



**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:
	<p>a. A copy of the recorded deed must be provided. Is this attached?      Yes <input checked="" type="radio"/>      No <input type="radio"/></p> <p>b. <input checked="" type="checkbox"/> Change in ownership      <input type="checkbox"/> Additional owner (such as a beneficial owner)</p> <p>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: <u>*See narrative</u></p>
<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 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:

The purpose of this BCA Amendment No. 1 application is to reflect a change in Site ownership. The prior owner, "M.A.A.T.T LLC," transferred title to the sole Volunteer for this BCP Site, "2647 Stillwell Avenue Property LLC," on 5/11/2023 (deed recorded 5/18/2023 as CRFN 2023000123464). See Exhibit A for recorded deed and Change of Use submission.\*

\*COU is being submitted simultaneously with this BCA Amendment No. 1 application, which serves as the post-transfer notice.

**SECTION I: CURRENT AGREEMENT INFORMATION***This section must be completed in full. Attach additional pages as necessary.*

BCP SITE NAME: Former T&J Salvage	BCP SITE CODE: C224362
NAME OF CURRENT APPLICANT(S): 2647 Stillwell Avenue Property LLC	
INDEX NUMBER OF AGREEMENT: C224362-02-23	DATE OF ORIGINAL AGREEMENT: 03/12/2023

**SECTION II: NEW REQUESTOR INFORMATION***Complete this section only if adding new requestor(s) or the name of an existing requestor has changed.*

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:		
			<b>Y</b>
			<b>N</b>
1. Is the requestor authorized to conduct business in New York State?			<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"/>
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"/>
4. If the requestor is an LLC, the names of the members/owners must be provided. Is this information attached?			<input type="radio"/>
5. Describe the new requestor's relationship to all existing applicants:			<input type="radio"/>

**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: 2647 Stillwell Avenue Property LLC			CONTACT: Ryan Nelson		
ADDRESS: 4 Bryant Park, Suite 200					
CITY/TOWN: New York			ZIP CODE: 10018		
PHONE: (212) 651-7272		EMAIL: rn@turnbridgeeq.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"/> <b>PARTICIPANT</b>  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"/> <b>VOLUNTEER</b>  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.  <b>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.</b>	
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


2. Requested change (check appropriate boxes below):

☐

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

PARCELS ADDED:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE


TOTAL ACREAGE TO BE ADDED: \_\_\_\_\_

☐

b. Reduction of property

PARCELS REMOVED:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE


TOTAL ACREAGE TO BE REMOVED: \_\_\_\_\_

☐

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

NEW PROPERTY INFORMATION:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE


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 type="radio"/>	<input type="radio"/>
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	<input type="radio"/>	<input type="radio"/>
3. Is at least 50% of the site area located within an environmental zone pursuant to Tax Law 21(6)? Please see DEC's website for more information.	<input type="radio"/>	<input type="radio"/>
4. Is the property upside down as defined below?	<input type="radio"/>	<input type="radio"/>
<p><b>From ECL 27-1405(31):</b></p> <p>"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.</p>		
5. Is the project and affordable housing project as defined below?	<input type="radio"/>	<input type="radio"/>
<p><b>From 6 NYCRR 375-3.2(a) as of August 12, 2016:</b></p> <p>(a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.</p> <p>(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' household's annual gross income.</p> <p>(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income.</p> <p>(3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States Department of Housing and Urban Development, or its successor, for a family of four, as adjusted for family size.</p>		

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

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

BCP SITE NAME: Former T&amp;J Salvage

BCP SITE CODE: C224362

NAME OF CURRENT APPLICANT(S): 2647 Stillwell Avenue Property LLC

INDEX NUMBER OF AGREEMENT: C224362-02-23

DATE OF ORIGINAL AGREEMENT 03/12/2023

**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: 10/25/24Signature: Print Name: Ryan Nelson

(Entity)

I hereby affirm that I am the Authorized Signatory (title) of 2647 Stillwell Avenue Property 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. Ryan Nelson's signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 10/25/24Signature: Print Name: Ryan Nelson / 2647 Stillwell Avenue Property LLC

PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS

**REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT**

Status of Agreement:

**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.

**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.

Effective Date of the Original Agreement: 03/12/2023

Signature by the Department:

DATED: 12/16/24NEW YORK STATE DEPARTMENT OF  
ENVIRONMENTAL CONSERVATION

By:



Janet E. Brown, Assistant Director

Division of Environmental Remediation

# EXHIBIT A

**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:** Former T&J Salvage **DEC Site ID No.** C224362

**II. Contact Information of Person Submitting Notification:**

Name: Meg Holden - Sive, Paget & Riesel, P.C.  
Address1: 560 Lexington Avenue, 15th Floor  
Address2: New York, NY 10022  
Phone: 646-378-7235 E-mail: mholden@sprlaw.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): 05/11/2023**IV. Description:** Describe proposed change(s) indicated above and attach maps, drawings, and/or parcel information.

The prior owner at the time of submission of the BCP Application, "M.A.A.T.T. LLC," transferred title to the sole Volunteer, "2647 Stillwell Avenue Property LLC," on 5/11/2023.

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).

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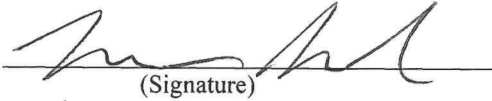
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- V. **Certification Statement:** Where the change of use results in a change in ownership or in responsibility for the proposed, ongoing, or completed remedial program for the site, the following certification must be completed (by owner or designated 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:  11/8/24  
(Signature) (Date)  
Thomas Paolino  
(Print Name)

Address1: 57 Beaver Dam Road  
Address2: Cults Neck NJ 07722  
Phone: 732-519-1112 E-mail: mllewis-stones@turnbridge.com

- 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: 2647 Stillwell Avenue Property LLC  
Address1: 4 Bryant Park, Suite 200  
Address2: New York, NY 10018  
Phone: 212-651-7272 E-mail: rn@turnbridgeeq.com

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: \_\_\_\_\_

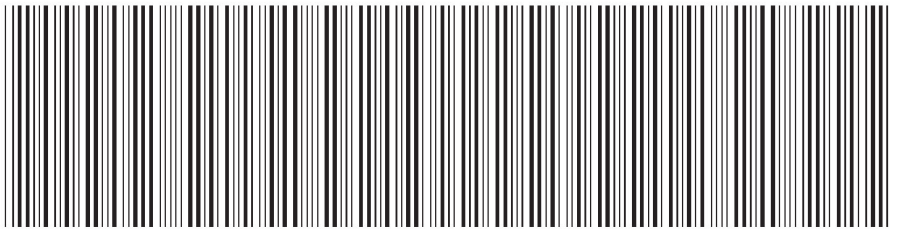
Address2: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**BCA Amendment No. 1 application to serve as simultaneous post-transfer notice.**

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 7

Document ID: 2023051600214001

Document Date: 05-11-2023

Preparation Date: 05-17-2023

Document Type: DEED

Document Page Count: 5

PRESENTER:

KENSINGTON VANGUARD NATIONAL LAND  
SERVICES  
39 W37TH STREET  
TITLE NO.5120777  
NEW YORK, NY 10018  
212-532-8686

RETURN TO:

GINA M. MAVICA, ESQ.  
BARKER & HOSTETLER LLP  
45 ROCKEFELLER PLAZA  
NEW YORK, NY 10111

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	7247	203	Entire Lot	2320 SHORE PARKWAY

Property Type: COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
BROOKLYN	7247	200	Entire Lot	N/A STILLWELL AVENUE

Property Type: COMMERCIAL REAL ESTATE

☒ Additional Properties on Continuation Page

CROSS REFERENCE DATA

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

PARTIES

GRANTOR/SELLER:

M.A.A.T.T. LLC  
ATTN: THOMAS PAOLINO, 57 BEAVER DAM ROAD  
COLTS NECK, NJ 07722

GRANTEE/BUYER:

2647 STILLWELL AVENUE PROPERTY LLC  
ATTN: TURNBRIDGE EQUITIES, 4 BRYANT PARK,  
SUITE 200  
NEW YORK, NY 10018

☒ 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: \$ 77.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 341,250.00

NYS Real Estate Transfer Tax:

\$ 84,500.00

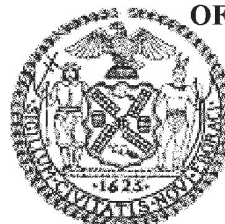
RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE

CITY OF NEW YORK

Recorded/Filed 05-18-2023 11:24

City Register File No.(CRFN):

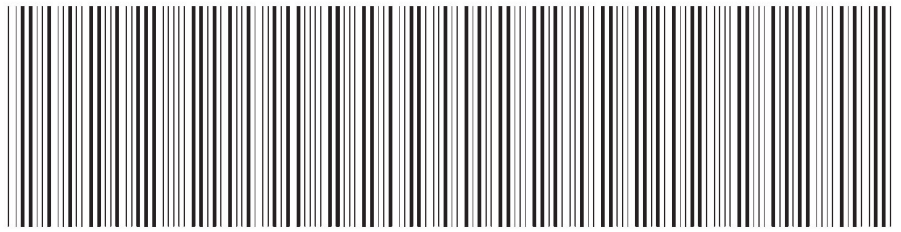
2023000123464



*Annette McMill*

City Register Official Signature

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2023051600214001005C04F4

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 7

Document ID: 2023051600214001

Document Date: 05-11-2023

Preparation Date: 05-17-2023

Document Type: DEED

PROPERTY DATA

Borough	Block Lot	Unit	Address
BROOKLYN	7247 205 Entire Lot		N/A SHORE PARKWAY
Property Type: COMMERCIAL REAL ESTATE			
Borough	Block Lot	Unit	Address
BROOKLYN	7247 206 Entire Lot		N/A SHORE PARKWAY
Property Type: COMMERCIAL REAL ESTATE			
Borough	Block Lot	Unit	Address
BROOKLYN	7247 211 Entire Lot		N/A SHORE PARKWAY
Property Type: COMMERCIAL REAL ESTATE			
Borough	Block Lot	Unit	Address
BROOKLYN	7247 213 Entire Lot		N/A SHORE PARKWAY
Property Type: COMMERCIAL REAL ESTATE			

PARTIES

GRANTOR/SELLER:

MACJAM PROPERTIES LLC  
ATTN: ANGELA PAOLINO-THOMPSON, 7  
BRETWOOD DR N  
COLTS NECK, NJ 07722-2404

GRANTOR/SELLER:

3285 MANAGEMENT LLC  
ATTN: MICHAEL PAOLINO, 21 YEARLING PATH  
COLTS NECK, NJ 07722



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

THIS INDENTURE, made the 11<sup>th</sup> day of May in the year 2023.

**BETWEEN**

**M.A.A.T.T. LLC, a New York limited liability company, as to a 50% undivided interest,**  
with offices located at 2647 Stillwell Avenue, Brooklyn, New York 11223,

**3285 MANAGEMENT LLC, a New Jersey limited liability company, as to a 25% undivided interest,**  
with offices located at 21 Yearling Path, Colts Neck, New Jersey 07722; and

**MACJAM PROPERTIES LLC, a New Jersey limited liability company, as to a 25% undivided interest,**  
with offices located at 2647 Stillwell Avenue, Brooklyn, New York 11223,

parties of the first part, and

**2647 STILLWELL AVENUE PROPERTY LLC, a Delaware limited liability company,**  
with an address of c/o Turnbridge Equities, 4 Bryant Park, Suite 200, New York, New York 10018,

party of the second part

**WITNESSETH**, that the party of the first part, in consideration of **TEN DOLLARS and 00/100 (\$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, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, and City and State of New York being described as follows:

**SEE SCHEDULE "A" ATTACHED**

**BEING** and intending to be the same premises conveyed to the parties of the first part herein by deed dated April 14, 2023 and recorded on April 21, 2023 at CRFN 2023000098307 in the Office of the New York City Register, County of Kings.

**SAID** premises is more commonly known as 2647 Stillwell Avenue, Brooklyn, New York 11223, Block 7247; Lot(s) 203, 200, 205, 206, 211 and 213, as depicted on the Kings County Tax Maps.

**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** this conveyance had been made with the unanimous consent in writing of all the stockholders of the Party of the first part.

**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.

**THIS SPACE LEFT BLANK INTENTIONALLY**

**SIGNATURE PAGE(S) TO FOLLOW**

IN PRESENCE OF:

**M.A.A.T.T. LLC,**  
a New York limited liability company,

BY:   
**Thomas Paolino, Managing Member**

**MACJAM PROPERTIES LLC,**  
a New Jersey limited liability company,

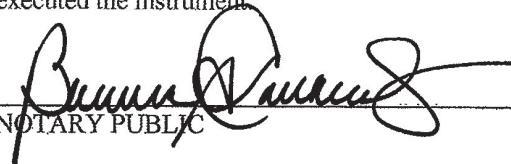
BY:   
**Angela Paolino-Thompson, Managing Member**

**3285 MANAGEMENT LLC,**  
a New Jersey limited liability company,

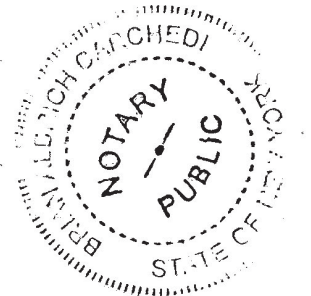
BY:   
**Michael Paolino, Managing Member**

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

On the 8<sup>th</sup> day of May in the year 2023 before me, the undersigned, personally appeared **THOMAS PAOLINO** 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.

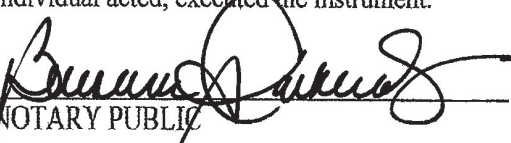
  
NOTARY PUBLIC

BRIAN ALDRICH CARCHEDI  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01CA6141988  
Qualified in Richmond County  
Commission Expires March 6, 2026

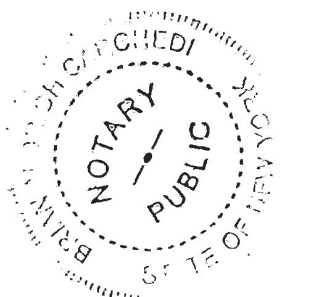


STATE OF NEW YORK       )  
  ) ss.:  
COUNTY OF RICHMOND    )

On the 8<sup>th</sup> day of May in the year 2023 before me, the undersigned, personally appeared **ANGELA PAOLINO-THOMPSON** 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 she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
NOTARY PUBLIC

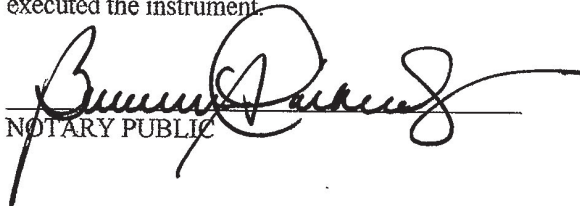
BRIAN ALDRICH CARCHEDI  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01CA6141988  
Qualified in Richmond County  
Commission Expires March 6, 2026



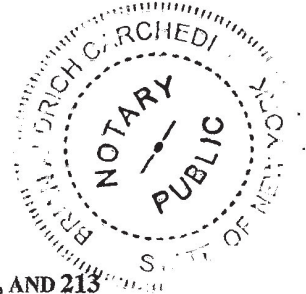


STATE OF NEW YORK       )  
  ) ss.:  
COUNTY OF RICHMOND    )

On the 8<sup>th</sup> day of May in the year 2023 before me, the undersigned, personally appeared **MICHAEL PAOLINO** 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.

  
NOTARY PUBLIC

BRIAN ALDRICH CARCHEDI  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01CA6141988  
Qualified in Richmond County  
Commission Expires March 6, 2026



Bargain and Sale Deed  
WITH COVENANT AGAINST GRANTOR'S ACTS

SECTION 21  
BLOCK 7247  
LOTS 203, 200, 205, 206, 211, AND 213

**M.A.A.T.T. LLC, MACJAM PROPERTIES LLC &  
3285 MANAGEMENT LLC**

**2647 STILLWELL AVENUE, BROOKLYN, NY  
COUNTY OR TOWN KINGS**

TO

**2647 STILLWELL AVENUE PROPERTIES LLC**

**RETURN BY MAIL TO:**

**KENSINGTON VANGUARD NATIONAL LAND  
SERVICES, AS AGENT FOR:  
STEWART TITLE INSURANCE COMPANY  
TITLE No.: 5120777-S-NY-MP-MS**

**GINA M. MAVICA, ESQ.  
BAKER & HOSTETLER LLP  
45 ROCKEFELLER PLAZA  
NEW YORK, NEW YORK 10111  
TELEPHONE: (212) 589-4672**

## STEWART TITLE INSURANCE COMPANY

Title No.: 5120777-S-NY-MP-MSO

### Schedule A Description

#### As to Lots 200, 203, 205 and 206:

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 a point on the easterly side of Stillwell Avenue, where it is intersected by the southerly side of Shore Parkway;

RUNNING THENCE southerly along the easterly side of Stillwell Avenue, 96.67 feet to the southwesterly corner of Lot 51 as shown on a certain map entitled "Amended Map of South Part of Ocean Park, Property of the Lower Bay View Realty Co., E.W. Lister, C.E. & C.S., filed in Registers Office, Kings County, 12/29/1909, as Map # 1112B;

THENCE southeasterly along the southerly side of Lots 51, 50, 49, 48, 47, 46 and 45 in Block 7225, as shown on said map 151.18 feet to the southeasterly side of Lot 46;

THENCE northeasterly along the southerly side of Lot 45 in Block 7225, 50.00 feet;

THENCE easterly, and still along the southerly side of Lot 45, 60.96 feet to the westerly side of West 13th Street;

THENCE easterly, 30 feet to the centre line of West 13th Street;

THENCE northerly along said center line of West 13th Street, 62.78 feet to the southerly side of Shore Parkway.

THENCE northwesterly along the southerly side of Shore Parkway, 248.38 feet to the easterly side of Stillwell Avenue, to the point or place of BEGINNING.

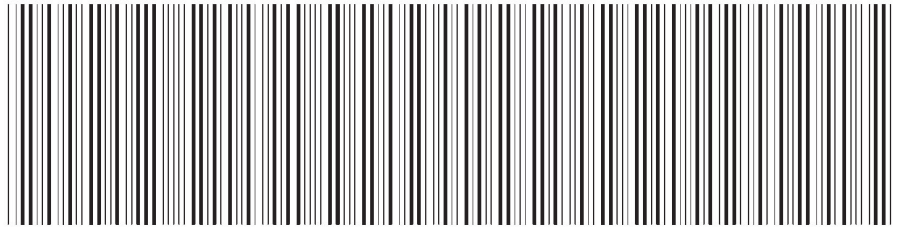
Except such parts of land described herein as was taken for the opening of the Shore Parkway Circumferential Parkway.

#### As to Lots 211 and 213:

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, City and State of New York designated on the Tax Map of the City of New York for the Borough of Brooklyn on Block 7247 Lots 211 & 213 as said Tax Map as on September 28, 1953.

Excluded are all lands outshore of the bulkhead line of Coney Island Creek and only and all lands out shore of the high waterline of said Creek.

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2023051600214001005SC8F5

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2023051600214001**  
Document Type: DEED

Document Date: 05-11-2023

Preparation Date: 05-17-2023

**ASSOCIATED TAX FORM ID:** 2023050100251

**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

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

3  
7

C1. County Code \_\_\_\_\_ C2. Date Deed Recorded \_\_\_\_\_  
Month Day Year

C3. Book OR \_\_\_\_\_ C4. Page \_\_\_\_\_  
C5.CRFN \_\_\_\_\_



STATE OF NEW YORK  
STATE BOARD OF REAL PROPERTY SERVICES

**RP - 5217NYC**

<b>1. Property Location</b>	2320	SHORE PARKWAY	BROOKLYN	11224
	STREET NUMBER	STREET NAME	BOROUGH	ZIP CODE

<b>2. Buyer Name</b>	2647 STILLWELL AVENUE PROPERTY LLC	
	LAST NAME / COMPANY	FIRST NAME
	LAST NAME / COMPANY	FIRST NAME

<b>3. Tax Billing Address</b>	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

<b>4. Indicate the number of Assessment Roll parcels transferred on the deed</b>	6	# of Parcels	OR	<input type="checkbox"/>	Part of a Parcel	<b>4A.</b> Planning Board Approval - N/A for NYC <b>4B.</b> Agricultural District Notice - N/A for NYC  <b>Check the boxes below as they apply:</b> <b>6.</b> Ownership Type is Condominium <b>7.</b> New Construction on Vacant Land
--	---	--------------	----	--------------------------	------------------	--

<b>5. Deed Property Size</b>	FRONT FEET	X	DEPTH	OR	ACRES	
------------------------------	------------	---	-------	----	-------	--

<b>8. Seller Name</b>	M.A.A.T.T. LLC	
	LAST NAME / COMPANY	FIRST NAME
	MACJAM PROPERTIES LLC	
	LAST NAME / COMPANY	FIRST NAME

<b>9. Check the box below which most accurately describes the use of the property at the time of sale:</b>					
A <input type="checkbox"/>	One Family Residential	C <input type="checkbox"/>	Residential Vacant Land	E <input checked="" type="checkbox"/>	Commercial
B <input type="checkbox"/>	2 or 3 Family Residential	D <input type="checkbox"/>	Non-Residential Vacant Land	F <input type="checkbox"/>	Apartment
				G <input type="checkbox"/>	Entertainment / Amusement
				H <input type="checkbox"/>	Community Service
				I <input type="checkbox"/>	Industrial
				J <input type="checkbox"/>	Public Service

[illegible]

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 <b>not</b> 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

15. Building Class Z, 9 16. Total Assessed Value (of all parcels in transfer) 4 3 7 3 4 6

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

BROOKLYN 7247 203 || BROOKLYN 7247 200 || BROOKLYN 7247 205

**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****BUYER'S ATTORNEY**

BUYER SIGNATURE <i>see attached</i>			DATE		LAST NAME		FIRST NAME	
ATTN: TURNBRIDGE EQUITIES 4 BRYANT PARK, SUITE 200								
STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE		TELEPHONE NUMBER		
NEW YORK						<b>SELLER</b>		
CITY OR TOWN		STATE		ZIP CODE		SELLER SIGNATURE <i>see attached</i>		
						DATE		

CERTIFICATION PAGE

(RP-5217NYC)

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 statements.

**BUYER:**

2647 STILLWELL AVENUE PROPERTY LLC,  
a Delaware limited liability company

By: \_\_\_\_\_

Name: ~~Ryan~~ Nelson

Title: Authorized Signatory

Date: <sup>May</sup>~~April~~ 11, 2023

ca

[BUYER SIGNATURE PAGE TO RP-5217NYC]



**NEW YORK STATE REAL PROPERTY TRANSFER REPORT – FORM-5217NYC**

**ADDRESS:** 2320 Shore Parkway, Brooklyn, New York  
N/A Stillwell Avenue, Brooklyn, New York  
N/A Shore Parkway, Brooklyn, New York  
N/A Shore Parkway, Brooklyn, New York  
N/A Shore Parkway, Brooklyn, New York

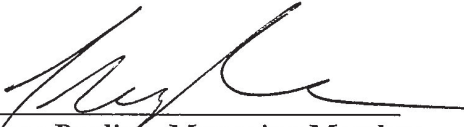
**BOROUGH:** Brooklyn      **BLOCK:** 7247      **Lots:** 200, 205, 206, 211, 213, and 203

**SELLER:** M.A.A.T.T. LLC  
MACJAM PROPERTIES LLC  
3285 MANAGEMENT LLC

**PURCHASER:** 2647 STILLWELL AVENUE PROPERTY LLC

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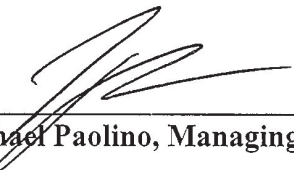
**M.A.A.T.T. LLC,**  
a New York limited liability company,

**BY:**   
**Thomas Paolino, Managing Member**

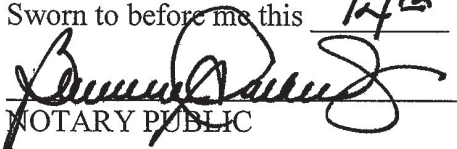
**MACJAM PROPERTIES LLC,**  
a New Jersey limited liability company,

**BY:**   
**Angela Paolino-Thompson, Managing Member**

**3285 MANAGEMENT LLC,**  
a New Jersey limited liability company,

**BY:**   
**Michael Paolino, Managing Member**

Sworn to before me this 14<sup>th</sup> day of April, 2023

  
NOTARY PUBLIC

<p>BRIAN ALDRICH CARCHEDI NOTARY PUBLIC, STATE OF NEW YORK Registration No. 01CA6141988 Qualified in Richmond County Commission Expires March 6, 2026</p>
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RP - 5217 NYC

ATTACHMENT

	Borough	Block	Lot
	BROOKLYN	7247	206
	BROOKLYN	7247	211
	BROOKLYN	7247	213

Grantee (Buyer)

LAST NAME / COMPANY

Grantor (Seller)

3285 MANAGEMENT LLC

LAST NAME / COMPANY

Grantee (Buyer)

LAST NAME / COMPANY

Grantor (Seller)

LAST NAME / COMPANY

Grantee (Buyer)

LAST NAME / COMPANY

Grantor (Seller)

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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

_____ Buyer Signature	_____ Date
_____ Buyer Signature	_____ Date
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_____ Buyer Signature	_____ Date
_____ Buyer Signature	_____ Date
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SELLERS

_____ Seller Signature	_____ Date
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_____ 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: 7247 LOT: 203
- (2) Property Address: 2320 SHORE PARKWAY, BROOKLYN, NY 11224
- (3) Owner's Name: 2647 STILLWELL AVENUE PROPERTY 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](http://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: see attached Date (mm/dd/yyyy)

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

**SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES**

**SIGNATURE RIDER TO CUSTOMER REGISTRATION FORM FOR WATER AND  
SEWER BILLING**

OWNER:

**2647 STILLWELL AVENUE PROPERTY LLC,**  
a Delaware limited liability company

By:   
Name: Ryan Nelson  
Title: Authorized Signatory



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

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Borough	Block	Lot	Street	City	State	Zip
BROOKLYN	7247	200	N/A STILLWELL AVENUE	NY	NY	11237
BROOKLYN	7247	205	N/A SHORE PARKWAY	NY	NY	11237
BROOKLYN	7247	206	N/A SHORE PARKWAY	NY	NY	11237
BROOKLYN	7247	211	N/A SHORE PARKWAY	NY	NY	11237
BROOKLYN	7247	213	N/A SHORE PARKWAY	NY	NY	11237

202305010025110103