

ATTACHMENT E

SECTION VI: OWNER AND OPERATOR INFORMATION

Ownership Records

Ownership records for the site were researched on the Automated City Register Information System (ACRIS) website. The most recent deed is provided in this attachment. Available ownership information is summarized below.

Current and previous owners of the property include:

Date	Lot	Document Type	First Party	Second Party	First Party Address	First Party Relationship to Applicant
6/24/1999	21	DEED	Vincy Realty Corp.	Magnifico Enterprises Inc.	9101 Shore Road, Apt 501, Brooklyn, New York 11209	None
1/28/2014	21	DEED	Magnifico Enterprises Inc. c/o George Magnifico	Eponymous Gowanus LLC, c/o Midwood Management Corp, 3911 Lemmon Avenue Associates, LLC, Esbond Realty, LLC	139 Point Circle, Tequesta, FL 33469	None

Reference: New York City Department of Finance Automated City Register Information System (ACRIS) website: <https://a836-acris.nyc.gov/DS/DocumentSearch/Index>.

Current and former telephone numbers of the previous property owners are not available.

Current Owners

The current Site owners Eponymous Gowanus LLC, Esbond Realty LLC, and 3911 Lemmon Avenue Associates, LLC have no relationship to the prior Site owners, or to prior operators responsible for any discharge or release of hazardous substances or petroleum at or near the Site. If they were to apply to the BCP, the current Site owners would be properly designated as Volunteers because the releases impacting the Site occurred prior to their acquisition of title to the Site in 2014. Prior to acquiring title to the Site, the current owners had no connection to the Site or its operators. Since the current Site owners' control of the property commenced in 2014, there have been no continuing discharges, no threats of future release, and the current Site owners undertook investigation which indicated that there were no conditions at the Site causing human, environmental or natural resource exposure to previously released hazardous waste at or from the Site. Notably, the December 2013 IAQ Assessment performed by ART concluded that there was no indoor air contamination resulting from subslab soil vapor, and no

further action was recommended. Nonetheless, the current owners have continued investigation and planning for remediation of the subslab conditions leading to submittal of this application by affiliates of the current owners.

The Requestors' sole member, John Usdan, is one of several members and beneficial interest holders of the current site owners, Eponymous Gowanus LLC, Esbond Realty LLC, and 3911 Lemmon Avenue Associates, LLC.

Site Operators

Documents provided by the New York City Department of Finance identify Lot 21 was leased by Vincy Realty Corp to Magnifico Enterprises Inc from 1 May 1992 to 1 July 1999. The site is currently operated by Eastern Effects, Inc., a movie production company. There is no relationship between the Requestors' member and any of the previous known owners or operators.

Current and previous operators of the property are based on the review of Sanborn Fire Insurance Maps, City Directory Abstract, and Radius Map Report provided within the 2017 Phase I ESA prepared by Roux as well as site observations during the 2019 Phase II Investigation performed by Langan. Operators for the site include:

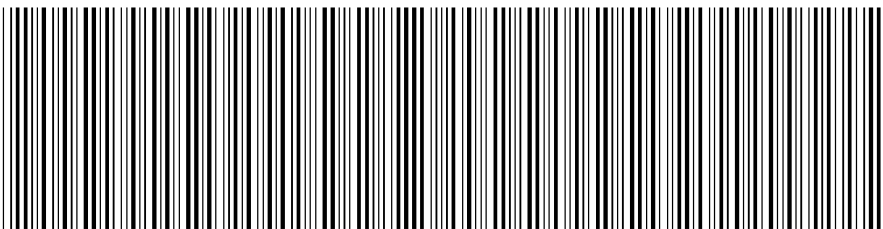
Name	Relationship to Property	Last Known Contact Information	Relationship to Applicant
W. H. Murphy & Son Coal & Wood Yard	Operator (approx. 1886)	Unavailable	None
P.G. Hughes Lime Brick and Lath Yard	Operatory (approx. 1886)	Unavailable	None
John H. O'Rourke Coal Yard	Operator (approx. 1904)	Unavailable	None
John E. Larney Coal Yard	Operator (approx. 1915 – 1938)	Unavailable	None
Plastic Product Manufacturer	Operator (approx. 1969 – 1987)	Unavailable	None
Amtronics Inc.	Operator (approx. 1997 – approx. 2000)	Unavailable	None
Eastern Effects Inc.	Operator (approx. 2002 - 2021)	718-855-1197 or 917-626-7114	None
Blue Line PCS Inc.	Operator (approx. 2010)	Unavailable	None
Now Nanny	Operator (approx. 2010)	Unavailable	None
Land Shark Promotion Studio	Operator (approx. 2010)	Unavailable	None
Sundays in Fort Greene LLC	Operator (approx. 2010)	Unavailable	None
Christopher Webb Films Inc	Operator (approx. 2010 – 2014)	Unavailable	None
Melbarken Inc	Operator (approx. 2014)	Unavailable	None
Decoupage	Operator (approx. 2014)	Unavailable	None
Big Wheel Post	Operator (approx. 2014)	Unavailable	None
Canal Creatures Productions	Operator (approx. 2014)	Unavailable	None

Operator information is not available for most time periods.

According to our review of the Sanborn Fire Insurance Maps, the subject property was previously occupied by a coal yard, a lath yard, a plastic manufacturer, an ice factory, and an unspecified manufacturing facility. Records documenting the presence of the coal yard shown on the Sanborn Maps between 1886 and 1938 were not identified during the review of the City Directory Abstract Report or the Radius Map Report. Eastern Effects during the time of Magnifco Enterprise ownership was identified in the Radius Map Report within the RCRA SQG, FINDS, and ECHO database as detailed above. Based on observations during Langan’s 2019 Phase II Environmental Investigation, the Site is operated by Eastern Effects, Inc., a movie production company. No use of hazardous substances was observed during Langan’s 2019 site visits. Eastern Effects Inc. was identified in the City Directory Abstract Report in 2010 and 2014 at 210 Douglass Street. Sanborn Fire Insurance Maps, City Directory Abstract, and Radius Report Map Report provided in Attachment C within the 2017 Phase I ESA by Roux.

**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.



2014012900739002001E55AB

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2014012900739002

Document Date: 01-28-2014

Preparation Date: 01-29-2014

Document Type: DEED

Document Page Count: 2

PRESENTER:

FIDELITY NATIONAL TITLE INS. COMPANY
PICK UP ~ SOPHIA
485 LEXINGTON AVENUE, 18TH FLOOR
NEW YORK, NY 10017
212-481-5858
amy.bernstein@fnf.com/ title no. 13-31324-K

RETURN TO:

MARCUS ROSENBERG & DIAMOND LLP
488 MADISON AVENUE
17TH FLOOR
MINEOLA, NY 10022
Attn: Jeffrey M. Diamond, Esq.

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	417	21	Entire Lot	479 DE GRAW STREET
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

MAGNIFICO ENTERPRISES, INC.
C/O GEORGE MAGNIFICO, 139 POINT CIRLE
TEQUESTA, FL 33469

GRANTEE/BUYER:

EPONYMOUS GOWANUS LLC
C/O MIDWOOD MANAGEMENT CORP., 430 PARK
AVENUE, SUITE 505
NEW YORK, NY 10022

Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 47.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 157,500.00

NYS Real Estate Transfer Tax:

\$ 24,000.00

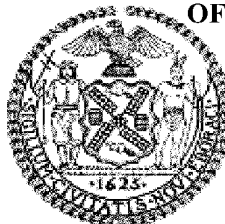
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 02-04-2014 16:01

City Register File No.(CRFN):

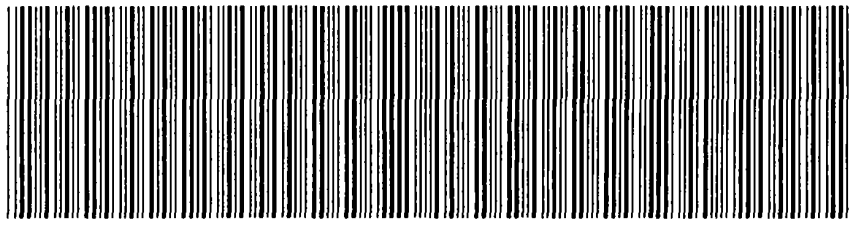
201400045050



Annette McMill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2014012900739002001C572B

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 4

Document ID: 2014012900739002
Document Type: DEED

Document Date: 01-28-2014

Preparation Date: 01-29-2014

PARTIES

GRANTEE/BUYER:

ESBOND REALTY, LLC
C/O MIDWOOD MANAGEMENT CORP., 430 PARK
AVENUE, SUITE 505
NEW YORK, NY 10022

GRANTEE/BUYER:

3911 LEMMON AVENUE ASSOCIATES
C/O MIDWOOD MANAGEMENT CORP., 430 PARK
AVENUE, SUITE 505
NEW YORK, NY 10022

#2

SST
\$24,000.00

Bargain and Sale Deed, with Covenant against Grantor's Acts - Individual or Corporation
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 28th day of January, two thousand and fourteen

BETWEEN Magnifico Enterprises, Inc., a New York Corporation, c/o Mr. George Magnifico, 139 Point Circle, Tequesta, FL 33469

party of the first part, and

Eponymous Gowanus LLC, a Delaware Limited Liability Company, as to an undivided 33.34 % interest, Esbond Realty, LLC, a Delaware Limited Liability Company, as to an undivided 33.33% interest and 3911 Lemmon Avenue Associates, a Texas General Partnership, as to an undivided 33.33% interest, all c/o Midwood Management Corp., 430 Park Avenue, Suite 505, New York, New York 10022

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, Kings County, City and State of New York, bounded and described as follows:

BEGINNING at a point along the northerly side of Degraw Street a distance of 100.00 feet easterly from the corner formed by the intersection of the northerly side of Degraw Street with the easterly side of Bond Street;

TAX MAP
DESIGNATION

RUNNING THENCE northerly and parallel with Bond Street, a distance of 100.00 feet to a point;

Dist.

THENCE easterly and parallel with Degraw Street, a distance of 151.24 feet to a point;

Sec.

THENCE northerly forming an interior angle on its westerly side of 90 degrees 09 minutes and 00 seconds with the last course, a distance of 100.00 feet to the southerly side of Douglass Street;

Blk. 417

Lot(s): 21

THENCE easterly along said southerly side of Douglass Street a distance of 48.50 feet to a point along the westerly side of Gowanus Canal;

THENCE southerly along said westerly side of Gowanus Canal forming an interior angle of 90 degrees 00 minutes 00 seconds with the preceding course a distance of 200.00 feet to the northerly side of Degraw Street, where the northerly side of Degraw Street intersects with the westerly side of Gowanus Canal;

THENCE westerly along said northerly side of Degraw Street, a distance of 200.00 feet to the point or place of BEGINNING.

✓

This conveyance was approved by the unanimous consent of the shareholders of the party of the first part.

TOGETHER with the right, title and interest, if any, of the party of the first part of, 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.

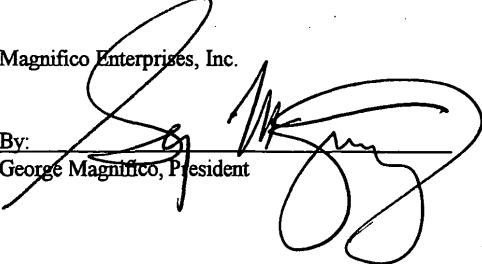
✓

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.

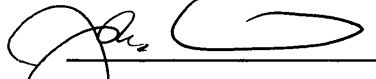
IN PRESENCE OF:

Magnifico Enterprises, Inc.
By: 
George Magnifico, President

STATE OF NEW YORK, COUNTY OF NASSAU

ss:

On the 28th day of January, in the year 2014, before me, the undersigned, personally appeared George Magnifico, 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

LAWRENCE R. PROIA
NOTARY PUBLIC, State of New York
No. 4841247
Qualified in Suffolk County
Commission Expires March 30, 2015

SEAL

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.

Signature and Office of individual taking acknowledgment

Bargain & Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. 13-7406-31324-K
Magnifico Enterprises, Inc.

TO
Eponymous Gowanus LLC, Esbond Realty, LLC and
3911 Lemmon Avenue Associates

SECTION

BLOCK 417

LOT 21

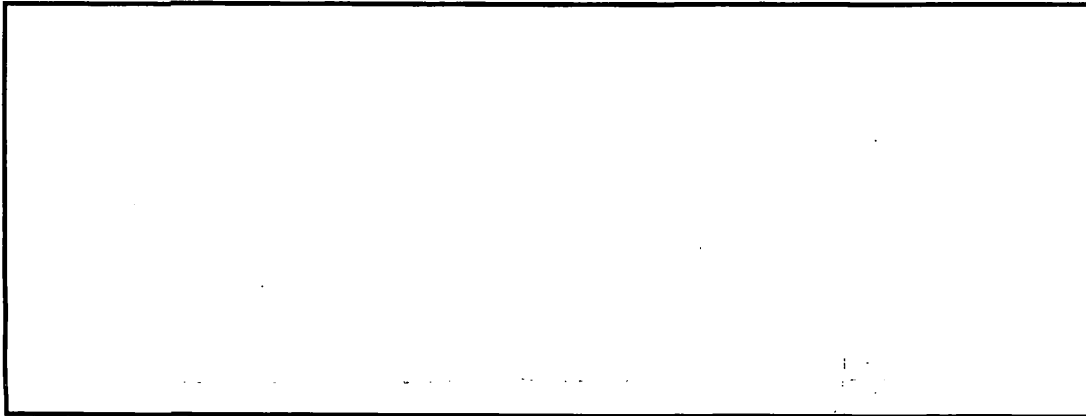
COUNTY OR TOWN BROOKLYN

RETURN BY MAIL TO:

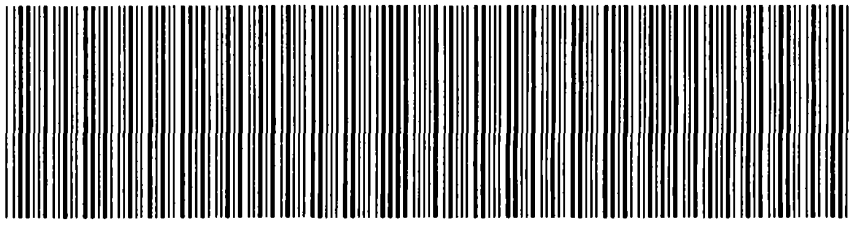
Jeffrey M. Diamond, Esq.
Marcus Rosenberg & Diamond LLP
488 Madison Avenue, 17th Floor
New York, New York 10022

STANDARD FORM OF
NEW YORK BOARD OF TITLE UNDERWRITERS

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE



NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2014012900739002001S9B2A

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2014012900739002
Document Type: DEED

Document Date: 01-28-2014

Preparation Date: 01-29-2014

ASSOCIATED TAX FORM ID: 2014012400213

SUPPORTING DOCUMENTS SUBMITTED:

	Page Count
DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING	1
RP - 5217 REAL PROPERTY TRANSFER REPORT	4

CITY REGISTER

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded **FEB 03 2014**
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
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name
LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

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

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

8. Seller Name
LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

9. Check the box below which most accurately describes the use of the property at the time of sale:
- | | | | | |
|--|--|--|--|---|
| A <input type="checkbox"/> One Family Residential | C <input type="checkbox"/> Residential Vacant Land | E <input checked="" 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 type="checkbox"/> Non-Residential Vacant Land | F <input type="checkbox"/> Apartment | H <input type="checkbox"/> Community Service | J <input type="checkbox"/> Public Service |

SALE INFORMATION

10. Sale Contract Date / /
Month Day Year

11. Date of Sale / Transfer / /
Month Day Year

12. Full Sale Price \$
(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 type="checkbox"/> Other Unusual Factors Affecting Sale Price (Specify Below) |
| J <input checked="" type="checkbox"/> None |


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)
696150

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

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		1-28-2014 DATE		BUYER'S ATTORNEY	
C/O MIDWOOD MANAGEMENT CORP. 430 PARK AVENUE, SUITE 505 STREET NUMBER		NEW YORK STREET NAME (AFTER SALE)		SELLER SELLER SIGNATURE	
NEW YORK CITY OR TOWN		NY STATE		10022 ZIP CODE	
				1-28-14 DATE	

Grantee (Buyer)

3911 LEMMON AVENUE ASSOCIATES

LAST NAME / COMPANY

FIRST NAME

Grantor (Seller)

LAST NAME / COMPANY

FIRST NAME

Grantee (Buyer)

LAST NAME / COMPANY

FIRST NAME

Grantor (Seller)

LAST NAME / COMPANY

FIRST NAME

Grantee (Buyer)

LAST NAME / COMPANY

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FIRST NAME

Grantee (Buyer)

LAST NAME / COMPANY

FIRST NAME

Grantor (Seller)

LAST NAME / COMPANY

FIRST NAME

Grantee (Buyer)

LAST NAME / COMPANY

FIRST NAME

Grantor (Seller)

LAST NAME / COMPANY

FIRST NAME

CERTIFICATION

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

BUYERS

[Signature] 1-28-2014
Buyer Signature Date

[Signature] 1-28-2014
Buyer Signature Date

[Signature] 1-28-2014
Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

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Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

SELLERS

Seller Signature Date

Seller Signature Date

Seller Signature Date

Seller Signature Date

Seller Signature Date

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Seller Signature Date

Seller Signature Date



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: 417 LOT: 21
- (2) Property Address: 479 DE GRAW STREET, BROOKLYN, NY 11217
- (3) Owner's Name: EPONYMOUS GOWANUS LLC
- Additional Name: ESBOND REALTY, LLC

Affirmation:



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

Customer Billing Information:

Please Note:

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

Owner's Approval:

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

Print Name of Owner:

Signature: _____ Date (mm/dd/yyyy)

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