



**Department of
Environmental
Conservation**

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

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

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

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

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

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

2. REQUIRED: Please provide a brief narrative describing the specific requests included in this amendment:

This purposes of this amendment are: (i) to identify and confirm, formally, the current Applicant as owner of the Site, and (ii) to state that this 421-a affordable housing project located in Kings County is eligible for TPC based on the Applicant's Affidavit and supporting documents appended hereto as Exhibit A.

Regarding ownership: The current Applicant, as Requester, signed the BCP Application on March 14, 2019. At that time, title was vested in Atlantic Classon Group LLC. On March 28, 2019, title transferred from Atlantic Classon Group LLC to the Applicant. Although the BCP Application apparently was not submitted until a week or more after the transfer of title occurred, neither the original environmental consultant nor the original attorney for the Applicant revised the BCP Application (perhaps out of a lack of knowledge of the transfer); similarly, neither of them prepared for or presented to the Applicant a Change of Use form. The Department-approved RAWP, dated March 4, 2021 (see DECInfocator), Section 2.3.1, correctly identifies Applicant as owner of the Site.

SECTION I: CURRENT AGREEMENT INFORMATION	
<i>This section must be completed in full. Attach additional pages as necessary.</i>	
BCP SITE NAME: 1015 Atlantic Avenue	BCP SITE CODE: C224293
NAME OF CURRENT APPLICANT(S): 1015 Holdings LLC	
INDEX NUMBER OF AGREEMENT: C224293-07-19	DATE OF ORIGINAL AGREEMENT: 09/05/2019

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

SECTION III: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

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

Owner listed below is:	<input checked="" type="checkbox"/> Existing Applicant	<input type="checkbox"/> New Applicant	<input type="checkbox"/> Non-Applicant
OWNER'S NAME: 1015 Holdings LLC		CONTACT:	
ADDRESS: 143 Division Avenue			
CITY/TOWN: Brooklyn, NY		ZIP CODE: 11211	
PHONE: (718) 302-2171	EMAIL: Findari@gmail.com		
OPERATOR:		CONTACT:	
ADDRESS:			
CITY/TOWN:		ZIP CODE:	
PHONE:	EMAIL:		

SECTION IV: NEW REQUESTOR ELIGIBILITY INFORMATION

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

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

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

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

SECTION V: PROPERTY DESCRIPTION AND REQUESTED CHANGES

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

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

ADDRESS:

CITY/TOWN

ZIP CODE:

CURRENT PROPERTY INFORMATION

TOTAL ACREAGE OF CURRENT SITE:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE

2. Requested change (check appropriate boxes below):

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

PARCELS ADDED:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE

TOTAL ACREAGE TO BE ADDED: _____

b. Reduction of property

PARCELS REMOVED:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE

TOTAL ACREAGE TO BE REMOVED: _____

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

NEW PROPERTY INFORMATION:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE

3. TOTAL REVISED SITE ACREAGE: _____

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

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

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

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

	Y	N
1. Is the site located in Bronx, Kings, New York, Queens or Richmond County?	<input checked="" type="radio"/>	<input type="radio"/>
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	<input checked="" type="radio"/>	<input type="radio"/>
3. Is at least 50% of the site area located within an environmental zone pursuant to Tax Law 21(6)? Please see DEC's website for more information.	<input type="radio"/>	<input checked="" type="radio"/>
4. Is the property upside down as defined below? From ECL 27-1405(31): "Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.	<input type="radio"/>	<input checked="" type="radio"/>
5. Is the project and affordable housing project as defined below? From 6 NYCRR 375-3.2(a) as of August 12, 2016: (a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units. <ul style="list-style-type: none"> (1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' household's annual gross income. (2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income. (3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States Department of Housing and Urban Development, or its successor, for a family of four, as adjusted for family size. 	<input checked="" type="radio"/>	<input type="radio"/>

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

PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT	
EXISTING AGREEMENT INFORMATION	
BCP SITE NAME: 1015 Atlantic Avenue	BCP SITE CODE: C224293
NAME OF CURRENT APPLICANT(S): 1015 Holdings LLC	
INDEX NUMBER OF AGREEMENT: C224293-07-19	DATE OF ORIGINAL AGREEMENT: 09/05/2019

Declaration of Amendment:

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

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

STATEMENT OF CERTIFICATION AND SIGNATURES: NEW REQUESTOR

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

(Individual)

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

Date: _____ Signature: _____

Print Name: _____

(Entity)

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

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

Date: _____ Signature: _____

Print Name: _____

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)

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

(Individual)

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

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Managing Member (title) of 1015 Holdings LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My _____ signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 11/01/2023 Signature: 

Print Name: Abraham Mandel

PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

<input type="checkbox"/> PARTICIPANT A requestor who either (1) was the owner of the site at the time of the disposal of contamination or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of contamination.	<input checked="" type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.
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Effective Date of the Original Agreement: 09/05/2019

Signature by the Department:

DATED: 12-19-2023

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

By:

David Harrington
 David Harrington, Assistant Director
 Division of Environmental Remediation

APPLICANT'S AFFIDAVIT

STATE OF NEW YORK

COUNTY OF KINGS



SS:

Abraham Mandel, being duly sworn or having affirmed, deposes and says:

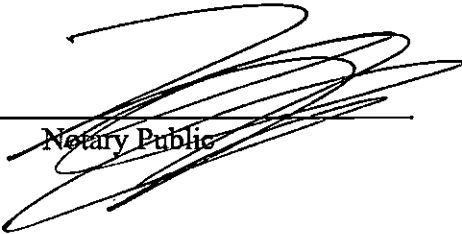
1. I am the Managing Member of 1015 Holdings LLC (the "Company"), a New York limited liability company, with authority to bind the Company.
2. The Company is the fee owner of certain real property located at 1013-1021 Atlantic Avenue, Kings County, New York, Tax Map Block 2019 Lot 51 on the New York City Department of Finance Tax Map of the Borough of Brooklyn (the "Site").
3. The Company acquired fee title to the Site by that certain deed dated as of March 28, 2019, and recorded with the City Register of the City of New York on April 1, 2019, as City Register File No. 2019000103778.
4. The Site is subject to a Brownfield Site Cleanup Agreement with the New York State Department of Environmental Conservation ("NYSDEC") effective September 5, 2019 (the "BCA"), to which the Company is the sole applicant as a Volunteer party as described in the BCA.
5. The Site is being developed and will be operated as an affordable housing project under the Affordable Housing New York program described in subdivision 16 of section 421-a of the New York Real Property Tax Law (the "421-a Program").
6. The Site's development as affordable housing will include (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 ("AMI") based on the occupants' household annual gross income, as is required by the ECL 27-1405(29) statutory definition of "affordable housing project."
7. Appended hereto as Attachment 1 is an Affidavit by the affordable housing project's architect of record, Jose M Lockhart, PE, which affirms that the affordable housing project under construction at the Site has a "Commencement Date" of April 8, 2022, pursuant to the 421-a Program by installing an initial foundation element that was completed on that date.
8. Appended hereto as Attachment 2 is an Opinion of Counsel of Ben Rottenstein & Associates, Inc. which notes that based on the planned construction of at least 13 affordable rental housing units (i.e., at least 30% of total dwelling units which will be restricted based on a percentage of AMI and on other information and attachments recited in the opinion letter of a total of 38 dwelling units in the Project and concludes that "... it is our opinion that the Department of Housing and Preservation and Development ('HPD') will consider the property eligible for real estate tax exemption benefits under Section 421-A."

9. Accordingly, the Site is eligible for the tangible property credit component (“TPC”) of the brownfield redevelopment tax credit (“BRTC”) as an affordable housing project.
10. I have reviewed this statement, and it is true and correct to the best of my knowledge.



Abraham Mandel
1015 Holdings LLC

Sworn to before me this
12 day of Dec, 2023



Notary Public

Natalie N Green
Notary Public - State of New York
No. 01GR6403344
Qualified in Kings County
My Commission Expires Jan 21, 2024

Attachment 1 to Exhibit A

Architect's Affidavit

ARCHITECT'S AFFIDAVIT

STATE OF NEW YORK }
 }
COUNTY OF KINGS } SS:

Jose M Lockhart, PE, being duly sworn, deposes and says:

1. I am a Registered Engineer licensed to practice by and in good standing with New York State. As such, I certify to the truth of the matters set forth below in connection with the application for 421-a Partial Tax Exemption for the below premises (the "Project"): **Address:** 1015 ATLANTIC AVENUE
 Block, Lot(s): Block: 2019, Lot: 51

2. I am a licensed Engineer at Tecnico Engineering, the Engineer of record, and as such I am fully familiar with the facts and circumstances herein.

3. I am over 18 years of age, and I maintain an office at: 6014 11 Avenue, Brooklyn, NY 11219.

4. On 01/28/2022, Permit Number **321918421-01-FO (Exhibit 1)** was issued by the New York City Department of Buildings ("DOB") pursuant to plans originally approved by DOB on 02/11/2020, which allowed the installation of the Project's initial footing.

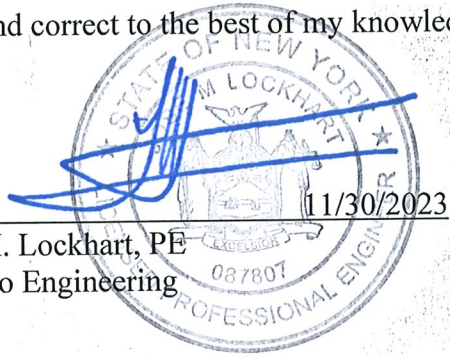
5. The installation of the initial footing began on 04/08/2022 and the installation was completed on 04/08/2022

6. The above-referenced footing, as shown on the Report of the Site by Paul J. Raymond, P.E., dated 04/08/2022 (**Exhibit 2**), is the first load-bearing foundation element for the Project, will become a part of the new multiple dwelling, and is identified on the attached copy of drawing number FO-100.00 (**Exhibit 3**).

7. The Permit under which the footing was installed has the same DOB job number as the New Building permit pursuant to which the Project will be built. As such, this project complies with Method #1 of the 421-a commencement date guidance document issued on or around April 28, 2022 by New York City Department of Housing Preservation & Development ("HPD") (**Exhibit 4**) (the "HPD Guidance").

8. Pursuant to RPTL § 421-a(16)'s definition of "Commencement Date" ("Commencement Date" shall mean, with respect to any eligible multiple dwelling, the date upon which excavation and construction of initial footings and foundations lawfully begins in good faith or, for an eligible conversion, the date upon which the actual construction of the conversion, alteration or improvement of the pre-existing building or structure lawfully begins in good faith") and consistent with Method 1 of the HPD Guidance, the Project's Commencement date was 04/08/2022.

9. I have reviewed this statement, and it is true and correct to the best of my knowledge.



Jose M. Lockhart, PE
Tecnico Engineering

Sworn to before me this
30TH day of Nov, 2023

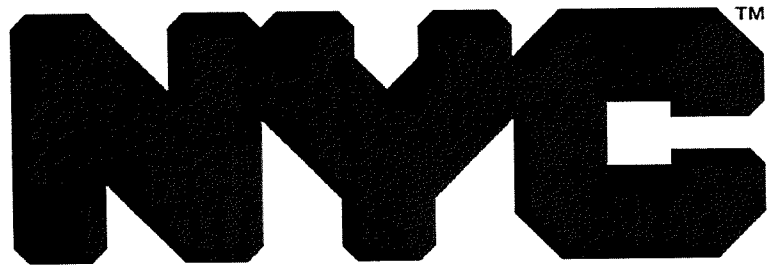


Notary Public

ELI BRIGER
NOTARY PUBLIC, State of New York
No. 01-BR6141234
Qualified in Kings County
Commission Expires 08/10/2026

Exhibit 1 to Architect's Affidavit

DOB Permit



Buildings



Work Permit Department of Buildings

Permit Number: 321918421-01-FO

Issued: 01/28/2022

Expires: 01/28/2023

Address: BROOKLYN 1015 ATLANTIC AVENUE

Issued to: JOEL WEISS

Business: EMPIRE MANAGEMENT & CON*

Contractor No: GC-607387

Description of Work:

NEW BUILDING - FOUNDATION/EARTHWORK NEW 6 STORY AND CELLAR BUILDING

Number of dwelling units occupied during construction: 0
Review is requested under Building Code: 2014

SITE FILL: ON-SITE

To see a Zoning Diagram (ZD1) or to challenge a zoning approval filed as part of a New Building application or Alteration application filed after 7/13/2009, please use "My Community" on the Buildings Department web site at www.nyc.gov/buildings.

Emergency Telephone Day or Night: 311

Borough Commissioner: 

Commissioner of Buildings: 

This permit copy created on 02/10/2022 reflects the Commissioner(s) as of such date.
Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.
02/02/10/2022

Exhibit 2 to Architect's Affidavit

"Survey"

PROGRESS INSPECTION REPORT

Client: 1015 HOLDINGS LLC	Inspection Date: 4/8/2022 8:00 am
Project: 1015 ATLANTIC AVE	Report No.: 1015ATL-07
General Contractor: LUZEY	Field Inspector: Yuxuan Guo Under Supervision of Paul J. Raymond P.E.
Location: BROOKLYN	Sub-Contractor: N/A
Superintendent on site: NO	Page: 1 of 3
Client Representative: LUZEY	Non-Compliances: NO

Project Type: Residential building

Scope of work: Cast in place

Reference Plans: Approved structural plan: FO-100.00

DOB Approval Date: see ref

Areas Inspected: Footings

Observations: When we arrived at the job site, the following items were observed

Cast in place

1. Concrete was supplied by Gotham company. Approximately 96 yards of 4000 PSI was poured.
2. TR-3 was verified at time of inspection.
3. Batch tickets were verified and Concrete did not go beyond the 90 minute limit.
4. Concrete Testing and Sampling was performed at time of inspection by Technician THIAGO
5. Please Refer to Concrete Report dated on 04/08/2022.
6. Concrete was distributed through use of pump truck supplied with ALMEIDA company
7. Vibrators were used in order to consolidate the Concrete.
8. Trowels were used on the distributed concrete in order to flatten it.
9. T:50 W:3m/s H:76%

The work inspected substantially conforms to the approved construction documents and standard installation practices.

LIST OF NON-COMPLIANCES: NO

PHOTOS:

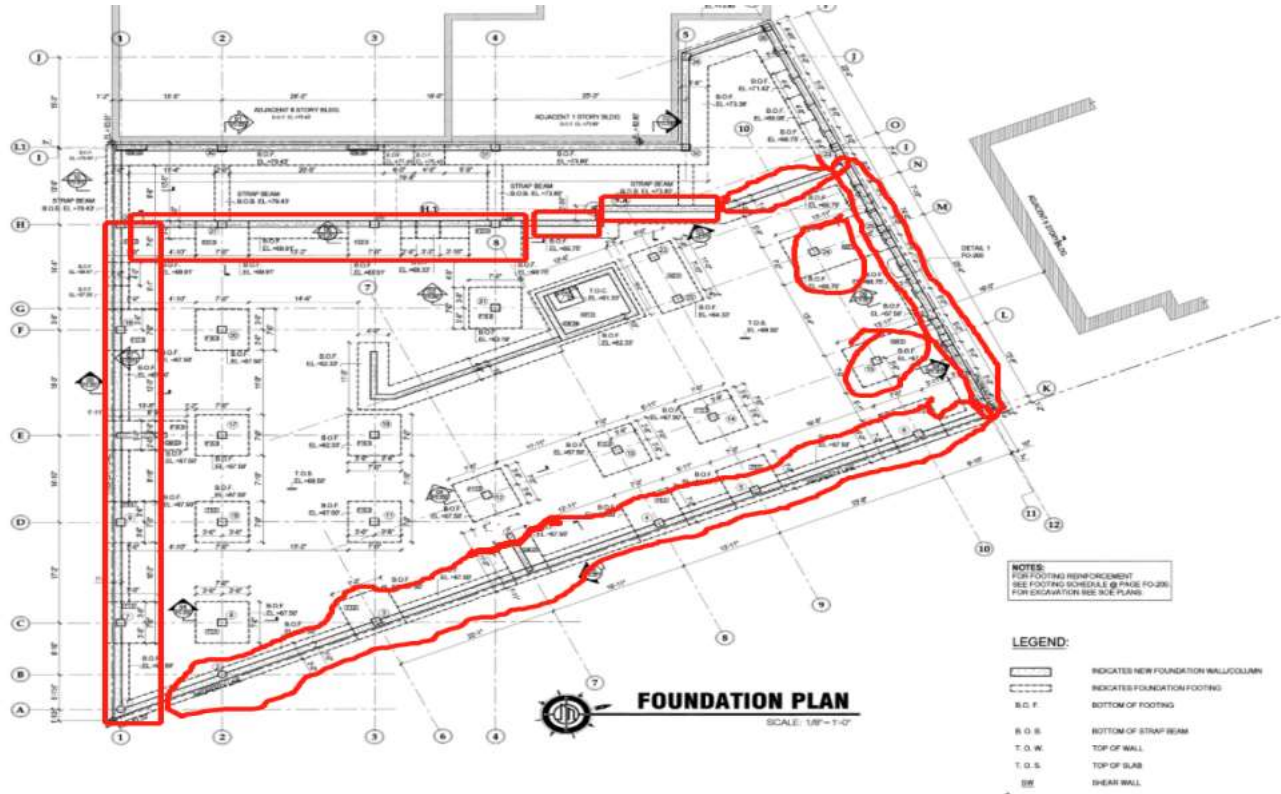


Photo 1: Area was inspected



Photo 2: Pump truck



Photo 3: Concrete was distributed by pump truck and consolidated by vibrators

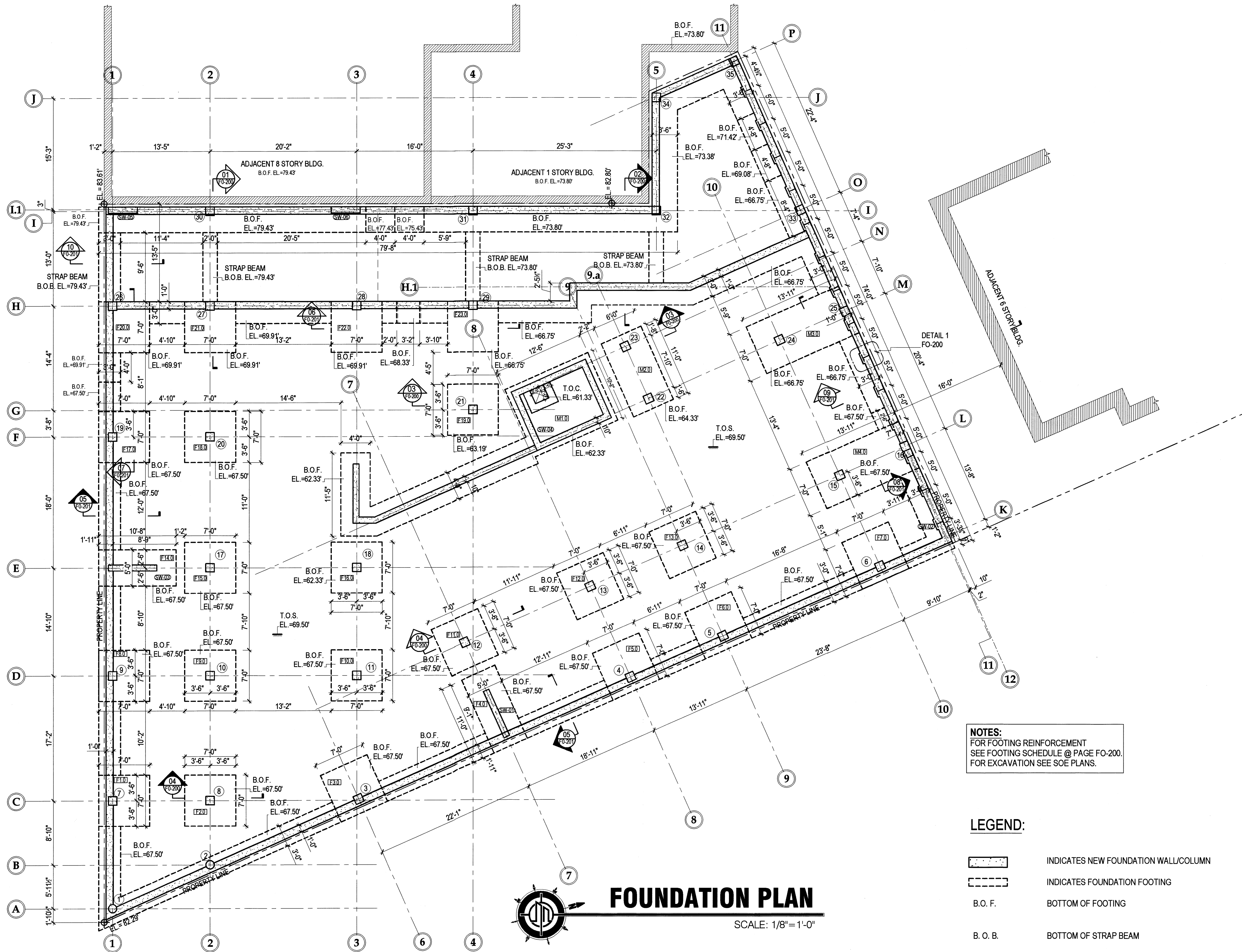


Photo 4: Strike-off by trowels and concreting was finished

Exhibit 3 to Architect's Affidavit

Foundation Plan

THE IMPLEMENTATION OF THESE DRAWINGS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BRING TO ARCHITECTS/ENGINEERS ATTENTION IN WRITING ANY DISCREPANCIES IN THESE PLANS. THE CONTRACTOR SHALL SUBMIT TO ARCHITECT/ENGINEER FOR APPROVAL ALL SHOP DRAWINGS AND SPECIFICATIONS RELATED TO THIS PROJECT.



FOUNDATION PLAN

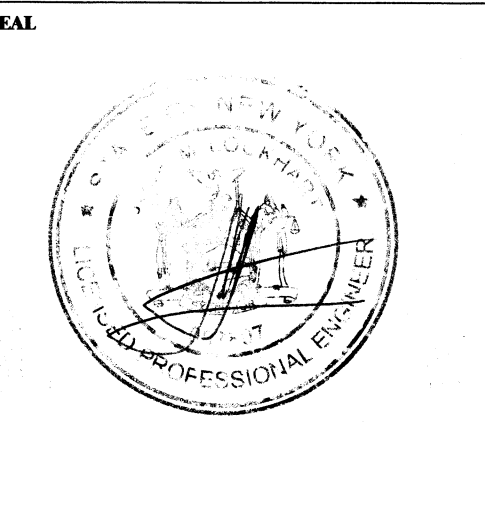
SCALE: 1/8" = 1'-0"

NOTES:
 FOR FOOTING REINFORCEMENT
 SEE FOOTING SCHEDULE @ PAGE FO-200.
 FOR EXCAVATION SEE SOE PLANS.

LEGEND:

- INDICATES NEW FOUNDATION WALL/COLUMN
- INDICATES FOUNDATION FOOTING
- B.O.F.** BOTTOM OF FOOTING
- B.O.B.** BOTTOM OF STRAP BEAM
- T.O.W.** TOP OF WALL
- T.O.S.** TOP OF SLAB
- SW** SHEAR WALL
- DENOTES GRADE ELEVATION @ CORNER OF LOT.
ALL ELEVATIONS OF SOE AND FO PLANS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

NOTE: FOR DOOR & WINDOW OPENINGS SEE ARCHITECTURAL DRAWINGS.



"IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS HE/SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS/HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION." NEW YORK EDUCATION LAW, ARTICLE 145 §7209

ISSUANCE SCHEDULE

DATE: DESCRIPTION:

DATE:	DESCRIPTION:

ALEXANDER L. HIRSCH, AIA ASSOCIATE
 DESIGN AND ZONING CONSULTANT



6014 11th Avenue, Suite 311 | Brooklyn, NY 11219
 T: 718.436.4060 | F: 718.732.2299
 permits@bdpeditors.com | www.bdpeditors.com

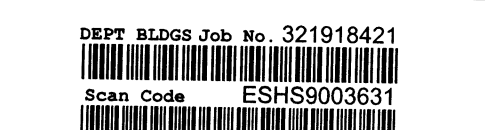
PROJECT NAME AND ADDRESS:

**1015 ATLANTIC AVENUE
 BROOKLYN, NY**

FOUNDATION PLAN

DWG No:

FO-100.00



EXAMINED FOR ZONING EGRESS AND FIRE PREVENTION ONLY AS PER SECTION 26 OF 1675
 FEB 11 2020
 KRZYSZTOF BAJDA

ARCHITECT/ENGINEER SHALL NOT HAVE CONTROL, CHARGE OF AND NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES, PROCEDURES, SAFETY PRECAUTIONS AND/OR PROGRAMS IN CONNECTION WITH THE WORK, ACTS, OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, AND/OR FOR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO HIRE PRIOR TO COMMENCEMENT OF ANY WORK AN INDEPENDENT ARCHITECT/ENGINEER TO PERFORM CONTROLLED INSPECTIONS IN ACCORDANCE WITH THE NYC BUILDING CODE. THE ARCHITECT/ENGINEER PERFORMING THE CONTROL INSPECTIONS SHALL INSPECT THE SITE TO INSURE THE SAFETY OF THE SITE, QUALITY OF WORK, COMPLIANCE TO NYC BUILDING CODE, ZONING RESOLUTION, AND / OR ANY APPLICABLE CODE IN ACCORDANCE WITH CONTRACT DOCUMENTS. THE ARCHITECT/ENGINEER, PERFORMING CONTROL INSPECTIONS SHALL SUBMIT THE CONTROL INSPECTIONS, PROGRESS REPORT AND ALL FINDINGS OF THE WORKSITE TO THE DEPARTMENT OF BUILDINGS.

Exhibit 4 to Architect's Affidavit

HPD Guidance

421-a(16) Commencement Date Guidance

RPTL § 421-a(16)(a)(xxi) defines "Commencement Date" as follows:

(xxi) "Commencement date" shall mean, with respect to any eligible multiple dwelling, the date upon which excavation and construction of initial footings and foundations lawfully begins in good faith or, for an eligible conversion, the date upon which the actual construction of the conversion, alteration or improvement of the pre-existing building or structure lawfully begins in good faith.

In accordance with RPTL § 421-a(16)(a)(xxviii), Eligible Multiple Dwellings must commence construction on or before June 15, 2022 in order to be eligible for benefits pursuant to 421-a(16).

HPD will deem a project to have commenced on or before June 15, 2022, for purposes of RPTL § 421-a(16)(a)(xxviii) if one of the following documents which allows the project to perform required work is issued on or before that date:

1. An NB or an Alt. 1 (or Alt-CO) permit;
2. An FO permit with the same job number as the NB or Alt. 1(Alt-CO); or
3. An FO permit with a different job number as the NB or Alt. 1(Alt-CO) where the application records indicate it was filed "in conjunction" with the NB or Alt. 1(Alt-CO).
4. Any Alteration permit that states it is being issued in conjunction with an NB or Alt. 1 (Alt-CO) provided that: 1) the conjoined NB or Alt. 1(or Alt-CO) has been filed and subsequently approved by DOB; and 2) the alteration work can be demonstrated to HPD as being for the commencement of the excavation and construction of initial footings and foundations of the new multiple dwelling, or, for an eligible conversion, the commencement of the actual construction of the conversion, alteration or improvement of the pre-existing building or structure.



Attachment 2 to Exhibit A

Opinion Letter

BEN ROTTENSTEIN ASSOCIATES INC.

REAL ESTATE TAX CONSULTANTS

December 22, 2020

1015 Holdings LLC
143 Division Avenue
Brooklyn, NY 11211
Attention: Mr. Sol Feder

Re: 421-A Application
1015 Atlantic Avenue. Brooklyn, NY
Block: 2019 Lot: 51
38 Residential Units and Commercial

Dear Mr. Feder:

I am writing in response to your request for an opinion regarding the eligibility and extent of real estate tax exemption benefits, available to the above captioned premises (the „site“), pursuant to Chapter 51 of Title 28 of the Rules of the City of New York to implement Subdivision 16 of Real Property Tax Law §421-a (to be titled the "Affordable New York Housing Program Rules").

The real estate tax benefits available to eligible properties under Section 421-a are as follows:

- Subdivision 16 of Real Property Tax Law §421-a provides eligible rental projects with a 100% exemption from increase in tax liabilities due to improvements, for a maximum of three years of construction and either thirty-five or twenty-five years after completion.
- Eligible rental projects can receive a 100% exemption increase in tax liabilities due to improvements for the first twenty-five years after completion and an exemption equal to the affordability percentage (ratio of affordable units to total dwelling units in an eligible site) for the final ten years of this tax exemption benefit.
- This tax exemption benefit is available to rental multiple dwellings containing six or more dwelling units that commenced construction after December 31, 2015, and on or before June 15, 2022, provided construction is completed on or before June 15, 2026.
- To receive the tax exemption benefit under the Affordable New York Housing Program, a rental project must elect one of the available affordability options provided in the statute: Affordability Option A, B, or C, each of which demands a requisite affordability percentage ranging from 25 to 30 of all of the dwelling units at prescribed levels of Area Median Income (“AMI”), ranging from 40% to 130% of AMI. See below the details of these options.

BEN ROTTENSTEIN ASSOCIATES INC.

REAL ESTATE TAX CONSULTANTS

- The project must not comply with the minimum average hourly wage requirements for construction workers, since such requirement is only applicable for projects that consist of 300 or more units.
- Applicants may not apply for this tax exemption benefit until construction is completed, though the construction period benefit is retroactive.

either category.

- All Affordable Housing Units must be rent stabilized and Market Units below the vacancy decontrol threshold also must be rent stabilized.
- Building service employees must receive prevailing wages for the duration of the benefits.

Eligibility Options

Rental projects would be required to choose one of three affordability options and comply with it for the entire benefit period:

Option A

- 25% of the units must be affordable: at least 10% at up to 40% of AMI, 10% at up to 60% of AMI, and 5% at up to 130% of AMI; and
- the project cannot receive any government subsidies other than tax-exempt bond proceeds and 4% tax credits.

Option B

- 30% of the units must be affordable: at least 10% at up to 70% of AMI and 20% at up to 130% of AMI.

Option C

- at least 30% of the units must be affordable at up to 130% of AMI; and
- the project cannot receive any government subsidies; and
- the project cannot be located south of 96th Street in Manhattan or in any other area established by local law.

Exemption Benefits

In the instance application, after the completion of construction as described above, any increase in the properties assessed valuation resulting from the construction of the building will be exempt from taxation for a period of thirty-five years. There will be 100% exemption for twenty five years followed by a 25-30% exemption for years twenty six to thirty five. The current assessed value is not to be exempt from real estate taxes.

BEN ROTTENSTEIN ASSOCIATES INC.

REAL ESTATE TAX CONSULTANTS

Furthermore, please be advised that the assessed valuation of the building is determined by the Real Property Assessment Department of the New York City Department of Finance. The tax rate is determined by the New York City Council who publishes the rate annually, usually in June.

In rendering this opinion, we have relied upon the following facts and assumptions that were confirmed to us by you:

1. Based upon information received from you and your architect, one multiple dwelling, with a total of 38 residential rental units and commercial will be constructed;
2. The buildings will be constructed substantially in accordance with the plans and specifications approved by the New York City Department of Buildings, and comply with the requirements of section 421-a, the Regulations, and HPD is notified of any modifications to plans for the building;
3. 30% of the units will be leased out at affordable rates at no more than 130% of the AMI levels allowed according to Option C, as detailed above;
4. The temporary and final Certificates of Occupancy and the 421-a Certificate of Eligibility, will be filed with the appropriate New York City agencies at the proper time periods;
5. Neither the Building nor any part thereof shall be used as a hotel or for single room occupancy as defined in the Rules Section 6-01(c);
6. The building will be substantially used for dwelling purposes for a period of at least thirty five years following its completion;
7. All records requested by the New York City Department of Housing Preservation and Development, pursuant to the regulations, will be provided.

Based upon the foregoing information furnished to us by you and your architect, and subject to your timely completion of work and filing of all documentation pursuant to Section 421-a of the Real Property Tax Law and applicable rules and regulations as is required to obtain the benefits thereof, and assuming presently applicable Section 421-a provisions apply, it is our opinion that:

BEN ROTTENSTEIN ASSOCIATES INC.

REAL ESTATE TAX CONSULTANTS

Prior to the commencement of construction, records of the New York City Department of Finance Real Property Assessment Department reveal that assessed valuation of the subject premises is as follows: (Years 2019/2020)

BLOCK: 2019 LOT: 51 (1015 Atlantic Avenue, Brooklyn, NY)

ACTUAL VALUES	LAND: \$103,500	TOTAL: \$342,000
TRANSITIONAL VALUES	LAND: \$103,500	TOTAL: \$304,380

It is estimated the assessed value of the property upon completion of construction with the 421a will be approximately \$304,380. It is estimated the assessed value of the property upon completion of construction without the 421a will be approximately \$2,800,000. The 2021/2022 Tax Class 2 tax rate is estimated as, \$12.473 per \$100.

Although the aforesaid estimate of the post construction Assessed Valuation is a good faith estimate, it is not possible to estimate it with any degree of certainty, and thus such assessed valuation when actually made may be less or greater than estimated above. In no event will the firm of BEN ROTTENSTEIN ASSOCIATES INC., the Sponsor, the Sponsor's counsel, or any other person be liable if the assessed valuation when actually made, is less or greater than predicted above or if the Administrative Code and the applicable rules and regulations of the City of New York are in the future changed or if the facts as represented to the office of BEN ROTTENSTEIN ASSOCIATES INC., prove to be untrue.

Based on the foregoing, it is our opinion that the Department of Housing and Preservation and Development ("HPD") will consider the property eligible for real estate tax exemption benefits under Section 421-A.

NO WARRANTY IS OR CAN BE MADE BY THIS FIRM THAT HPD OR THE NEW YORK CITY BUREAU OF REAL PROPERTY ASSESSMENT, OR ANY OTHER AGENCY WITH JURISDICTION WILL APPROVE SPONSOR'S APPLICATION FOR SECTION 421-A TAX BENEFITS, OR THAT THE ASSESSED VALUATION WILL BE AS ESTIMATED HEREIN, AND THE WRITER OF THIS LETTER SHALL NOT BE LIABLE, IF BECAUSE OF CHANGES IN LAWS AND/OR REGULATIONS, OR THE INTERPRETATIONS OF LAWS AND/OR REGULATIONS, OR IF THE FACTS REPRESENTED BY SPONSOR, ARCHITECT OR APPRAISER PROVE INCORRECT, THE PROPERTY FAILS TO OBTAIN SECTION 421-A BENEFITS.

We consent to the inclusion of this letter in the Offering Plan.

Very truly yours,

BEN ROTTENSTEIN ASSOCIATES INC.

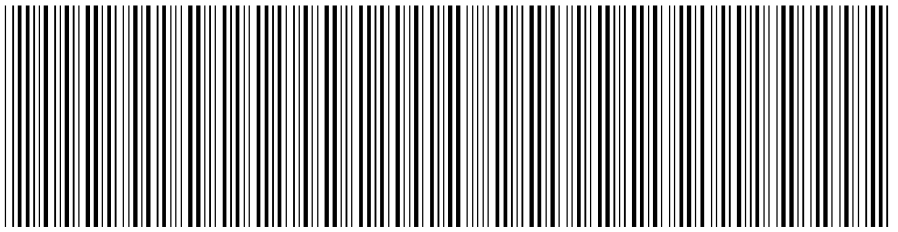

Adam J. Sabo

Attachment B

(Deed)

**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.



2019040100553001001E5AA8

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2019040100553001 Document Date: 03-28-2019 Preparation Date: 04-01-2019
Document Type: DEED
Document Page Count: 3

PRESENTER: ENTRUST ABSTRACT, LLC 2361 NOSTRAND AVENUE, 5TH FLOOR ENT-10673-K BROOKLYN, NY 11210 718-977-5585 ENTRUSTABSTRACT@GMAIL.COM	RETURN TO: HANSEN LAW PLLC 271 MADISON AVENUE NEW YORK, NY 10016
---	--

PROPERTY DATA				
Borough	Block	Lot	Unit	Address
BROOKLYN	2019	51	Entire Lot	1013 ATLANTIC AVENUE
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA
CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES	
GRANTOR/SELLER: ATLANTIC CLASSON GROUP LLC 936 FULTON STREET BROOKLYN, NY 11238	GRANTEE/BUYER: 1015 HOLDINGS LLC 143 DIVISION AVENUE BROOKLYN, NY 11211

FEES AND TAXES			
Mortgage :			
Mortgage Amount:	\$	0.00	Filing Fee: \$ 250.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax: \$ 210,000.00
Exemption:			NYS Real Estate Transfer Tax: \$ 32,000.00
TAXES: County (Basic):	\$	0.00	
City (Additional):	\$	0.00	
Spec (Additional):	\$	0.00	
TASF:	\$	0.00	
MTA:	\$	0.00	
NYCTA:	\$	0.00	
Additional MRT:	\$	0.00	
TOTAL:	\$	0.00	
Recording Fee:	\$	52.00	
Affidavit Fee:	\$	0.00	

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**
Recorded/Filed 04-01-2019 15:49
City Register File No.(CRFN):
2019000103778



Annette McMill
City Register Official Signature

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

THIS INDENTURE, made the 28th day of MARCH, in the year 2019

BETWEEN ATLANTIC CLASSON GROUP LLC, a New York Limited Liability Company

whose address is 936 Fulton Street, Brooklyn, New York 11238

party of the first part, and 1015 HOLDINGS LLC, a New York Limited Liability Company

whose address is 143 Division Avenue, Brooklyn, NY 11211

party of the second part,

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

TEN dollars

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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

SEE SCHEDULE A ATTACHED

SAID PREMISES KNOWN AS: 1013-1021 Atlantic Avenue, Brooklyn, New York

"The premises herein described is intended to be the same as that described in deed dated 7/31/2015 recorded in CRFN 2015000318357"

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.

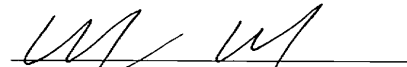
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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:

ATLANTIC CLASSON GROUP LLC



BY: YOSSEF ARIEL, Authorized Signatory

Schedule A Description

Title Number **ENT-10673-K**

Page 1

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

BEGINNING at the corner formed by the intersection of the westerly side of Classon Avenue with the northeasterly side of Atlantic Avenue;

RUNNING THENCE north 8 degrees 37 minutes 20 seconds east along the westerly side of Classon Avenue, 128.25 feet;

THENCE north 81 degrees 22 minutes 40 seconds west and part of the distance through a party wall, 73.67 feet;

THENCE south 8 degrees 37 minutes 20 seconds west and parallel with Classon Avenue, 13.33 feet;

THENCE south 57 degrees 22 minutes 05 seconds east and parallel with Atlantic Avenue, 15.39 feet;

THENCE south 32 degrees 37 minutes 55 seconds west 75 feet to the northeasterly side of Atlantic Avenue; and

THENCE south 57 degrees 22 minutes 05 seconds east along the northeasterly side of Atlantic Avenue 98.67 feet to the corner the point or place of BEGINNING.

FOR INFORMATION ONLY:

Said premises known as 1013/1021 Atlantic Avenue a/k/a 582 Classon Avenue Brooklyn, NY.

Block: 2019 Lot: 51

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of ~~NEW YORK~~ ^{QUEEN S} . ss:

On the 28th day of March in the year 2019, before me, the undersigned, personally appeared YOSSEF ARIEL.

. 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.


AZEEZAN N. TOOLSEE
Notary Public, State of New York
No. 01TOS009217
Qualified in Queens County
Commission Expires March 8, 2023

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of . ss:

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

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

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

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

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of . ss:

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

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

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of , County of . ss:

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

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

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

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

**Bargain and Sale Deed
With Covenants**

Title No. ENT-10673-K

ATLANTIC CLASSON GROUP LLC
TO
1015 HOLDINGS LLC


SECTION:

BLOCK: 2019

LOT: 51

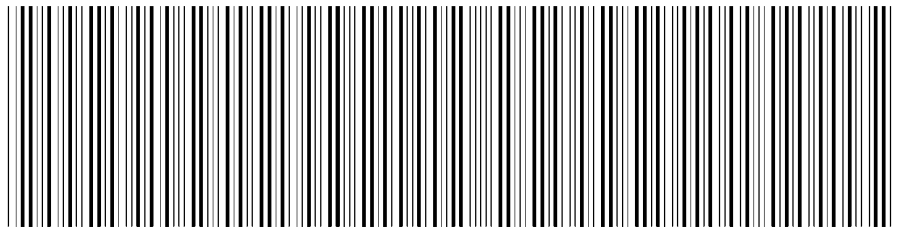
COUNTY OR TOWN: KINGS

RETURN BY MAIL TO:

DISTRIBUTED BY

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

HANSEN LAW PLLC
271 MADISON AVENUE,
NEW YORK, NY 10016

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2019040100553001001S9429

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2019040100553001
Document Type: DEED

Document Date: 03-28-2019

Preparation Date: 04-01-2019

ASSOCIATED TAX FORM ID: 2019032600308

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

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

1
2
1



The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 2019 LOT: 51
- (2) Property Address: 1013 ATLANTIC AVENUE, BROOKLYN, NY 11238
- (3) Owner's Name: 1015 HOLDINGS LLC

Additional Name:

Affirmation:

- Your water & sewer bills will be sent to the property address shown above.
1015 Holdings LLC
143 Division Avenue
Brooklyn, NY 11211

Customer Billing Information:

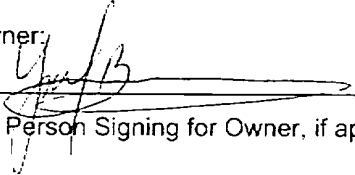
Please Note:

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

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

Signature:  _____ Date (mm/dd/yyyy) 3/28/2019

Name and Title of Person Signing for Owner, if applicable: 1015 Holdings LLC

By: Joseph Brunner, Authorized Signatory

FOR CITY USE ONLY

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

C3. Book OR C4. Page
 C5. CRFN



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 1013 ATLANTIC AVENUE BROOKLYN 11238
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 1015 HOLDINGS LLC
 LAST NAME / COMPANY FIRST NAME

 LAST NAME / COMPANY FIRST NAME

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

 LAST NAME / COMPANY FIRST NAME

 STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR Part of a Parcel

5. Deed Property Size FRONT FEET X DEPTH OR ACRES
 6. Ownership Type is Condominium
 7. New Construction on Vacant Land

8. Seller Name ATLANTIC CLASSON GROUP LLC
 LAST NAME / COMPANY FIRST NAME

 LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:

A One Family Residential C Residential Vacant Land E Commercial G Entertainment / Amusement I Industrial
 B 2 or 3 Family Residential D Non-Residential Vacant Land F Apartment H Community Service J Public Service

SALE INFORMATION

10. Sale Contract Date 10 / 22 / 2018
 Month Day Year

11. Date of Sale / Transfer 3 / 28 / 2019
 Month Day Year

12. Full Sale Price \$ 8,000,000
 (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 Sale Between Relatives or Former Relatives
 B Sale Between Related Companies or Partners in Business
 C One of the Buyers is also a Seller
 D Buyer or Seller is Government Agency or Lending Institution
 E Deed Type not Warranty or Bargain and Sale (Specify Below)
 F Sale of Fractional or Less than Fee Interest (Specify Below)
 G Significant Change in Property Between Taxable Status and Sale Dates
 H Sale of Business is Included in Sale Price
 I Other Unusual Factors Affecting Sale Price (Specify Below)
 J None

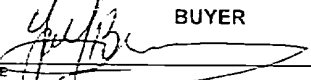
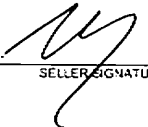

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class G 4 16. Total Assessed Value (of all parcels in transfer) 3,240,000

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 BROOKLYN 2019 51

CERTIFICATION

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

 BUYER SIGNATURE			3/28/2019 DATE			BUYER'S ATTORNEY	
143 DIVISION AVENUE			LAST NAME		FIRST NAME		
STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER		
BROOKLYN		NY	11211		SELLER		
CITY OR TOWN	STATE	ZIP CODE		 SELLER SIGNATURE	 SELLER SIGNATURE	3/28/19 DATE	

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

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

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at
1013 ATLANTIC AVENUE

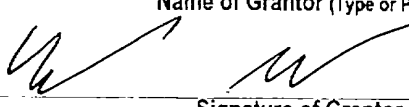
Street Address Unit/Apt.

BROOKLYN New York, 2019 51 (the "Premises");
Borough Lot

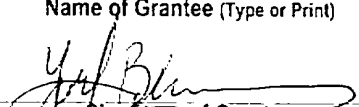
That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of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

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

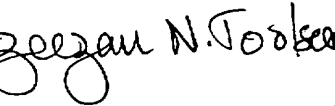
Atlantic Classon Group LLC
By: Yossef Arial, Auth Signatory

Name of Grantor (Type or Print)

Signature of Grantor


1015 Holdings LLC
By: Joseph Brunner, Auth Signatory

Name of Grantee (Type or Print)

Signature of Grantee

Sworn to before me
this 28th day of March 2019


AZEEZAN N. TOOLSEE
Notary Public, State of New York
No. 01TO5009217
Qualified in Queens County
Commission Expires March 8, 2023

Sworn to before me
this 28th day of March 2019


SKYLAH MARIE SANCHEZ
NOTARY PUBLIC STATE OF NEW YORK
RICHMOND COUNTY
LIC. # 01SA6354093
2/6/2021

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

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

Attachment C
(Change of Use Form)



60-Day Advance Notification of Site Change of Use, Transfer of Certificate of Completion, and/or Ownership

Required by 6NYCRR Part 375-1.11(d) and 375-1.9(f)

To be submitted at least 60 days prior to change of use to:

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation, 625 Broadway
Albany NY 12233-7020

I. Site Name: 1015 Atlantic Avenue **DEC Site ID No.** C224293

II. Contact Information of Person Submitting Notification:

Name: Jon Schuyler Brooks
Address1: Abramson Brooks LLP
Address2: 1051 Port Washington Blvd. #322, Port Washington, NY 11050
Phone: (516) 455-0215 E-mail: jbrooks@abramsonbrooks.com

III. Type of Change and Date: Indicate the Type of Change(s) (check all that apply):

- Change in Ownership or Change in Remedial Party(ies)
- Transfer of Certificate of Completion (CoC)
- Other (e.g., any physical alteration or other change of use)

Proposed Date of Change (mm/dd/yyyy):

IV. Description: Describe proposed change(s) indicated above and attach maps, drawings, and/or parcel information.

The change seeks to identify and confirm, formally, the current Applicant as owner of the Site.

If "Other," the description must explain and advise the Department how such change may or may not affect the site's proposed, ongoing, or completed remedial program (attach additional sheets if needed).

V. Certification Statement: Where the change of use results in a change in ownership or in responsibility for the proposed, ongoing, or completed remedial program for the site, the following certification must be completed (by owner or designated representative; see §375-1.11(d)(3)(i)):

I hereby certify that the prospective purchaser and/or remedial party has been provided a copy of any order, agreement, Site Management Plan, or State Assistance Contract regarding the Site's remedial program as well as a copy of all approved remedial work plans and reports.

Name: _____
(Signature)

(Date)

(Print Name)

Address1: _____

Address2: _____

Phone: _____ E-mail: _____

VI. Contact Information for New Owner, Remedial Party, or CoC Holder: If the site will be sold or there will be a new remedial party, identify the prospective owner(s) or party(ies) along with contact information. If the site is subject to an Environmental Easement, Deed Restriction, or Site Management Plan requiring periodic certification of institutional controls/engineering controls (IC/ECs), indicate who will be the certifying party (attach additional sheets if needed).

Prospective Owner Prospective Remedial Party Prospective Owner Representative

Name: _____

Address1: _____

Address2: _____

Phone: _____ E-mail: _____

Certifying Party Name: _____

Address1: _____

Address2: _____

Phone: _____ E-mail: _____

VII. Agreement to Notify DEC after Transfer: If Section VI applies, and all or part of the site will be sold, a letter to notify the DEC of the completion of the transfer must be provided. If the current owner is also the holder of the CoC for the site, the CoC should be transferred to the new owner using DEC's form found at <http://www.dec.ny.gov/chemical/54736.html>. This form has its own filing requirements (see 6NYCRR Part 375-1.9(f)).

Signing below indicates that these notices will be provided to the DEC within the specified time frames. If the sale of the site also includes the transfer of a CoC, the DEC agrees to accept the notice given in VII.3 below in satisfaction of the notice required by VII.1 below (which normally must be submitted within 15 days of the sale of the site).

Within 30 days of the sale of the site, I agree to submit to the DEC:

1. the name and contact information for the new owner(s) (see §375-1.11(d)(3)(ii));
2. the name and contact information for any owner representative; and
3. a notice of transfer using the DEC's form found at <http://www.dec.ny.gov/chemical/54736.html> (see §375-1.9(f)).

Name: _____
(Signature)

(Date)

(Print Name)

Address1: _____

Address2: _____

Phone: _____ E-mail: _____

Continuation Sheet

Prospective Owner/Holder Prospective Remedial Party Prospective Owner Representative
Name: _____
Address1: _____
Address2: _____
Phone: _____ E-mail: _____

Prospective Owner/Holder Prospective Remedial Party Prospective Owner Representative
Name: _____
Address1: _____
Address2: _____
Phone: _____ E-mail: _____

Prospective Owner/Holder Prospective Remedial Party Prospective Owner Representative
Name: _____
Address1: _____
Address2: _____
Phone: _____ E-mail: _____

Prospective Owner/Holder Prospective Remedial Party Prospective Owner Representative
Name: _____
Address1: _____
Address2: _____
Phone: _____ E-mail: _____

Prospective Owner/Holder Prospective Remedial Party Prospective Owner Representative
Name: _____
Address1: _____
Address2: _____
Phone: _____ E-mail: _____

Prospective Owner/Holder Prospective Remedial Party Prospective Owner Representative
Name: _____
Address1: _____
Address2: _____
Phone: _____ E-mail: _____



Instructions for Completing the 60-Day Advance Notification of Site Change of Use, Transfer of Certificate of Completion (CoC), and/or Ownership Form

Submit to: Chief, Site Control Section, New York State Department of Environmental Conservation, Division of Environmental Remediation, 625 Broadway, Albany NY 12233-7020

Section I

Description

Site Name

Official DEC site name.
(see <http://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3>)

DEC Site ID No.

DEC site identification number.

Section II

Contact Information of Person Submitting Notification

Name

Name of person submitting notification of site change of use, transfer of certificate of completion and/or ownership form.

Address1

Street address or P.O. box number of the person submitting notification.

Address2

City, state and zip code of the person submitting notification.

Phone

Phone number of the person submitting notification.

E-mail

E-mail address of the person submitting notification.

Section III

Type of Change and Date

Check Boxes

Check the appropriate box(s) for the type(s) of change about which you are notifying the Department. Check all that apply.

Proposed Date of Change

Date on which the change in ownership or remedial party, transfer of CoC, or other change is expected to occur.

Section IV

Description

Description

For each change checked in Section III, describe the proposed change.
Provide all applicable maps, drawings, and/or parcel information.
If "Other" is checked in Section III, explain how the change may affect the site's proposed, ongoing, or completed remedial program at the site.
Please attach additional sheets, if needed.

Section V Certification Statement

This section must be filled out if the change of use results in a change of ownership or responsibility for the proposed, ongoing, or completed remedial program for the site. When completed, it provides DEC with a certification that the prospective purchaser has been provided a copy of any order, agreement, or State assistance contract as well as a copy of all approved remedial work plans and reports.

Name The owner of the site property or their designated representative must sign and date the certification statement. Print owner or designated representative's name on the line provided below the signature.

Address1 Owner or designated representative's street address or P.O. Box number.

Address2 Owner or designated representative's city, state and zip code.

Phone Owner or designated representative's phone number.

E-Mail Owner or designated representative's E-mail.

Section VI Contact Information for New Owner, Remedial Party, and CoC Holder (if a CoC was issued)

Fill out this section only if the site is to be sold or there will be a new remedial party. Check the appropriate box to indicate whether the information being provided is for a Prospective Owner, CoC Holder (if site was ever issued a COC), Prospective Remedial Party, or Prospective Owner Representative. Identify the prospective owner or party and include contact information. A Continuation Sheet is provided at the end of this form for additional owner/party information.

Name Name of Prospective Owner, Prospective Remedial Party or Prospective Owner Representative.

Address1 Street address or P.O. Box number for the Prospective Owner, Prospective Remedial Party, or Prospective Owner Representative.

Address2 City, state and zip code for the Prospective Owner, Prospective Remedial Party, or Prospective Owner Representative.

Phone Phone number for the Prospective Owner, Prospective Remedial Party or Prospective Owner Representative.

E-Mail E-mail address of the Prospective Owner, Prospective Remedial Party or Prospective Owner Representative.

If the site is subject to an Environmental Easement, Deed Restriction, or Site Management Plan requiring periodic certification of institutional controls/engineering controls (IC/EC), indicate who will be the certifying party(ies). Attach additional sheets, if needed.

Certifying Party Name	Name of Certifying Party.
Address1	Certifying Party's street address or P.O. Box number.
Address2	Certifying Party's city, state and zip code.
Phone	Certifying Party's Phone number.
E-Mail	Certifying Party's E-mail address.

Section VII Agreement to Notify DEC After Property Transfer/Sale

This section must be filled out for all property transfers of all or part of the site. If the site also has a CoC, then the CoC shall be transferred using DEC's form found at <http://www.dec.ny.gov/chemical/54736.html>

Filling out and signing this section of the form indicates you will comply with the post transfer notifications within the required timeframes specified on the form. If a CoC has been issued for the site, the DEC will allow 30 days for the post transfer notification so that the "Notice of CoC Transfer Form" and proof of it's filing can be included. Normally the required post transfer notification must be submitted within 15 day (per 375-1.11(d)(3)(ii)) when no CoC is involved.

Name	Current property owner must sign and date the form on the designated lines. Print owner's name on the line provided.
Address1	Current owner's street address.
Address2	Current owner's city, state and zip code.