



April 01, 2024

Mr. Leszek Zielinski
New York State Department of Environmental Conservation
Division of Environmental Remediation – Bulk Storage Compliance Program
47-40 21st Street
Long Island City, New York 11101

**RE: Petroleum Bulk Storage Application Update– PBS Site ID: 2-601564
 NYSDEC Brownfield Cleanup Program ID: C224332
 737 4th Ave, Brooklyn, New York 11232**

Dear Mr. Zielinski:

P.W. Grosser Consulting Engineer & Hydrogeologist, P.C. (PWGC) has prepared this letter to provide information regarding the Petroleum Bulk Storage (PBS) Facility for the property located at 737 4th Ave in Brooklyn, New York, Site Number 2-601564. The facility's PBS registration was previously closed in 2003 after all known petroleum storage tanks were closed-removed. During recent construction activities, previously undocumented storage tanks were encountered. To update information, please find attached to this letter, an updated PBS Application and deed for the property. In addition, the site is enrolled in the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) and is identified as Site #C224332.

This PBS Application is being submitted to document the change in ownership and the recent discovery and removal of three underground storage tanks (USTs): UST001, UST002, and UST003 from the site. The discovery and removal of these USTs were documented in daily reports submitted to the NYSDC BCP Project Manager which contained information pertaining to the USTs that were recently discovered and removed from the site. This information is summarized below:

- UST001 – This UST was discovered on October 7, 2023, and was identified to be approximately 70 gallons in volume. Upon discovery, this UST was filled with soil, and sludge, which was removed from the tank before removal from the site. The actual type of petroleum content of the tank is unknown; however, based on the size and location, PWGC has decided to register this as a motor oil tank.
- UST002 – This UST was discovered on November 15, 2023 and was identified to be approximately 100 gallons in volume. Upon discovery, this UST was filled with soil, and sludge, which was removed from the tank before removal from the site. The actual type of petroleum content of the tank is unknown; however, based on the size and location, PWGC has decided to register this as a motor oil tank.
- UST003 – This UST was discovered on March 8, 2024 and was identified to be approximately 1,000 gallons in volume. Upon discovery, this UST was filled with water and sludge, which was removed from the tank before removal from the site. The actual





type of petroleum content of the tank is unknown; however, based on the size and location, PWGC has decided to register this as a heating oil tank.

The removal of the UST bodies was performed by Brookside Environmental of Copiague, New York and overseen by PWGC. During removal, petroleum impacted soils were observed beneath UST001 and Spill Number 23-05969 was assigned to the subject property. During removal, petroleum impacted soils were observed beneath UST003 and Spill Number 23-09886 was assigned to the subject property. This spill number was then immediately closed by the NYSDEC Spills Manager and it referred back to Spill number 23-05969. Remediation of the spills is ongoing under the direction of the NYSDEC BCP Project Manager. Included with this letter are the following items:

- Photos of the USTs.
- Scrap metal receipts for the disposal of the USTs.
- Drum disposal manifests for UST sludge.
- FDNY affidavits.
- Site figure illustrating the original locations of these three USTs.
- NYSDEC Petroleum Bulk Storage Application.
- Deed showing current ownership.

Please feel free to contact me with any questions or comments.

Very truly yours,
P.W. Grosser Consulting,

Jennifer Lewis, PG
Vice President



PHOTOGRAPHS



Figure 1: UST001 removed from the ground.

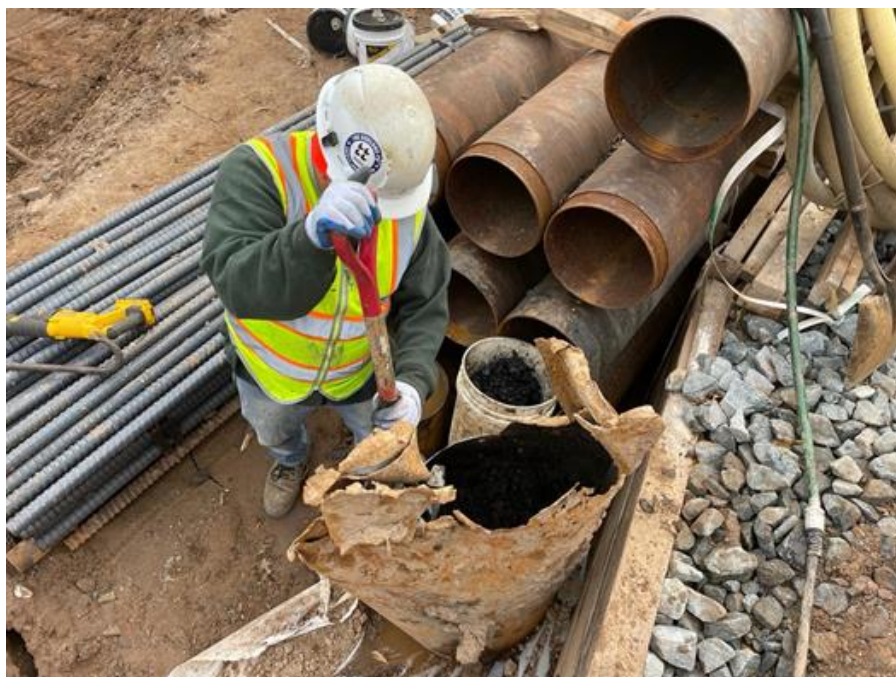


Figure 2: UST001 being cleaned prior to disposal.



Figure 3: UST002 removed from the ground.



Figure 4: UST002 being cleaned prior to disposal.



Figure 5: UST003 removed from the ground.



Figure 6: UST003 being cleaned prior to disposal.



SCRAP METAL RECEIPTS



P.W. GROSSER CONSULTING, INC • P.W. GROSSER CONSULTING ENGINEER & HYDROGEOLOGIST, PC

631.589.6353 • WWW.PWGROSSER.COM • PWGC.INFO@PWGROSSER.COM
BOHEMIA • MANHATTAN • SARATOGA SPRINGS • MONTICELLO, NY • SYRACUSE • SHELTON, CT

B-BROOKSIDE ENVIRONMENTAL

22 OCEAN AVENUE
COPIAGUE, NEW YORK 11726

PHONE: 631.608.8810 FAX: 631.608.8811
WWW.BROOKSIDEWEB.COM

Date 10-18-23

Name _____

Address 737 4TH AVENUE
BROOKLYN, NY 11232

Quantity	Material
1	70 GALLON TANK (OUT)

Received By BL

2458

RETAIL TICKET

TME IN: 11/29/23 01:03 PM

TME OUT: 11/29/23 01:06 PM

STATUS: PAID

VENDOR: Brookside

D.LIC#:

PHONE:

FAX:

CELL:

EMAIL:



655 Muncy Ave.
Lindenhurst, NY 11757
Phone 631 587-1991
Fax 631 894-2823
NYD7054828



TICKET#: 384366

REFERENCE#

CONTRACT#:

CARRIER:

TRUCK NO:

DESCRIP:

DRIVER:

VENDOR TRUCK #:

WEIGHER:

TOTAL \$:

\$21.00

TOTAL LBS:

300

Code	Commodity	Gross	Tare	Contamin.	Tare2	Net U	Price	Total
10278	Light Iron	14,440	14,140			300 C	7.0000	21.00
		14,440	14,140			300		21.00

Notes:



B-BROOKSIDE ENVIRONMENTAL

22 OCEAN AVENUE

COPIAGUE, NEW YORK 11726

PHONE: 631.608.8810 FAX: 631.608.8811

WWW.BROOKSIDEWEB.COM

Date 3-11-24

Name _____

Address 737 4TH AVENUE
BROOKLYN, NY

Quantity	Material
1	1,000 GAS STEEL TANK (OUT) TO TNT SCRAP MAS PETH, NY

Received By ol

2464



WASTE MANIFESTS



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GENERATOR

INT'L

TRANSPORTER

DESIGNATED FACILITY

NON-HAZARDOUS
WASTE MANIFEST

1. Generator ID Number

Not required

2. Page 1 of

1

3. Emergency Response Phone

631-608-8810

4. Waste Tracking Number

2992 - - 101823

5. Generator's Name and Mailing Address

737 4th Avenue, LLC
26 Harbor Park Drive
Port Washington NY 11050

Generator's Site Address (if different than mailing address)

737 4th Avenue, LLC
737 4th Avenue
Brooklyn NY 11232

Generator's Phone:

6. Transporter 1 Company Name

Brookside Environmental, Inc.

U.S. EPA ID Number

NYR000081661

7. Transporter 2 Company Name

U.S. EPA ID Number

8. Designated Facility Name and Site Address

Clean Water of New York
3249 Richmond Terrace
Staten Island NY 10303
718 981-4600

U.S. EPA ID Number

NYD0000968545

Facility's Phone:

9. Waste Shipping Name and Description

1. Non-RCRA, non-DOT waste, solid

10. Containers

No.

Type

11. Total
Quantity12. Unit
Wt./Vol.

02

DM

800

P

2.

3.

4.

13. Special Handling Instructions and Additional Information

NYC Health Approval # 237-029

14. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations.

Generator's/Offor's Printed/Typed Name

Signature

Month Day Year

Agent of generator Andres Bullones

Signature

10/18/23

15. International Shipments

☐ Import to U.S.☐ Export from U.S.

Port of entry/exit:

Date leaving U.S.:

Transporter Signature (for exports only):

16. Transporter Acknowledgment of Receipt of Materials

Transporter 1 Printed/Typed Name

Signature

Month Day Year

OSCAR PEREDO

Signature

10/18/23

Transporter 2 Printed/Typed Name

Signature

Month Day Year

17. Discrepancy

17a. Discrepancy Indication Space

☐ Quantity☐ Type☐ Residue☐ Partial Rejection☐ Full Rejection

Manifest Reference Number:

17b. Alternate Facility (or Generator)

U.S. EPA ID Number

Facility's Phone:

17c. Signature of Alternate Facility (or Generator)

Month Day Year

18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a

Printed/Typed Name

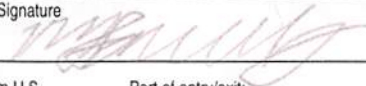
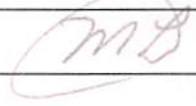

Signature

Month Day Year

Matthew Walling

Signature

11/2/23

GENERATOR	NON-HAZARDOUS WASTE MANIFEST		1. Generator ID Number Not required	2. Page 1 of 1	3. Emergency Response Phone 631-608-8810	4. Waste Tracking Number 2992-112923		
	5. Generator's Name and Mailing Address 737 4th Avenue, LLC 26 Harbor Park Drive Port Washington NY 11050				Generator's Site Address (if different than mailing address) 737 4th Avenue, LLC 737 4th Avenue Brooklyn NY 11232			
	Generator's Phone:							
	6. Transporter 1 Company Name Brookside Environmental, Inc.				U.S. EPA ID Number NYR000081661			
	7. Transporter 2 Company Name				U.S. EPA ID Number			
	8. Designated Facility Name and Site Address Clean Water of New York 3249 Richmond Terrace Staten Island NY 10303				U.S. EPA ID Number NYD0000968545			
	Facility's Phone: 718 981-4600							
	9. Waste Shipping Name and Description		10. Containers		11. Total Quantity	12. Unit Wt./Vol.		
			No.	Type				
	1. Non-RCRA, non-DOT waste, solid		X1	DM	250	P		
2.								
3.								
4.								
13. Special Handling Instructions and Additional Information 1) Oily debris. 237-029								
14. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations.								
Generator's/Offor's Printed/Typed Name Agent of Owner Matt Sanchez				Signature 	Month 11	Day 29	Year 23	
INT'L	15. International Shipments <input type="checkbox"/> Import to U.S. <input type="checkbox"/> Export from U.S.		Port of entry/exit: Date leaving U.S.:					
	Transporter Signature (for exports only):							
TRANSPORTER	16. Transporter Acknowledgment of Receipt of Materials							
	Transporter 1 Printed/Typed Name Michael Librizzi				Signature 	Month 11	Day 29	Year 23
	Transporter 2 Printed/Typed Name				Signature	Month	Day	Year
DESIGNATED FACILITY	17. Discrepancy							
	17a. Discrepancy Indication Space <input type="checkbox"/> Quantity <input type="checkbox"/> Type <input type="checkbox"/> Residue <input type="checkbox"/> Partial Rejection <input type="checkbox"/> Full Rejection							
	Manifest Reference Number:							
	17b. Alternate Facility (or Generator)				U.S. EPA ID Number			
	Facility's Phone:							
17c. Signature of Alternate Facility (or Generator)						Month	Day	Year
18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a								
Printed/Typed Name Alexian Acavado				Signature 	Month 11	Day 4	Year 23	

PHONE: 631.608.8810
FAX: 631.608.8811

B BROOKSIDE
ENVIRONMENTAL
www.brooksideweb.com

Transporter Permit #1A-644
EPA ID #NYR000081661
BIC # 2935

NON-HAZARDOUS MANIFEST		1. Customer's US EPA ID NO. Not Required	Document No.	2. Page 1 of 1	2992
3. Generator Site Address and Mailing Address 737 4th Ave LLC Brooklyn, NY 26 Harbor Park Drive Port Washington, NY			A. Document Number		
4. Phone			B. State ID		
5. Transporter 1 Company Name Brookside Environmental, Inc.		8. US EPA ID Number NYR000081661		C. State Transporter's ID 1A-644	
7. Transporter 2 Company Name		8. US EPA ID Number		D. Transporter's Phone (631) 608-8810	
9. Designated Facility Name and Site Address Clean Water of New York 3249 Richmond Terrace Staten Island, NY 10303		10. US EPA ID Number NYD000968545		E. State Transporter's ID	
				F. Transporter's Phone	
				G. State Facility's ID	
				H. Facility's Phone (718) 981-4600	
11. US DOT Description (Including Proper Shipping Name)			12. Containers No. Type	13. Total Quantity	14. Unit Wt/Vol
a. Non-hazardous waste solid, nos Non-RCRA/Non-DOT Hazardous			1 DM	500	P
b. Non-hazardous waste liquid, nos Non-RCRA/Non-DOT Hazardous			DM		G
c.					
d.					
J. Additional Descriptions for Materials Listed Above			K. Handling Codes for Wastes Listed Above		
15. Special Handling Instructions and Additional Information a) App# 237-028 b) App# 237-029					
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.					
Printed / Type Name Agent of owner Andrew Bullum			Signature [Signature]		DATE 03/11/29
17. Transporter 1 Acknowledgement of Receipt of Materials			Signature [Signature]		DATE 03/11/29
18. Transporter 2 Acknowledgement of Receipt of Materials			Signature [Signature]		DATE 03/11/29
19. Facility Owner or Operator: Certification of receipt of waste materials covered by this manifest except as noted.			Signature [Signature]		DATE 03/11/29



FDNY AFFIDAVITS



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November 2, 2023

FDNY, Bureau of Fire Prevention
Bulk Fuel Safety Unit, Room 3E-102
9 Metro Tech Center
Brooklyn, NY 11201-3857

Re: 737 4th Avenue
Brooklyn, NY 11232

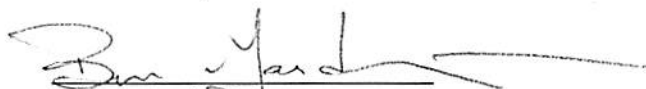
AFFIDAVIT

Brian Gaudreault being duly sworn says that on October 18th 2023, Brookside Environmental completed the cleaning and removal of one 70 gallon underground storage tank containing motor oil in accordance with the provisions of the New York City Fire Code, Chapter 34, Section FC3404.2.13 and FC3404.2.14.

During the removal of the tank, Brookside:

- Inerted, cleaned and removed the tank.
- Disposed of the tank as scrap metal.
- Disposed of two drums of tank bottoms.

This affidavit is issued to attest to the proper tank cleaning and removal procedures by a FDNY Licensed Underground Storage Tank Installer/Remover. An environmental site assessment has been performed in accordance with the requirements of federal or state law/regulations.



Brian Gaudreault
C.O.F. Type W-16
FDNY License # 81350266
Expires: 6/07/2025

State of New York
County of Suffolk
Sworn before this 2nd day of November, 2023

Notary Public Dawn M Siegel
My Commission Expires: 08/04/2025

DAWN M SIEGEL
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SI5082958
Qualified in Suffolk County
My Commission Expires 08-04-2025

December 8, 2023

FDNY, Bureau of Fire Prevention
Bulk Fuel Safety Unit, Room 3E-102
9 Metro Tech Center
Brooklyn, NY 11201-3857

Re: 737 4th Avenue
Brooklyn, NY 11232

AFFIDAVIT

Brian Gaudreault being duly sworn says that on November 29th 2023, Brookside Environmental completed the cleaning and removal of one 100 gallon underground storage tank containing motor oil in accordance with the provisions of the New York City Fire Code, Chapter 34, Section FC3404.2.13 and FC3404.2.14.

During the removal of the tank, Brookside:

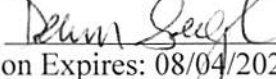
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Brian Gaudreault
C.O.F. Type W-16
FDNY License # 81350266
Expires: 6/07/2025

State of New York
County of Suffolk
Sworn before this 8th day of December 2023

Notary Public 
My Commission Expires: 08/04/2025

DAWN M SIEGEL
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SI5082958
Qualified in Suffolk County
My Commission Expires 08-04-2025

March 28, 2024

FDNY, Bureau of Fire Prevention
Bulk Fuel Safety Unit, Room 3E-102
9 Metro Tech Center
Brooklyn, NY 11201-3857

Re: 737 4th Avenue
Brooklyn, NY 11232

AFFIDAVIT

Brian Gaudreault being duly sworn says that on March 11th 2024, Brookside Environmental completed the cleaning and removal of one 1,000 gallon underground storage tank containing suspected #2 heating oil in accordance with the provisions of the New York City Fire Code, Chapter 34, Section FC3404.2.13 and FC3404.2.14.

During the removal of the tank, Brookside:

- Inerted, cleaned and removed the tank.
- Disposed of the tank as scrap metal.
- Disposed of one drum of tank bottoms.

This affidavit is issued to attest to the proper tank cleaning and removal procedures by a FDNY Licensed Underground Storage Tank Installer/Remover. An environmental site assessment has been performed in accordance with the requirements of federal or state law/regulations.



Brian Gaudreault
C.O.F. Type W-16
FDNY License # 81350266
Expires: 6/07/2025

State of New York
County of Suffolk
Sworn before this 28th day of March 2024

Notary Public Dawn M Siegel
My Commission Expires: 08/04/2025

DAWN M SIEGEL
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SI5082958
Qualified in Suffolk County
My Commission Expires 08-04-2025

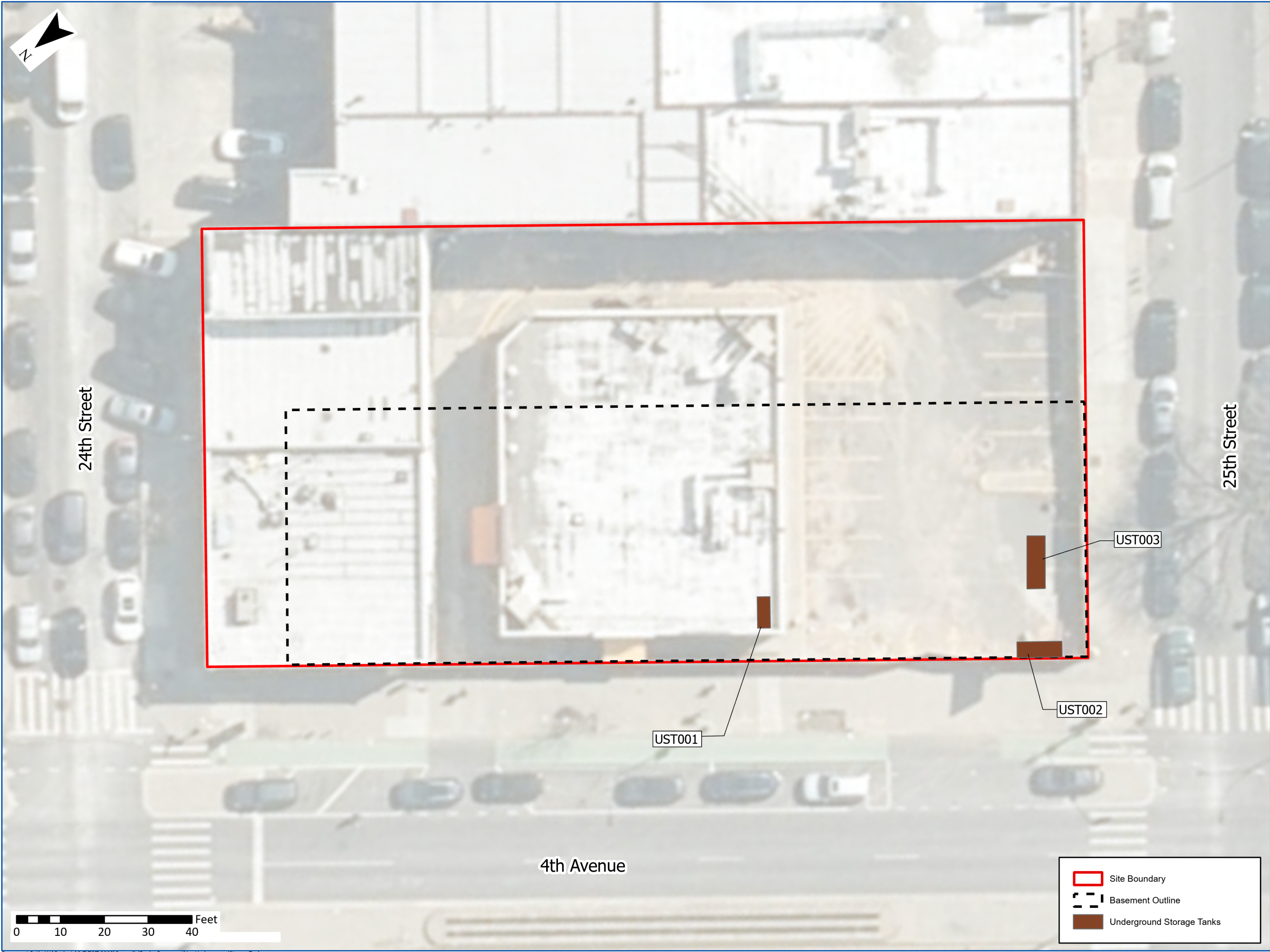


FIGURES



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630 Johnson Ave., Suite 7
Bohemia, NY 11716
Ph: 631-589-6353 • Fax: 631-589-8705
pwgc.info@pwgrosser.com

UNAUTHORIZED ALTERATION OR ADDITION TO THIS
DRAWING AND RELATED DOCUMENTS IS A VIOLATION
OF SEC. 7209 OF THE N.Y.S. EDUCATION LAW

DRAWING PREPARED FOR:

REVISION	DATE	INITIAL	COMMENTS

DRAWING INFORMATION:			
Project:	TOT2202	Designed by:	JL
Date:	3/11/2024	Drawn by:	AM
Scale:	AS SHOWN	Approved by:	JL

Location of USTs

731-747 4th Ave
Brooklyn, NY

FIGURE NO:



PBS APPLICATION



P.W. GROSSER CONSULTING, INC • P.W. GROSSER CONSULTING ENGINEER & HYDROGEOLOGIST, PC

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Petroleum Bulk Storage Application

Pursuant to the Environmental Conservation Law: Article 17, Title 10; and
Regulations 6 NYCRR Part 613 and 6 NYCRR Subpart 374-2

(Please Type or Print Clearly and Complete All Items for Sections A, B & C)

Return Completed Form To:



PBS Number:

2-601564

Section A - Facility/Property Owner/Contact Information

Expiration Date:

Transaction Type: <u>2/3</u> 1) Initial/New Facility 2) Change of Ownership 3) Tank Installation, Closing, or Repair 4) Information Correction 5) Renewal	<table border="1"> <tr> <td colspan="2">Facility Name: 745 4th Avenue, LLC</td> <td colspan="2">Tax Map Info</td> </tr> <tr> <td rowspan="2">F A C I L I T Y</td> <td colspan="2">Facility Address (Physical Address, No P.O. Boxes): 737 4th Avenue</td> <td>Block: 652</td> </tr> <tr> <td colspan="2">Facility Address (cont.):</td> <td>Lot 1</td> </tr> <tr> <td></td> <td>City: Brooklyn</td> <td>State: NY</td> <td>ZIP Code: 11232</td> </tr> <tr> <td></td> <td>County: Kings</td> <td>Township/City:</td> <td>Facility Phone Number: 516.207.7455</td> </tr> <tr> <td></td> <td colspan="3">Facility Operator: 745 4th Avenue LLC</td> </tr> </table>	Facility Name: 745 4th Avenue, LLC		Tax Map Info		F A C I L I T Y	Facility Address (Physical Address, No P.O. Boxes): 737 4th Avenue		Block: 652	Facility Address (cont.):		Lot 1		City: Brooklyn	State: NY	ZIP Code: 11232		County: Kings	Township/City:	Facility Phone Number: 516.207.7455		Facility Operator: 745 4th Avenue LLC			<table border="1"> <tr> <td colspan="2">TYPE OF PETROLEUM FACILITY (Check only one)</td> </tr> <tr> <td><input type="checkbox"/> 01=Storage Terminal/Petrol. Distributor</td> <td><input type="checkbox"/> 02=Retail Gasoline Sales</td> </tr> <tr> <td><input type="checkbox"/> 03=Other Retail Sales</td> <td><input type="checkbox"/> 04=Manufacturing</td> </tr> <tr> <td><input type="checkbox"/> 05=Utility</td> <td><input type="checkbox"/> 06=Trucking/Transportation/Fleet</td> </tr> <tr> <td><input type="checkbox"/> 07=Apartment/Office Building</td> <td><input type="checkbox"/> 08=School</td> </tr> <tr> <td><input type="checkbox"/> 09=Farm</td> <td><input type="checkbox"/> 10=Private Residence</td> </tr> <tr> <td><input type="checkbox"/> 11=Airline/Air Taxi/Airport</td> <td><input type="checkbox"/> 12=Chemical Distributor</td> </tr> <tr> <td><input type="checkbox"/> 13=Municipality</td> <td><input type="checkbox"/> 15=Railroad</td> </tr> <tr> <td><input type="checkbox"/> 25=Auto Service/Repair (No Gasoline</td> <td><input type="checkbox"/> 28=Cemetery/Memorial</td> </tr> <tr> <td><input type="checkbox"/> 26=Religious (Church, Synagogue, Mosque, Temple, etc.)</td> <td></td> </tr> <tr> <td><input type="checkbox"/> 27=Hospital/Nursing Home/Health Care</td> <td><input type="checkbox"/> 52=Marina</td> </tr> <tr> <td><input type="checkbox"/> 53=Nuclear Power Plant</td> <td></td> </tr> <tr> <td colspan="2"><input checked="" type="checkbox"/> 99=Other (Specify): Construction Site</td> </tr> <tr> <td colspan="2">Emergency Contact Name: Craig Miller</td> </tr> <tr> <td colspan="2">Emergency Telephone Number: 516.207.7455</td> </tr> </table>	TYPE OF PETROLEUM FACILITY (Check only one)		<input type="checkbox"/> 01=Storage Terminal/Petrol. Distributor	<input type="checkbox"/> 02=Retail Gasoline Sales	<input type="checkbox"/> 03=Other Retail Sales	<input type="checkbox"/> 04=Manufacturing	<input type="checkbox"/> 05=Utility	<input type="checkbox"/> 06=Trucking/Transportation/Fleet	<input type="checkbox"/> 07=Apartment/Office Building	<input type="checkbox"/> 08=School	<input type="checkbox"/> 09=Farm	<input type="checkbox"/> 10=Private Residence	<input type="checkbox"/> 11=Airline/Air Taxi/Airport	<input type="checkbox"/> 12=Chemical Distributor	<input type="checkbox"/> 13=Municipality	<input type="checkbox"/> 15=Railroad	<input type="checkbox"/> 25=Auto Service/Repair (No Gasoline	<input type="checkbox"/> 28=Cemetery/Memorial	<input type="checkbox"/> 26=Religious (Church, Synagogue, Mosque, Temple, etc.)		<input type="checkbox"/> 27=Hospital/Nursing Home/Health Care	<input type="checkbox"/> 52=Marina	<input type="checkbox"/> 53=Nuclear Power Plant		<input checked="" type="checkbox"/> 99=Other (Specify): Construction Site		Emergency Contact Name: Craig Miller		Emergency Telephone Number: 516.207.7455	
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<input type="checkbox"/> 09=Farm	<input type="checkbox"/> 10=Private Residence																																																						
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<input type="checkbox"/> 25=Auto Service/Repair (No Gasoline	<input type="checkbox"/> 28=Cemetery/Memorial																																																						
<input type="checkbox"/> 26=Religious (Church, Synagogue, Mosque, Temple, etc.)																																																							
<input type="checkbox"/> 27=Hospital/Nursing Home/Health Care	<input type="checkbox"/> 52=Marina																																																						
<input type="checkbox"/> 53=Nuclear Power Plant																																																							
<input checked="" type="checkbox"/> 99=Other (Specify): Construction Site																																																							
Emergency Contact Name: Craig Miller																																																							
Emergency Telephone Number: 516.207.7455																																																							
NOTE: Fill in Property Owner information here....>>> Indicate Tank Owner in Section C.	<table border="1"> <tr> <td rowspan="5">O W N E R</td> <td colspan="3">Facility (Property) Owner (from Deed): 745 4th Avenue, LLC</td> </tr> <tr> <td colspan="3">Facility Owner Address (Street and/or P.O. Box): 26 Harbor Park Drive</td> </tr> <tr> <td>City: Port Washington</td> <td>State: NY</td> <td>ZIP Code: 11050</td> </tr> <tr> <td>Federal Tax ID Number: 99-0901687</td> <td colspan="2">Owner Telephone Number:</td> </tr> <tr> <td>Type of Owner (check only one):</td> <td>3 <input type="checkbox"/> Local Government</td> <td></td> </tr> <tr> <td></td> <td>1 <input type="checkbox"/> Private Resident</td> <td>4 <input type="checkbox"/> Federal Government</td> <td></td> </tr> <tr> <td></td> <td>2 <input type="checkbox"/> State Government</td> <td>5 <input checked="" type="checkbox"/> Corporate/Commercial/Other</td> <td></td> </tr> </table>	O W N E R	Facility (Property) Owner (from Deed): 745 4th Avenue, LLC			Facility Owner Address (Street and/or P.O. Box): 26 Harbor Park Drive			City: Port Washington	State: NY	ZIP Code: 11050	Federal Tax ID Number: 99-0901687	Owner Telephone Number:		Type of Owner (check only one):	3 <input type="checkbox"/> Local Government			1 <input type="checkbox"/> Private Resident	4 <input type="checkbox"/> Federal Government			2 <input type="checkbox"/> State Government	5 <input checked="" type="checkbox"/> Corporate/Commercial/Other		<table border="1"> <tr> <td colspan="2">I hereby certify, under penalty of law, that all of the information provided on this form is true and correct. False statements made herein may be punishable as a criminal offense and/or a civil violation in accordance with applicable state and federal law.</td> </tr> <tr> <td>Name of Owner or Authorized Representative: Craig Miller</td> <td>Amount Enclosed: \$</td> </tr> <tr> <td colspan="2">Title: Director of Development & Asset Manager</td> </tr> <tr> <td>Signature: </td> <td>Date: 4-1-24</td> </tr> </table>	I hereby certify, under penalty of law, that all of the information provided on this form is true and correct. False statements made herein may be punishable as a criminal offense and/or a civil violation in accordance with applicable state and federal law.		Name of Owner or Authorized Representative: Craig Miller	Amount Enclosed: \$	Title: Director of Development & Asset Manager		Signature:	Date: 4-1-24																					
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Signature:	Date: 4-1-24																																																						
Official Use Only Date Received: ____/____/____ Date Processed: ____/____/____ Amount Received: \$_____ Reviewed By: _____ Rev. 8/2/2017	<table border="1"> <tr> <td rowspan="6">C O R R E S P O N D E N C E</td> <td colspan="2">(Please keep this information up to date.)</td> </tr> <tr> <td colspan="2">Facility Contact Person Name: Craig Miller</td> </tr> <tr> <td colspan="2">Contact Person Company Name: BEB Capital</td> </tr> <tr> <td colspan="2">Address: 26 Harbor Park Drive</td> </tr> <tr> <td colspan="2">Address (cont.):</td> </tr> <tr> <td colspan="2">City/State/ZIP Code: Port Washington, New York 11050</td> </tr> <tr> <td></td> <td>Tel. Number: 516.207.7455</td> <td>eMail Address: cmiller@bebcapital.com</td> </tr> </table>	C O R R E S P O N D E N C E	(Please keep this information up to date.)		Facility Contact Person Name: Craig Miller		Contact Person Company Name: BEB Capital		Address: 26 Harbor Park Drive		Address (cont.):		City/State/ZIP Code: Port Washington, New York 11050			Tel. Number: 516.207.7455	eMail Address: cmiller@bebcapital.com																																						
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(Please use the key located on the last page to complete each item/column)

Registration Expiration Date:

Blank Section B is available at http://www.dec.ny.gov/docs/remediation_hudson_pdf/pbsrenewal.pdf

PBS Number:**2-601564**

Petroleum Bulk Storage Application

Section C - Tank Ownership Information (for PBS tanks listed in Section B)

Tank Owner Information

☒ Check box if same as Facility (Property) Owner.

If tank owner is different from property owner, fill out information below:

Tank Owner Name (Company/Individual):

Contact Person:

Tank Owner Address:

City:

State:

ZIP:

Contact Person Telephone Number:

Contact Person email:

Specific Tanks Owned

☒ Check box if this owner owns all tanks at this facility.

If not, list tanks owned by this owner below:

Tank Number:

Name of Class B (Daily On-Site) Operator:

Authorization No:

Name of Class A (Primary) Operator:

Authorization No:

Tank Owner Information

☒ Check box if same as Facility (Property) Owner.

If tank owner is different from property owner, fill out information below:

Tank Owner Name (Company/Individual):

Contact Person:

Tank Owner Address:

City:

State:

ZIP:

Contact Person Telephone Number:

Contact Person email:

Specific Tanks Owned

☒ Check box if this owner owns all tanks at this facility.

If not, list tanks owned by this owner below:

Tank Number:

Name of Class B (Daily On-Site) Operator:

Authorization No:

Name of Class A (Primary) Operator:

Authorization No:

PETROLEUM BULK STORAGE APPLICATION - SECTION B - TANK INFORMATION - CODE KEYS

Action (1)

1. Initial Listing
2. Add Tank
3. Close/Remove Tank
4. Information Correction
5. Repair/Reline Tank

Tank Location (3)

1. Aboveground-contact w/soil
2. Aboveground-contact w/impervious barrier
3. Aboveground on saddles, legs, stilts, rack or cradle
4. Partially buried tank (tank with 10% or more below ground)
5. Underground including vaulted with no access for inspection
6. Aboveground in Subterranean Vault w/access for inspections

Status (4)

1. In-service
2. Out-of-service
3. Closed-Removed
4. Closed- In Place
5. Tank converted to Non-Regulated use

Products Stored (7)

Heating Oils: On-Site Consumption

- 0001. #2 Fuel Oil
- 0002. #4 Fuel Oil
- 0259. #5 Fuel Oil
- 0003. #6 Fuel Oil
- 0012. Kerosene
- 0591. Clarified Oil
- 2711. Biodiesel (Heating)
- 2642. Used Oil (Heating)

Heating Oils: Resale/Redistribution

- 2718. #2 Fuel Oil
- 2719. #4 Fuel Oil
- 2720. #5 Fuel Oil
- 2721. #6 Fuel Oil
- 2722. Kerosene
- 2723. Clarified Oil

Motor Fuels

- 0009. Gasoline
- 2712. Gasoline/Ethanol

- 0008. Diesel
- 2710. Biodiesel
- 0011. Jet Fuel
- 1044. Jet Fuel (Biofuel)
- 2641. Aviation Gasoline

Emergency Generator Fuels

- 0001. #2 Fuel Oil
- 2730. Biodiesel (E-Gen)
- 2731. Diesel (E-Gen)

Lubricating/Cutting Oils

- 0013. Lube Oil
- 0015. Motor Oil
- 1045. Gear/Spindle Oil
- 0010. Hydraulic Oil
- 0007. Cutting Oil
- 0021. Transmission Fluid
- 1836. Turbine Oil
- 0308. Petroleum Grease

Oils Used as Building Materials

- 2626. Asphaltic Emulsions
- 0748. Form Oil

Petroleum Spirits

- 0014. White/Mineral Spirits
- 1731. Naptha

Mineral/Insulating Oils

- 0020. Insulating Oil (e.g., Transformer, Cable Oil)
- 2630. Mineral Oil

Waste/Used/Other Oils

- 0022 Waste/Used Oil
- 9999. Other-Please list:*

Crude Oil

- 0006. Crude Oil
- 0701. Crude Oil Fractions

Tank Type (8)

- 01. Steel/Carbon Steel/Iron
- 02. Galvanized Steel Alloy
- 03. Stainless Steel Alloy
- 04. Fiberglass Coated Steel
- 05. Steel Tank in Concrete
- 06. Fiberglass Reinforced Plastic (FRP)
- 07. Plastic
- 08. Equivalent Technology

- 09. Concrete
- 10. Urethane Clad Steel
- 99. Other-Please list:*

Internal Protection (9)

- 00. None
- 01. Epoxy Liner
- 02. Rubber Liner
- 03. Fiberglass Liner (FRP)
- 04. Glass Liner
- 99. Other-Please list:*

External Protection (10/18)

- 00. None
- 01. Painted/Asphalt Coating
- 02. Original Sacrificial Anode
- 03. Original Impressed Current
- 04. Fiberglass
- 05. Jacketed
- 06. Wrapped (Piping)
- 07. Retrofitted Sacrificial Anode
- 08. Retrofitted Impressed Current
- 09. Urethane
- 99. Other-Please list:*

Tank Secondary Containment (11)

- 00. None
- 01. Diking (AST Only)
- 02. Vault (w/access)
- 03. Vault (w/o access)
- 04. Double-Walled (UST Only)
- 05. Synthetic Liner
- 06. Remote Impounding Area
- 07. Excavation Liner
- 09. Modified Double-Walled (AST Only)
- 10. Impervious Underlayment (AST Only)**
- 11. Double Bottom (AST Only)**
- 12. Double-Walled (AST Only)
- 99. Other - Please list*

Tank Leak Detection (12)

- 00. None
- 01. Interstitial Electronic Monitoring
- 02. Interstitial Manual Monitoring
- 03. Vapor Well
- 04. Groundwater Well
- 05. In-Tank System (Auto Tank

- 06. Impervious Barrier/Concrete Pad (AST Only)
- 07. Statistical Inventory Reconciliation (SIR)
- 08. Weep holes in vaults with no access for inspection
- 99. Other-Please list: *

Overfill Protection (13)

- 00. None
- 01. Float Vent Valve
- 02. High Level Alarm
- 03. Automatic Shut-Off
- 04. Product Level Gauge (AST Only)
- 05. Vent Whistle
- 99. Other-Please list:*

Spill Prevention (14)

- 00. None
- 01. Catch Basin
- 99. Other-Please list:*

Pumping/Dispensing Method (15)

- 00. None
- 01. Presurized Dispenser
- 02. Suction Dispenser
- 03. Gravity
- 04. On-Site Heating System (Suction)
- 05. On-Site Heating System (Supply/Return)
- 06. Tank-Mounted Dispenser
- 07. Loading Rack/Transfer Pump

Piping Location (16)

- 00. No Piping
- 01. Aboveground
- 02. Underground/On-ground
- 03. Aboveground/Underground Combination

Piping Type (17)

- 00. None
- 01. Steel/Carbon Steel/Iron
- 02. Galvanized Steel
- 03. Stainless Steel Alloy
- 04. Fiberglass Coated Steel
- 05. Steel Encased in Concrete

- 06. Fiberglass Reinforced Plastic (FRP)
- 07. Plastic
- 08. Equivalent Technology
- 09. Concrete
- 10. Copper
- 11. Flexible Piping
- 99. Other-Please list:*

Piping Secondary Containment (19)

- 00. None
- 01. Diking (Aboveground Only)
- 02. Vault (w/access)
- 04. Double-Walled (Underground Only)
- 06. Remote Impounding Area
- 07. Trench Liner
- 12. Double-Walled (Aboveground Only)
- 99. Other-Please list: *

Pipe Leak Detection (20)

- 00. None
- 01. Interstitial Electronic Monitoring
- 02. Interstitial Manual Monitoring
- 03. Vapor Well
- 04. Groundwater Well
- 07. Pressurized Piping Leak Detector
- 09. Exempt Suction Piping
- 10. Statistical Inventory Reconciliation (SIR)
- 99. Other-Please list:*

Under Dispenser Containment (UDC) (21)

Check Box if Present

* If other, please list on a separate sheet including tank number.

** Each of these codes must be combined with code 01 or 06 to meet compliance requirements.



DEED

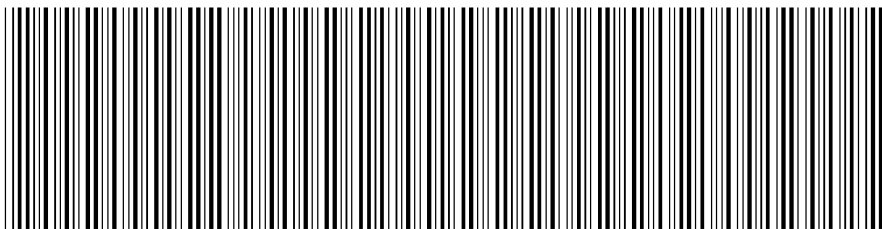


P.W. GROSSER CONSULTING, INC • P.W. GROSSER CONSULTING ENGINEER & HYDROGEOLOGIST, PC

631.589.6353 • WWW.PWGROSSER.COM • PWGC.INFO@PWGROSSER.COM
BOHEMIA • MANHATTAN • SARATOGA SPRINGS • MONTICELLO, NY • SYRACUSE • SHELTON, CT

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.



2024031200140001002E2D82

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2024031200140001

Document Date: 02-08-2024

Preparation Date: 03-12-2024

Document Type: DEED

Document Page Count: 3

PRESENTER:

ROYAL ABSTRACT OF NEW YORK LLC
(TITLE#916522)
125 PARK AVENUE, SUITE 1610
NEW YORK, NY 10017
212-376-0900
lriviera@ROYALABSTRACT.COM

RETURN TO:

ROYAL ABSTRACT OF NEW YORK LLC
(TITLE#916522)
125 PARK AVENUE, SUITE 1610
NEW YORK, NY 10017
212-376-0900
lriviera@ROYALABSTRACT.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	652	1	Entire Lot	737 4TH AVENUE
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

CRFN: 2024000035125

PARTIES

GRANTOR/SELLER:

737 4TH AVENUE, LLC
26 HARBOR PARK DRIVE
PORT WASHINGTON, NY 11050

GRANTEE/BUYER:

745 4TH AVENUE, LLC
26 HARBOR PARK DRIVE
PORT WASHINGTON, NY 11050

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 52.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

Ref.No. 2024000035125 PREPAID \$ 0.00

NYS Real Estate Transfer Tax:

Ref.No. 2024000035125 PREPAID \$ 0.00

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

CITY OF NEW YORK

Recorded/Filed 03-12-2024 12:16

City Register File No.(CRFN):

2024000062340



Colette N. Chiu-Jacques

City Register Official Signature

DEED

THIS INDENTURE, made as of the 8th day of February, 2024

BETWEEN

737 4th Avenue, LLC, a New York limited liability company
with an address at 26 Harbor Park Drive, Port Washington, New York 11050

party of the first part, and

745 4th Avenue, LLC, a Delaware limited liability company
with an address at 26 Harbor Park Drive, Port Washington, New York 11050

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten and No/100 (\$10.00) Dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

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

SEE SCHEDULE "A" ANNEXED HERETO AND MADE A PART HEREOF

Being the same premises described in (a) the deed to the party of the first part herein by deed dated December 11, 2018 and recorded on January 18, 2019 as CRFN 2019000021027 (as to former Lot 1) and (b) by correction deed dated as of October 4, 2021 and recorded October 13, 2021 as CRFN 2021000402618 which corrects deed dated as of July 14, 2021 and recorded July 27, 2021 as CRFN 2021000288900 (as to former Lot 7)

Said premises being known as 731-747 Fourth Avenue a/k/a 197-205 25th Street a/k/a 250-258 24th Street, Brooklyn, New York and designated as Block 652 Lot 1 as shown on the Tax Map of the City of New York, County of Kings.

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.

By: 737 4th Avenue, LLC,
By: 737 4th Management, LLC, its Managing Member
By: BSI, LLC, Member

By: 
Lee J. Brodsky, Manager

SCHEDULE A
DESCRIPTION OF PREMISES PAGE 1 OF 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:

Parcel A:

BEGINNING at the northeasterly corner of Fourth Avenue and 25th Street;

RUNNING THENCE northeasterly along the easterly side of Fourth Avenue, 150 feet 2 inches to a point;

THENCE easterly and parallel with 25th Street, 100 feet to a point;

THENCE southerly and parallel to Fourth Avenue, 150 feet 2 inches to a point on the northerly side of 25th Street distant 100 feet from the northeast corner of 25th Street and Fourth Avenue;

THENCE westerly along the northerly side of 25th Street, 100 feet to the point or place of BEGINNING.

Parcel B:

BEGINNING at the southeasterly corner of 24th Street and Fourth Avenue;

RUNNING THENCE easterly along the southerly side of 24th Street, 100 feet;

THENCE southerly, parallel with Fourth Avenue, 50 feet (as described, 50 feet 2 inches as Surveyed);

THENCE westerly, parallel with 24th Street, 100 feet to the easterly side of Fourth Avenue;

THENCE northerly along the easterly side of Fourth Avenue, 50 feet (as described, 50 feet 2 inches as Surveyed) to the corner, the point or place of BEGINNING.

For Information Only: Said premises are known as 731-747 Fourth Avenue a/k/a 197-205 25th Street, Brooklyn, NY and designated as Block 652 Lot 1 as shown on the Tax Map of the City of New York, County of Kings.

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

State of New York, County of Nassau, ss:

On the 08 day of February in the year 2024 before me, the undersigned, personally appeared Lee J. Brodsky, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Lisa Singer
(signature and office of individual taking acknowledgment)

LISA SINGER
NOTARY PUBLIC STATE OF NEW YORK
NASSAU COUNTY
LIC. # 01SI6114463
COMM. EXP. 8-16-2024

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 AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS**

737 4th Avenue, LLC

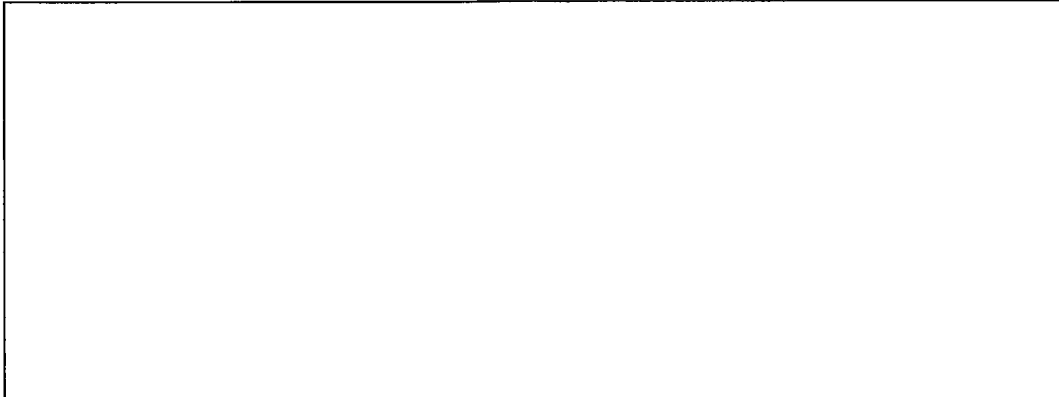
**TO
745 4th Avenue, LLC**

SECTION
BLOCK 652
LOT 1
COUNTY OR TOWN Kings
STREET ADDRESS 731-747 Fourth Avenue
Brooklyn, New York

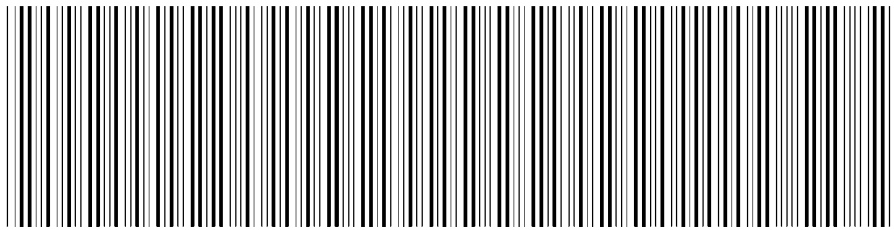
Recorded at Request of
737 4th Avenue, LLC

RETURN BY MAIL TO:

Joi Aberle, Esq.
737 4th Avenue LLC
26 Harbor Park Drive
Port Washington, New York 11050



NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2024031200140001002SE303

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2024031200140001
Document Type: DEED

Document Date: 02-08-2024

Preparation Date: 03-12-2024

SUPPORTING DOCUMENTS SUBMITTED:

Page Count
1

RP - 5217 REAL PROPERTY TRANSFER REPORT

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		DATE		BUYER'S ATTORNEY			
26 HARBOR PARK DRIVE		2/8/24					
STREET NUMBER		STREET NAME (PORTAL)		AREA CODE		TELEPHONE NUMBER	
PORT WASHINGTON		NY		11050		SELLER	
CITY OR TOWN		STATE		ZIP CODE		DATE	
						2/8/24	

2024012300196201



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: 652 LOT: 1
- (2) Property Address: 737 4TH AVENUE, BROOKLYN, NY 11232
- (3) Owner's Name: 745 4TH AVENUE, LLC
- Additional Name:

Affirmation:



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

Customer Billing Information:

Please Note:

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

Owner's Approval:

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

Print Name of Owner:

Signature: [Signature] 2/8/24 Date (mm/dd/yyyy)

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

BCS-7CRF-ACR 6 REV. 8/08

2024012300196101