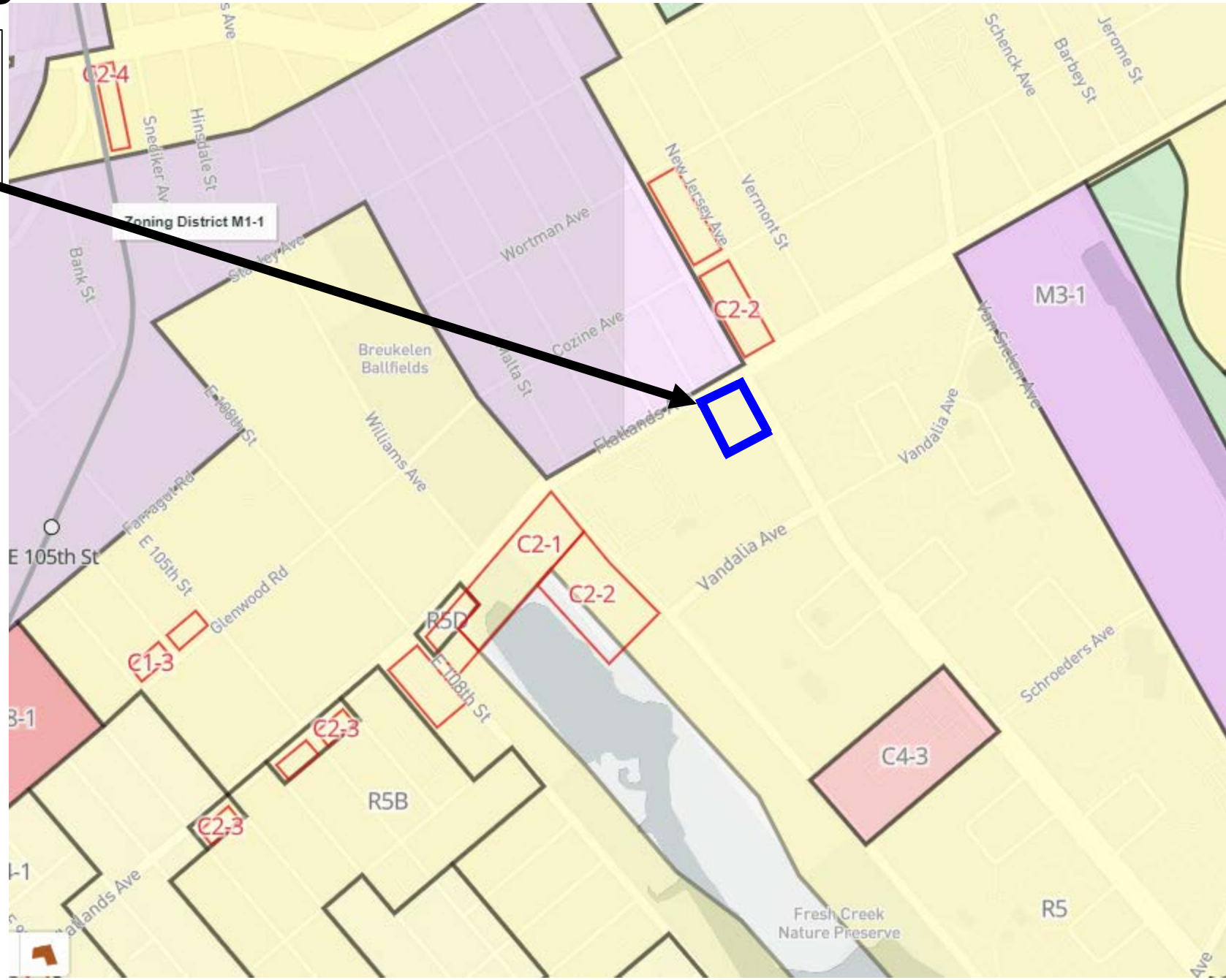
12120 Flatlands
Avenue
12120 Flatlands Avenue,
Brooklyn, New York 11207

Legend:

Site property boundary

- Tax Lots
- Show Land Use Colors
- Zoning Districts
 - Commercial Districts
 - Manufacturing Districts
 - Residential Districts
 - Parks
 - Battery Park City
- Commercial Overlays
 - C1-1 through C1-5
 - C2-1 through C2-5

March 23, 2018
Source:
planning.nyc.gov
ArcGIS
Scale: 1" = 100"
approximately



All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

R5 District

“R5 districts allow a variety of housing at a higher density than permitted in R3-2 and R4 districts. The floor area ratio (FAR) of 1.25 typically produces three-and four-story attached houses and small apartment houses. With a height limit of 40 feet, R5 districts provide a transition between lower- and higher-density neighborhoods and are widely mapped in Brooklyn, Queens and the Bronx. Portions of Windsor Terrace and Ocean Parkway in Brooklyn are R5 districts.

To ensure compatibility with neighborhood scale, the maximum [street wall](#) height of a new building is 30 feet and the maximum building height is 40 feet. Above a height of 30 feet, a setback of 15 feet is required from the street wall of the building; in addition, any portion of the building that exceeds a height of 33 feet must be set back from a rear or side yard line. [Detached](#) houses must have two side yards that total at least 13 feet, each with a minimum width of five feet. [Semi-detached](#) houses need one eight foot wide side yard. Apartment houses need two side yards, each at least eight feet wide. Front yards must be 10 feet deep or, if deeper, a minimum of 18 feet to prevent cars parked on-site from protruding onto the sidewalk. Cars may park in the side or rear yard, in the garage or in the front yard within the side lot ribbon; parking is also allowed within the front yard when the lot is wider than 35 feet. Off-street parking is required for 85% of the dwelling units in the building, but requirements are lower for [income-restricted housing units](#) (IRHU) and are further modified within the [Transit Zone](#).”

Source: <https://www1.nyc.gov/site/planning/zoning/districts-tools/r5.page>

Exhibit J

12120 Flatlands Avenue
12120 Flatlands Avenue,
(eastern portion of
Brooklyn Block 4434 Lot 1)
Brooklyn, New York 11207

 Site Property

All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.



August 3, 2018
Source: FEMA
 Scale: 1" = 100"
 approximately

Exhibit K

Site Contact List

12120 Flatlands Avenue

12120 Flatlands Avenue, Brooklyn, New York (eastern portion of Brooklyn Block 4434 Lot 1)

Final subdivision of approval of Block 4434 Lot 1 is pending, which will result in the Site being known as Block 4434 Lot 10.

| Name | Title | Address | City | State | Zip |
|---|--|--|---------------|-------|------------|
| Hon. Charles Schumer | U.S. Senator | 780 Third Ave., Suite 2301 | New York | NY | 10017 |
| Hon. Kirsten Gillibrand | U.S. Senator | 780 Third Ave., Suite 2601 | New York | NY | 10017 |
| Hakeem Jeffries | U.S. House of Representatives | 55 Hanson Place, Suite 603 | Brooklyn | NY | 11217 |
| Velmanette Montgomery | New York State Senate - 25th District | 30 Third Ave. Suite 207 | Brooklyn | NY | 11217 |
| Nancy T. Sunshine | Kings County Clerk | 360 Adams Street, Room 189 | Brooklyn | NY | 11201 |
| Eric Adams | Kings County Executive (Borough President) | Borough Hall 209 Joralemon Street | Brooklyn | NY | 11201 |
| Marisa Lago | Chairperson, NYC Planning Commission | 16 Court Street, 7th Floor | Brooklyn | NY | 11241-0103 |
| Emily Lloyd | New York City Public Water Supply System Department | 59-17 Junction Blvd. | Flushing | NY | 11373 |
| Alfonso Carney | Chair of New York City Water Board | 59-17 Junction Blvd., 8th Floor | Flushing | NY | 11373 |
| Bill de Blasio | Mayor of New York City | City Hall | New York | NY | 10007 |
| Andrea Hagegans | Strategic Planning Advisor, New York City | City Hall | New York | NY | 10007 |
| Eric L. Adams | Brooklyn Borough President | Brooklyn Borough Hall, 209 Jorakemon Street | Brooklyn | NY | 11201 |
| David Kirschner | Brooklyn Media Outlet - News 12 | 1 Media Crossways | Woodbury | NY | 11791 |
| Park Slope Courier | Media Outlet | 1 Metrotech Center North | Brooklyn | NY | 11201 |
| Linda E. Johnson | Director of Brooklyn Library - Document Repository | 10 Grand Army Plaza | Brooklyn | NY | 11238 |
| Andre T. Mitchell | Executive Committee Chairperson, Community Board No. 5 - Document Repository | 404 Pine Street, 3rd Floor | Brooklyn | NY | 11208 |
| Christian Cultural Center, Inc. | Adjacent Property Owner of 12120 Flatlands Avenue | 12020 Flatlands Avenue | Brooklyn | NY | 11207 |
| Nationwide Money Services, Inc. | Adjacent Property Operator of 12120 Flatlands Avenue | 12120 Flatlands Avenue | Brooklyn | NY | 11207 |
| Christian Cultural Center, Inc. | Adjacent Property Owner of 152-50 Flatlands Avenue | 12020 Flatlands Avenue | Brooklyn | NY | 11207 |
| Council Towers III Housing Development Fund Corporation | Adjacent Property Owner of 1180 Pennsylvania Avenue | c/o Metropolitan New York Coordinating Counsel on Jewish Property 9 Murray | New York | NY | 10007 |
| Council Towers III Housing Development Fund Corporation | Adjacent Property Owner of 1170 Pennsylvania Avenue | c/o Metropolitan New York Coordinating Counsel on Jewish Property 9 Murray | New York | NY | 10007 |
| Jewish Community Council | Adjacent Property Operator of 1170 Pennsylvania Avenue | 1170 Pennsylvania Avenue #1B | Brooklyn | NY | 11239 |
| Starrett City, Inc. | Adjacent Property Owner of 1155 Pennsylvania Avenue | 150 East 58th Street, 23rd FL | New York | NY | 10155 |
| Who's Next Barbershop | Adjacent Property Operator of 1155 Pennsylvania Avenue | 1155 Pennsylvania Avenue | Brooklyn | NY | 11239 |
| Spring Creek Recreational Fund | Adjacent Property Owner of Pennsylvania Avenue | 150 East 58th Street, 23rd FL | New York | NY | 10155 |
| 1121 Pennsylvania Avenue | Adjacent Property Owner of 1121 Pennsylvania Avenue | 1144 Atlantic Avenue | Baldwin | NY | 11510 |
| CONOCO | Adjacent Property Operator of 1121 Pennsylvania Avenue | 1121 Pennsylvania Avenue | Brooklyn | NY | 11207 |
| 12049 Flatlands Ave. Corp. | Adjacent Property Owner of 12049 Flatlands Avenue | 4854 E. Speedway Blvd. | Tucson | AZ | 85712 |
| Ultimate Used Auto Parts | Adjcent Property Operator of 12049 Flatlands Avenue | 12049 Flatlands Avenue | Brooklyn | NY | 11207 |
| Ultimate Used Auto Parts | Adjacent Proeprty Operator of 12049 Flatlands Avenue | 12049 flatlands Avenue | Brooklyn | NY | 11207 |
| Peter Bill Stathakos | Adjacent Property Owner of 12079 Flatlands Avenue | 36 94th Street | Brooklyn | NY | 11209 |
| Selfhelp Community Guardian Program | Adjacent Property Owner of 1036 Sheffield Avenue | 520 8th Avenue, 5th Floor | New York | NY | 10018 |
| Spartan Petroleum Corp. | Adjacent Property Owner of 12099 Flatlands Avenue | 3333 New Hyde Park Rd., Suite 201 | New Hyde Park | NY | 11042 |
| Spartan Petroleum Corp. | Adjacent Property Owner of 12113 Flatlands Avenue | 3333 New Hyde Park Rd., Suite 201 | New Hyde Park | NY | 11042 |

Exhibit L



October 15, 2018

VIA ELECTRONIC MAIL

Sheila Schofer, Director of Neighborhood Services
Brooklyn Public Library
10 Grand Army Plaza
Brooklyn, New York 11238
sschofer@bklynlibrary.org

RE: Brownfield Cleanup Program Application
Applicant: Innovative Urban Living, LLC
Site Name: 12120 Flatlands Avenue
12120 Flatlands Avenue, Brooklyn, New York 11207
Eastern portion of Tax Block 4434 Lot 1

Dear Ms. Schofer:

We represent Innovative Urban Living, LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site which is the eastern portion of 12120 Flatlands Avenue in Brooklyn, New York 11207, Tax Block 4434 Lot 1. Final approval of the subdivision of Lot 1 is pending, which will result in the Site being known as Block 4434 Lot 10. It is a requirement of the NYS Department of Environmental Conservation that we supply it with a letter certifying that the local library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. To avoid significant use of your shelf space, all documents will be sent in CD format.

Please have Mr. Brett Robinson, Executive Vice President for Finance and Administration, sign below and return an original certifying that The Spring Creek Branch of the Brooklyn Public library, located at 12143 Flatlands Ave, Brooklyn, NY 11207 would be willing and able to act as the temporary public repository for this Brownfield Cleanup Program project.

Thank you.

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW

Yes, The Spring Creek Branch of the Brooklyn Public Library, is willing and able to act as a public repository for documents related to the cleanup of the Site under the NYS Brownfield Cleanup Program.

Brett Robinson
Executive Vice President for Finance and Administration

11/5/2018
Date



October 15, 2018

Mr. Andre T. Mitchell
Executive Committee Chairperson
Brooklyn Community Board No. 5
404 Pine Street, 3rd Floor
Brooklyn, New York 11208

VIA FEDERAL EXPRESS
BROOKLYN COMMUNITY BOARD 5
NOV 08 2018

RE: Brownfield Cleanup Program Application
Applicant: Innovative Urban Living, LLC
Site Name: 12120 Flatlands Avenue
12120 Flatlands Avenue, Brooklyn, New York 11207
Portion of Tax Block 4434 Lot 1

Dear Mr. Mitchell:

We represent Innovative Urban Living, LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site which is the eastern portion of 12120 Flatlands Avenue in Brooklyn, New York 11207, Tax Block 4434 Lot 1. Final approval of the subdivision of Lot 1 is pending, which will result in the Site being known as Block 4434 Lot 10. It is a requirement of the New York State Department of Environmental Conservation that we supply it with a letter certifying that the local community board is willing and able to serve as one of two public repositories for all documents pertaining to the cleanup of this Site. To avoid significant use of your shelf space, all documents will be sent in CD format.

Please sign below and return the original as soon as possible if you are able to certify that the Brooklyn Community Board No. 5 would be willing and able to act as a temporary public repository for this Brownfield Cleanup Program project.

Thank you.

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW

Yes, the Brooklyn Community Board No. 5 is willing and able to act as a public repository for documents related to the cleanup of the Site under the NYS Brownfield Cleanup Program.

Andre T. Mitchell, Chairperson

11/8/18
Date