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October 28, 2025

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233-7020

Re: Brownfield Cleanup Program Application Major Amendment
Consumers Park Brewery Site (BCP Site No: C224381)
Block 1192, Lots 40, 63, and 66

Dear Alexandra Servis:

The Brownfield Cleanup Program (BCP) Application dated September 25, 2025, is revised per the New York State Department of Environmental Conservation (NYSDEC) comments received on October 17, 2025, and the revised application is enclosed. Responses to your comments are below:

Section I: Property Information

Comment: Figure 1 – please add an arrow or some other larger indicator to identify the location of the site on the map.
Response: A north arrow and a text callout showing site location are added to the figure.

Comment: Please include a comment in this section that the two parcels to be added to the site are not located in an En-zone in accordance with the current census tract statistics (as depicted in Figure 7B).
Response: A comment clarifying that the two new proposed parcels are not currently located within an En-zone is added to Section I in supporting documents.

Comment: Item 10 – please indicate that the existing portion of the site has been the subject of a previous BCP application and indicate the site code here.
Response: Item 10 is edited to indicate that a portion of the site is part of a previous application, and the site code is added.

Comment *(Project Manager):* Site Geology and Hydrogeology – Last Sentence – Groundwater flow direction during the RI for the previous BCP site area was shown to generally be flowing Southeast. Please revise to reflect this.
Response: Text in the Site Geology and Hydrogeology section is amended to match groundwater flow direction from the RI for the previous BCP site area.

Section II: Project Description:
Comment *(Project Manager):* This section mentions that both an IRMWP and RAWP will be submitted as part of the project schedule. Please explain the purpose of any IRMWP that is being considered as the typical program progression would be from RIWP, to RIR, to RAWP. If unknown at this point, please remove references to an IRMWP. If this becomes the approach for the remediation of the site, this will be decided later.
Response: All references to an IRMWP are removed from the application.

Section IV: Land Use Factors
Comment: Please provide the dates by which Lots 63 and 66 became vacant.
Response: Dates of vacancy for Lots 63 and 66 are added to the application as January 2017.

Section V: Current and Historical Property Owner and Operator Information
Comment: Please provide a separate list of historical operators for each parcel. This should include the type of site use under each historical operator. Please include the information from the original BCP application, as Lot 40 was historically divided into three separate lots.
Response: All available information from the original BCP application regarding 122A, 124, and 130 Montgomery Street (now 960 Franklin Avenue) is added in table format to Section V of the supporting documents.

Comment *(Project Manager):* Some of the survey distances show newly calculated values, different from the values on the deeds. No changes are required to the existing application; however, moving forward, please use the newly calculated distance values in the metes and bounds description for lots.
Response: This is noted, and no action is required at this time.

Section VII: Requestor Information
Comment: Please clarify if the two existing applicants (Franklin Gardens II LLC and 960 Franklin LLC) are to remain on the BCA or be removed. If they are to remain on the BCA, please provide additional requestor information for these two applicants. Note that the major modification amendment application must reflect the entirety of the proposed project, not just the changes to the existing BCA; therefore, all applicant information, DOS registration, volunteer statement and access agreements must be included. Access

agreements are required by and between related companies, regardless of shared ownership, as separate entities.
Response: The two existing Applicants (Franklin Plaza II LLC and 960 Franklin LLC) are to remain on the BCA. Additionally, Franklin Plaza II LLC, the current owner of Lot 40, and 960 Franklin LLC, the prior owner of Lot 40, are now included as Requestors. The supporting documents are updated to reflect this information.

A reciprocal access agreement between the current owner of Lot 40, Franklin Plaza II LLC, and the current owner of the proposed Lots 63 and 66, Franklin Gardens II LLC, authorizing all three entities access to the entire proposed expanded BCP Site, are attached to the application in Attachment F.

DOS registration information for all three requestors, Franklin Gardens II LLC, Franklin Plaza II LLC, and 960 Franklin LLC, is now attached to the application.

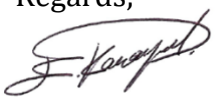
Section VIII: Requestor Contact Information
Comment: See previous comments regarding clarification of applicants to remain on / be removed from the BCA. Contact information should be provided for each party to the agreement.
Response: Contact information for all three Requestors is added to the application.

Section X: Requestor Eligibility
Comment: As stated previously, there is a need to clarify which applicants are to remain parties to the BCA. The following access agreements will be required, if applicable: Franklin Gardens II LLC granting site access to Lots 63 & 66 to Franklin Plaza II LLC and 960 Franklin LLC, and Franklin Plaza II LLC granting site access to Lot 40 to Franklin Gardens II LLC and 960 Franklin LLC.
Response: The required reciprocal access agreement between owners of the affected tax lots are provided. Notwithstanding that 960 Franklin LLC, as a Volunteer and Requestor, no longer owns Lot 40 and cannot provide access rights, the current owners, Franklin Plaza II LLC and Franklin Gardens II LLC have provided 960 Franklin LLC with full access to the entire proposed expanded BCP Site for any and all purposes under this application and the current and forthcoming amended Brownfield Cleanup Agreement.

Section XIII: Statement of Certification and Signatures
Comment: A signature page must be provided for each existing applicant as well as the new applicant to be added. If the existing applicants are to be removed from the BCA, please indicate this in the narrative supplemental information.
Response: Signature page is now signed by all three Requestors, Franklin Gardens II LLC, Franklin Plaza II LLC, and 960 Franklin LLC.

Should you have any questions, please do not hesitate to contact me at (347) 871-0750 or via email at ezgi@vektorconsultants.com.

Regards,



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BROWNFIELD CLEANUP PROGRAM APPLICATION
MAJOR AMENDMENT

Site Name:	Consumers Park Brewery Site
Site Address:	960-972 Franklin Avenue Brooklyn, New York 11225
Tax Parcel Info:	Block: 1192, Lots: 40, 63, and 66
BCP #:	C224381
Date of Submission:	October 28, 2025

Submitted to:
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, New York 12233-7020

Prepared for:
Franklin Gardens II LLC
309 Rutledge Street, Suite 4A
Brooklyn, New York 11211

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NEW YORK STATE | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
   a. one file in non-fillable PDF which includes a Table of Contents, the application form, and supplemental information (excluding the previous environmental reports and work plans, if applicable);
   b. one individual file (PDF) of each previous environmental report; and,
   c. one file (PDF) of each work plan being submitted with the application, if applicable.
2. *OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.
   Please select only ONE submittal method – do NOT submit both via dropbox and ground mail.
   a. VIA SITE CONTROL DROPBOX:
      - Request an invitation to upload files to the Site Control submittal dropbox.
      - In the "Title" field, please include the following: "New BCP Application - *Proposed Site Name*".
      - After uploading files, an automated email will be sent to the submitter's email address with a link to verify the status of the submission. Please do not send a separate email to confirm receipt.
      - Application packages submitted through third-party file transfer services will not be accepted.
   b. VIA GROUND MAIL:
      - Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
      - Mail the external storage device to the following address:
        Chief, Site Control Section
        Division of Environmental Remediation
        625 Broadway, 12th Floor
        Albany, NY 12233-7020

SITE NAME: Consumers Park Brewery Site	
Is this an application to amend an existing BCA with a major modification? Please refer to the application instructions for further guidance related to BCA amendments. If yes, provide existing site number: C224381	(●) **Yes** ( ) **No**
Is this a revised submission of an incomplete application? If yes, provide existing site number: C224381	(●) **Yes** ( ) **No**

NEW YORK STATE | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 16.1 – March 2025

SECTION I: Property Information

PROPOSED SITE NAME: Consumers Park Brewery Site

ADDRESS/LOCATION: 960 Franklin Avenue, 962 Franklin Avenue, 972 Franklin Avenue

CITY/TOWN: Brooklyn | ZIP CODE: 11225

MUNICIPALITY (LIST ALL IF MORE THAN ONE): Crown Heights

COUNTY: Kings County | SITE SIZE (ACRES): 2.78

LATITUDE			LONGITUDE		
°	‘	“	°	‘	“
40	39	56.8152	-073	57	37.2888

Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, please indicate as such by inserting “p/o” in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding acreage column.

ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section	Block	Lot	Acreage
960 Franklin Avenue		1192	40	1.56 acres
962 Franklin Avenue		1192	63	0.30 acres
972 Franklin Avenue		1192	66	0.92 acres

	Y	N
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.	◉	○
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map)	◉	○
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See *DEC’s website* for more information) If yes, identify census tract: 213 Percentage of property in En-zone (check one): ○ 0% ○ 1-49% ◉ 50-99% ○ 100%	◉	○
4. Is the project located within a disadvantaged community? See application instructions for additional information.	○	◉
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	○	◉
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications:	○	◉

Site is currently not in En-zone. It was 100% in En-Zone during original BCA

SECTION I: Property Information (continued)	Y	N
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?	○	◉
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.	○	◉
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	○	◉
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: C224381 ← Lot 40 (former Lots 40, 41, 46)	◉	○
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: ___	○	◉
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. Easement/Right-of-Way Holder — Description	○	◉
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): Type — Issuing Agency — Description	○	◉
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?	◉	○

Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.

	Y	N
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.	◉	○
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?	○	◉
17. If you have answered *YES* to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?	○	○

NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.

If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.
Initials of each Requestor:

_____ _____ _____ _____ _____ _____

SECTION II: Project Description

1. The project will be starting at: ◉ Investigation ○ Remediation

If the project is proposed to start at the remediation stage, at a minimum, a Remedial Investigation Report (RIR) must be included, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Action Work Plan (RAWP) are also included (see *DER-10, Technical Guidance for Site Investigation and Remediation* for further guidance), then a 45-day public comment period is required.

2. If a final RIR is included, does it meet the requirements in ECL Article 27-1415(2)?

○ Yes ○ No ◉ N/A

3. Have any draft work plans been submitted with the application (select all that apply)?

☐ RIWP ☐ RAWP ☐ IRM ☑ No

4. Please provide a short description of the overall project development, including the date that the remedial program is to begin, and the date by which a Certificate of Completion is expected to be issued.
Is this information attached? ◉ Yes ○ No

Beginning January 1, 2024, all work plans and reports submitted for the BCP shall address Green and Sustainable Remediation (GSR) and DER-31 (see *DER-31, Green Remediation*). Work plans, reports and design documents will need to be certified in accordance with DER-31.

5. Please provide a description of how Green and Sustainable Remediation will be evaluated and incorporated throughout the remedial phases of the project including Remedial Investigation, Remedial Design/Remedial Action, and Site Management and reporting efforts.
Is this information attached? ◉ Yes ○ No

6. If the project is proposed to start at the remediation stage (Section 2, Item 1, above), a climate change screening or vulnerability assessment must have been completed. Is this attached?

○ Yes ◉ No

SECTION III: Ecological Concerns

	Y	N
1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site?	○	◉
2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?	○	◉
3. Is/are there a/any Contaminant(s) of Ecological Concern?	○	◉

If any of the conditions above exist, a Fish and Wildlife Resources Impact Analysis (FWRIA) Part I, as outlined in DER-10 Section 3.10.1, is required. The applicant may submit the FWRIA with the application or as part of the Remedial Investigation Report.

4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application? N/A ◉	○	○

SECTION IV: Land Use Factors		
1. What is the property's current municipal zoning designation? R6A, R7D, C2-4 overlay		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential ☑ Commercial ☑ Industrial ☐		
3. Current use (select all that apply): Residential ☐ Commercial ☐ Industrial ☐ Recreational ☐ Vacant ☑		
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application?	**Y** ◉	**N** ○
5. Reasonably anticipated post-remediation use (check all that apply): Residential ☑ Commercial ☐ Industrial ☐ If residential, does it qualify as single-family housing? N/A ○	○	◉
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	◉	○
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	○	◉
8. Do current and/or recent development patterns support the proposed use?	◉	○
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	◉	○
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	◉	○

SECTION V: Current and Historical Property Owner and Operator Information			
CURRENT OWNER Franklin Gardens II LLC			
CONTACT NAME Isaac Schwartz			
ADDRESS 309 Rutledge Street, Suite 4A			
CITY Brooklyn		STATE NY	ZIP CODE 11211
PHONE (718) 218-8330	EMAIL Isaacschwartz282@gmail.com		
OWNERSHIP START DATE September 16, 2025			
CURRENT OPERATOR Vacant			
CONTACT NAME			
ADDRESS			
CITY		STATE	ZIP CODE
PHONE	EMAIL		
OPERATION START DATE			

SECTION VI: Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that contamination of environmental media exists on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the site property and that the site requires remediation. To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit information requested in this section in electronic format ONLY***):

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (*ASTM E1903*). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do NOT submit paper copies of ANY supporting documents.**
2. **SAMPLING DATA: Indicate (by selecting the options below) known contaminants and the media which are known to have been affected. Data summary tables should be included as an attachment, with laboratory reports referenced and included.**

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	☐	☑	☑
Chlorinated Solvents	☐	☑	☑
Other VOCs	☐	☐	☐
SVOCs	☑	☐	☐
Metals	☑	☑	☐
Pesticides	☐	☐	☐
PCBs	☐	☐	☐
PFAS	☐	☐	☐
1,4-dioxane	☐	☐	☐
Other – indicated below	☐	☐	☐

*Please describe other known contaminants and the media affected:

3. For each impacted medium above, include a site drawing indicating:
   - Sample location
   - Date of sampling event
   - Key contaminants and concentration detected
   - For soil, highlight exceedances of reasonably anticipated use
   - For groundwater, highlight exceedances of 6 NYCRR part 703.5
   - For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

These drawings are to be representative of all data being relied upon to determine if the site requires remediation under the BCP. Drawings should be no larger than 11"x17" and should only be provided electronically. These drawings should be prepared in accordance with any guidance provided.

Are the required drawings included with this application? ◉ YES ○ NO

4. Indicate Past Land Uses (check all that apply):

☐ Coal Gas Manufacturing	☑ Manufacturing	☐ Agricultural Co-Op	☐ Dry Cleaner
☐ Salvage Yard	☐ Bulk Plant	☐ Pipeline	☐ Service Station
☐ Landfill	☐ Tannery	☐ Electroplating	☐ Unknown

Other: coal storage

SECTION VII: Requestor Information			
NAME Franklin Gardens II LLC			
ADDRESS 309 Rutledge Street, Suite 4A			
CITY/TOWN Brooklyn		STATE NY	ZIP CODE 11211
PHONE (718) 218-8330	EMAIL isaacschwartz282@gmail.com		

	Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?	◉	○
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the *NYS Department of State's Corporation & Business Entity Database.* A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?	◉	○
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A ○	◉	○
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of *DER-10: Technical Guidance for Site Investigation and Remediation* and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? **Documents that are not properly certified will not be approved under the BCP.**	◉	○

SECTION VIII: Requestor Contact Information	* This is the contact info for Franklin Gardens II LLC and Franklin Plaza II LLC, the info for 960 Franklin LLC is included in the supporting documents Section VIII		
REQUESTOR'S REPRESENTATIVE Isaac Schwartz			
ADDRESS 309 Rutledge Street, Suite 4A			
CITY Brooklyn		STATE NY	ZIP CODE 11211
PHONE (718) 218-8330	EMAIL isaacschwartz282@gmail.com		
REQUESTOR'S CONSULTANT (CONTACT NAME) Ezgi Karayel			
COMPANY Vektor Consultants			
ADDRESS 37 West 37th Street, 6th Floor			
CITY New York		STATE NY	ZIP CODE 10018
PHONE (347) 871-0750	EMAIL ezgi@vektorconsultants.com		
REQUESTOR'S ATTORNEY (CONTACT NAME) George Duke			
COMPANY Fox Rothschild			
ADDRESS 101 Park Avenue, 17th Floor			
CITY New York		STATE NY	ZIP CODE 101778
PHONE (212) 450-9847	EMAIL gduke@foxrothschild.com		

SECTION IX: Program Fee

Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor is required to pay a non-refundable program fee of $50,000. Requestors may apply for a fee waiver with supporting documentation.

	Y	N
1. Is the requestor applying for a fee waiver?	○	◉
2. If yes, appropriate documentation must be provided with the application. See application instructions for additional information. Amendment. Fee is not applicable. Is the appropriate documentation included with this application? N/A ◉	○	○

SECTION X: Requestor Eligibility

If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	○	◉
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	○	◉
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	○	◉
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?	○	◉
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	○	◉
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?	○	◉
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting or contaminants; or (ii) that involved 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?	○	◉
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	○	◉
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?	○	◉
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?	○	◉
11. Are there any unregistered bulk storage tanks on-site which require registration?	○	◉

SECTION X: Requestor Eligibility (continued)

12. The requestor must certify that he/she/they is/are either a participant or volunteer in accordance with ECL 27-1405(1) by checking one of the boxes below:

☐ PARTICIPANT A requestor who either (1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum, or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.	☑ VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum. NOTE: By selecting this option, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste. **If a requestor whose liability arises solely as a result of ownership, operation of, or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.**

13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?

◉ Yes ○ No ○ N/A

14. Requestor relationship to the property (check one; if multiple applicants, check all that apply):

☐ Previous Owner ☑ Current Owner ☐ Potential/Future Purchaser ☐ Other: _____

If the requestor is not the current owner, **proof of site access sufficient to complete remediation must be provided.** Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an environmental easement on the site.

Is this proof attached? ○ Yes ○ No ◉ N/A

Note: A purchase contract or lease agreement does not suffice as proof of site access.

SECTION XI: Property Eligibility Information		
	Y	**N**
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	○	◉
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____	○	◉
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: _____ EPA ID Number: _____ Date Permit Issued: _____ Permit Expiration Date: _____	○	◉
4. If the answer to question 2 or 3 above is *YES*, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. N/A ◉	○	○
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	○	◉
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	○	◉

SECTION XII: Site Contact List

To be considered complete, the application must include the Brownfield Site Contact List in accordance with *DER-23: Citizen Participation Handbook for Remedial Programs*. Please attach, at a minimum, the names and mailing addresses of the following:

- The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
- Residents, owners, and occupants of the property and adjacent properties.
- Local news media from which the community typically obtains information.
- The public water supplier which services the area in which the property is located.
- Any person who has requested to be placed on the contact list.
- The administrator of any school or day care facility located on or near the property.
- The location of a document repository for the project (e.g., local library). **If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository.** In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.
- For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.

SECTION XII: Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Member (title) of Franklin Gardens II LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: 10/22/25 Signature: _____

Print Name: Isaac Schwartz

PLEASE REFER TO THE APPLICATION COVER PAGE AND BCP APPLICATION INSTRUCTIONS FOR DETAILS OF PAPERLESS DIGITAL SUBMISSION REQUIREMENTS.

SECTION XII: Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Member (title) of Franklin PL929 II LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: 10/22/25 Signature: _____

Print Name: Isaac Schwartz

PLEASE REFER TO THE APPLICATION COVER PAGE AND BCP APPLICATION INSTRUCTIONS FOR DETAILS OF PAPERLESS DIGITAL SUBMISSION REQUIREMENTS.

SECTION XII: Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Member (title) of 960 Franklin LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: 10/22/2025 Signature: _____

Print Name: Isaac Hager

PLEASE REFER TO THE APPLICATION COVER PAGE AND BCP APPLICATION INSTRUCTIONS FOR DETAILS OF PAPERLESS DIGITAL SUBMISSION REQUIREMENTS.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY
Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27-1407(1-a) must be submitted if requestor is seeking this determination.
BCP App Rev 16.1

Please respond to the questions below and provide additional information and/or documentation as required. *Please refer to the application instructions.*	**Y**	**N**
1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?	◉	○
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	◉	○
3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?	◉	○
4. Is the property upside down or underutilized as defined below?		
Upside down	○	◉
Underutilized	○	◉

From ECL 27-1405(31):
"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.

From 6 NYCRR 375-3.2(l) as of August 12, 2016 (Please note: Eligibility determination for the underutilized category can only be made at the time of application)**:**
375-3.2:

(l) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and
  (1) the proposed use is at least 75 percent for industrial uses; or
  (2) at which:
    (i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;
    (ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and
    (iii) one or more of the following conditions exists, as certified by the applicant:
      (a) property tax payments have been in arrears for at least five years immediately prior to the application;
      (b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or
      (c) there are no structures.

"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

5. If you are seeking a formal determination as to whether your project is eligible for Tangible Property Tax Credits based in whole or in part on its status as an affordable housing project (defined below), you must attach the regulatory agreement with the appropriate housing agency (typically, these would be with the *New York City Department of Housing, Preservation and Development*; the *New York State Housing Trust Fund Corporation*; the *New York State Department of Housing and Community Renewal*; or the *New York State Housing Finance Agency*, though other entities may be acceptable pending Department review).
   Check appropriate box below:

   ○ Project is an Affordable Housing Project – regulatory agreement attached

   ◉ Project is planned as Affordable Housing, but agreement is not yet available

   ○ This is not an Affordable Housing Project

From 6 NYCRR 375-3.2(a) as of August 12, 2016:

(a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.

(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' household's annual gross income.

(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income.

(3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

ATTACHMENT A
SECTION I. PROPERTY INFORMATION

PROPERTY DESCRIPTION NARRATIVE

Location:
The Site is located at 960-972 Franklin Avenue within Crown Heights neighborhood of Brooklyn, New York. It is located on the south side of Montgomery Street between Washington Avenue to the west and Franklin Avenue to the east. The Site is legally identified as Tax Block 1192, Lots 40 (formerly Lots 40, 41, and 46), 63, and 66, on the New York City Tax Map.

The Site is bound to the north by Montgomery Street, followed by a 17-story mixed use commercial and residential building (54 Crown Street) and a vacant lot (137-145 Montgomery Street), to the northwest by a parking lot for an educational institution (80 Crown Street), to the east by Franklin Avenue, followed by a public middle school and playground (945 Franklin Avenue), to the south by two 6-story residential apartment buildings (1015 & 1035 Washington Avenue), and to the west by railroad tracks associated with the New York subway system followed by five 2-6 story mixed use commercial and residential buildings (104 Montgomery Street, 941-995 Washington Avenue).

The Site was entirely located within an En-Zone at the time of the original application. However, it is no longer located within an En-Zone based on the En-Zone boundary map that was updated in 2022. It is not situated within a Disadvantaged Community Area (DAC). The site is located within a Potential Environmental Justice Area (PEJA).

Figure 1 provides the site location map.
Figure 2 provides the site plan.
Figure 3 provides surrounding land usage along with adjacent property owners' information.
Figure 4 provides a copy of the tax map.
Figure 5 provides the disadvantaged community overlay
Figure 6 provides the environmental justice area overlay
Figure 7A provides the en-zone map (boundary during original BCA)
Figure 7B provides the en-zone map (current boundaries)
A copy of the site survey is also included in Attachment A.

Site Features:
The Site totals approximately 2.78 acres as follows:

Lot 40 (formerly known as Lots 40, 41, and 46): Original BCP site (C224381). It is approximately 67,895 square feet (1.56 acres) and is currently under construction for a 7-

story residential building. The entire footprint of Lot 40 is currently capped with the new building's concrete slab.

Lot 66: Approximately 40,264 square feet (0.92 acres) and improved with a small single-story building (approximately 880 square feet) without a basement in the southernmost portion of the tax parcel. This building is currently vacant. The remainder of the lot consists of vegetation.

Lot 63: Approximately 12,981 square feet (0.3 acres) and currently utilized as a staging area for the active construction on Lot 40. No structures are present on this parcel.

Current Zoning and Land Use:
According to the New York City Planning's Zoning and Land Use Map, the current zoning of the Site is R6A and R7D, medium-density contextual residence districts with a C2-4 commercial overlay. The character of R6 and R7 districts can range from neighborhoods with a diverse mix of building types and heights to large-scale developments. R6A is a contextual district where the Quality Housing bulk regulations are mandatory. These regulations produce high lot coverage, 6-8 (up to 10 in R7D) story apartment buildings at or near the street line. C2-4 districts are commercial overlays mapped within residential districts. They are mapped along streets that serve local needs predominantly within lower- and medium-density areas. The proposed development of the Site is consistent with the current zoning.

Past Uses of the Site:
Lot 40 (former Lots 40, 41, and 46) was initially developed for residential use prior to 1908, at which time it was redeveloped for commercial and industrial purposes. The original industrial use of the property was as a storage and bottling plant owned by the Consumers Park Brewery, which also maintained coal storage on the premises. The original BCP Site's overall configuration has remained largely consistent for over a century. In approximately 1932, the Burton Dixie Corporation acquired the property and converted it into a mattress and cotton felt manufacturing facility. Around 1963, the property was purchased by M.J. Golombeck, who repurposed it as a spice import and distribution facility, including bottling and storage operations.

Based on the review of a Phase I Environmental Site Assessment (ESA) Report prepared by ALC Environmental, dated February 6, 2023, a site history was established for Tax Lots 63 and 66 (i.e., proposed additions) as follows:

Lot 63 was first developed between 1888 and 1908 as a single-story building utilized as the bottling department and barrel storage for Consumers Park Brewery. It was then redeveloped and used for spring manufacturing, followed by metal products manufacturing

starting in the late 1930s. The metal products manufacturer vacated the building prior to 1965. Between 1969 and 2007, Lot 63 was occupied by a chemical manufacturing company (Lustray Labs Inc.). Subsequently, the property was utilized as part of a spice manufacturing and storage facility (M.S. Golombeck, Inc.) that operated between this tax parcel and Lot 40 (i.e., current BCP Site), adjacent to the north.

Lot 66 was previously improved with a four-story building constructed prior to 1908, associated with an ice company (Rubel Ice Corp.). This building was demolished before 1951, when the property was converted into tennis courts, accompanied by a small office building along the southern border. The tennis courts were removed by 1963, but the office building remains. It is listed to have been occupied by Stones Accountants in 1976; no other uses were identified.

Site Geology and Hydrogeology:
Based on a limited investigation conducted by ALC Environmental at Lots 63 and 66 in 2023, the geology underlying these two lots consisted mainly of clayey and silty sands that varied in color from moderate brown to moderate yellowish brown to a pale yellowish brown, gray sandy and silty clays, thin lenses of medium to very coarse micaceous sand, and peat. Based on Vektor's limited investigation conducted at the same lots by Vektor in July and August 2025, the subsurface materials beneath the new lots are generally described from surface grade to 20 feet below grade surface (bgs) as non-native clayey and silty fine to coarse sand with fine gravel, and sandy clay with lenses of coarse to very coarse sand with evidence of historic fill material that consisted of brick and concrete fragments, ash, and a tar like material. Bedrock was not encountered during the investigation.

The average depth to water beneath the Site is approximately 80 feet below grade surface (bgs). Groundwater flows toward the southeast.

ENVIRONMENTAL ASSESSMENT

Original BCP Site (i.e., Lot 40) is currently implementing a NYSDEC-approved Remedial Action Work Plan (RAWP). Prior to the remedial efforts, the primary contaminants of concern included chlorinated VOCs (CVOCs), SVOCs, and metals in soil and groundwater, as well as CVOCs in soil vapor. The contaminants of concern in soil are addressed via excavation, in groundwater via in-situ groundwater treatment, and in soil vapor via an active sub-slab depressurization system and a soil vapor extraction system.

Based on the investigations completed at Lots 63 and 66, the primary contaminants of concern include SVOCs and metals in soil, and CVOCs in soil vapor.

Soil

No VOCs, pesticides, or PCBs were detected in the soil samples above their respective Part 375 RRSCOs.

Ten SVOCs, mainly consisting of polycyclic hydrocarbons (PAHs), were detected in soil samples at concentrations above their respective Part 375 RRSCOs as follows:

- Benzo(a)anthracene in (max. of 130 ppm) exceeded its respective RRSCO of 1 ppm in four soil samples.
- Benzo (a)pyrene (max. of 110 ppm) exceeded its respective RRSCO of 1 ppm in four soil samples.
- Benzo(b)fluoranthene (max. of 140 ppm) exceeded its respective RRSCO of 1 ppm in five soil samples.
- Benzo(k)fluoranthene (max. of 29 ppm) exceeded its respective RRSCO of 3.9 ppm in three soil samples.
- Chrysene (max. of 110 ppm) exceeded its respective RRSCO of 3.9 ppm in three soil samples.
- Dibenzo(a,h)anthracene (max. of 12 ppm) exceeded its respective RRSCO of 0.33 ppm in three soil samples.
- Fluoranthene (max. of 230 ppm) exceeded its respective RRSCO of 100 ppm in one soil sample.
- Indeno(1,2,3-cd)pyrene (max. of 54 ppm) exceeded its respective RRSCO of 0.5 ppm in 4 samples.
- Phenanthrene (max. of 310 ppm) exceeded its respective RRSCO of 100 ppm in 1 sample.
- Pyrene (max. of 180 ppm) exceeded its respective RRSCO of 100 ppm in 1 sample.

Four total metals were detected in six soil samples at concentrations above their respective Part 375 RRSCOs:

- Arsenic (max. of 301 ppm) exceeded its respective RRSCO of 16 ppm in four soil samples.
- Copper (max. of 763 ppm) exceeded its respective RRSCO of 270 ppm in one soil sample.
- Lead (max. of 2,370 ppm) exceeded its respective RRSCO of 400 ppm in one soil sample.
- Mercury (max. of 9.04 ppm) exceeded its respective RRSCO of 0.81 ppm in two samples.

Based on the available subsurface investigation results, SVOC contamination appears to be present across the Site.

Groundwater

One VOC, chloroform (max. of 27 ppb in MW-1), was detected above its respective NYSDEC Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1 Class GA Ambient Water Quality Standard (AWQS) of 7 ppb in all four groundwater samples.

Two total metals, iron (max. of 693 ppb in MW-1) in three samples, and sodium (max. of 72,300 ppb in MW-4) in four samples were detected above their respective AWQS of 300 and 20,000 ppb, respectively.

Two dissolved metals, iron (max. of 428 ppb in MW-1) in two samples, and sodium (max. of 69,200 ppb in MW-4) in four samples, were detected above their respective AWQS of 300 and 20,000 ppb, respectively.

Based on the results, groundwater does not appear to be the source of CVOC contamination in soil vapor or metals, and SVOC contamination in soil.

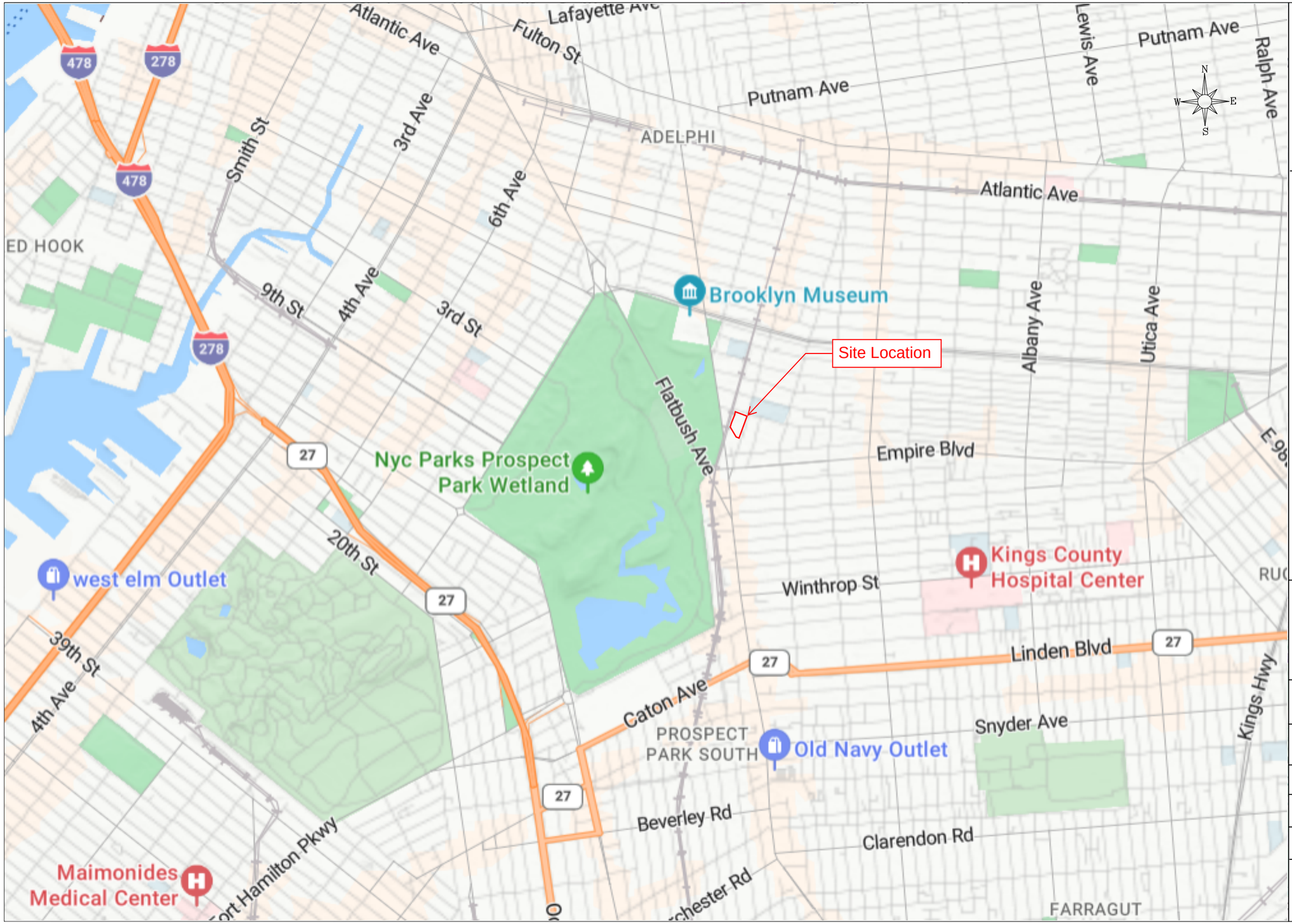
Soil Vapor

Total VOC concentrations in the soil vapor samples ranged from 56.91 micrograms per cubic meter (ug/m^3) in SV-4 to 3,349.3 ug/m^3 in SV-8.

Two chlorinated VOCs, tetrachloroethylene (PCE) and trichloroethylene (TCE), were detected at elevated concentrations. Tetrachloroethylene (PCE) was detected in all soil vapor samples with a maximum detection of 830 ug/m^3 in SV-8, and trichloroethylene (TCE) was detected in all samples but one with a maximum detection of 2,200 ug/m^3 in SV-8.

Additional VOC detections included 1,1,1-Trichloroethane, 1,2,4-Trimethylbenzene, 1,3,5-Trimethylbenzene, 2-Butanone, 4-methyl 2-petanone, acetone, benzene, carbon disulfide, carbon tetrachloride, chloroform, chloromethane, cyclohexane, cis-1,2-dichloroethylene, dibromochloromethane, ethyl benzene, isopropanol, n-Heptane, n-Hexane, o-Xylene, p- & m-Xylenes, p-ethyltoluene, propylene, tetrachloroethylene, tetrahydrofuran, toluene, trichloroethylene, and trichlorofluoromethane (freon 11).

Based on the results, a site-wide soil vapor concern appears to exist.



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www.vektorconsultants.com

Legend:

SITE BOUNDARY

Notes:

1. BASE MAP PROVIDED BY BING MAPS

Scale: 0' 2000'

Figure No.	1
Figure Name:	SITE LOCATION MAP
Report:	BCP APPLICATION
Date:	10/14/2025
Drawn By:	KB
Site Address:	960-972 FRANKLIN AVENUE BROOKLYN, NY 11225

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Legend:

SITE BOUNDARY

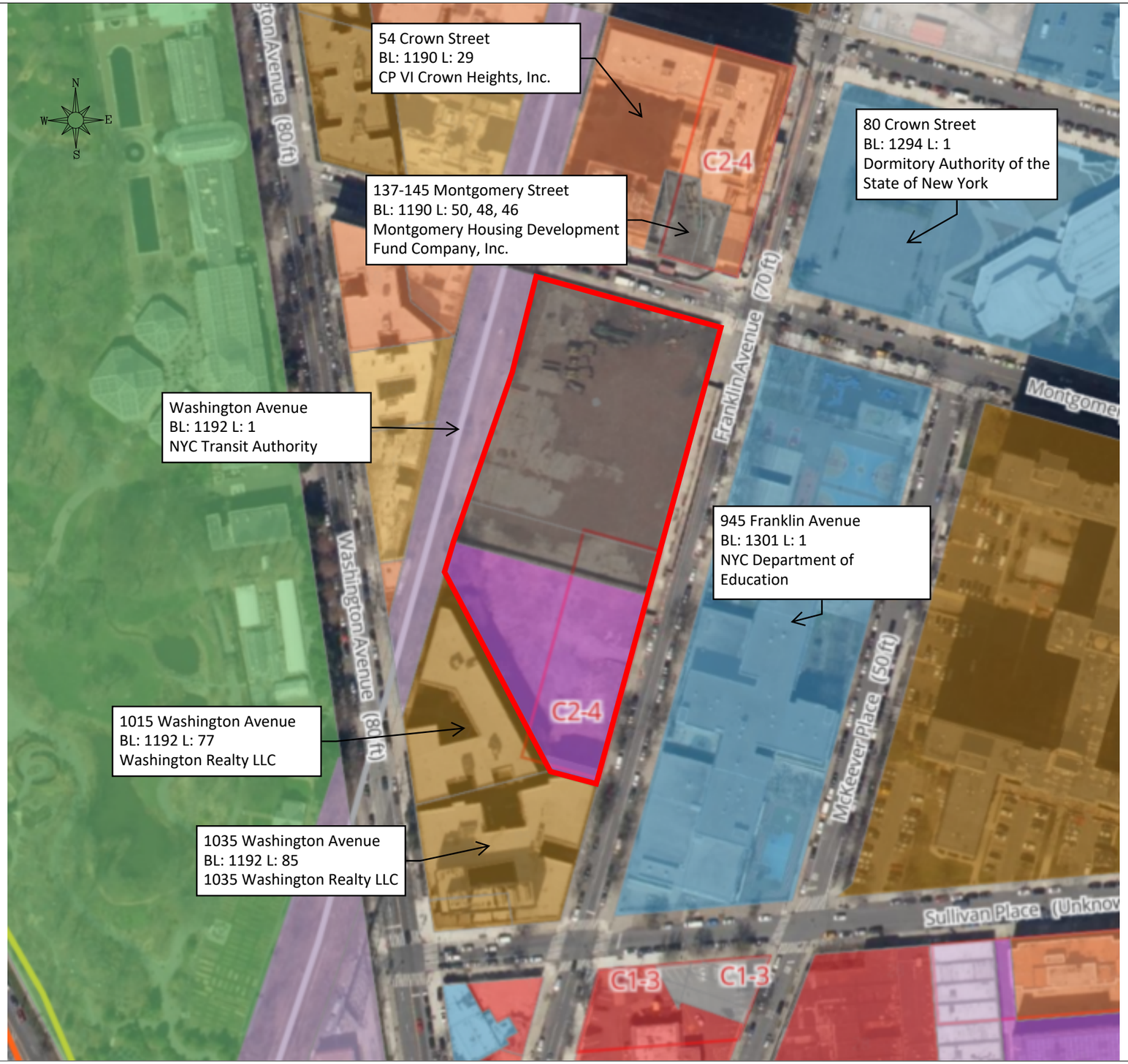
Notes:

1. MAP PROVIDED BY NYC PLANNING, NEW YORK CITY'S ZONING & LAND USE MAP
2. LOT 40 IS SUBJECT TO A PREVIOUS BCP APPLICATION (C224381)

Scale:

0' 200'

Figure No.	2
Figure Name:	SITE PLAN
Report:	BCP APPLICATION
Date:	8/20/2025
Drawn By:	KB
Site Address:	960-972 FRANKLIN AVENUE, BROOKLYN, NY 11225



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Legend:

- One & Two Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-Family Elevator Buildings
- Mixed Residential & Commercial Buildings
- Commercial & Office Buildings
- Industrial & Manufacturing
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking Facilities
- Vacant Land
- Other

Site Boundary

Notes:

1. MAP PROVIDED BY NYC PLANNING, NEW YORK CITY'S ZONING & LAND USE MAP

Scale: 0' 300'

Figure No. 3

Figure Name: SURROUNDING LAND USE

Report: BCP APPLICATION

Date: 8/20/2025

Drawn By: KB

Site Address: 960-972 FRANKLIN AVENUE, BROOKLYN, NY 11225

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Legend:

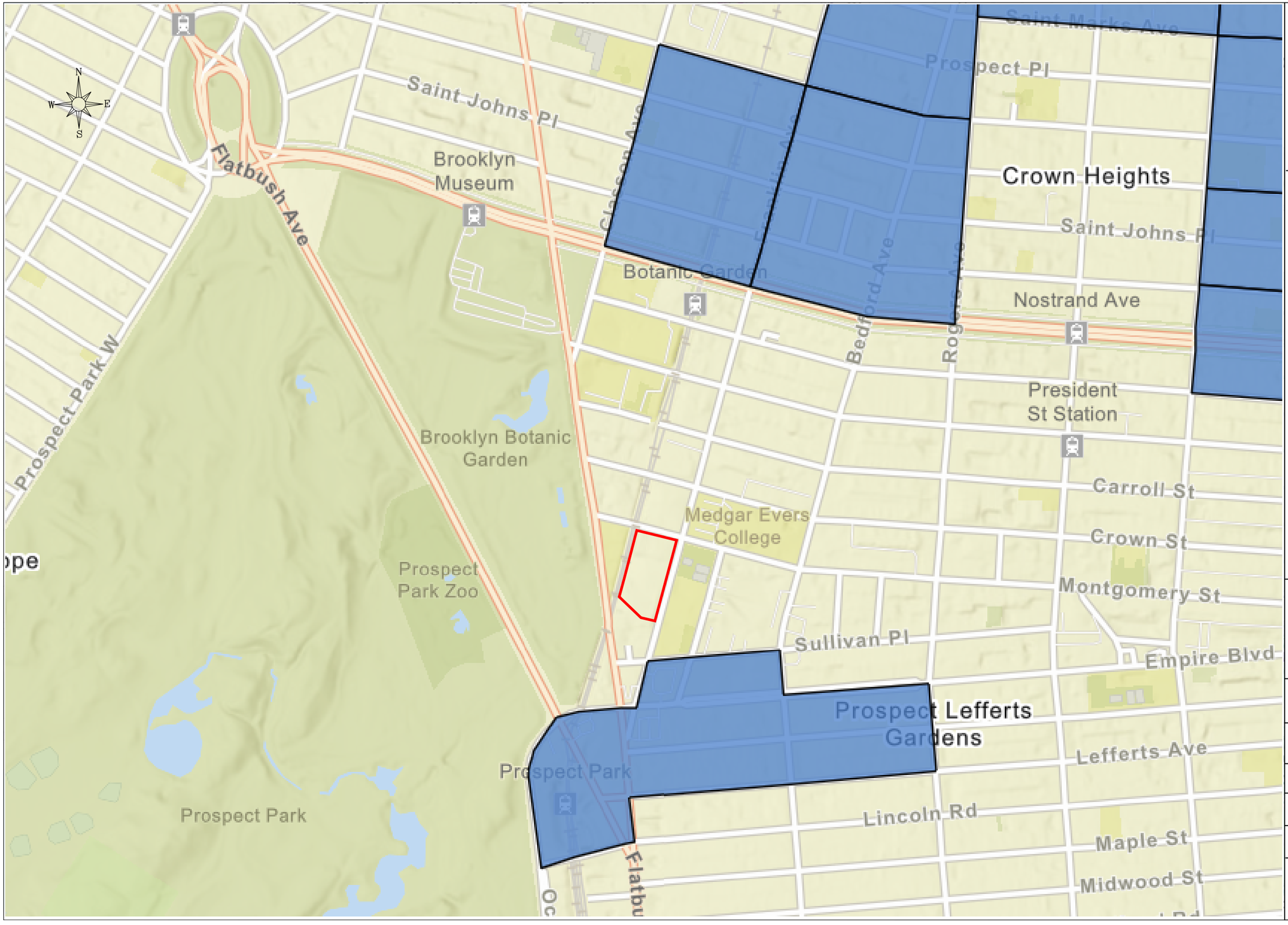
SITE BOUNDARY

Notes:

1. BASE MAP PROVIDED BY NYCDOF PROPERTY INFORMATION PORTAL

Scale: 0' 200'

Figure No.	4
Figure Name:	TAX MAP
Report:	BCP APPLICATION
Date:	8/21/2025
Drawn By:	KB
Site Address:	960-972 FRANKLIN AVENUE BROOKLYN, NY 11225



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Legend:

- SITE BOUNDARY
- DISADVANTAGED COMMUNITY AREAS

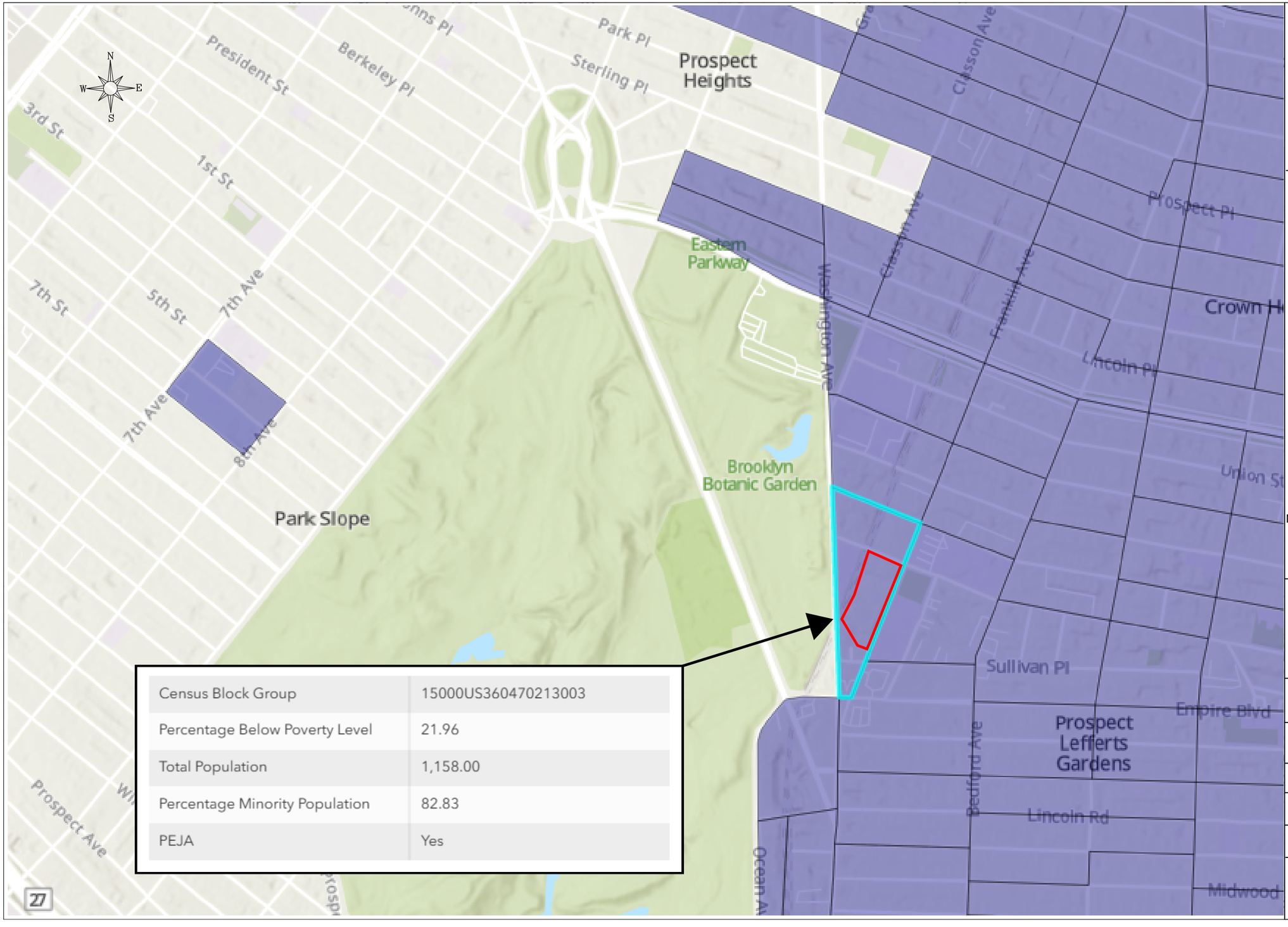
Notes:

1. BASE MAP PROVIDED BY NYS DISADVANTAGED COMMUNITIES MAP

Scale:

0' 800'

Figure No.	5
Figure Name:	DISADVANTAGED COMMUNITIES MAP
Report:	BCP APPLICATION
Date:	8/21/2025
Drawn By:	KB
Site Address:	960-972 FRANKLIN AVENUE BROOKLYN, NY 11225



Census Block Group	15000US360470213003
Percentage Below Poverty Level	21.96
Total Population	1,158.00
Percentage Minority Population	82.83
PEJA	Yes

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Legend:

- Subject Property
- Potential Environmental Justice Areas

Notes:

1. BASE MAP PROVIDED BY NYC OPENDATA

Scale: 0' 1,000'

Figure No.	6
Figure Name:	ENVIRONMENTAL JUSTICE MAP
Report:	BCP APPLICATION
Date:	8/21/2025
Drawn By:	KB
Site Address:	960-972 FRANKLIN AVENUE BROOKLYN, NY 11225

Census Tract 213	
EnZoneType	A
FIPS	36047021300
County_FIP	36047
Geography	Census Tract 213
County	Kings County
UnempRate	19.4
NYS_UR	11.5
Pov_Rate	27.1
CountyPR	23.2
CountyRate	46.4
Criteria_B	
Both_AB	
Criteria_A	Y
Type	YA

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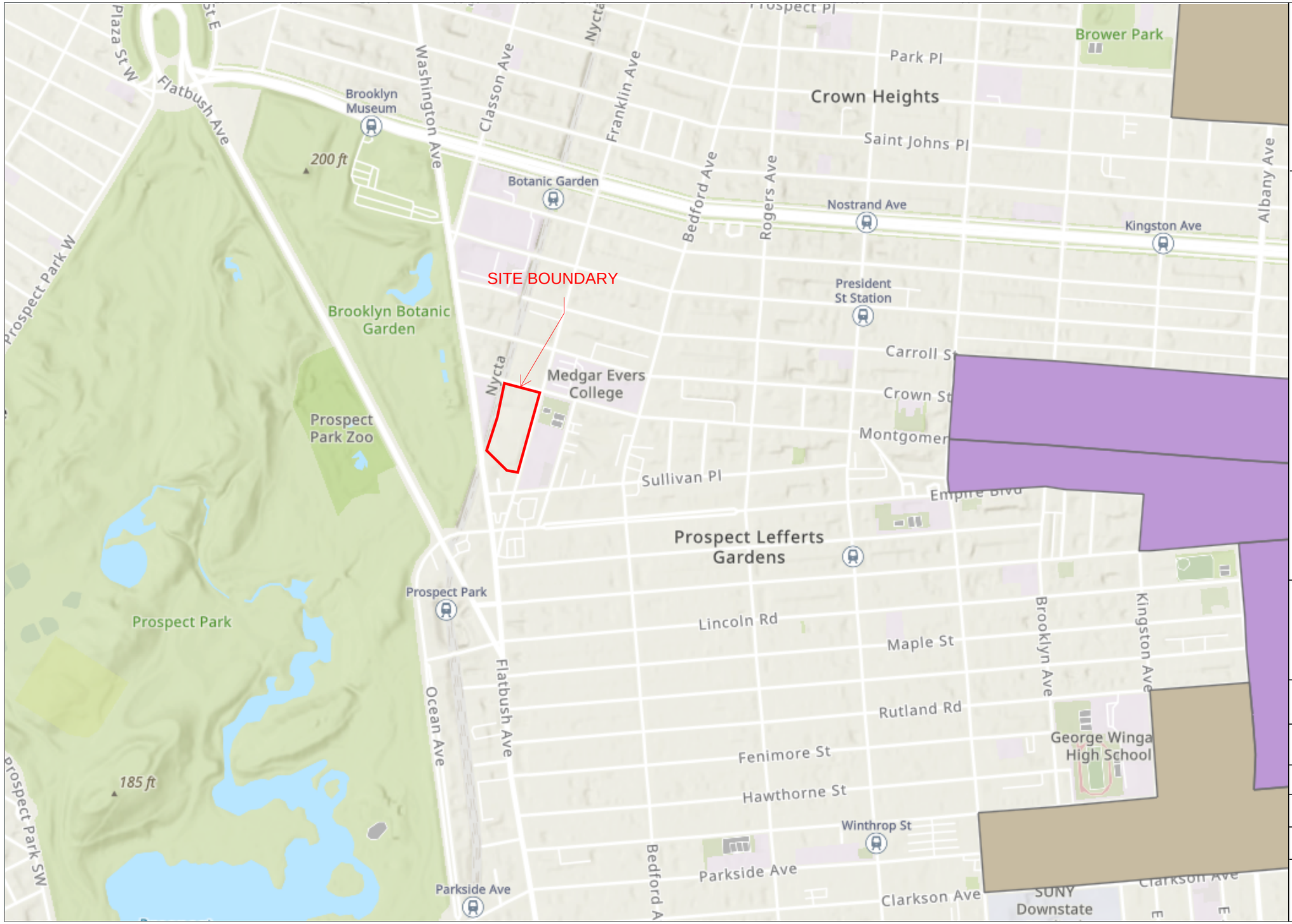
Legend:

- Site Property Boundary
- Proposed Additional Lot Boundaries

Notes:

1. BASE MAP PROVIDED BY GOOGLE EARTH

Scale:	Not to scale.
Figure No.	7A
Figure Name:	EN-ZONE MAP (2022)
Report:	BCP APPLICATION
Date:	8/28/2025
Drawn By:	KB
Site Address:	960-972 FRANKLIN AVENUE BROOKLYN, NY 11225



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Legend:

- SITE BOUNDARY
- Criteria A En-Zone
- Criteria A and B En-Zone

Notes:

1. BASE MAP PROVIDED BY NYS DEPARTMENT OF STATE EN-ZONE GIS MAP

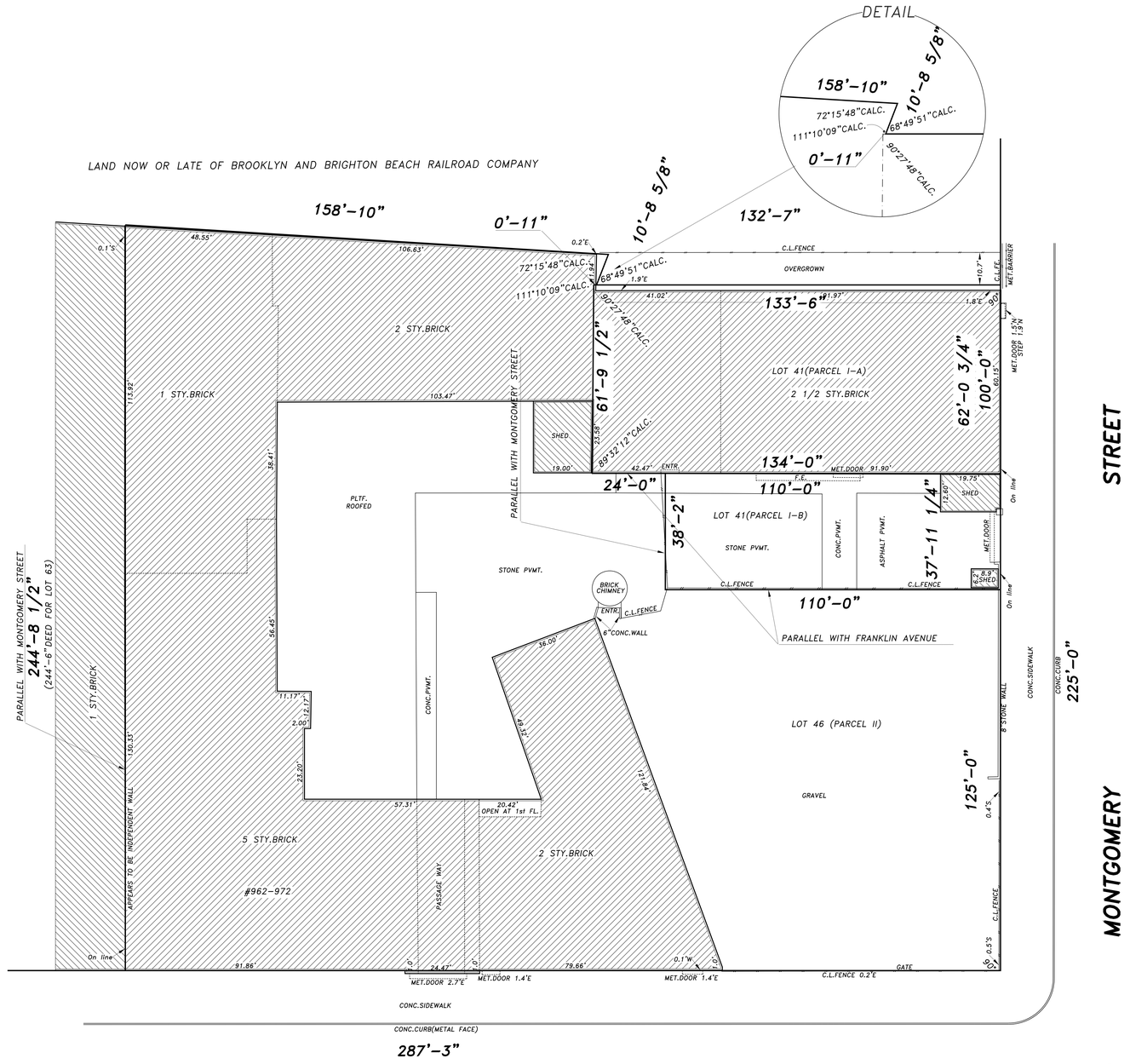
Scale: Not to scale.

Figure No.	7B
Figure Name:	EN-ZONE MAP 2025
Report:	BCP APPLICATION
Date:	8/28/2025
Drawn By:	KB
Site Address:	960-972 FRANKLIN AVENUE BROOKLYN, NY 11225

JOB NUMBER: B1192-41-46
PROPERTY ADDRESS: 962-972 FRANKLIN AVENUE
TITLE NUMBER: RANY-48791
TITLE PURPOSES ONLY

SYMBOLS AND ABBREVIATIONS

FENCE	C.L.FENCE — WOOD FE.
UTILITY POLE	U.P.
CATCH BASIN	C.B. — C.B.
PARKING METER	P.M.
TRAFFIC LIGHT	T.L.
LIGHT	
STREET LIGHT	
FIRE HYDRANT	HYD. — HYD.
SIAMESE CONNECTION	S.C.
SHUT OFF VALVE	G.V. C.V. W.V. W.V.
HANDICAPPED PARKING	
EXISTING TREE	#12" OR FE. — OR EL.
DRAINS	
PEDESTRIAN RAMP	
EXISITNG ELEVATIONS	×TC.7.03 TOP OF CURB ×BC.6.72 BOTTOM OF CURB — ×EL.7.03
CITY ESTABLISHED GRADES	L.G.7.52
CURB AND CURB CUT	CURB CUT — O.H.S.W.
OVERHEAD SERVICE	
CABLE TV MANHOLE	CTV
MANHOLES	G E T W S — RIM EL. INV.EL.
CHAIN LINK FENCE	C.L.FE.
FIRE ESCAPE	F.E.
PLATFORM	PL. or PLTF.
CELLAR ENTRANCE	C.E.
AIR WAY	A.W.
CONCRETE	CONC.
PAVEMENT	PVMT.
AIR CONDITION	AC
METAL	MET.
NORTH OF PROPERTY LINE	N
SOUTH OF PROPERTY LINE	S
EAST OF PROPERTY LINE	E
WEST OF PROPERTY LINE	W



NOTES:
SURVEYED AS IN POSSESSION. OFFSETS AND/OR DIMENSIONS SHOWN BETWEEN THE STRUCTURES AND PROPERTY LINES ARE FOR SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, ADDITIONS TO STRUCTURES, SHEDS, GARAGES AND ANY OTHER CONSTRUCTION AND DESIGN, PLUMBNESS OF WALLS NOT VERIFIED.
UNDERGROUND AND SIDEWALK VAULTS NOT LOCATED AS PART OF THIS SURVEY.
PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
THIS SURVEY HAS BEEN PREPARED WITHOUT A FULL ABSTRACT OF TITLE. OTHER AGREEMENTS, COVENANTS AND/OR RESTRICTIONS AFFECTING AND/OR BENEFITING PARCEL SURVEYED, IF ANY, NOT INDICATED HEREON.
EASEMENTS IF ANY IF NOT SHOWN ON THIS SURVEY ARE NOT GUARANTEED.
SOME DIMENSIONS, FEATURES AND/OR LOCATIONS MAY NOT BE DRAWN TO SCALE TO PROVIDE CLARITY.
DO NOT USE THIS SURVEY UNLESS YOU AGREE AND CONSENT TO ALL OF THE ABOVE.

SURVEYED FOR:
960 Franklin LLC;
Riverside Abstract, LLC;
Stewart Title Insurance Company;

GUARANTEED TO: ABOVE,

BOROUGH: KINGS TOWN: BROOKLYN

SECTION: BLOCK: 1192 LOTS: 41, 46

FILED MAP INFO:

TITLE SURVEY

PREPARED BY
kaBA surveying
phone:718-354-7279 718-470-2358
fax:718-247-5854 718-470-2264
338 JERICHO TURNPIKE, FLORAL PARK, NY 11001
PROFESSIONAL LAND SURVEYOR
brooklyn bronx manhattan queens nassau
WWW.KABAPLS.COM
SURVEYS@KABAPLS.COM

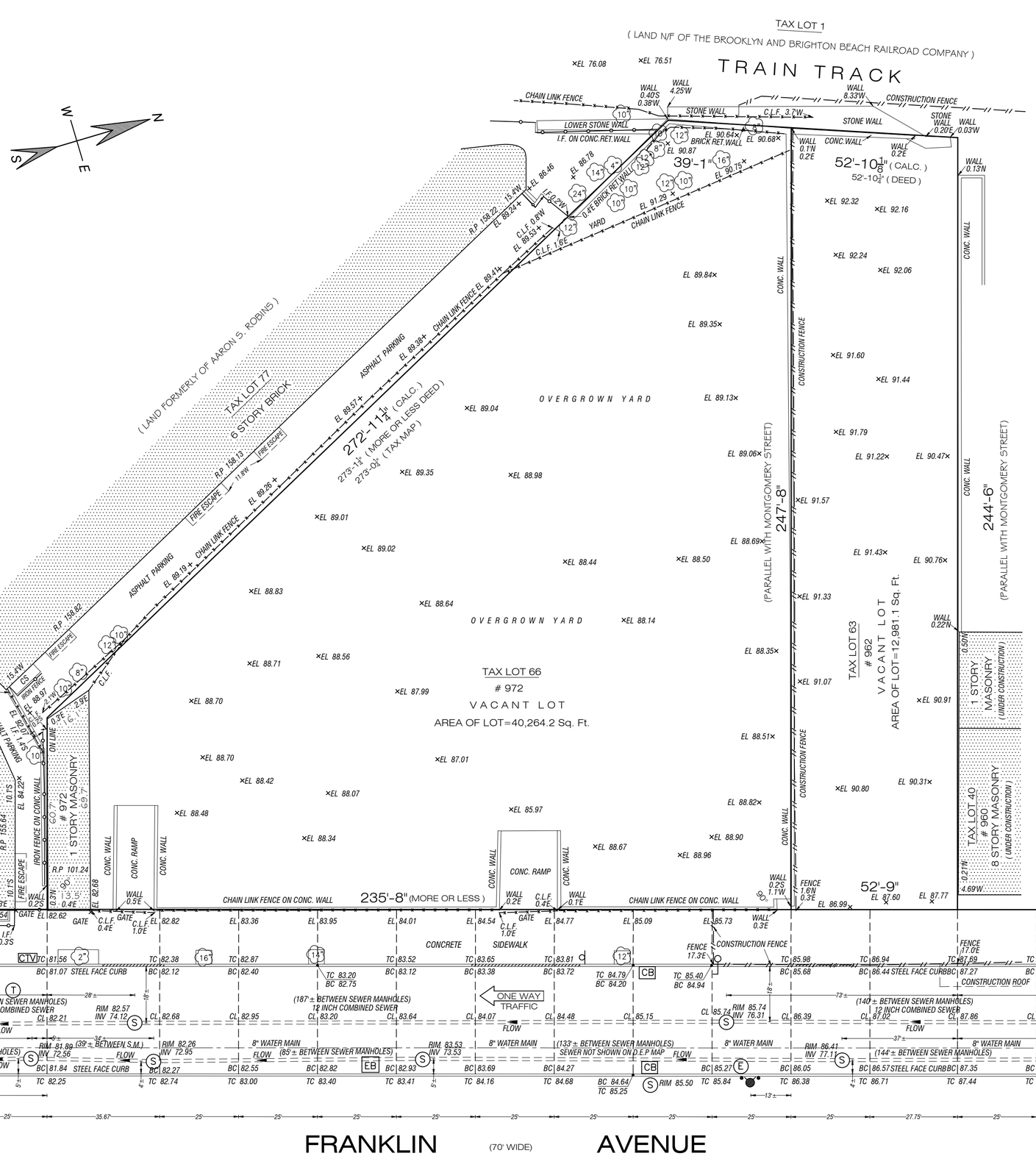
STATE OF NEW YORK JAROSLAW W. KRAWCZYK LICENSED LAND SURVEYOR No. 050750

SURVEYED ON: AUGUST 10, 2022

JOB # CM 5043 | ADDRESS: 962, 972 FRANKLIN AVENUE

GENERAL NOTES:
1. This survey was prepared only for the party (parties) and purpose indicated hereon.
2. Property corner monuments or markers were (not) placed as part of this survey.
3. Certifications on this survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications are limited to the party (parties) for whom the survey is prepared and are not transferable.
4. The location and nature of underground structures, internal walls and improvements or encroachments not visible to the surveyor are not covered under this certification.
5. Easements of record are only guaranteed if an Abstract of Title is furnished to the surveyor.
6. This is to certify that there are no streams nor natural water courses on the property except as shown on this survey.
7. Elevations refer to NAVD 1988 datum.

CAPTION	ARCHITECTURAL SURVEY				
DATE	REVISIONS				
07-15-2025	ARCHITECTURAL SURVEY				
	DATE	BY		DATE	BY
SURVEYED	07-15-2025	V.J & P.J	DRAWN	07-19-2025	A.K



STANDARD: U.S. FEET
8 0 25 50
SCALE: 1 INCH = 25 FEET

LEGEND

F.F	FIRST FLOOR ELEVATION
R.P	ROOF PARAPET ELEVATION
TC	TOP OF CURB
BC	BOTTOM OF CURB
CL	CENTERLINE
EL	SPOT ELEVATION
INV	INVERT ELEVATION
CD	CELLAR DOOR
CONC.	CONCRETE
C.L.F.	CHAIN LINK FENCE
I.F.	IRON FENCE
(E)	ELECTRIC MANHOLE
(S)	SEWER MANHOLE
(T)	TELEPHONE MANHOLE
CB	CATCH BASIN
EB	ELECTRIC BOX
CTV	CABLE BOX
	LIGHT POLE
	STREET SIGN
	HYDRANT
	CHAIN LINK FENCE
	IRON FENCE
	CONSTRUCTION FENCE
	DROP CURB
30"	TREE & SIZE

STATE OF NEW YORK
VINCENT TEUTONICO
050307
LICENSED LAND SURVEYOR

VINCENT TEUTONICO, L.S.
NEW YORK LICENSE 050307

MAP OF SURVEY OF PROPERTY
BOROUGH AND COUNTY OF BROOKLYN
CITY AND STATE OF NEW YORK
TAX MAP: BLOCK 1192, LOT 63, 66

STATEWIDE LAND SURVEYING P.C.
16 FLAGG PLACE
STATEN ISLAND
NY 10304
TEL: 718-751-6871
email: citymapping@yahoo.com

ATTACHMENT B
SECTION II. PROJECT DESCRIPTION

POST-REMEDIATION USE AND PROJECT SCHEDULE

The purpose of the project is to remediate the site to facilitate the construction of a total of three new buildings, one of which is currently under construction. One of the remaining buildings will provide 100% affordable housing, and the project aims to protect human health and the environment.

The original BCP Site (Lot 40) includes a 7-story residential building that is currently under construction. This building features a full cellar and occupies the entire footprint of the tax parcel. The cellar will be used for parking, the ground floor will be used for bike storage, a gym, a residential lobby, residential apartments, and a central courtyard. The second through seventh floors will be used for residential apartments.

Proposed additions: Lots 63 and 66 will enable the development of two new residential buildings, one of which is planned as 100% affordable housing. One of the buildings is planned to be a 9-story building and contain 111 low-income units (100% affordable housing), and the other is a 10-story building with 265 units of market-rate housing. Both buildings will contain full cellars. The proposed buildings will cover the entire footprint of Lots 63 and 66.

A Remedial Investigation Work Plan (RIWP) will be submitted upon acceptance of the new lots into the BCP. The remedial investigation (RI) is expected to be completed on the Site shortly after approval of the RIWP in April 2026. The Remedial Investigation Report (RIR) and Interim Remedial Measures Work Plan (IRMWP) will be completed approximately four to six weeks after the RI (May–June 2026). Site preparation activities, including demolition, are expected to commence in the autumn of 2026. Completion of the remedy is anticipated in 2027. A tentative schedule is provided below:

Scope	**Preliminary Schedule**
BCP Major Amendment Application Submission	September 2025
DEC Review of BCP Application	October 2025
Address DEC Comments to BCP Application	October 2025
Public Comment Period for BCP Application	November-December 2025
BCA	January 2026
RIWP and CPP Submission	January 2026

Scope	Preliminary Schedule
DEC & DOH Review of RIWP	January 2026
Address DEC Comments to RIWP	February 2026
Public Comment Period for RIWP	February-March 2025
Implementation of RIWP	April 2026
RIR Submission	May-June 2026
DEC & DOH Review of RIR and RAWP	June-July 2026
Public Comment Period for RAWP	August-September 2026
RAWP Approval and Decision Document	October 2026
Implementation of RAWP	November 2026
SMP Submission	By June 1, 2027
FER Submission	By August 1, 2027
COC	October 31, 2027

GREEN AND SUSTAINABLE REMEDIATION

A remedial design program will be implemented to provide the details necessary for the investigation, construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31, including:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedial program with the end use where possible and encouraging green and sustainable re-development; and
- Incorporate green remediation principles and techniques to the extent feasible in the future development at this Site, any future on-site buildings, at a minimum, to meet the

2020 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of construction.

As part of the remedial program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis will be completed. The environmental footprint analysis will be completed using an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWiseTM (available in the Sustainable Remediation Forum [SURF] library) or similar NYSDEC accepted tool. Water consumption, greenhouse gas emissions, renewable and nonrenewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and documented in final reports, including a comparison to the goals established during the remedial program.

Additionally, the remedial program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the project site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

ATTACHMENT C
SECTION IV. LAND USE FACTORS

ZONING AND CURRENT USE

The current zoning designation is R6A (Lot 40), and R7D (Lots 63 and 66) medium-density contextual residence districts with a C2-4 commercial overlay. The character of R6 and R7 districts can range from neighborhoods with a diverse mix of building types and heights to large-scale developments. R6A is a contextual district where the Quality Housing bulk regulations are mandatory. These regulations produce high lot coverage, 6-8 (up to 10 in R7D) story apartment buildings at or near the street line. C2-4 districts are commercial overlays mapped within residential districts. They are mapped along streets that serve local needs predominantly within lower- and medium-density areas.

Currently, Lot 40 (1.56 acres) is under construction for a 7-story residential building. Lot 63 (0.3 acres) is currently used as a staging area for the active construction on Lot 40. Lot 66 (0.92 acres) is currently improved with a small, single-story, vacant building (880 square feet) located in the southernmost portion, with the remaining areas consisting of vacant land. The Site is bound to the north by Montgomery Street, followed by a 17-story mixed use commercial and residential building (54 Crown Street) and a vacant lot (137-145 Montgomery Street), to the northwest by a parking lot for an educational institution (80 Crown Street), to the east by Franklin Avenue, followed by a public middle school and playground (945 Franklin Avenue), to the south by two 6-story residential apartment buildings (1015 & 1035 Washington Avenue), and to the west by railroad tracks associated with the New York subway system followed by five 2 to 6-story mixed use commercial and residential buildings (104 Montgomery Street, 941-995 Washington Avenue). The historical uses of Lot 40 were identified as a source of contamination at the Site.

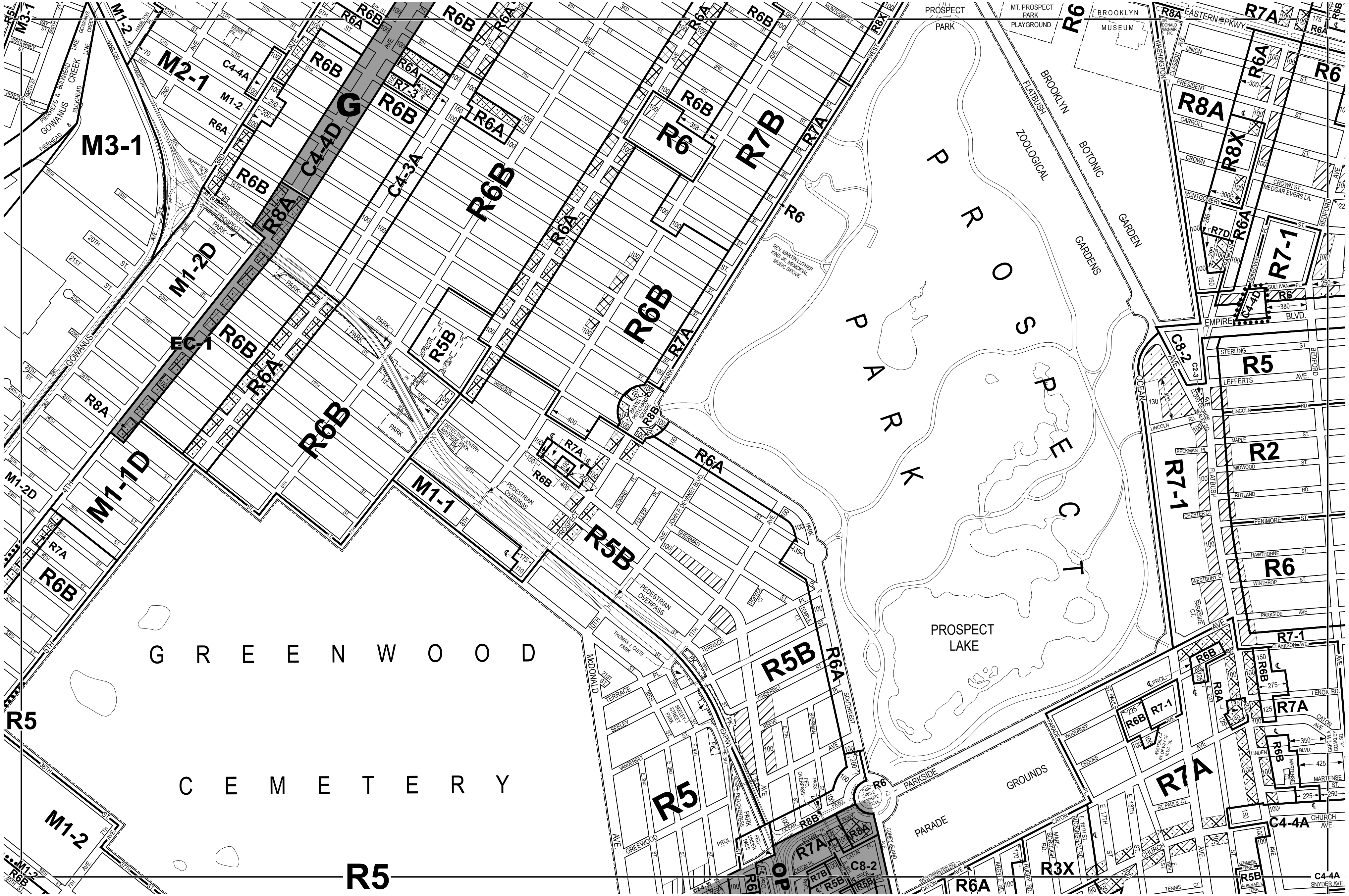
VACANCY AND ANTICIPATED USE

Both Lots 63 and 66 became vacant in January 2017. Post-remedial anticipated use is residential use. Final development plans have not been completed at the time of this application.

COMPLIANCE WITH ZONING LAWS, RECENT DEVELOPMENT, AND COMMUNITY MASTER PLANS

The proposed development for residential use is consistent with the Site's current zoning.

The Site is located within a zone designated as R6A, and R7B, medium-density residential rowhouse districts with buildings set back from the street. The proposed use is consistent with current zoning.
A copy of the zoning map is provided in Attachment C.



600 0 600 1200 1800 FEET

C1-1	C1-2	C1-3	C1-4	C1-5	C2-1	C2-2	C2-3	C2-4	C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an **R**, **C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R - RESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

06-11-2025 C 230309 ZMK

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

16a	16c	17a
16b	**16d**	17b
22a	22c	23a

ZONING MAP **16d**

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.

ATTACHMENT D

SECTION V. CURRENT PROPERTY OWNER/OPERATOR INFORMATION

The Requestor, Franklin Gardens II LLC, is the current owner of lots 63 and 66 and the Requestor Franklin Plaza II LLC, is the current owner of lot 40.

OWNER & OPERATOR INFORMATION

The current owner of Lots 63 and 66 is:
Franklin Gardens II LLC
309 Rutledge Street, Suite 4A
Brooklyn, New York 11211

The current owner of Lot 40 is:
Franklin Plaza II LLC
309 Rutledge Street, Unit 4A
Brooklyn, New York 11211

The members of Franklin Plaza II LLC and Franklin Gardens II LLC consist of the following individuals:

Mr. Isaac Schwartz (Sole Member)

Lot 40 is currently under development, with Franklin Plaza II LLC serving as the operator. Lots 63 and 66 are currently unoccupied, and no operator is present.

HISTORICAL OWNERS AND OPERATORS

Based on information obtained through the New York City Automated City Register Information System (ACRIS), previous site owners of Lots 40, 63, and 66 are summarized in the following tables:

Tax Lot 40:

Deed Date(s)	Deed Holder	Relationship to Requestor	Available Contact Information
7/13/1967	Bessie Moldau	None	1005 Carroll Street Brooklyn, NY 11225
3/25/1971	W. & W. Associates, Inc.	None	790 Franklin Avenue Brooklyn, NY 11238
1/27/1976	Samuel Heyman	None	None available
9/16/1976	The City of New York	None	City Hall City Hall Park New York, NY 10007
8/17/1982	New York City	None	City Hall City Hall Park New York, NY 10007

Deed Date(s)	Deed Holder	Relationship to Requestor	Available Contact Information
5/4/1987	1655 Realty Corp	None	5611 Tonnelle Avenue North Bergen, NJ 07047
10/13/2016	Brooklyn 122A Montgomery LLC c/o Seaview Capital Partners LLC	None	128 Main Avenue Passaic, NJ 07055
9/23/2020	Brooklyn 122A Montgomery LLC c/o HPG 122A Montgomery LLC	None	1 Lord Avenue Lawrence, NY 11559
11/2/2022	960 Franklin LLC c/o Cornell Realty	Original BCP Applicant for Lot 40 and Requestor	4770 White Plains Road Bronx, NY 10470
4/22/2024	Franklin Plaza II LLC	Requestor	309 Rutledge Street, Unit 4A Brooklyn, NY 11211

Former Tax Lot 40:

Deed Date(s)	Deed Holder	Relationship to Requestor	Use Type	Available Contact Information
Unknown – 1967	Bedford Tank Service Corp.	None	Commercial / Industrial	1005 Carroll Street Brooklyn, NY 11225
1967-1971	Bessie Moldau	None	Commercial / Industrial	N/A
1971-1976	W. & W. Associate	None	Commercial / Industrial l	790 Franklin Avenue Brooklyn, NY 11225
1976-1982	Samuel Heyman	None	Commercial / Industrial	N/A
1982-1987	City of New York	None	Property lost to previous owner in foreclosure	City Hall Park New York, NY 10007
1987-2016	1655 Realty Corp.	None	Commercial / Industrial	C/O Seltzer Sussman & Haberman LLP 100 Jericho Quadrangle, Suite 226 Jericho, NY 11753
2016-2022	Brooklyn 122A Montgomery LLC	None	Commercial / Industrial	C/O Seaview Capital Partners LLC 128 Main Avenue, Passaic, NJ 07055
11/2/2022-4/22/2024	960 Franklin LLC	Requestor	Vacant	75 Huntington Street Brooklyn, NY 11231
4/22/2024	Franklin Plaza II LLC	Requestor	Residential	309 Rutledge Street, Unit 4A Brooklyn, NY 11211

Former Tax Lot 41:

Deed Date(s)	Deed Holder	Relationship to Requestor	Use Type	Available Contact Information
1960 – 1988	E.J.K Corporation	None	Warehouse, Industrial (Burton Dixie Corp.), E. Commercial (E. Kiefer Cut Glass), Commercial offices and truck loading (M.S. Golombeck Inc.), EJK Corp. Aircraft & Machine Division	104 Montgomery Street Brooklyn, NY 11225
1988-2022	H.P.G Associates, Inc.	None	Commercial offices and truck loading (M.S. Golombeck Inc.), Vacant (2019)	12 Sealy Drive Lawrence, NY 11559 Phone: (718) 284-3751
11/2/2022-4/22/2024	960 Franklin LLC	Requestor	Vacant	75 Huntington Street Brooklyn, NY 11231
4/22/2024	Franklin Plaza II LLC	Requestor	Residential	309 Rutledge Street, Unit 4A Brooklyn, NY 11211

Former Tax Lot 46:

Deed Date(s)	Deed Holder	Relationship to Requestor	Use Type	Available Contact Information
Unknown – 1983	M.J.G Realty Corp.	None	Residential, Industrial (Consumers Park Brewery / Interboro Brewing Company), Gaubert & Irwin Inc., Manufacturing (Robinson-Rodgers Co. – Bedding Manufacturer), Manufacturing (Oliver Burton Corp. – Cotton and Felt Manufacturer), Sisal Pad & Spring Unit Co., Parking, Manufacturing (M.S. Golombeck Inc. Spice Importers / Morris J. Golombeck Spice Company Morris J. Golombeck, Inc. – merged with Schiff Food Products Co., Inc.)	918 Utica Avenue Brooklyn, NY 11203
1983-11/2/2022	H.P.G. Associates, Inc.	None	Manufacturing (M.S. Golombeck Inc. Spice Importers / Morris J. Golombeck Spice Company Morris J. Golombeck, Inc. – merged with Schiff Food Products Co., Inc.)	Abraham Zev Golombeck 12 Sealy Drive Lawrence, NY 11559 Phone: (718) 284-3748
11/2/2022-4/22/2024	960 Franklin LLC	Requestor	Vacant	75 Huntington Street Brooklyn, NY 11231

Deed Date(s)	Deed Holder	Relationship to Requestor	Use Type	Available Contact Information
4/22/2024	Franklin Plaza II LLC	Requestor	Residential	309 Rutledge Street, Unit 4A Brooklyn, NY 11211

Tax Lot 63:

Deed Date(s)	Deed Holder	Relationship to Requestor	Use Type	Available Contact Information
6/2/1983	HPG Associates, Inc.	None	Commercial / Industrial	1 Lord Avenue Lawrence, NY 11559
5/28/1986	City of New York	None	Commercial / Industrial	City Hall City Hall Park New York, NY 10007
N/A	Allboro Utility Corp	None	Commercial / Industrial	5411 2nd Avenue Brooklyn, NY 11220
N/A	HPG Associates, Inc.	None	Commercial / Industrial	1 Lord Avenue Lawrence, NY 11559
11/17/2017	Franklin Ave Property Owner LLC c/o The Continuum Company	None	Vacant	30 West 21st Street, 11th Floor New York, NY 10010
9/16/2025	Franklin Gardens II LLC	Requestor	Residential	309 Rutledge Street, Unit 4A Brooklyn, NY 11211

Tax Lot 66:

Deed Date(s)	Deed Holder	Relationship to Requestor	Use Type	Available Contact Information
6/2/1983	HPG Associates, Inc.	None	Commercial	1 Lord Avenue Lawrence, NY 11559
11/17/2017	Franklin Ave Property Owner, LLC c/o The Continuum Company	None	Vacant	30 West 21st Street, 11th Floor New York, NY 10010
9/16/2025	Franklin Gardens II LLC	Requestor	Vacant	309 Rutledge Street, Unit 4A Brooklyn, NY 11211

The Requestor is the current owner of the proposed additions. Franklin Gardens II LLC is the current owner of Lots 63 and 66, and Franklin Plaza II LLC is the current owner of Lot 40. Franklin Plaza II LLC (owner of Lot 40) is owned by the same sole member of Franklin Gardens II LLC (the Requestor).

BLOCK: 1192
LOTS: 63 and 66
ADDRESS: 962 and 972 Franklin Avenue
TOWN: Brooklyn
CITY: New York
COUNTY: Kings

BARGAIN AND SALE DEED WITHOUT COVENANT AGAINST GRANTOR'S ACTS

from

FRANKLIN AVE PROPERTY OWNER LLC

to

FRANKLIN GARDENS II LLC

Dated as of September 16, 2025

RECORD AND RETURN TO:

Jeffrey Zwick & Associates, P.C.
2329 Nostrand Avenue
Brooklyn, New York 11210
Attn: Jeffrey Zwick, Esq.

Deed

THIS INDENTURE made as of the 16th day of September, 2025, between **FRANKLIN AVE PROPERTY OWNER LLC**, a Delaware limited liability company, having an address at c/o The Continuum Company, LLC, 49 West 23rd Street, 4th Floor, New York, New York 10010, party of the first part, and **FRANKLIN GARDENS II LLC**, a New York limited liability company, having an address at 309 Rutledge Street, Suite 41, Brooklyn, New York, party of the second part.

W I T N E S S E T H:

That the party of the first part, in consideration of Ten Dollars ($10.00), lawful money of the United States, and other valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

> ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, and State of New York, bounded and described more particularly on Exhibit A attached hereto.

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, 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.

Being the same premises conveyed to the party of the first part herein by deed made by HPG Associates, Inc. in favor of the party of the first part, dated November 17, 2017 and recorded November 27, 2017 as CRFN 2017000433997.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed this day and year first above written.

FRANKLIN AVE PROPERTY OWNER LLC,
a Delaware limited liability company

By:_____
Name: Ian Bruce Eichner
Title: Authorized Signatory

STATE OF FLORIDA)
) ss.:
COUNTY OF MIAMI-DADE)

On the 9 day of September in the year 2025, before me, the undersigned, personally appeared Ian Bruce Eichner, 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 FRANCISCO LOZANO

Francisco Lozano
Comm.: HH 665578
Expires: May 25, 2029
Notary Public - State of Florida

EXHIBIT A

DESCRIPTION OF THE REAL ESTATE

PARCEL I (Block 1192 Lot 63):

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 westerly side of Franklin Avenue distant 287 feet 3 inches southerly from the southwesterly corner of Franklin Avenue and Montgomery Street;

RUNNING THENCE southerly along the westerly side of Franklin Avenue, 52 feet 9 inches;

THENCE westerly parallel with Montgomery Street about 247 feet 8 inches to the easterly side of land of the Brooklyn and Brighton Beach Railroad Company;

THENCE northerly along the easterly side of said land of the Brooklyn and Brighton Beach Railroad Company, 52 feet 10 ¼ inches;

THENCE easterly parallel with Montgomery Street about 244 feet 6 inches to the westerly side of Franklin Avenue at the point or place of BEGINNING.

PARCEL II (Block 1192 Lot 66):

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 westerly side of Franklin Avenue distant 340 feet southerly from the corner formed by the intersection of the westerly side of Franklin Avenue with the southerly side of Montgomery Street;

RUNNING THENCE southerly along the westerly side of Franklin Avenue, 235 feet 8 inches more or less to the northerly side of land described in a certain deed by Rubel Coal and Ice Corporation to Ade Realty Corporation dated January 6th, 1928 recorded in the Register's Office, Kings County, February 14, 1928 Liber 4899 of conveyances, Page 514;

THENCE westerly along said land and at right angles to Franklin Avenue, 60 feet 9 inches more or less to the northeasterly side of land formerly of Aaron S. Robbins;

THENCE northwesterly along said land 273 feet 1 ¼ inches more or less to land now or late of Brooklyn and Brighton Beach Railroad Company;

THENCE northerly along said land, 39 feet 1 inch; and

THENCE easterly at right angles to Franklin Avenue, 247 feet 8 inches to the point or place of BEGINNING.

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

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

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

962 FRANKLIN AVENUE , ,
Street Address Unit/Apt.

BROOKLYN New York, 1192 63 (the "Premises");
Borough Block Lot

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

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

Name of Grantor (Type or Print)	Name of Grantee (Type or Print)
Signature of Grantor	Signature of Grantee
Sworn to before me this _____ day of _____ 20____	Sworn to before me this _____ day of _____ 20____

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

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

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

SIGNATURE PAGE TO THE AFFIDAVIT OF COMPLIANCE WITH SMOKE DETECTOR REQUIREMENT

GRANTOR:

FRANKLIN AVE PROPERTY OWNER LLC,
a Delaware limited liability company

By: _____
Name: Ian Bruce Eichner
Title: Authorized Signatory

Sworn and subscribed to before me
on this 9 day of September, 2025

_____
Signature of Notary
FRANCISCO LOZANO

Francisco Lozano
Comm.: HH 665578
Expires: May 25, 2029
Notary Public - State of Florida

SIGNATURE PAGE TO THE AFFIDAVIT OF COMPLIANCE WITH SMOKE DETECTOR REQUIREMENT

GRANTEE:

FRANKLIN GARDENS II LLC,
a New York limited liability company

By: _____
Name: Yitzchok Schwartz
Title: Authorized Signatory

Sworn and subscribed to before me
on this 9th day of September, 2025

_____
Signature of Notary

Shia Kohn
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01K06170923
Qualified in Kings County
Commission Expires July 9, 2027

Applicable properties compliant with the Smoke Detector requirement

Street Address	Unit/Apt	Borough	Block	Lot
972 FRANKLIN AVENUE		BROOKLYN	1192	66

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: 1192** **LOT: 63**

(2) **Property Address: 962 FRANKLIN AVENUE, BROOKLYN, NY 11225**

(3) **Owner's Name:** **FRANKLIN GARDENS II 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: _____ Date (mm/dd/yyyy)

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

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

2025082600271101

FORM: Customer Registration Form for Water and Sewer Billing

OWNER: FRANKLIN GARDENS II LLC

PROPERTY: 962-972 Franklin Avenue, Brooklyn, New York 11225

OWNER SIGNATURE PAGE

FRANKLIN GARDENS II LLC,
a New York limited liability company

By: _____
Name: Yitzchok Schwartz
Title: Authorized Signatory

Department of Housing Preservation & Development
nyc.gov/hpd

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

AFFIDAVIT IN LIEU OF REGISTRATION STATEMENT

County of _____) SS.:

State of New York)
FRANKLIN AVE PROPERTY OWNER LLC, being duly sworn, deposes and says:

1) I am personally familiar with the real property known by the street address of (insert street address): 962 FRANKLIN AVENUE Block 1192, Lot 63, and make this Affidavit as (describe capacity in which affidavit is made) GRANTOR in connection with a deed~~/lease/memorandum of lease~~ (delete inapplicable description) which transfers an interest in the above real property, that is dated 9/16/2025, and is between FRANKLIN AVE PROPERTY OWNER LLC and FRANKLIN GARDENS II LLC.

2) The statements made in the Affidavit are true of my own knowledge, and I submit this Affidavit in order that this Instrument be accepted for recording without being accompanied by a registration statement, as such is defined by Article 2 of Subchapter 4 of Chapter 2 of Title 27 of the Administrative Code of the City of New York.

3) Exemption from registration is claimed because the Instrument affects neither (a) an entire multiple dwelling as such is defined by §27-2004(a)(7) of Article 1 of Subchapter 1, of Chapter 2 of Title 27 of the Administrative Code of the City of New York and New York State Multiple Dwelling Law §4(7) nor (b) a private dwelling as such is defined by §27-2004 (a) (4) of Article 1 of Subchapter 1 of Chapter 2 of Title 27 of the Administrative Code of the City of New York and of the New York State Multiple Dwelling Law §4(6) that is required to register pursuant to, Article 2 of Subchapter 4 of Chapter 2 of Title 27 of the Administrative Code of the City of New York. The Instrument does not affect a multiple dwelling because it affects the following (check applicable item):

- ☐ a commercial building
- ☐ a one-or two family dwelling whose owner or a family member resides in the dwelling
- ☐ a condominium unit in a multiple dwelling
- ☐ cooperative corporation shares relating to a single residential unit in a multiple dwelling
- ☐ mineral, gas, water, air or other similar rights not affecting a multiple dwelling
- ☐ lease of commercial space in a multiple dwelling
- ☑ vacant land

4) I am aware that this Affidavit is required by law to be submitted in order that the Instrument be recorded or accepted for recording without being accompanied by a registration statement. I am aware that any false statements made in this Affidavit may be punishable as a felony or misdemeanor under Penal Law Article 210 or as an offense under Administrative Code of the City of New York §10-154.

Sworn To Before Me This

_____Day of _____

_____
Notary Public

_____
Signature

49 W 23RD ST FL 4
NEW YORK, NY 10010-4228
Address _____

Telephone # 845-362-3900

SIGNATURE PAGE TO THE AFFIDAVIT IN LIEU OF REGISTRATION STATEMENT

GRANTOR:

FRANKLIN AVE PROPERTY OWNER LLC,
a Delaware limited liability company

By:_____
Name: Ian Bruce Eichner
Title: Authorized Signatory

Sworn and subscribed to before me
on this 9 day of September, 2025

SIGNATURE PAGE TO THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
AFFIDAVIT IN LIEU OF REGISTRATION STATEMENT
(307 WEST 71st STREET, NEW YORK, NEW YOK)

FRANKLIN GARDENS II LLC,
a New York limited liability company

By: _____
Name: Yitzchok Schwartz
Title: Authorized Signatory

Sworn to before me this
9th day of September, 2025

_____
Notary Public

Shia Kohn
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01K06170923
Qualified in Kings County
Commission Expires July 9, 2027

NEW YORK CITY DEPARTMENT OF FINANCE

NYC - RPT

Department of Finance

REAL PROPERTY TRANSFER TAX RETURN

(Pursuant to Title 11, Chapter 21, NYC Administrative Code)

▲ DO NOT WRITE IN THIS SPACE ▲
FOR OFFICE USE ONLY

GRANTOR

● Name: FRANKLIN AVE PROPERTY OWNER LLC

● Grantor is a(n): (check one) ☐ individual ☐ partnership ☐ corporation ☑ single member LLC ☐ multiple member LLC (see instructions) ☐ other _____

Telephone Number:

● Permanent mailing address after transfer (number and street): 49 W 23RD ST FL 4

● City and State: NEW YORK, NY

Zip Code: 10010-4228

● Single member's name if grantor is a single member LLC: FRANKLIN AVE MEMBER LLC

SOCIAL SECURITY NUMBER

OR

EMPLOYER IDENTIFICATION NUMBER: 82-2797203

SINGLE MEMBER EIN OR SSN: 82-2796041

GRANTEE

● Name: FRANKLIN GARDENS II LLC

● Grantee is a(n): (check one) ☐ individual ☐ partnership ☐ corporation ☐ single member LLC ☑ multiple member LLC (see instructions) ☐ other _____

Telephone Number:

● Permanent mailing address after transfer (number and street): 309 RUTLEDGE STREET, SUITE 41

● City and State: BROOKLYN, NY

Zip Code: 11211

● Single member's name if grantee is a single member LLC:

SOCIAL SECURITY NUMBER

OR

EMPLOYER IDENTIFICATION NUMBER: 39-3023400

SINGLE MEMBER EIN OR SSN:

PROPERTY LOCATION

LIST EACH LOT SEPARATELY. ATTACH A RIDER IF ADDITIONAL SPACE IS REQUIRED

● Address (number and street)	Apt. No.	Borough	Block	Lot	# of Floors	Square Feet	● Assessed Value of Property
962 FRANKLIN AVENUE		BROOKLYN	1192	63	0	13,064	294,750.00
972 FRANKLIN AVENUE		BROOKLYN	1192	66	1	845	576,450.00

● DATE OF TRANSFER TO GRANTEE: 9/16/2025

● PERCENTAGE OF INTEREST TRANSFERRED: 0 %

CONDITION OF TRANSFER. See Instructions

● Check (✓) all of the conditions that apply and fill out the appropriate schedules of this return. Additionally, Schedules1 and 2 **must** be completed for all transfers.

a. ☑ ..... Arms length transfer
b. ☐ ..... Transfer in exercise of option to purchase
c. ☐ ..... Transfer from cooperative sponsor to cooperative corporation
d. ☐ ..... Transfer by referee or receiver (complete Schedule A)
e. ☐ ..... Transfer pursuant to marital settlement agreement or divorce decree (complete Schedule I)
f. ☐ ..... Deed in lieu of foreclosure (complete Schedule C)
g. ☐ ..... Transfer pursuant to liquidation of an entity (complete Schedule D)
h. ☐ ..... Transfer from principal to agent, dummy, strawman or conduit or vice-versa (complete Schedule E)
i. ☐ ..... Transfer pursuant to trust agreement or will (attach a copy of trust agreement or will)
j. ☐ ..... Gift transfer not subject to indebtedness
k. ☐ ..... Gift transfer subject to indebtedness
l. ☐ ..... Transfer to a business entity in exchange for an interest in the business entity (complete Schedule F)
m. ☐ ..... Transfer to a governmental body
n. ☐ ..... Correction deed
o. ☐ ..... Transfer by or to a tax exempt organization (complete Schedule G)
p. ☐ ..... Transfer of property partly within and partly without NYC
q. ☐ ..... Transfer of successful bid pursuant to foreclosure
r. ☐ ..... Transfer by borrower solely as security for a debt or a transfer by lender solely to return such security
s. ☐ ..... Transfer wholly or partly exempt as a mere change of identity or form of ownership. Complete Schedule M)
t. ☐ ..... Transfer to a REIT or to a corporation or partnership controlled by a REIT. (Complete Schedule R)
u. ☐ ..... Other transfer in connection with financing (describe): _____
v. ☐ .....A grant or assignment of a leasehold interest in a tax-free NY area
w. ☐ .... Transfer to an HDFC or an entity controlled by an HDFC. (Complete Schedule L)
x. ..... Reserved
y. ..... Reserved
z. ☐ ..... Other (describe)

20250826002711010 5

● TYPE OF PROPERTY (✓)

a. ☐ ..... 1-3 family house
b. ☐ ..... Individual residential condominium unit
c. ☐ ..... Individual cooperative apartment
d. ☐ ..... Commercial condominium unit
e. ☐ ..... Commercial cooperative
f. ☐ ..... 4 family dwelling
g. ☐ ..... Apartment building
h. ☐ ..... Office building
i. ☐ ..... Industrial building
j. ☐ ..... Utility
k. ☑ ..... OTHER (describe): MULTIPLE PROPERTIES

● TYPE OF INTEREST (✓)

Check box at LEFT if you intend to record a document related to this transfer. Check box at RIGHT if you do not intend to record a document related to this transfer.

	REC.		NON REC.
a.	☑	Fee	☐
b.	☐	Leasehold Grant	☐
c.	☐	Leasehold Assignment or Surrender	☐
d.	☐	Easement	☐
e.	☐	Subterranean Rights	☐
f.	☐	Development Rights	☐
g.	☐	Stock	☐
h.	☐	Partnership Interest	☐
i.	☐	OTHER. (describe):	☐

SCHEDULE 1 - DETAILS OF CONSIDERATION

COMPLETE THIS SCHEDULE FOR ALL TRANSFERS AFTER COMPLETING THE APPROPRIATE SCHEDULES ON PAGES 5 THROUGH 12. ENTER "ZERO" ON LINE 11 IF THE TRANSFER REPORTED WAS WITHOUT CONSIDERATION.

1. Cash	● 1.	45,000,000 00
2. Purchase money mortgage	● 2.	0 00
3. Unpaid principal of pre-existing mortgage(s)	● 3.	0 00
4. Accrued interest on pre-existing mortgage(s)	● 4.	0 00
5. Accrued real estate taxes	● 5.	0 00
6. Amounts of other liens on property	● 6.	0 00
7. Value of shares of stock or of partnership interest received	● 7.	0 00
8. Value of real or personal property received in exchange	● 8.	0 00
9. Amount of Real Property Transfer Tax and/or other taxes or expenses of the grantor which are paid by the grantee	● 9.	0 00
10. Other (describe):	● 10.	0 00
11. **TOTAL CONSIDERATION** (add lines 1 through 10 - must equal amount entered on line 1 of Schedule 2) (see instructions)	● 11.	$ 45,000,000 00

See instructions for special rules relating to transfers of cooperative units, liquidations, marital settlements and transfers of property to a business entity in return for an interest in the entity.

SCHEDULE 2 - COMPUTATION OF TAX

A. **Payment**	Pay amount shown on line 15 - *See Instructions*	Payment Enclosed

1. Total Consideration (from line 11, above)	● 1.	45,000,000 00
2. Excludable liens (see instructions)	● 2.	0 00
3. Consideration (line 1 less line 2)	● 3.	45,000,000 00
4. Tax Rate (see instructions)	● 4.	2.625 %
5. HDFC Exemption (see Schedule L, line 15)	● 5.	0 00
6. Consideration less HDFC Exemption (line 3 less line 5)	● 6.	45,000,000 00
7. Percentage change in beneficial ownership (see instructions)	● 7.	100 %
8 Taxable consideration (multiply line 6 by line 7)	● 8.	45,000,000 00
9. Tax (multiply line 8 by line 4)	● 9.	1,181,250 00
10. Credit (see instructions)	● 10.	0 00
11. Transfer tax previously paid (see Schedule L, line 18)	● 11.	0 00
12. Tax due (line 9 less line 10 and 11) (if the result is negative, enter zero)	● 12.	1,181,250 00
13. Interest (see instructions)	● 13.	0 00
14. Penalty (see instructions)	● 14.	0 00
15. **Total Tax Due** (add lines 12, 13 and 14)	● 15.	$ 1,181,250 00

GRANTOR'S ATTORNEY ▼

Name of Attorney: MATTHEW S. SCHNEID, ESQ., C/O COLE SCHOTZ P.C.,			Telephone Number: (646) 532-5402
Address (number and street): 1325 AVENUE OF THE AMERICAS 19TH FLOOR		City and State: NEW YORK, NY	Zip Code: 10019
EMPLOYER IDENTIFICATION NUMBER:		OR SOCIAL SECURITY NUMBER:	

GRANTEE'S ATTORNEY ▼

Name of Attorney: JEFFREY ZWICK & ASSOCIATES, P.C.			Telephone Number: (718) 513-2050
Address (number and street): 2329 NOSTRAND AVENUE SUITE 400		City and State: BROOKLYN, NY	Zip Code: 11211
EMPLOYER IDENTIFICATION NUMBER:		OR SOCIAL SECURITY NUMBER:	

CERTIFICATION ▼

I swear or affirm that this return, including any accompanying schedules, affidavits and attachments, has been examined by me and is, to the best of my knowledge, a true and complete return made in good faith, pursuant to Title 11, Chapter 21 of the Administrative Code and the regulations issued thereunder.

GRANTOR

Sworn to and subscribed to

before me on this _____ day

of _____, _____.

Signature of Notary

Notary's stamp or seal

82-2797203
EMPLOYER IDENTIFICATION NUMBER OR SOCIAL SECURITY NUMBER

FRANKLIN AVE PROPERTY OWNER LLC
Name of Grantor

Signature of Grantor

GRANTEE

Sworn to and subscribed to

before me on this _____ day

of _____, _____.

Signature of Notary

Notary's stamp or seal

39-3023400
EMPLOYER IDENTIFICATION NUMBER OR SOCIAL SECURITY NUMBER

FRANKLIN GARDENS II LLC
Name of Grantee

Signature of Grantee

2025082600271101

FORM: NYC RPT

GRANTOR(s): FRANKLIN AVE PROPERTY OWNER LLC

GRANTEE: FRANKLIN GARDENS II LLC

PROPERTY: 962-972 Franklin Avenue, Brooklyn, New York 11225

GRANTOR SIGNATURE PAGE

I swear or affirm that this return, including any accompanying schedules, affidavits or attachments, has been examined by me and is to the best of my knowledge, a true and complete return made in good faith pursuant to Title 11, Chapter 21 of the Administrative Code and the regulations issues thereunder.

GRANTOR:

FRANKLIN AVE PROPERTY OWNER LLC,
a Delaware limited liability company

By: _____
Name: Ian Bruce Eichner
Title: Authorized Signatory

EIN: 82-2797203

Sworn and subscribed to before me
on this 9 day of September, 2025

_____
Signature of Notary
FRANCISCO LOZANO

Francisco Lozano
Comm.: HH 665578
Expires: May 25, 2029
Notary Public - State of Florida

FORM: NYC RPT

GRANTOR(s): FRANKLIN AVE PROPERTY OWNER LLC

GRANTEE: FRANKLIN GARDENS II LLC

PROPERTY: 962-972 Franklin Avenue, Brooklyn, New York 11225

GRANTEE SIGNATURE PAGE

I swear or affirm that this return, including any accompanying schedules, affidavits or attachments, has been examined by me and is to the best of my knowledge, a true and complete return made in good faith pursuant to Title 11, Chapter 21 of the Administrative Code and the regulations issues thereunder.

GRANTEE:

FRANKLIN GARDENS II LLC,
a New York limited liability company

By: _____
Name: Yitzchok Schwartz
Title: Authorized Signatory

EIN: 39-3023400

Sworn and subscribed to before me
on this 9th day of September, 2025

_____
Signature of Notary

Shia Kohn
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01K06170923
Qualified in Kings County
Commission Expires July 9, 2027

FOR CITY USE ONLY

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

C3. Book OR C5. CRFN | | C4. Page | |

REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location: 962 (STREET NUMBER) | FRANKLIN AVENUE (STREET NAME) | BROOKLYN (BOROUGH) | 11225 (ZIP CODE)

2. Buyer Name: FRANKLIN GARDENS II LLC (LAST NAME / COMPANY) | (FIRST NAME)

(LAST NAME / COMPANY) | (FIRST NAME)

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

(STREET NUMBER AND STREET NAME) | (CITY OR TOWN) | (STATE) | (ZIP CODE)

4. Indicate the number of Assessment Roll parcels transferred on the deed: 2 # of Parcels OR ☐ Part of a Parcel

4A. Planning Board Approval - N/A for NYC

4B. Agricultural District Notice - N/A for NYC

5. Deed Property Size: (FRONT FEET) X (DEPTH) OR (ACRES)

Check the boxes below as they apply:

6. Ownership Type is Condominium ☐

7. New Construction on Vacant Land ☐

8. Seller Name: FRANKLIN AVE PROPERTY OWNER LLC (LAST NAME / COMPANY) | (FIRST NAME)

(LAST NAME / COMPANY) | (FIRST NAME)

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

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

SALE INFORMATION

10. Sale Contract Date: 9 / 16 / 2025 (Month / Day / Year)

11. Date of Sale / Transfer: 9 / 16 / 2025 (Month / Day / Year)

12. Full Sale Price $ 45,000,000

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) *Please round to the nearest whole dollar amount.*

13. Indicate the value of personal property included in the sale: 45,000,000

14. Check one or more of these conditions as applicable to transfer:

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

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

15. Building Class: V1

16. Total Assessed Value (of all parcels in transfer): 871,200

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

BROOKLYN 1192 63 | BROOKLYN 1192 66 |

20250826002712010 5

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 SIGNATURE | DATE

309 RUTLEDGE STREET, SUITE 41

STREET NUMBER | STREET NAME (AFTER SALE)

BROOKLYN | NY | 11211

CITY OR TOWN | STATE | ZIP CODE

BUYER'S ATTORNEY

LAST NAME | FIRST NAME

AREA CODE | TELEPHONE NUMBER

SELLER

SELLER SIGNATURE | DATE

2025082600271201

FORM:	RP-5217
GRANTOR(s):	FRANKLIN AVE PROPERTY OWNER LLC
GRANTEE:	FRANKLIN GARDENS II LLC
PROPERTY:	962-972 Franklin Avenue, Brooklyn, New York 11225

GRANTOR:

FRANKLIN AVE PROPERTY OWNER LLC,
a Delaware limited liability company

By: _____
Name: Ian Bruce Eichner
Title: Authorized Signatory

FORM:	RP-5217
GRANTOR(s):	FRANKLIN AVE PROPERTY OWNER LLC
GRANTEE:	FRANKLIN GARDENS II LLC
PROPERTY:	962-972 Franklin Avenue, Brooklyn, New York 11225

GRANTEE:

FRANKLIN GARDENS II LLC,
a New York limited liability company

By:_____
Name: Yitzchok Schwartz
Title: Authorized Signatory

TP-584-NYC (9/19)

Department of Taxation and Finance

Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax for the Conveyance of Real Property Located in New York City

Recording office time stamp

See Form TP-584-NYC-I, Instructions for Form TP-584-NYC, *before completing this form. Print or type.*

Schedule A – Information relating to conveyance

Grantor/Transferor

☐ Individual
☐ Corporation
☐ Partnership
☐ Estate/Trust
☑ Single member LLC
☐ Multi-member LLC
☐ Other

Name *(if individual, last, first, middle initial)* (☐ *mark an X if more than one grantor*)
FRANKLIN AVE PROPERTY OWNER LLC

Social Security number (SSN)

Mailing address 49 W 23RD ST FL 4

SSN

City	State	ZIP code
NEW YORK	NY	10010-4228

Employer identification number (EIN): 82 2797203

Single member's name if grantor is a single member LLC *(see instructions)*
FRANKLIN AVE MEMBER LLC

Single member EIN or SSN: 82-2796041

Grantee/Transferee

☐ Individual
☐ Corporation
☐ Partnership
☐ Estate/Trust
☐ Single member LLC
☑ Multi-member LLC
☐ Other

Name *(if individual, last, first, middle initial)* (☐ *mark an X if more than one grantee*)
FRANKLIN GARDENS II LLC

SSN

Mailing address 309 RUTLEDGE STREET, SUITE 41

SSN

City	State	ZIP code
BROOKLYN	NY	11211

EIN: 39 3023400

Single member's name if grantee is a single member LLC *(see instructions)*

Single member EIN or SSN

Location and description of property conveyed

Tax map designation – Section, block & lot *(include dots and dashes)*	SWIS code (six digits)	Street address	City, town, or village	County
3 - 1192 - 63	650000	962 FRANKLIN AVENUE	NEW YORK	BROOKLYN / KINGS

Type of property conveyed *(mark an X in applicable box)*

1 ☐ One- to three-family house
2 ☐ Residential cooperative
3 ☐ Residential condominium
4 ☐ Vacant land
5 ☐ Commercial/Industrial
6 ☐ Apartment building
7 ☐ Office building
8 ☐ Four-family dwelling
9 ☑ Other MULTIPLE PROPERTIES

Date of conveyance: 9 (month) 16 (day) 2025 (year)

☐ Contract executed on or before April 1, 2019 *(see instructions)*

Percentage of real property conveyed which is residential real property _____ % *(see instructions)*

Condition of conveyance *(mark all that apply)*

a. ☑ Conveyance of fee interest
b. ☐ Acquisition of a controlling interest (state percentage acquired _____ %)
c. ☐ Transfer of a controlling interest (state percentage transferred _____ %)
d. ☐ Conveyance to cooperative housing corporation
e. ☐ Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest *(attach Form TP-584.1, Schedule E)*
f. ☐ Conveyance which consists of a mere change of identity or form of ownership or organization *(attach Form TP-584.1, Schedule F)*
g. ☐ Conveyance for which credit for tax previously paid will be claimed *(attach Form TP-584.1, Schedule G)*
h. ☐ Conveyance of cooperative apartment(s)
i. ☐ Syndication
j. ☐ Conveyance of air rights or development rights
k. ☐ Contract assignment
l. ☐ Option assignment or surrender
m. ☐ Leasehold assignment or surrender
n. ☐ Leasehold grant
o. ☐ Conveyance of an easement
p. ☐ Conveyance for which exemption from transfer tax claimed *(complete Schedule B, Part 4)*
q. ☐ Conveyance of property partly within and partly outside the state
r. ☐ Conveyance pursuant to divorce or separation
s. ☐ Other *(describe)* _____

For recording officer's use	Amount received	Date received	Transaction number
	Schedule B, Part 1 $		
	Schedule B, Part 2 $		
	Schedule B, Part 3 $		

TP - 584 Location and description of property conveyed

ATTACHMENT

Tax map designation			Address	City/village	Town	County
Section	Block	Lot				
3	1192	66	972 FRANKLIN AVENUE	NEW YORK		BROOKLYN / KINGS

Schedule B – Real estate transfer tax return (Tax Law, Article 31)

Part 1 – Computation of tax due *(in addition to the tax on line 4, you must compute the tax on lines 5a and 5b, if applicable)*

1	Enter amount of consideration for the conveyance *(if you are claiming a total exemption from tax, mark the exemption claimed box, enter consideration and proceed to Part 4)* ☐ **Exemption claimed**	**1.**	45,000,000 00
2	Continuing lien deduction *(see instructions if property is taken subject to mortgage or lien)*	**2.**	0 00
3	Taxable consideration *(subtract line 2 from line 1)*	**3.**	45,000,000 00
4	Tax: $2 for each $500, or fractional part thereof, of consideration on line 3	**4.**	180,000 00
5a	Tax: $1.25 for each $500, or fractional part thereof, of consideration for the conveyance of residential real property located in New York City if the amount on line 3 is $3 million or more *(see instructions)*	**5a.**	0 00
5b	Tax: $1.25 for each $500, or fractional part thereof, of consideration for the conveyance of property located in New York City other than residential real property, if the amount on line 1 is $2 million or more *(see instructions)*	**5b.**	112,500 00
6	Total before credit(s) claimed *(add lines 4, 5a, and 5b)*	**6.**	292,500 00
7	Amount of credit claimed for tax previously paid *(see instructions and attach Form TP-584.1, Schedule G)*	**7.**	0 00
8	Total tax due* *(subtract line 7 from line 6)*	**8.**	292,500 00

Part 2 – Computation of additional tax due on the conveyance of residential real property for $1 million or more *(see instructions)*

1	Enter amount of consideration for conveyance *(from Part 1, line 1)*	**1.**	
2	Taxable consideration *(multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)*	**2.**	
3	Total additional transfer tax due* *(multiply line 2 by 1% (.01))*	**3.**	0 00

Part 3 – Computation of supplemental tax due on the conveyance of residential real property, or interest therein, located in New York City, for $2 million or more *(see instructions)*

1	Enter amount of consideration for conveyance *(from Part 1, line 1)*	**1.**	
2	Taxable consideration *(multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)*	**2.**	
3	Total supplemental transfer tax due* *(multiply line 2 by tax rate, see instruction for rates)*	**3.**	0 00

*** The total tax (from Part 1, line 8; Part 2, line 3; and Part 3, line 3 above) is due within 15 days from the date of conveyance.**

Part 4 – Explanation of exemption claimed on Part 1, line 1 *(mark any boxes that apply)*

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

a. Conveyance is to the United Nations, the United States of America, New York State, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) ..... a ☐

b. Conveyance is to secure a debt or other obligation ..... b ☐

c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance ..... c ☐

d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts ..... d ☐

e. Conveyance is given in connection with a tax sale ..... e ☐

f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F ..... f ☐

g. Conveyance consists of deed of partition ..... g ☐

h. Conveyance is given pursuant to the federal Bankruptcy Act ..... h ☐

i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property ..... i ☐

j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than $200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment ..... j ☐

k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, § 1401(e) *(attach documents supporting such claim)* ..... k ☐

Schedule C – Credit Line Mortgage Certificate (Tax Law, Article 11)

Complete the following only if the interest being transferred is a fee simple interest.
I (we) certify that: *(mark an **X** in the appropriate box)*

1. ☑ The real property being sold or transferred is not subject to an outstanding credit line mortgage.

2. ☐ The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
   a ☐ The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.

   b ☐ The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).

   c ☐ The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.

   d ☐ The maximum principal amount secured by the credit line mortgage is $3,000,000 or more, and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

   Note: for purposes of determining whether the maximum principal amount secured is $3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

   e ☐ Other *(attach detailed explanation)*.

3. ☐ The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
   a ☐ A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.

   b ☐ A check has been drawn payable for transmission to the credit line mortgagee or his agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.

4. ☐ The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. *(Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City but not in Richmond County, make check payable to the **NYC Department of Finance.**)*

Signature (both the grantor(s) and grantee(s) must sign)

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

Grantor signature	Title	Grantee signature	Title

Grantor signature	Title	Grantee signature	Title

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you marked *e*, *f*, or *g* in Schedule A, did you complete Form TP-584.1? If the contract was executed prior to April 1, 2019, did you attach the necessary verification? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, to the ***NYC Department of Finance***? If no recording is required, send this return and your check(s), made payable to the ***NYS Department of Taxation and Finance***, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services*.

Signature (both the grantor(s) and grantee(s) must sign)

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

Grantor signature	Title	Grantee signature	Title
Grantor signature	Title	Grantee signature	Title

FORM: TP-584

GRANTOR(s): FRANKLIN AVE PROPERTY OWNER LLC

GRANTEE: FRANKLIN GARDENS II LLC

PROPERTY: 962-972 Franklin Avenue, Brooklyn, New York 11225

GRANTOR SIGNATURE PAGE

The undersigned certify that the above information contained in schedules A, B and C, including any return, certification, schedule, or attachments, is to the best of his/her knowledge, true and complete.

FRANKLIN AVE PROPERTY OWNER LLC,
a Delaware limited liability company

By:_____
Name: Ian Bruce Eichner
Title: Authorized Signatory

FORM:	TP-584
GRANTOR(s):	FRANKLIN AVE PROPERTY OWNER LLC
GRANTEE:	FRANKLIN GARDENS II LLC
PROPERTY:	962-972 Franklin Avenue, Brooklyn, New York 11225

GRANTEE SIGNATURE PAGE

The undersigned certify that the above information contained in schedules A, B and C, including any return, certification, schedule, or attachments, is to the best of his/her knowledge, true and complete.

FRANKLIN GARDENS II LLC,
a New York limited liability company

By:_____
Name: Yitzchok Schwartz
Title: Authorized Signatory

Schedule D – Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, § 663)

Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.

If the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part 2, mark the second box under *Exemptions for nonresident transferor(s)/seller(s)*, and sign at bottom.

Part 1 – New York State residents

If you are a New York State resident transferor(s)/seller(s) listed in Form TP-584-NYC, Schedule A (or an attachment to Form TP-584-NYC), you must sign the certification below. If one or more transferors/sellers of the real property or cooperative unit is a resident of New York State, **each** resident transferor/seller must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law, § 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under Tax Law, § 685(c), but not as a condition of recording a deed.

Part 2 – Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Form TP-584-NYC, Schedule A (or an attachment to Form TP-584-NYC) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law, § 663(c), mark the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor(s)/seller(s), that transferor(s)/seller(s) is not required to pay estimated personal income tax to New York State under Tax Law, § 663. **Each** nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, *Nonresident Real Property Estimated Income Tax Payment Form*, or Form IT-2664, *Nonresident Cooperative Unit Estimated Income Tax Payment Form.* For more information, see *Payment of estimated personal income tax,* on Form TP-584-NYC-I, page 1.

Exemption for nonresident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law, § 663 due to one of the following exemptions:

☐ The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ (Date) to _____ (Date) *(see instructions)*.

☐ The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.

☐ The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Certification of resident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law, section 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Exemption for nonresident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law, section 663 due to one of the following exemptions:

☐ The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ (Date) to _____ (Date) *(see instructions)*.

☐ The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.

☐ The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

NEW YORK STATE

Department of Taxation and Finance

Real Estate Transfer Tax Return
Schedule of Apportionment

For office use only

Attach this form to Form TP-584-NYC for the conveyance of multiple real properties located in New York City (NYC).

Print or type

Name of Grantor *(as shown on Form TP-584-NYC)*	Grantor's Social Security number or EIN
FRANKLIN AVE PROPERTY OWNER LLC	82-2797203
Name of Grantee *(as shown on Form TP-584-NYC)*	**Grantee's Social Security number or EIN**
FRANKLIN GARDENS II LLC	39-3023400

Location of property conveyed *(as shown on Form TP-584-NYC; if multiple locations, list full address on each line in Schedule A, B, and C, column A)*

962 FRANKLIN AVENUE BROOKLYN NEW YORK

Number of residential real properties located in NYC being conveyed	Number of real properties located in NYC **other than** residential real property being conveyed	Number of real properties located outside of NYC being conveyed	Total number of real properties being conveyed
0	2	0	2

Schedule A – Computation of additional base tax (Form TP-584-NYC, Schedule B, Part 1, lines 5a and 5b)

A Location of each real property **located in NYC** conveyed (if multiple units located in the same building list each unit separately)	B Portion of consideration (from Form TP-584-NYC, Schedule B, Part 1, line 1) allocated to each property	C Tax: $1.25 for each $500, or fractional part thereof, on each part thereof, on each residential property where the consideration in column B is $3 million or more	D Tax: $1.25 for each $500, or fractional part thereof, on **other than** residential property where the consideration in column B is $2 million or more
3 - 1192 - 63	45,000,000.00	0.00	112,500.00
3 - 1192 - 66	0.00	0.00	0.00
Total of column C. Enter here and on Form TP-584-NYC, Schedule B, Part 1, line 5a.		$0.00	
Total of column D. Enter here and on Form TP-584-NYC, Schedule B, Part 1, line 5b.			$112,500.00

Schedule B – Computation of additional tax (Form TP-584-NYC, Schedule B, Part 2, line 3)

A Location of each real property conveyed (if multiple units located in the same building list each unit separately)	B Portion of consideration (from Form TP-584-NYC, Schedule B, Part 1, line 1) allocated to each property	C Percentage of each premises which is residential real property	D Multiply the amount shown in column B by the percentage shown in column C.	E If consideration shown in column B is $1 million or more, multiply column D by 1% (.01)
3 - 1192 - 63	45,000,000.00	0%	0.00	0.00
3 - 1192 - 66	0.00	0%	0.00	0.00
Total of column E. Enter here and on Form TP-584-NYC, Schedule B, Part 2, line 3.				$0.00

20250826002713010 6

Schedule C – Computation of supplemental tax (Form TP-584-NYC, Schedule B, part 3, line 3)

A Location of each real property **located in NYC** conveyed (if multiple units located in the same building list each unit separately)	B Portion of consideration (from Form TP-584-NYC, Schedule B, Part 1, line 1) allocated to each property	C Percentage of each premises which is residential real property	D Multiply the amount shown in column B by the percentage shown in column C.	E If consideration shown in column B is $2 million or more, multiply column D by the applicable supplemental tax rate that corresponds with the consideration shown in column B
3 - 1192 - 63	45,000,000.00	0%	0.00	0.00
3 - 1192 - 66	0.00	0%	0.00	0.00
Total of column E. Enter here and on Form TP-584-NYC, Schedule B, Part 3, line 3.				$0.00

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.

2024042500675001003EEEA9

RECORDING AND ENDORSEMENT COVER PAGE **PAGE 1 OF 7**

Document ID: 2024042500675001 Document Date: 04-22-2024 Preparation Date: 05-02-2024
Document Type: DEED
Document Page Count: 5

PRESENTER:
KENSINGTON VANGUARD NATIONAL LAND SERVICES
39 W37TH STREET
TITLE NO.5180873
NEW YORK, NY 10018
212-532-8686

RETURN TO:
JEFFREY ZWICK ESQ.
JEFFREY ZWICK & ASSOCIATES, P.C.
2329 NOSTRAND AVENUE, SUITE 400
BROOKLYN, NY 11210

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	1192	40	Entire Lot	122A MONTGOMERY STREET

Property Type: RESIDENTIAL VACANT LAND

Borough	Block	Lot	Unit	Address
BROOKLYN	1192	41	Entire Lot	130 MONTGOMERY STREET

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:
960 FRANKLIN LLC
4770 WHITE PLAINS ROAD
BRONX, NY 10470

GRANTEE/BUYER:
FRANKLIN PLAZA II LLC
309 RUTLEDGE STREET, UNIT 4A
BROOKLYN, NY 11211

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:	$	68.00
Affidavit Fee:	$	0.00

Filing Fee: $ 250.00
NYC Real Property Transfer Tax: $ 0.00
NYS Real Estate Transfer Tax: $ 0.00

RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK
Recorded/Filed 05-03-2024 07:54
City Register File No.(CRFN): **2024000113015**

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

2024042500675001003CEC29

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) **PAGE 2 OF 7**

Document ID: 2024042500675001 Document Date: 04-22-2024 Preparation Date: 05-02-2024
Document Type: DEED

PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1192	46	Entire Lot		124 MONTGOMERY STREET

Property Type: COMMERCIAL REAL ESTATE

Bargain and Sale Deed
Without Covenant Against Grantor's Acts

960 FRANKLIN LLC,
a New York limited liability company,

Grantor

to

FRANKLIN PLAZA II LLC,
a New York limited liability company,

Grantee

BLOCK:	1192
LOTS:	40, 41 and 46
COUNTY:	Kings
STATE:	New York

RECORD AND RETURN TO:

Jeffrey Zwick Esq.
Jeffrey Zwick & Associates, P.C.
2329 Nostrand Avenue, Suite 400
Brooklyn, New York 11210

DEED

THIS INDENTURE, made as of the 22nd day of April, 2024 between 960 FRANKLIN LLC, a New York limited liability company, having an address at 4770 White Plains Road, Bronx, New York 10470 ("Grantor"), and FRANKLIN PLAZA II LLC, a New York limited liability company, having an address at 309 Rutledge Street, Unit 4A, Brooklyn, New York 11211 ("Grantee").

WITNESSETH:

WITNESSETH, that Grantor, in consideration of TEN 00/100 DOLLARS ($10.00) and other good and valuable consideration paid by Grantee, does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee 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, State of New York and bounded and described as set forth in Exhibit A annexed hereto.

TOGETHER with all right, title and interest, if any, of Grantor in and to any streets and roads abutting the above described premises to the center lines thereof.

TOGETHER with all the appurtenances and all the estate and rights of Grantor in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto Grantee, the heirs or successors and assigns of Grantee forever.

BEING AND INTENDED TO BE the same premises conveyed to Grantor by the following:

> Deed dated as of November 2, 2022 made by Brooklyn 122A Montgomery LLC, a New Jersey limited liability company to 960 Franklin LLC, a New York limited liability company, which was recorded on November 15, 2022 as CRFN 2022000422367 in the Office of the New York City Register, State of New York.
>
> Deed dated as of November 2, 2022 made by H.P.G. Associates, Inc., a/k/a HPG Associates, Inc., a New York corporation to 960 Franklin LLC, a New York limited liability company, which was recorded on November 14, 2022 as CRFN 2022000421614 in the Office of the New York City Register, State of New York.

AND Grantor, in compliance with Section 13 of the Lien Law, covenants that Grantor 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 improvements at the premises and will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it reads "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, Grantor has duly executed this Deed the day and year first above written.

GRANTOR:

960 FRANKLIN LLC, a New York limited liability company

By_____
Motty Shulman
Authorized Signatory

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

On the 15 day of April in the year 2024, before me, the undersigned, personally appeared Motty Shulman, 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/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

AMIR ABRAMCHIK
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AB0011159
Qualified in Queens County
Commission Expires 7/13/27

EXHIBIT A

Legal Description

Parcel I:

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 southerly side of Montgomery Street distant 225 feet westerly from the corner formed by the intersection of the southerly side of Montgomery Street and the westerly side of Franklin Avenue;

RUNNING THENCE southerly at a right angle to Montgomery Street, 133.5 feet;

THENCE northwesterly along a course forming an interior angle of 62 degrees 15 minutes 20 seconds with the last mentioned course, 11.3 feet;

THENCE northerly at a right angle to Montgomery Street, 128.24 feet to the southerly side of Montgomery Street; THENCE easterly along the southerly side of Montgomery Street, 10.0 feet to the point or place of BEGINNING.

Parcels II and III:

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

BEGINNING at the corner formed by the southerly side of Montgomery Street and the westerly side of Franklin Avenue;

RUNNING THENCE southerly along the westerly side of Franklin Avenue, 287 feet 3 inches;

THENCE westerly parallel with Montgomery Street, 244 feet 8 1/2 inches (actual) 244 feet 6 inches (per deed for Lot 63);

THENCE northerly along easterly side of land now or late of Brooklyn and Brighton Beach Railroad Company, 158 feet 10 inches;

THENCE southeasterly forming an interior angle of 72 degrees 15 minutes 48 seconds from the last-mentioned course, 10 feet 8 5/8 inches;

THENCE northerly forming an exterior angle of 68 degrees 49 minutes 51 seconds from the last-mentioned course, 132 feet 7 inches to the southerly side of Montgomery Street;

THENCE easterly along the southerly side of Montgomery Street, 225.00 feet to the point or place of BEGINNING. Note: Address, Block & Lot shown for informational purposes only

Designated as Block 1192, Lots 40, 41 and 46, Kings County and also known as Parcel I: 122A Montgomery Street, Parcel II: 130 Montgomery Street, Parcel III: 960 Franklin Avenue AKA 124 Montgomery Street, Brooklyn, NY 11225.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

2024042500675001003S2028

SUPPORTING DOCUMENT COVER PAGE **PAGE 1 OF 1**

Document ID: 2024042500675001 Document Date: 04-22-2024 Preparation Date: 05-02-2024
Document Type: DEED

ASSOCIATED TAX FORM ID: 2024041100145

SUPPORTING DOCUMENTS SUBMITTED:

	Page Count
DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING	3
RP - 5217 REAL PROPERTY TRANSFER REPORT	3
SMOKE DETECTOR AFFIDAVIT	4

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: 1192** **LOT: 40**

(2) **Property Address: 122A MONTGOMERY STREET, BROOKLYN, NY 11225**

(3) **Owner's Name:** **FRANKLIN PLAZA II 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: _____ Date (mm/dd/yyyy)

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

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

BCS-7CRF-ACRIS REV. 8/08

2024041100145101

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: 1192** **LOT: 40**

(2) **Property Address: 122A MONTGOMERY STREET, BROOKLYN, NY 11225**

(3) **Owner's Name:** **FRANKLIN PLAZA II 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: _____ 4/22/24 Date (mm/dd/yyyy)

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

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

BCS-7CRF-ACRIS REV. 8/08

2024041100145101

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

Borough	Block	Lot	Street	City	State	Zip
BROOKLYN	1192	41	130 MONTGOMERY STREET	NY	NY	11225
BROOKLYN	1192	46	124 MONTGOMERY STREET	NY	NY	11225

2024041100145101O3

FOR CITY USE ONLY

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

C3. Book | | C4. Page | |

OR

C5. CRFN | |

REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location: 122A (STREET NUMBER) | MONTGOMERY STREET (STREET NAME) | BROOKLYN (BOROUGH) | 11225 (ZIP CODE)

2. Buyer Name: FRANKLIN PLAZA II LLC (LAST NAME / COMPANY) | (FIRST NAME)

(LAST NAME / COMPANY) | (FIRST NAME)

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

(STREET NUMBER AND STREET NAME) | (CITY OR TOWN) | (STATE) | (ZIP CODE)

4. Indicate the number of Assessment Roll parcels transferred on the deed: 3 # of Parcels OR ☐ Part of a Parcel

4A. Planning Board Approval - N/A for NYC

4B. Agricultural District Notice - N/A for NYC

5. Deed Property Size: (FRONT FEET) X (DEPTH) OR (ACRES)

Check the boxes below as they apply:

6. Ownership Type is Condominium ☐

7. New Construction on Vacant Land ☐

8. Seller Name: 960 FRANKLIN LLC (LAST NAME / COMPANY) | (FIRST NAME)

(LAST NAME / COMPANY) | (FIRST NAME)

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

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

SALE INFORMATION

10. Sale Contract Date: 12 / 28 / 2023 (Month Day Year)

11. Date of Sale / Transfer: 4 / 22 / 2024 (Month Day Year)

12. Full Sale Price: $ 64,000,000

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) *Please round to the nearest whole dollar amount.*

13. Indicate the value of personal property included in the sale: |

14. Check one or more of these conditions as applicable to transfer:

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

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

15. Building Class: V 0

16. Total Assessed Value (of all parcels in transfer): 3,732,137

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

BROOKLYN 1192 40 | BROOKLYN 1192 41 | BROOKLYN 1192 46

2024041100145201O3

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 SIGNATURE | DATE

309 RUTLEDGE STREET, UNIT 4A

STREET NUMBER | STREET NAME (AFTER SALE)

BROOKLYN | NY | 11211

CITY OR TOWN | STATE | ZIP CODE

BUYER'S ATTORNEY

LAST NAME | FIRST NAME

AREA CODE | TELEPHONE NUMBER

SELLER

SELLER SIGNATURE | DATE

2024041100145201

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		DATE	LAST NAME	FIRST NAME
309 RUTLEDGE STREET, UNIT 4A			AREA CODE	TELEPHONE NUMBER
STREET NUMBER	STREET NAME (AFTER SALE)		SELLER	
BROOKLYN	NY	11211		4/13/24
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE	DATE

2024041100145201

RECIPROCAL PROPERTY ACCESS AND AUTHORIZATION

October 21, 2025

Franklin Plaza II LLC
Attn: Isaac Schwartz
309 Rutledge Street, Suite 4A
Brooklyn, NY 11211

Franklin Gardens II LLC
Attn: Isaac Schwartz
309 Rutledge Street, Suite 4A
Brooklyn, NY 11211

RE: **Reciprocal Property Access and Authorization**
New York State Brownfield Cleanup Program
Consumers Park Brewery Site BCP #C224381
960 Franklin Avenue, 962 Franklin Avenue, 972 Franklin Avenue
Brooklyn, New York
Block 1192, Lots 40, 63, and 66

To whom it may concern:

Franklin Plaza II LLC ("Franklin Plaza II") owns the property located at 960 Franklin Avenue, Brooklyn, New York; Block 1192, Lot 40, and Franklin Gardens II LLC ("Franklin Gardens II") owns the adjacent property located at 962 and 972 Franklin Avenue, Brooklyn, New York; Block 1192, Lots 63 and 66 (collectively the "Property" or the "Site").

Franklin Plaza II and Franklin Gardens II (referred to hereinafter collectively as the "Owners"), hereby authorize the entities listed on Exhibit A, attached hereto (collectively referred to as the "Authorized Applicant(s)/Requestor(s)"), to reciprocally access the Property and to apply to participate in and perform any obligations required under the New York State Department of Environmental Conservation's ("NYSDEC") Brownfield Cleanup Program ("BCP").

The Owners understand that the Authorized Applicant(s)/Requestor(s) will also need to provide access to NYSDEC and environmental professionals that the Authorized Applicant(s)/Requestor(s) has/have hired to perform any investigation and remedial activities under the BCP. Owners further understand that an environmental easement may be needed in connection with BCP efforts and authorizes the placement of an easement on or through the Property as required by the NYSDEC and in accordance with a separate agreement between the parties.

Sincerely,

FRANKLIN PLAZA II, LLC

By: _____

Name: ISAAC SCHWARTZ

FRANKLIN GARDENS II, LLC

By: _____

Name: ISAAC SCHWARTZ

RECIPROCAL PROPERTY ACCESS AND AUTHORIZATION

Consumers Park Brewery Site BCP #C224381
960 Franklin Avenue, 962 Franklin Avenue, 972 Franklin Avenue
Brooklyn, New York
Block 1192, Lots 40, 63, and 66

EXHIBIT A

AUTHORIZED APPLICANT(S)/REQUESTOR(S)

- Franklin Plaza II LLC
- Franklin Gardens II LLC
- 960 Franklin LLC

ATTACHMENT E

SECTION VI. PROPERTY'S ENVIRONMENTAL HISTORY

1. REPORTS

Available reports for the original BCP Site (Lot 40) include the following:

- Phase I and Phase II Environmental Site Assessment Report by ALC Environmental dated August 2017
- Phase I Environmental Site Assessment Report by ALC Environmental dated August 2017
- Supplemental Phase II Environmental Site Assessment Report by Brussee Environmental Corp. dated August 2022
- Phase I Environmental Site Assessment Report by KB Environmental Assessment dated September 2022
- Remedial Investigation Report (RIR) by Vektor Consultants dated May 2024
- Remedial Action Work Plan (RAWP) by AMC Engineering PLLC dated October 2024

The aforementioned reports, except for the RIR and RAWP, are provided in the original BCP Application. Key elements of the NYSDEC-approved RIR and RAWP for Lot 40 are described below:

Remedial Investigation Report by Vektor Consultants, dated September 2025

A Remedial Investigation (RI) was performed on Lot 40 (original BCP Site) in August through October 2023, and a supplemental RI was performed between March and April 2024 as follows:

- Performance of a geophysical survey to locate unidentified underground storage tanks (USTs) and identify utilities in the vicinity of the proposed boring locations,
- Installation of thirty-three (33) soil borings to depths between 15 and 20 feet below sidewalk grade across Lot 40 and collection of 127 soil samples and additional quality assurance /quality control (QA/QC) samples,
- Installation of six monitoring wells and collection of six groundwater samples and additional QA/QC samples,
- Installation of additional three monitoring wells to determine groundwater flow direction,
- Installation of twenty-six (26) soil vapor points and collection of 26 soil vapor samples, one duplicate soil vapor sample, and one ambient air sample as a QA/QC,
- Installation of thirteen (13) soil borings to depths between 10 and 18 feet bgs in the vicinity of former soil boring SB-17 (installed during the Limited Phase II in 2017) to investigate and delineate mercury contamination, and

- Installation of three off-site soil vapor points along the Montgomery Street sidewalk (immediately adjacent to the Site) and installation of two soil vapor points along the Franklin Street sidewalk (immediately adjacent to the Site) for the collection of five off-site soil vapor samples, and

The findings of the RI conducted on Lot 40 are summarized as follows:

- Geophysical Survey: No anomalies indicative of potential USTs was identified during the geophysical surveys.
- Hydrogeology: The groundwater depth ranged from el. 9.63 feet to el. 21.23 feet (NAVD88). The average groundwater depth was approximately 84 feet below grade. Groundwater beneath Lot 40 generally flows from the northwest to the southeast portions of the Site.
- Stratigraphy: The stratigraphy of Lot 40, from the surface down, consists of a historic urban fill layer extending to approximately 5 feet below the majority of Lot 40 and down to approximately 13 feet in a limited area in the northeastern portion of Lot 40. The fill material predominantly consists of limited brick and concrete mixed with silty sand. The stratigraphy below the fill layer mainly consists of silty sand with some clay. Bedrock was not encountered during the remedial investigation activities
- Soil Findings
    - The chlorinated VOC, tetrachloroethylene (PCE), was identified above its respective Unrestricted Use SCO but below Restricted Residential SCO in one duplicate shallow soil sample (0-2') and one deep soil sample (10'-12'). Elevated concentrations of PCE were identified in soil vapor in the same northeast portion of Lot 40. Therefore, the soil in the northeast portion of Lot 40 could be the source of the presence of PCE in soil vapor.
    - Concentrations of PAHs and metals exceeding Restricted Residential SCOs are present in the soils beneath Lot 40, which extends approximately 8 feet bgs, except for the northern central portion of Lot 40, where they extend to 15 feet. The concentrations appear to be consistent with urban fill found across NYC.
    - Elevated concentrations of total mercury are present in soils in the southeast corner of Lot 40 (Hotspot SB-17/SB-17X); however, no TCLP mercury was identified. Therefore, the mercury contamination was determined to be non-hazardous. The extent of the mercury hotspot was delineated vertically and horizontally towards the south, north, east, and west of the former drywell in the cellar. The highest concentrations were identified to the south of the former drywell, extending to 18 feet below grade.

- Groundwater Findings
    - PAHs and metal contamination are present in the groundwater beneath Lot 40. PAHs are present in the north-northwestern portion and the southern portion. Total and dissolved metals were detected in various groundwater samples across Lot 40 above their respective AWQS. However, of these, dissolved antimony was detected in one sample in the northern portion, dissolved chromium was detected in one sample in the southeastern portion, and dissolved lead was identified in one sample in the southern portion. The remaining dissolved metals, manganese, and sodium, are consistent with regional groundwater conditions. Although elevated metals were detected in soil samples, they were limited to depths extending to 20 feet and were well below NYSDEC Part 375 Protection of Groundwater Soil Cleanup Objectives. Therefore, the presence of dissolved metals in groundwater is likely due to an off-site source.
    - CVOCs were only detected in groundwater samples in the northern-northeastern portion of Lot 40. Based on the interpreted groundwater flow of northwest to southeast across the Site, the presence of VOCs and CVOCs in groundwater is likely attributed to an off-site source, but a source for CVOCs existing in the northeast portion of the Site cannot be ruled out.
- Soil Vapor Findings
    - Low to high concentrations of petroleum-related VOCs and high concentrations of chlorinated VOCs (CVOCs) were identified in soil vapor samples. The highest concentrations of CVOCs detected were 1,1,1-trichloroethane (5,600 µg/m^3) in 23SV-12 in the central southwest portion of the Site, tetrachloroethylene (23,000 µg/m^3 and 26,000 µg/m^3) in 24SV-2I and 24SV-2D, and trichloroethylene (2,100 µg/m^3) in 24SV-2D, in the northeastern portion of the Site. Delineation soil borings were installed around the soil vapor point 24SV-2X in the northeastern portion of the Site, where the highest PCE concentrations were detected during the RI and SRI. PCE was only detected in one soil sample above its UUSCO and PGWSCO (16 ppm at 12 feet below grade in SB-24SV-2-E1). Trace detections of PCE were identified in the remainder of the delineation samples (ranging from 8'-10', 10'-12', and 12'-14'), significantly below its UUSCO and PGWSCO. CVOC detections were limited and only identified in shallower soils and were not detected in any of the soil samples below 12 feet bgs.
    - CVOCs were only detected in groundwater samples in the northern-northeastern portion of the Site. Since PCE was only detected in two soil samples in the northeastern portion of the Site above its UUSCO and PGWSCO

but significantly below its RRSCO (ranging from 2.2 ppm at 2 feet below grade in SB-DUP-5 and 16 ppm at 12 feet below grade in SB-24SV-2-E1), their presence in soil vapor could be attributed to groundwater conditions. CVOC detections in soil samples were limited and only identified in shallower soils and were not detected in any of the soil samples below 12 feet bgs. PCE was identified in two off-site soil vapor samples at concentrations lower than the on-site concentrations.

Remedial Action Work Plan by AMC Engineering, PLLC, dated October 2024

Based on the findings of the RI and SRI, four areas of concern (AOCs) were identified at Lot 40 (AOC 1: PAH and Metal Impacts in Soil, AOC 2: VOCs and CVOCs in Groundwater, AOC 3: PAH and Metal Impacts in Groundwater, and AOC 4: Chlorinated VOC Impacts in Soil and Soil Vapor) and a Remedial Action Work Plan was submitted to the NYSDEC and NYSDOH to address these AOCs in October 2024. The key elements of the proposed remedy included the following:

- A conditional Track 1 remedy with a Track 2 backup was selected as the remedy.
- Development and implementation of a Health and Safety Plan (HASP) for the protection of on-site workers, and a Community Air Monitoring Plan (CAMP) for protection of community/residents and the environment during remediation and construction activities.
- Excavation, stockpiling, and off-site disposal of contaminated soil/fill and native soil exceeding Track 1 Unrestricted Use SCOs. It is expected that a Track 1 cleanup will be achieved by developmental excavation with additional localized excavation within metals hotspot areas in the northern portion of the site. It is estimated that 33,000 cubic yards of materials will be removed from the Site in accordance with all Federal, State, and local rules and regulations for handling, transport, and disposal. This alternative includes the excavation and removal of the mercury hotspot within the southeastern portion of the Site.
- Design and installation of support of excavation (SOE) elements to enable excavation of contaminated soil to achieve a Track 1 cleanup.
- Screening for indications of contamination (by visual means, odor, and monitoring with a PID) of all excavated soil during any intrusive Site work.
- Collection and laboratory analysis of post-excavation endpoint samples to evaluate the performance of the remedy with respect to attainment of Track 1 Unrestricted Use SCOs (UUSCOs).
- Import of clean material (i.e.: soil meeting UUSCOs, virgin stone, native crushed stone) to backfill over-excavated areas to development depth.

- Installation and sampling of two groundwater monitoring wells upgradient and downgradient of the suspected CVOC soil source in the northeastern portion of the Site prior to remedial work and post-construction excavation for groundwater monitoring.
- Installation of injection wells and in situ treatment of groundwater in the northern (i.e. upgradient) portion of the Site via in-situ chemical oxidation (ISCO) for petroleum related VOCs and combination of biological enhanced reductive dichlorination (ERD) and abiotic in-situ chemical reduction (ISCR) for CVOCs.
- Installation and operation of an active sub-slab depressurization system (SSDS) consisting of a network of horizontal piping set in the middle of trenches and a gas-permeable layer immediately beneath the entire concrete building slab.
- Installation and operation of a soil vapor extraction (SVE) system in the northeastern portion of the Site to treat any remaining VOCs after excavation and prevent off-site migration.
- The Track 1 cleanup is conditional only if the active SSDS and SVE (engineering controls) and groundwater treatment/monitoring operate for no more than five years as long as it has been demonstrated to the NYSDEC and NYSDOH satisfaction that there has been a bulk reduction in soil vapor contamination and CVOC contamination in groundwater to asymptotic levels. If the Site soil/fill is the source for the CVOCs in groundwater, removal of all source material should improve groundwater quality. If a conditional Track 1 cleanup is not achieved, the Track 2 alternative will be implemented as a contingency.
- Recording of an Environmental Easement (EE), including Institutional Control, to prevent future exposure to any residual contamination remaining at the Site.
- Development and implementation a Site Management Plan (SMP) for long term management of residual contamination as required by the EE, including plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance, and (4) reporting.
- Implementation of green remediation principles and techniques, as the Green Remediation Implementation Plan, to the extent feasible in the design, implementation, and site management of the remedy as per DER-31.

The status of the RAWP implementation at Lot 40 is as follows:

- Two monitoring wells were installed and sampled both before and after excavation.
- Between November 2024 and July 2025, Lot 40 was excavated to depths ranging from 15 to 30 feet. Eighty (80) endpoint soil samples were collected at varying depths, and excavation continued until the southern portion of Lot 40 (approximately 45% of the tax parcel) achieved Track 1 cleanup standards, and the northern portion of Lot 40 (approximately 55% of the tax parcel) achieved Track 2 cleanup standards.

- Two underground storage tanks (USTs), one with capacity of 1,100 gallons and the other with a capacity of 275 gallons, were identified during the excavation and were removed from the site.
- Subgrade parts of a sub-slab depressurization system (SSDS) and a soil vapor extraction system (SVE) were installed across Lot 40. The systems are not finalized as of the date of this submission.
- The entirety of Lot 40 is currently capped with a concrete building slab.
- Twenty-seven (27) injection wells were installed in the northern portion of Lot 40 for groundwater treatment via In-Situ Chemical Oxidation (ISCO) injections and Enhanced Reductive Dichlorination (ERD) injections. Post-injection sampling is yet to be conducted.

Available reports prepared for the two tax lots (Lots 63 and 66) that are proposed to be added to the BCA include:

- Phase I Environmental Site Assessment Report, dated February 6, 2023, by ALC Environmental
- Draft Phase II Environmental Site Investigation Report, dated November 16, 2023, by ALC Environmental
- Phase II Environmental Site Assessment Report, dated September 1, 2025, by Vektor Consultants

Phase I Environmental Site Assessment Report by ALC Environmental, February 6, 2023

A Phase I Environmental Site Assessment (ESA) was completed for 970 Franklin Avenue (Block 1192, Lots 63 & 66), Brooklyn, NY, in February 2023 by ALC Environmental (ALC). The ESA was performed for Franklin Ave Property Owner LLC in accordance with ASTM E1527-21. The 2023 ALC Phase I ESA Report included a review of two previous environmental reports.

ALC Environmental identified the following recognized environmental conditions (RECs) in connection with the site:

- According to historical sources reviewed, the site has historically been used for manufacturing purposes. Former uses of the Site, such as a laundry facility and spice manufacturer, were considered a REC.
- An oil fill port and vent pipe were observed on the northern façade of the single-story building on site. There is a potential underground storage tank (UST) in this building. ALC Environmental presumes this tank has a capacity of less than 1,100 gallons and, therefore, was not required to be registered with NYSDEC. However, the presence of a suspect UST was considered a REC.

- Presence of a NYC E-Designation (E-728) for hazardous materials and air quality as part of the 962-972 Franklin Avenue Rezoning (CEQR #23DCP165K) was also considered a REC.

Additional de minimis conditions were reported as follows:

- Asbestos-containing materials (ACM) were identified in the single-story office building on Lot 66.

ALC recommended that a Soil Management Plan (SMP) be developed to ensure the proper removal of contaminated/impacted soils during planned construction, thereby minimizing exposure to contaminants. Further assessment of the fuel oil port was recommended to determine whether or not the associated tank is still present. Finally, any asbestos-related materials in the single-story office building were recommended to be abated by a certified asbestos abatement contractor.

Draft Phase II Environmental Site Investigation Report by ALC Environmental, November 16, 2023

In order to address the RECs identified in their Phase I ESA, ALC conducted a Phase II investigation, consisting of a geophysical survey, installation and sampling of eleven soil borings, and ten soil vapor points.

- No evidence of underground storage tanks (USTs) was identified during the geophysical survey. A number of metallic anomalies that were discovered were confirmed to be scrap metals.
- Eleven (11) soil borings were installed to depths between 6 and 50 feet bgs across the Site. Twenty-two (22) soil samples were collected for laboratory analysis, one shallow sample (0-2 feet bgs) was collected from each boring along with one deeper sample at 18 to 20 feet bgs in soil borings SB-1 through SB-6, 8 to 10 feet bgs in SB-8, 48-50 feet bgs in soil boring SB-7, 7-9 feet bgs at SB-9, and 4-6 feet bgs in SB-10 and SB-11. The soil samples were analyzed for VOCs, SVOCs, metals, pesticides, and PCBs, and they were compared to NYSDEC 6 NYCRR Subpart 375-6: Remedial Program Soil Cleanup Objectives for evaluation.
    - Two VOCs, acetone (max. of 0.059 mg/kg in SB-1 (18'-20')), and methylene chloride (max. of 0.064 mg/kg in SB-10 (4'-6')) exceeded their respective UUSCOs, but neither was above their respective RRSCOs.
    - Seven SVOCs, benzo(a) anthracene (max. of 5.64 mg/kg in SB-6 (0-2')), benzo(a)pyrene (max. of 5.6 mg/kg in SB-6 (0-2')), benzo(b)fluoranthene (max. of 4.62 mg/kg in SB-6 (0-2')), benzo(k)fluoranthene (max. of 4.36 mg/kg in SB-6 (0-2')), dibenzo(a,h)anthracene (max. of 1.20 mg/kg in SB-6 (0-2')), indeno(1,2,3-cd) pyrene (max. of 3.58 mg/kg in SB-6 (0-2')), and chrysene

(max. of 5.88 mg/kg in SB-6 (0-2')), exceeded their respective UUSCOs and RRSCOs in the shallow soil (0-2') samples from SB-2, SB-5, and SB-6.

- Seven metals, arsenic (max. of 301 mg/kg in SB-9 (7'-9')), copper (max. of 763 mg/kg in SB-10 (4'-6')), lead (max. of 2,370 mg/kg in SB-6 (0-2')), mercury (max. of 9.04 mg/kg in SB-10 (4'-6')), nickel (max. of 69.9 mg/kg in SB-3 (18'-20'), selenium (8.15 mg/kg in SB-4 (0-2')), and zinc (max. of 253 mg/kg in SB-6 (0-2')), exceeded their respective UUSCOs in 14 soil samples. Of these, arsenic, copper, lead, and mercury also exceeded their respective RRSCOs in four soil samples.
- Two pesticides, 4,4'-DDE (0.0065 mg/kg) and 4,4'-DDT (0.0246 mg/kg), exceeded their UUSCO in SB-10 (4'-6'), but neither was above their respective RRSCOs.
- No PCBs were identified above their respective UUSCOs in the soil samples.

- Ten soil vapor points (SV-1 through SV-10) were installed across the Site between 6 and 20 feet bgs.
  - Tetrachloroethylene (PCE) (max. of 830 ug/m^3) and trichloroethylene (TCE) (max. of 2,200 ug/m^3) were detected above their respective NYSDOH guidance values of 30 ug/m^3 and 2 ug/m^3, respectively, in all samples except for SV-4.
  - Additional VOC detections included 1,1,1-trichloroethane, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 2-butanone, 4-methyl 2-petanone, acetone, benzene, carbon disulfide, carbon tetrachloride, chloroform, chloromethane, cyclohexane, cis-1,2-dichloroethylene, ethyl benzene, dibromochloromethane, isopropanol, n-heptane, n-hexane, o-xylene, p- & m-xylenes, p-ethyltoluene, propylene, tetrahydrofuran, toluene, and trichlorofluoromethane (Freon 11).

Phase II Environmental Site Assessment Report by Vektor Consultants, September 1, 2025

In order to further evaluate the subsurface conditions and assess whether the on-site groundwater is the likely source of soil vapor contamination at Lots 63 and 66, Vektor conducted a limited Phase II ESA, consisting of installation of four soil borings and four monitoring wells.

- Four soil borings designated as 25SB-1, 25SB-2, 25SB-3, and 25SB-4 were installed to 20 feet below grade surface (bgs) utilizing a Sonic Samp Drill CRS XL 140 DUO. Continuous soil samples were collected and visually inspected for evidence of contamination. A shallow soil sample from a 0-2 feet interval, and two deeper samples from a 5-7 feet interval, and a third sample from either an 8-10 feet interval or a 16-18 feet interval were collected based on the field observations and depths where elevated concentrations of soil vapor contamination were identified during the prior Phase II investigation.

- Twelve soil samples and one duplicate soil sample were collected for analysis of VOCs, SVOCs, and TAL Metals.
    - Two VOCs, acetone (max. of 0.1 ppm in 25SB-3 (16'-18')), and trichloroethene (max. of 2.8 ppm in 25SB-2 (5'-7')) exceeded their respective UUSCOs; however, neither was detected above their respective RRSCOs.
    - Fifteen SVOCs, 3-methylphenol/4-methylphenol (max. of 3.3 ppm), acenaphthene (max. of 50 ppm), benzo(a)anthracene (max. of 130 ppm), benzo (a)pyrene (max. of 100 ppm), benzo(b)fluoranthene (max. of 140 ppm), benzo(k)fluoranthene (max. of 29 ppm), chrysene (max. of 95 ppm), dibenzo(a,h)anthracene (max. of 12 ppm), dibenzofuran (max. of 45 ppm), fluorene (max. of 51 ppm), fluoranthene (max. of 230 ppm), indeno(1,2,3-cd)pyrene (max. of 54 ppm), naphthalene (max. of 52 ppm), phenanthrene (max. of 310 ppm), and pyrene (max. of 180 ppm) were detected at concentrations exceeding their respective UUSCOs. Of these, benzo(a)anthracene, benzo (a)pyrene, benzo(b)fluoranthene also exceeded their respective RRSCOs in two soil samples, and benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, fluoranthene, indeno(1,2,3-cd)pyrene, phenanthrene, and pyrene exceeded their respective RRSCOs in one soil sample.
    - Seven total metals, arsenic (max. of 40.2 ppm), copper (max. of 79.3 ppm), lead (max. of 153 ppm), nickel (max. of 43.7 ppm), mercury (max. of 1,73 ppm), selenium (10.5 ppm), and zinc (max. of 274 ppm) were detected at concentrations exceeding their respective UUSCOs. Of these, only arsenic and lead exceeded their respective RRSCOs in three soil samples.
- Four 2-inch-diameter groundwater monitoring wells, designated as MW-1 through MW-4, were installed across Lots 63 and 66 to depths ranging from 95 feet to 100 feet.
- One groundwater sample was collected from each monitoring well for analysis of VOCs, SVOCs, and TAL Metals (total and dissolved).
    - One VOC, chloroform (max. of 27 ppb in MW-1), was detected above their respective AWQS in all four groundwater samples.
    - No SVOCs were detected above their respective AWQS in any of the groundwater samples.
    - Two total metals, iron (max. of 693 ppb in MW-1), and sodium (max. of 72,300 ppb in MW-4) were detected above their respective AWQS in groundwater samples. Two dissolved metals, iron (max. of 428 ppb in MW-1), and sodium (max. of 69,200 ppb in MW-4) were also detected above their respective AWQS in groundwater samples.

The subsurface investigation report is submitted along with the BCP amendment application.

2. SAMPLING DATA

The following tables summarize the exceedances and maximum concentrations of contaminants in each media on the proposed additional Lots 63 and 66.

Soil:

Analytes > RRSCOs	Detections > RRSCOs	Max. Detection (ppm)	RRSCO (ppm)	Depth (ft bgs)
Semi-volatiles				
Benz(a)anthracene	4	130	1	8-10
Benzo(a)pyrene	4	100	1	8-10
Benzo(b)fluoranthene	5	140	1	8-10
Benzo(k)fluoranthene	3	29	3.9	8-10
Chrysene	3	95	3.9	8-10
Dibenzo(a,h)anthracene	3	12	0.33	8-10
Fluoranthene	1	230	100	8-10
Indeno(1,2,3-cd)pyrene	4	54	0.5	8-10
Phenanthrene	1	310	100	8-10
Pyrene	1	180	100	8-10
Metals				
Arsenic	4	301	16	7-9
Copper	1	763	270	4-6
Lead	1	2,370	400	0-2
Mercury	2	9.04	0.18	4-6

Groundwater:

Analytes > AWQS	Detections > AWQS	Max. Detection (ppb)	AWQS (ppb)
Total Metals			
Iron	3	693	300
Sodium	4	72,300	20,000
Dissolved Metals			
Iron	2	428	300
Sodium	4	69,200	20,000
Volatile Organics			
Chloroform	4	27	7

Soil Vapor:

Analytes	Total Detections	Max. Detection (ug/m^3)	Type
1,1,1-Trichloroethane	2	13	Soil Vapor
1,2,4-Trichlorobenzene	1	2.9	Soil Vapor
1,2,4-Trimethylbenzene	9	12	Soil Vapor
1,3,5-Trimethylbenzene	7	4.8	Soil Vapor
2-Butanone	10	14	Soil Vapor
4-Methyl-2-pentanone	3	5.4	Soil Vapor
Acetone	10	300	Soil Vapor
Benzene	10	140	Soil Vapor
Carbon disulfide	9	88	Soil Vapor
Carbon tetrachloride	2	0.98	Soil Vapor
Chloroform	3	230	Soil Vapor
Chloromethane	4	1.40	Soil Vapor
ciz-1,2-Dichloroethylene	2	3.7	Soil Vapor
Cyclohexane	7	4.8	Soil Vapor
Dichlorodifluoromethane	7	4.6	Soil Vapor
Ethyl Benzene	8	13	Soil Vapor
Isopropanol	10	12	Soil Vapor
chloride-Heptane	8	8.9	Soil Vapor
n-Hexane	9	40	Soil Vapor
o-Xylene	9	17	Soil Vapor
p- & m- Xylenes	9	52	Soil Vapor
p-Ethyltoluene	9	15	Soil Vapor
Propylene	2	93	Soil Vapor
Tetrachloroethylene	10	830	Soil Vapor
Tetrahydrofuran	3	4.4	Soil Vapor
Toluene	10	41	Soil Vapor
Trichloroethylene	9	2,200	Soil Vapor
Trichlorofluoromethane	7	1.4	Soil Vapor

Summary tables of the soil, groundwater, and soil vapor results are provided as Tables 1 through 8 in Attachment E. Spider maps showing soil and groundwater exceedances, and soil vapor chemistry concentrations are provided in Attachment E.

Table 1A
962-972 Franklin Avenue
VOCs in Soil (2025)

Sample ID Sampling Date Laboratory ID Sample Matrix	NYSDEC Part 375 Restricted Residential Use SCOs	NYSDEC Part 375 Unrestricted Use SCOs	25SB-1 (0-2) 7/31/2025 L2548148-05 SOIL		25SB-1 (5-7) 7/31/2025 L2548148-06 SOIL		25SB-1 (8-10) 7/31/2025 L2548148-07 SOIL		25SB-2 (0-2) 8/1/2025 L2548456-01 SOIL		25SB-2 (5-7) 8/1/2025 L2548456-02 SOIL		25SB-2 (8-10) 8/1/2025 L2548456-03 SOIL	
Compound			**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**
Volatile Organics by EPA 5035	**ppm**	**ppm**	**ppm**		**ppm**		**ppm**		**ppm**		**ppm**		**ppm**	
1,1,1-Trichloroethane	100	0.68	0.00053	U	0.00052	U	0.00052	U	0.00074	U	0.04	U	0.0006	U
1,1,2,2-Tetrachloroethane	~	~	0.00053	U	0.00052	U	0.00052	U	0.00074	U	0.04	U	0.0006	U
1,1,2-Trichloroethane	~	~	0.0011	U	0.001	U	0.001	U	0.0015	U	0.08	U	0.0012	U
1,1-Dichloroethane	26	0.27	0.0011	U	0.001	U	0.001	U	0.0015	U	0.08	U	0.0012	U
1,1-Dichloroethene	100	0.33	0.0011	U	0.001	U	0.001	U	0.0015	U	0.08	U	0.0012	U
1,2,3-Trichlorobenzene	~	~	0.0021	U	0.0021	U	0.0021	U	0.003	U	0.16	U	0.0024	U
1,2,4-Trichlorobenzene	~	~	0.0021	U	0.0021	U	0.0021	U	0.003	U	0.16	U	0.0024	U
1,2-Dibromo-3-chloropropane	~	~	0.0032	U	0.0031	U	0.0031	U	0.0044	U	0.24	U	0.0036	U
1,2-Dibromoethane	~	~	0.0011	U	0.001	U	0.001	U	0.0015	U	0.08	U	0.0012	U
1,2-Dichlorobenzene	100	1.1	0.0021	U	0.0021	U	0.0021	U	0.003	U	0.16	U	0.0024	U
1,2-Dichloroethane	3.1	0.02	0.0011	U	0.001	U	0.001	U	0.0015	U	0.08	U	0.0012	U
1,2-Dichloropropane	~	~	0.0011	U	0.001	U	0.001	U	0.0015	U	0.08	U	0.0012	U
1,3-Dichlorobenzene	49	2.4	0.0021	U	0.0021	U	0.0021	U	0.003	U	0.16	U	0.0024	U
1,4-Dichlorobenzene	13	1.8	0.0021	U	0.0021	U	0.0021	U	0.003	U	0.16	U	0.0024	U
1,4-Dioxane	13	0.1	0.085	U	0.083	U	0.083	U	0.12	U	6.4	U	0.096	U
2-Butanone	100	0.12	0.011	U	0.01	U	0.01	U	0.0066	J	0.8	U	0.012	U
2-Hexanone	~	~	0.011	U	0.01	U	0.01	U	0.015	U	0.8	U	0.012	U
4-Methyl-2-pentanone	~	~	0.011	U	0.01	U	0.01	U	0.015	U	0.8	U	0.012	U
Acetone	100	0.05	0.011	U	0.01	U	0.01	U	**0.079**		0.8	U	0.012	U
Benzene	4.8	0.06	0.00053	U	0.00052	U	0.00052	U	0.00074	U	0.04	U	0.00058	J
Bromochloromethane	~	~	0.0021	U	0.0021	U	0.0021	U	0.003	U	0.16	U	0.0024	U
Bromodichloromethane	~	~	0.00053	U	0.00052	U	0.00052	U	0.00074	U	0.04	U	0.0006	U
Bromoform	~	~	0.0043	U	0.0041	U	0.0042	U	0.0059	U	0.32	U	0.0048	U
Bromomethane	~	~	0.0021	U	0.0021	U	0.0021	U	0.003	U	0.16	U	0.0024	U
Carbon disulfide	~	~	0.011	U	0.01	U	0.01	U	0.015	U	0.8	U	0.012	U
Carbon tetrachloride	2.4	0.76	0.0011	U	0.001	U	0.001	U	0.0015	U	0.08	U	0.0012	U
Chlorobenzene	100	1.1	0.00053	U	0.00052	U	0.00052	U	0.00074	U	0.04	U	0.0006	U
Chloroethane	~	~	0.0021	U	0.0021	U	0.0021	U	0.003	U	0.16	U	0.0024	U
Chloroform	49	0.37	0.0016	U	0.0016	U	0.0016	U	0.0022	U	0.12	U	0.0018	U
Chloromethane	~	~	0.0043	U	0.0041	U	0.0042	U	0.0059	U	0.32	U	0.0048	U
cis-1,2-Dichloroethene	100	0.25	0.0011	U	0.001	U	0.001	U	0.0015	U	0.08	U	0.0012	U
cis-1,3-Dichloropropene	~	~	0.00053	U	0.00052	U	0.00052	U	0.00074	U	0.04	U	0.0006	U
Cyclohexane	~	~	0.011	U	0.01	U	0.01	U	0.015	U	0.8	U	0.012	U
Dibromochloromethane	~	~	0.0011	U	0.001	U	0.001	U	0.0015	U	0.08	U	0.0012	U
Dichlorodifluoromethane	~	~	0.011	U	0.01	U	0.01	U	0.015	U	0.8	U	0.012	U
Ethylbenzene	41	1	0.0011	U	0.001	U	0.001	U	0.0015	U	0.08	U	0.00042	J
Freon-113	~	~	0.0043	U	0.0041	U	0.0042	U	0.0059	U	0.32	U	0.0048	U
Isopropylbenzene	~	~	0.0011	U	0.001	U	0.001	U	0.0015	U	0.08	U	0.00013	J
Methyl Acetate	~	~	0.0043	U	0.0041	U	0.0042	U	0.0059	U	0.32	U	0.0048	U
Methyl cyclohexane	~	~	0.0043	U	0.0041	U	0.0042	U	0.0059	U	0.05	J	0.0048	U
Methyl tert butyl ether	100	0.93	0.0021	U	0.0021	U	0.0021	U	0.003	U	0.16	U	0.0024	U
Methylene chloride	100	0.05	0.0053	U	0.0052	U	0.0052	U	0.0074	U	0.4	U	0.006	U
o-Xylene	~	~	0.0011	U	0.001	U	0.001	U	0.0015	U	0.08	U	**0.0019**	
p/m-Xylene	~	~	0.0021	U	0.0021	U	0.0021	U	0.003	U	0.16	U	0.0016	J
Styrene	~	~	0.0011	U	0.001	U	0.001	U	0.0015	U	0.08	U	0.0012	U
Tetrachloroethene	19	1.3	0.00053	U	0.00052	U	0.00052	U	0.00074	U	**0.34**		0.00055	J
Toluene	100	0.7	0.0011	U	0.001	U	0.001	U	0.0015	U	0.08	U	0.0011	J
trans-1,2-Dichloroethene	100	0.19	0.0016	U	0.0016	U	0.0016	U	0.0022	U	0.12	U	0.0018	U
trans-1,3-Dichloropropene	~	~	0.0011	U	0.001	U	0.001	U	0.0015	U	0.08	U	0.0012	U
Trichloroethene	21	0.47	0.00053	U	0.00052	U	0.00052	U	0.00074	U	**2.8**		**0.0021**	
Trichlorofluoromethane	~	~	0.0043	U	0.0041	U	0.0042	U	0.0059	U	0.32	U	0.0048	U
Vinyl chloride	0.9	0.02	0.0011	U	0.001	U	0.001	U	0.0015	U	0.08	U	0.0012	U

Notes:

*Comparison is not performed on parameters with non-numeric criteria.

Bold and shaded values are detected concentrations above Part 375 Restricted Residential Use SCOs.

Bold and shaded values are detected concentrations above Part 375 Unrestricted Use SCOs.

Qualifier Key:

~ - Indicates that no regulatory limit has been established for this analyte

U - Not detected at the reported detection limit for the sample

J - Detected below the Reporting Limit but greater than or equal to the Method Detection Limit (MDL/LOD)

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument

Table 1A
962-972 Franklin Avenue
VOCs in Soil (2025)

Sample ID	NYSDEC Part 375 Restricted Residential Use SCOs	NYSDEC Part 375 Unrestricted Use SCOs	25SB-3 (0-2)		25SB-3 (5-7)		25SB-3 (16-18)		25SB-4 (0-2)		25SB-4 (5-7)		25SB-4 (8-10)		DUP-0731	
Sampling Date			8/1/2025		8/1/2025		8/1/2025		7/31/2025		7/31/2025		7/31/2025		7/31/2025	
Laboratory ID			L2548456-04		L2548456-05		L2548456-06		L2548148-01		L2548148-02		L2548148-03		L2548148-04	
Sample Matrix			SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL	
Compound			Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual
Volatile Organics by EPA 5035	ppm	ppm	ppm		ppm		ppm		ppm		ppm		ppm		ppm	
1,1,1-Trichloroethane	100	0.68	0.00053	U	0.035	U	0.00058	U	0.04	U	0.00055	U	0.00054	U	0.027	U
1,1,2,2-Tetrachloroethane	~	~	0.00053	U	0.035	U	0.00058	U	0.04	U	0.00055	U	0.00054	U	0.027	U
1,1,2-Trichloroethane	~	~	0.0011	U	0.07	U	0.0012	U	0.08	U	0.0011	U	0.0011	U	0.054	U
1,1-Dichloroethane	26	0.27	0.0011	U	0.07	U	0.0012	U	0.08	U	0.0011	U	0.0011	U	0.054	U
1,1-Dichloroethene	100	0.33	0.0011	U	0.07	U	0.0012	U	0.08	U	0.0011	U	0.0011	U	0.054	U
1,2,3-Trichlorobenzene	~	~	0.0021	U	0.14	U	0.0023	U	0.16	U	0.0022	U	0.0022	U	0.11	U
1,2,4-Trichlorobenzene	~	~	0.0021	U	0.14	U	0.0023	U	0.16	U	0.0022	U	0.0022	U	0.11	U
1,2-Dibromo-3-chloropropane	~	~	0.0032	U	0.21	U	0.0035	U	0.24	U	0.0033	U	0.0032	U	0.16	U
1,2-Dibromoethane	~	~	0.0011	U	0.07	U	0.0012	U	0.08	U	0.0011	U	0.0011	U	0.054	U
1,2-Dichlorobenzene	100	1.1	0.0021	U	0.14	U	0.0023	U	0.16	U	0.0022	U	0.0022	U	0.11	U
1,2-Dichloroethane	3.1	0.02	0.0011	U	0.07	U	0.0012	U	0.08	U	0.0011	U	0.0011	U	0.054	U
1,2-Dichloropropane	~	~	0.0011	U	0.07	U	0.0012	U	0.08	U	0.0011	U	0.0011	U	0.054	U
1,3-Dichlorobenzene	49	2.4	0.0021	U	0.14	U	0.0023	U	0.16	U	0.0022	U	0.0022	U	0.11	U
1,4-Dichlorobenzene	13	1.8	0.0021	U	0.14	U	0.0023	U	0.16	U	0.0022	U	0.0022	U	0.11	U
1,4-Dioxane	13	0.1	0.086	U	5.6	U	0.092	U	6.4	U	0.088	U	0.086	U	4.3	U
2-Butanone	100	0.12	0.011	U	0.7	U	**0.03**		0.8	U	0.011	U	0.011	U	0.54	U
2-Hexanone	~	~	0.011	U	0.7	U	0.012	U	0.8	U	0.011	U	0.011	U	0.54	U
4-Methyl-2-pentanone	~	~	0.011	U	0.7	U	0.012	U	0.8	U	0.011	U	0.011	U	0.54	U
Acetone	100	0.05	0.011	U	0.7	U	**0.1**		0.8	U	**0.017**		0.011	U	0.54	U
Benzene	4.8	0.06	0.00053	U	0.035	U	0.00058	U	0.04	U	0.00055	U	0.00054	U	0.027	U
Bromochloromethane	~	~	0.0021	U	0.14	U	0.0023	U	0.16	U	0.0022	U	0.0022	U	0.11	U
Bromodichloromethane	~	~	0.00053	U	0.035	U	0.00058	U	0.04	U	0.00055	U	0.00054	U	0.027	U
Bromoform	~	~	0.0043	U	0.28	U	0.0046	U	0.32	U	0.0044	U	0.0043	U	0.21	U
Bromomethane	~	~	0.0021	U	0.14	U	0.0023	U	0.055	J	0.0022	U	0.0022	U	0.032	J
Carbon disulfide	~	~	0.011	U	0.7	U	0.012	U	0.8	U	0.011	U	0.011	U	0.54	U
Carbon tetrachloride	2.4	0.76	0.0011	U	0.07	U	0.0012	U	0.08	U	0.0011	U	0.0011	U	0.054	U
Chlorobenzene	100	1.1	0.00053	U	0.035	U	0.00058	U	0.04	U	0.00055	U	0.00054	U	0.027	U
Chloroethane	~	~	0.0021	U	0.14	U	0.0023	U	0.16	U	0.0022	U	0.0022	U	0.11	U
Chloroform	49	0.37	0.0016	U	0.1	U	0.0017	U	0.12	U	0.0016	U	0.0016	U	0.08	U
Chloromethane	~	~	0.0043	U	0.28	U	0.0046	U	0.32	U	0.0044	U	0.0043	U	0.21	U
cis-1,2-Dichloroethene	100	0.25	0.0011	U	0.013	J	0.0012	U	0.08	U	0.0011	U	0.0011	U	0.054	U
cis-1,3-Dichloropropene	~	~	0.00053	U	0.035	U	0.00058	U	0.04	U	0.00055	U	0.00054	U	0.027	U
Cyclohexane	~	~	0.011	U	0.7	U	0.012	U	0.8	U	0.011	U	0.011	U	0.54	U
Dibromochloromethane	~	~	0.0011	U	0.07	U	0.0012	U	0.08	U	0.0011	U	0.0011	U	0.054	U
Dichlorodifluoromethane	~	~	0.011	U	0.7	U	0.012	U	0.8	U	0.011	U	0.011	U	0.54	U
Ethylbenzene	41	1	0.0011	U	0.07	U	0.0012	U	0.08	U	0.0011	U	0.0011	U	0.054	U
Freon-113	~	~	0.0043	U	0.28	U	0.0046	U	0.32	U	0.0044	U	0.0043	U	0.21	U
Isopropylbenzene	~	~	0.0011	U	0.07	U	0.0012	U	0.08	U	0.0011	U	0.0011	U	0.054	U
Methyl Acetate	~	~	0.0043	U	**2**		0.0046	U	0.9		0.0044	U	0.0043	U	0.21	U
Methyl cyclohexane	~	~	0.0043	U	0.28	U	0.0046	U	0.32	U	0.0044	U	0.0043	U	0.21	U
Methyl tert butyl ether	100	0.93	0.0021	U	0.14	U	0.0023	U	0.16	U	0.0022	U	0.0022	U	0.11	U
Methylene chloride	100	0.05	0.0053	U	0.35	U	0.0058	U	0.4	U	0.0055	U	0.0054	U	0.27	U
o-Xylene	~	~	0.0011	U	0.07	U	0.0012	U	0.034	J	0.0011	U	0.0011	U	0.054	U
p/m-Xylene	~	~	0.0021	U	0.14	U	0.0023	U	0.16	U	0.0022	U	0.0022	U	0.11	U
Styrene	~	~	0.0011	U	0.07	U	0.0012	U	0.08	U	0.0011	U	0.0011	U	0.054	U
Tetrachloroethene	19	1.3	0.00053	U	**0.085**		0.00058	U	0.04	U	0.00055	U	0.00054	U	0.027	U
Toluene	100	0.7	0.0011	U	0.07	U	0.0012	U	0.08	U	0.0011	U	0.0011	U	0.054	U
trans-1,2-Dichloroethene	100	0.19	0.0016	U	0.012	J	0.0017	U	0.12	U	0.0016	U	0.0016	U	0.08	U
trans-1,3-Dichloropropene	~	~	0.0011	U	0.07	U	0.0012	U	0.08	U	0.0011	U	0.0011	U	0.054	U
Trichloroethene	21	0.47	0.00053	U	0.035	U	0.00058	U	0.04	U	0.00055	U	0.00054	U	0.027	U
Trichlorofluoromethane	~	~	0.0043	U	0.28	U	0.0046	U	0.32	U	0.0044	U	0.0043	U	0.21	U
Vinyl chloride	0.9	0.02	0.0011	U	0.07	U	0.0012	U	0.08	U	0.0011	U	0.0011	U	0.054	U

Notes:

* Comparison is not performed on parameters with non-numeric criteria.

Bold and shaded values are detected concentrations above Part 375 Restricted Residential Use SCOs.

Bold and shaded values are detected concentrations above Part 375 Unrestricted Use SCOs.

Qualifier Key:

~ - Indicates that no regulatory limit has been established for this analyte

U - Not detected at the reported detection limit for the sample

J - Detected below the Reporting Limit but greater than or equal to the Method Detection Limit (MDL/LOD)

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument

Table 1B
962-972 Franklin Avenue
VOCs in Soil (2023)

Sample ID	Part 375	Part 375	SB-1 (0'-2')	SB-1 (18'-20')	SB-2 (0'-2')	SB-2 (18'-20')	SB-3 (0'-2')	SB-3 (18'-20')	SB-4 (0'-2')	SB-4 (18'-20')
Laboratory ID	Unrestricted	Restricted	23J0926-01	23J0926-02	23J0987-07	23J0987-08	23J0987-05	23J0987-05	23J0987-02	23J0987-03
Sampling Date	Use Soil	Residential Use	10/12/2023	10/12/2023	10/13/2023	10/13/2023	10/13/2023	10/13/2023	10/13/2023	10/13/2023
Sample Matrix	Cleanup	Soil Cleanup	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Compound	Objectives	Objectives	Result	Result	Result	Result	Result	Result	Result	Result
VOCs	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm
Dilution Factor			1	1	1	1	1	1	1	1
1,1,1,2-Tetrachloroethane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	0.68	100	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2-Trichloro-1,2,2-trifluoroethane (Freon 113)	~	~	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	0.27	26	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethylene	0.33	100	ND	ND	ND	ND	ND	ND	ND	ND
1,2,3-Trichlorobenzene	~	~	ND	ND	ND	ND	ND	ND	ND	ND
1,2,3-Trichloropropane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	~	~	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	3.6	52	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dibromo-3-chloropropane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dibromoethane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	1.1	100	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	0.02	3.1	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	8.4	52	ND	ND	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene	2.4	49	ND	ND	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	1.8	13	ND	ND	ND	ND	ND	ND	ND	ND
1,4-Dioxane	0.1	13	ND	ND	ND	ND	ND	ND	ND	ND
2-Butanone	0.12	100	ND	**0.022**	ND	ND	ND	ND	ND	ND
2-Hexanone	~	~	ND	ND	ND	ND	ND	ND	ND	ND
4-Methyl-2-pentanone	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Acetone	0.05	100	ND	**0.059**	ND	ND	ND	ND	**0.011**	ND
Acrolein	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Acrylonitrile	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Benzene	0.06	4.8	ND	ND	ND	ND	ND	ND	ND	ND
Bromochloromethane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Bromodichloromethane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Bromoform	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Bromomethane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Carbon disulfide	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Carbon tetrachloride	0.76	2.4	ND	ND	ND	ND	ND	ND	ND	ND
Chlorobenzene	1.1	100	ND	ND	ND	ND	ND	ND	ND	ND
Chloroethane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Chloroform	0.37	49	ND	ND	ND	ND	ND	ND	ND	ND
Chloromethane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethylene	0.25	100	ND	ND	ND	ND	ND	ND	ND	ND
cis-1,3-Dichloropropylene	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Cyclohexane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Dibromochloromethane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Dibromomethane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Dichlorodifluoromethane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Ethyl Benzene	1	41	ND	ND	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Isopropylbenzene	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Methyl acetate	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Methyl tert-butyl ether (MTBE)	0.93	100	ND	ND	ND	ND	ND	ND	ND	ND
Methylcyclohexane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Methylene chloride	0.05	100	ND	ND	**0.0066**	**0.016**	ND	ND	ND	ND
n-Butylbenzene	12	100	ND	ND	ND	ND	ND	ND	ND	ND
n-Propylbenzene	3.9	100	ND	ND	ND	ND	ND	ND	ND	ND
o-Xylene	~	~	ND	ND	ND	ND	ND	ND	ND	ND
p- & m- Xylenes	~	~	ND	ND	ND	ND	ND	ND	ND	ND
p-Isopropyltoluene	~	~	ND	ND	ND	ND	ND	ND	ND	ND
sec-Butylbenzene	11	100	ND	ND	ND	ND	ND	ND	ND	ND
Styrene	~	~	ND	ND	ND	ND	ND	ND	ND	ND
tert-Butyl alcohol (TBA)	~	~	ND	ND	ND	ND	ND	ND	ND	ND
tert-Butylbenzene	5.9	100	ND	ND	ND	ND	ND	ND	ND	ND
Tetrachloroethylene	1.3	19	ND	ND	ND	ND	ND	ND	ND	ND
Toluene	0.7	100	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethylene	0.19	100	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,3-Dichloropropylene	~	~	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,4-dichloro-2-butene	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Trichloroethylene	0.47	21	ND	ND	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Vinyl Chloride	0.02	0.9	ND	ND	ND	ND	ND	ND	ND	ND
Xylenes, Total	0.26	100	ND	ND	ND	ND	ND	ND	ND	ND

NOTES:
Bold and shaded values are detected concentrations above Part 375 Restricted Residential Use SCOs
Bold and shaded values are detected concentrations above Part 375 Unrestricted Use SCOs

Qualifier Key:
~ - Indicates that no regulatory limit has been astablished for this analyte
J - Detected below the Reporting Limit but greater than or equal to the Method Detection Limit (MDL/LOD)
B - Analyte is found in the associated analysis batch blank
ND - Analyte not detected

Table 1B
962-972 Franklin Avenue
VOCs in Soil (2023)

Sample ID	Part 375	Part 375	SB-5 (0'-2')	SB-5 (18'-20')	SB-6 (0'-2')	SB-6 (18'-20')	SB-7 (0'-2')	SB-7 (48'-50')	SB-8 (0'-2')	SB-8 (8'-10')
Laboratory ID	Unrestricted	Restricted	23J0926-07	23J0926-08	23J0926-03	23J0926-04	23J1127-01	23J1127-02	23J0926-05	23J0926-06
Sampling Date	Use Soil	Residential Use	10/12/2023	10/12/2023	10/12/2023	10/12/2023	10/16/2023	10/16/2023	10/12/2023	10/12/2023
Sample Matrix	Cleanup	Soil Cleanup	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Compound	Objectives	Objectives	Result	Result	Result	Result	Result	Result	Result	Result
VOCs	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm
Dilution Factor			1	**1**	**1**	**1**	**1**	**1**	**1**	**1**
1,1,1,2-Tetrachloroethane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	0.68	100	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2-Trichloro-1,2,2-trifluoroethane (Freon 113	~	~	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	0.27	26	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethylene	0.33	100	ND	ND	ND	ND	ND	ND	ND	ND
1,2,3-Trichlorobenzene	~	~	ND	ND	ND	ND	ND	ND	ND	ND
1,2,3-Trichloropropane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	~	~	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	3.6	52	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dibromo-3-chloropropane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dibromoethane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	1.1	100	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	0.02	3.1	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	8.4	52	ND	ND	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene	2.4	49	ND	ND	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	1.8	13	ND	ND	ND	ND	ND	ND	ND	ND
1,4-Dioxane	0.1	13	ND	ND	ND	ND	ND	ND	ND	ND
2-Butanone	0.12	100	ND	ND	ND	ND	ND	**0.0025**	ND	ND
2-Hexanone	~	~	ND	ND	ND	ND	ND	ND	ND	ND
4-Methyl-2-pentanone	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Acetone	0.05	100	ND	ND	ND	0.0087 **J**	ND	**0.013**	ND	ND
Acrolein	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Acrylonitrile	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Benzene	0.06	4.8	ND	ND	ND	ND	ND	ND	ND	ND
Bromochloromethane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Bromodichloromethane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Bromoform	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Bromomethane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Carbon disulfide	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Carbon tetrachloride	0.76	2.4	ND	ND	ND	ND	ND	ND	ND	ND
Chlorobenzene	1.1	100	ND	ND	ND	ND	ND	ND	ND	ND
Chloroethane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Chloroform	0.37	49	ND	ND	ND	ND	ND	ND	ND	ND
Chloromethane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethylene	0.25	100	ND	ND	ND	ND	ND	ND	ND	ND
cis-1,3-Dichloropropylene	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Cyclohexane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Dibromochloromethane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Dibromomethane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Dichlorodifluoromethane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Ethyl Benzene	1	41	ND	ND	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Isopropylbenzene	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Methyl acetate	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Methyl tert-butyl ether (MTBE)	0.93	100	ND	ND	ND	ND	ND	ND	ND	ND
Methylcyclohexane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Methylene chloride	0.05	100	ND	ND	ND	ND	ND	ND	ND	ND
n-Butylbenzene	12	100	ND	ND	ND	ND	ND	ND	ND	ND
n-Propylbenzene	3.9	100	ND	ND	ND	ND	ND	ND	ND	ND
o-Xylene	~	~	ND	ND	ND	ND	ND	ND	ND	ND
p- & m- Xylenes	~	~	ND	ND	ND	ND	ND	ND	ND	ND
p-Isopropyltoluene	~	~	ND	ND	ND	ND	ND	ND	ND	ND
sec-Butylbenzene	11	100	ND	ND	ND	ND	ND	ND	ND	ND
Styrene	~	~	ND	ND	ND	ND	ND	ND	ND	ND
tert-Butyl alcohol (TBA)	~	~	ND	ND	ND	ND	ND	ND	ND	ND
tert-Butylbenzene	5.9	100	ND	ND	ND	ND	ND	ND	ND	ND
Tetrachloroethylene	1.3	19	ND	ND	ND	ND	ND	ND	ND	**0.0053**
Toluene	0.7	100	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethylene	0.19	100	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,3-Dichloropropylene	~	~	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,4-dichloro-2-butene	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Trichloroethylene	0.47	21	ND	ND	ND	ND	ND	ND	ND	**0.027**
Trichlorofluoromethane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Vinyl Chloride	0.02	0.9	ND	ND	ND	ND	ND	ND	ND	ND
Xylenes, Total	0.26	100	ND	ND	ND	ND	ND	ND	ND	ND

NOTES:
Bold and shaded values are detected concentrations above Part 375 Restricted Residential Use SCOs
Bold and shaded values are detected concentrations above Part 375 Unrestricted Use SCOs

Qualifier Key:
~ - Indicates that no regulatory limit has been astablished for this analyte
J - Detected below the Reporting Limit but greater than or equal to the Method Detection Limit (MDL/LOD)
B - Analyte is found in the associated analysis batch blank
ND - Analyte not detected

Table 1B
962-972 Franklin Avenue
VOCs in Soil (2023)

Sample ID Laboratory ID Sampling Date Sample Matrix	Part 375 Unrestricted Use Soil Cleanup Objectives	Part 375 Restricted Residential Use Soil Cleanup Objectives	SB-9 (0'-2') 23J1127-03 10/17/2023 Soil	SB-9 (7'-9') 23J1127-04 10/17/2023 Soil	SB-10 (0'-2') 23J1127-05 10/17/2023 Soil	SB-10 (4'-6') 23J11127-06 10/17/2023 Soil	SB-11 (0'-2') 23J1127-07 10/17/2023 Soil	SB-11 (4'-6') 23J1127-08 10/17/2023 Soil	SB-12[1] (18'-20') 23J0987-04 10/13/2023 Soil
Compound			**Result**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**
VOCs	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**
Dilution Factor			**1**	**1**	**1**	**1**	**1**	**1**	**1**
1,1,1,2-Tetrachloroethane	~	~	ND	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	0.68	100	ND	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	~	~	ND	ND	ND	ND	ND	ND	ND
1,1,2-Trichloro-1,2,2-trifluoroethane (Freon 113	~	~	ND	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	~	~	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	0.27	26	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethylene	0.33	100	ND	ND	ND	ND	ND	ND	ND
1,2,3-Trichlorobenzene	~	~	ND	ND	ND	ND	ND	ND	ND
1,2,3-Trichloropropane	~	~	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	~	~	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	3.6	52	ND	ND	ND	ND	ND	ND	ND
1,2-Dibromo-3-chloropropane	~	~	ND	ND	ND	ND	ND	ND	ND
1,2-Dibromoethane	~	~	ND	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	1.1	100	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	0.02	3.1	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane	~	~	ND	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	8.4	52	ND	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene	2.4	49	ND	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	1.8	13	ND	ND	ND	ND	ND	ND	ND
1,4-Dioxane	0.1	13	ND	ND	ND	ND	ND	ND	ND
2-Butanone	0.12	100	ND	ND	ND	**0.0028**	ND	ND	ND
2-Hexanone	~	~	ND	ND	ND	ND	ND	ND	ND
4-Methyl-2-pentanone	~	~	ND	ND	ND	ND	ND	ND	ND
Acetone	0.05	100	**0.02**	ND	ND	**0.044**	ND	ND	0.0059 **J**
Acrolein	~	~	ND	ND	ND	ND	ND	ND	ND
Acrylonitrile	~	~	ND	ND	ND	ND	ND	ND	ND
Benzene	0.06	4.8	ND	ND	ND	ND	ND	ND	ND
Bromochloromethane	~	~	ND	ND	ND	ND	ND	ND	ND
Bromodichloromethane	~	~	ND	ND	ND	ND	ND	ND	ND
Bromoform	~	~	ND	ND	ND	ND	ND	ND	ND
Bromomethane	~	~	ND	ND	ND	ND	ND	ND	ND
Carbon disulfide	~	~	ND	ND	ND	ND	ND	ND	ND
Carbon tetrachloride	0.76	2.4	ND	ND	ND	ND	ND	ND	ND
Chlorobenzene	1.1	100	ND	ND	ND	ND	ND	ND	ND
Chloroethane	~	~	ND	ND	ND	ND	ND	ND	ND
Chloroform	0.37	49	ND	ND	ND	ND	ND	ND	ND
Chloromethane	~	~	ND	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethylene	0.25	100	ND	ND	ND	ND	ND	ND	ND
cis-1,3-Dichloropropylene	~	~	ND	ND	ND	ND	ND	ND	ND
Cyclohexane	~	~	ND	ND	ND	ND	ND	ND	ND
Dibromochloromethane	~	~	ND	ND	ND	ND	ND	ND	ND
Dibromomethane	~	~	ND	ND	ND	ND	ND	ND	ND
Dichlorodifluoromethane	~	~	ND	ND	ND	ND	ND	ND	ND
Ethyl Benzene	1	41	ND	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	~	~	ND	ND	ND	ND	ND	ND	ND
Isopropylbenzene	~	~	ND	ND	ND	ND	ND	ND	ND
Methyl acetate	~	~	ND	ND	ND	ND	ND	ND	ND
Methyl tert-butyl ether (MTBE)	0.93	100	ND	ND	ND	ND	ND	ND	ND
Methylcyclohexane	~	~	ND	ND	ND	ND	ND	ND	ND
Methylene chloride	0.05	100	ND	ND	ND	**0.064**	ND	0.0048 **J**	ND
n-Butylbenzene	12	100	ND	ND	ND	ND	ND	ND	ND
n-Propylbenzene	3.9	100	ND	ND	ND	ND	ND	ND	ND
o-Xylene	~	~	ND	ND	ND	ND	ND	ND	ND
p- & m- Xylenes	~	~	ND	ND	ND	ND	ND	ND	ND
p-Isopropyltoluene	~	~	ND	ND	ND	ND	ND	ND	ND
sec-Butylbenzene	11	100	ND	ND	ND	ND	ND	ND	ND
Styrene	~	~	ND	ND	ND	ND	ND	ND	ND
tert-Butyl alcohol (TBA)	~	~	ND	ND	ND	ND	ND	ND	ND
tert-Butylbenzene	5.9	100	ND	ND	ND	ND	ND	ND	ND
Tetrachloroethylene	1.3	19	ND	ND	ND	ND	ND	ND	ND
Toluene	0.7	100	ND	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethylene	0.19	100	ND	ND	ND	ND	ND	ND	ND
trans-1,3-Dichloropropylene	~	~	ND	ND	ND	ND	ND	ND	ND
trans-1,4-dichloro-2-butene	~	~	ND	ND	ND	ND	ND	ND	ND
Trichloroethylene	0.47	21	0.0037 **J**	ND	0.0039 **J**	ND	ND	ND	ND
Trichlorofluoromethane	~	~	ND	ND	ND	ND	ND	ND	ND
Vinyl Chloride	0.02	0.9	ND	ND	ND	ND	ND	ND	ND
Xylenes, Total	0.26	100	ND	ND	ND	ND	ND	ND	ND

NOTES:
Bold and shaded values are detected concentrations above Part 375 Restricted Residential Use SCOs
Bold and shaded values are detected concentrations above Part 375 Unrestricted Use SCOs

Qualifier Key:
~ - Indicates that no regulatory limit has been astablished for this analyte
J - Detected below the Reporting Limit but greater than or equal to the Method Detection Limit (MDL/LOD)
B - Analyte is found in the associated analysis batch blank
ND - Analyte not detected

Table 2A
962-972 Franklin Avenue
SVOCs in Soil (2025)

Sample ID	NYSDEC Part 375 Restricted Residential Use SCOs	NYSDEC Part 375 Unrestricted Use SCOs	25SB-1 (0-2)		25SB-1 (5-7)		25SB-1 (8-10)		25SB-2 (0-2)		25SB-2 (5-7)		25SB-2 (8-10)	
Sampling Date			7/31/2025		7/31/2025		7/31/2025		8/1/2025		8/1/2025		8/1/2025	
Laboratory ID			L2548148-05		L2548148-06		L2548148-07		L2548456-01 / R1		L2548456-02		L2548456-03 / R1	
Sample Matrix			SOIL		SOIL		SOIL		SOIL		SOIL		SOIL	
Compound			Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual
SVOCs	ppm	ppm	ppm		ppm		ppm		ppm		ppm		ppm	
1,2,4,5-Tetrachlorobenzene	~	~	0.18	U	0.17	U	0.17	U	0.9	U	0.17	U	2.2	U
2,3,4,6-Tetrachlorophenol	~	~	0.18	U	0.17	U	0.17	U	0.9	U	0.17	U	2.2	U
2,4,5-Trichlorophenol	~	~	0.18	U	0.17	U	0.17	U	0.9	U	0.17	U	2.2	U
2,4,6-Trichlorophenol	~	~	0.1	U	0.1	U	0.1	U	0.54	U	0.1	U	1.3	U
2,4-Dichlorophenol	~	~	0.16	U	0.16	U	0.15	U	0.81	U	0.16	U	2	U
2,4-Dimethylphenol	~	~	0.18	U	0.17	U	0.17	U	0.9	U	0.17	U	1.5	J
2,4-Dinitrophenol	~	~	0.84	U	0.83	U	0.8	U	4.3	U	0.84	U	10	U
2,4-Dinitrotoluene	~	~	0.18	U	0.17	U	0.17	U	0.9	U	0.17	U	2.2	U
2,6-Dinitrotoluene	~	~	0.18	U	0.17	U	0.17	U	0.9	U	0.17	U	2.2	U
2-Chloronaphthalene	~	~	0.18	U	0.17	U	0.17	U	0.9	U	0.17	U	2.2	U
2-Chlorophenol	~	~	0.18	U	0.17	U	0.17	U	0.9	U	0.17	U	2.2	U
2-Methylnaphthalene	~	~	0.21	U	0.21	U	0.2	U	1.1	U	0.21	U	**25**	
2-Methylphenol	100	0.33	0.18	U	0.17	U	0.17	U	0.9	U	0.17	U	1.3	J
2-Nitroaniline	~	~	0.18	U	0.17	U	0.17	U	0.9	U	0.17	U	2.2	U
2-Nitrophenol	~	~	0.38	U	0.37	U	0.36	U	2	U	0.38	U	4.7	U
3,3'-Dichlorobenzidine	~	~	0.18	U	0.17	U	0.17	U	0.9	U	0.17	U	2.2	U
3-Methylphenol/4-Methylphenol	100	0.33	0.25	U	0.25	U	0.24	U	1.3	U	0.25	U	**3.3**	
3-Nitroaniline	~	~	0.18	U	0.17	U	0.17	U	0.9	U	0.17	U	2.2	U
4,6-Dinitro-o-cresol	~	~	0.46	U	0.45	U	0.44	U	2.3	U	0.45	U	5.7	U
4-Bromophenyl phenyl ether	~	~	0.18	U	0.17	U	0.17	U	0.9	U	0.17	U	2.2	U
4-Chloroaniline	~	~	0.18	U	0.17	U	0.17	U	0.9	U	0.17	U	2.2	U
4-Chlorophenyl phenyl ether	~	~	0.18	U	0.17	U	0.17	U	0.9	U	0.17	U	2.2	U
4-Nitroaniline	~	~	0.18	U	0.17	U	0.17	U	0.9	U	0.17	U	2.2	U
4-Nitrophenol	~	~	0.24	U	0.24	U	0.23	U	1.3	U	0.24	U	3	U
Acenaphthene	100	20	0.14	U	0.14	U	0.13	U	0.72	U	0.14	U	**50**	
Acenaphthylene	100	100	0.14	U	0.14	U	0.13	U	0.72	U	0.14	U	**10**	
Acetophenone	~	~	0.18	U	0.17	U	0.17	U	0.9	U	0.17	U	2.2	U
Anthracene	100	100	0.1	U	0.1	U	0.1	U	0.54	U	0.1	U	**86**	
Atrazine	~	~	0.14	U	0.14	U	0.13	U	0.72	U	0.14	U	1.7	U
Benzaldehyde	~	~	0.23	U	0.23	U	0.22	U	1.2	U	0.23	U	0.71	J
Benzo(a)anthracene	1	1	0.06	J	0.031	J	0.1	U	**0.17**		0.054	J	**130**	E
Benzo(a)pyrene	1	1	0.063	J	0.14	U	0.13	U	**0.21**		0.064	J	**100**	E
Benzo(b)fluoranthene	1	1	0.081	J	0.05	J	0.1	U	**0.25**		0.084	J	**140**	E
Benzo(ghi)perylene	100	100	0.044	J	0.023	J	0.13	U	**0.15**		0.047	J	**46**	
Benzo(k)fluoranthene	3.9	0.8	0.1	U	0.1	U	0.1	U	0.54	U	0.1	U	**29**	
Biphenyl	~	~	0.4	U	0.39	U	0.38	U	2	U	0.4	U	**7.3**	
Bis(2-chloroethoxy)methane	~	~	0.19	U	0.19	U	0.18	U	0.98	U	0.19	U	2.4	U
Bis(2-chloroethyl)ether	~	~	0.16	U	0.16	U	0.15	U	0.81	U	0.16	U	2	U
Bis(2-chloroisopropyl)ether	~	~	0.21	U	0.21	U	0.2	U	1.1	U	0.21	U	2.6	U
Bis(2-ethylhexyl)phthalate	~	~	0.18	U	0.17	U	0.17	U	0.9	U	0.17	U	2.2	U
Butyl benzyl phthalate	~	~	0.18	U	0.17	U	0.17	U	0.9	U	0.17	U	2.2	U
Caprolactam	~	~	0.18	U	0.17	U	0.17	U	0.9	U	0.17	U	2.2	U
Carbazole	~	~	0.18	U	0.17	U	0.17	U	0.9	U	0.17	U	**37**	
Chrysene	3.9	1	0.061	J	0.032	J	0.1	U	**0.15**		0.063	J	**95**	E
Di-n-butylphthalate	~	~	0.18	U	0.17	U	0.17	U	0.9	U	0.17	U	2.2	U
Di-n-octylphthalate	~	~	0.18	U	0.17	U	0.17	U	0.9	U	0.17	U	2.2	U
Dibenzo(a,h)anthracene	0.33	0.33	0.1	U	0.1	U	0.1	U	0.54	U	0.1	U	**12**	
Dibenzofuran	59	7	0.18	U	0.17	U	0.17	U	0.9	U	0.17	U	**45**	
Diethyl phthalate	~	~	0.18	U	0.17	U	0.17	U	0.9	U	0.17	U	2.2	U
Dimethyl phthalate	~	~	0.18	U	0.17	U	0.17	U	0.9	U	0.17	U	2.2	U
Fluoranthene	100	100	0.095	J	0.053	J	0.1	U	**0.29**		0.078	J	**230**	E
Fluorene	100	30	0.18	U	0.17	U	0.17	U	0.9	U	0.17	U	**51**	
Hexachlorobenzene	1.2	0.33	0.1	U	0.1	U	0.1	U	0.54	U	0.1	U	1.3	U
Hexachlorobutadiene	~	~	0.18	U	0.17	U	0.17	U	0.9	U	0.17	U	2.2	U
Hexachlorocyclopentadiene	~	~	0.5	U	0.49	U	0.48	U	2.6	U	0.5	U	6.2	U
Hexachloroethane	~	~	0.14	U	0.14	U	0.13	U	0.72	U	0.14	U	1.7	U
Indeno(1,2,3-cd)pyrene	0.5	0.5	0.045	J	0.026	J	0.13	U	0.18	J	0.045	J	**54**	
Isophorone	~	~	0.16	U	0.16	U	0.15	U	0.81	U	0.16	U	2	U
n-Nitrosodi-n-propylamine	~	~	0.18	U	0.17	U	0.17	U	0.9	U	0.17	U	2.2	U
Naphthalene	100	12	0.18	U	0.17	U	0.17	U	0.9	U	0.17	U	**52**	
NDPA/DPA	~	~	0.14	U	0.14	U	0.13	U	0.72	U	0.14	U	1.7	U
Nitrobenzene	~	~	0.16	U	0.16	U	0.15	U	0.81	U	0.16	U	2	U
p-Chloro-m-cresol	~	~	0.18	U	0.17	U	0.17	U	0.9	U	0.17	U	2.2	U
Pentachlorophenol	6.7	0.8	0.14	U	0.14	U	0.13	U	0.72	U	0.14	U	1.7	U
Phenanthrene	100	100	0.049	J	0.028	J	0.1	U	0.11	J	0.044	J	**310**	E
Phenol	100	0.33	0.18	U	0.17	U	0.17	U	0.9	U	0.17	U	1.6	J
Pyrene	100	100	0.083	J	0.047	J	0.1	U	**0.29**		0.086	J	**180**	E

Notes:

*Comparison is not performed on parameters with non-numeric criteria.

Bold and shaded values are detected concentrations above Part 375 Restricted Residential Use SCOs.

Bold and shaded values are detected concentrations above Part 375 Unrestricted Use SCOs.

Qualifier Key:

~ - Indicates that no regulatory limit has been established for this analyte

U - Not detected at the reported detection limit for the sample

J - Detected below the Reporting Limit but greater than or equal to the Method Detection Limit (MDL/LOD)

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument

Table 2A
962-972 Franklin Avenue
SVOCs in Soil (2025)

Sample ID Sampling Date Laboratory ID Sample Matrix	NYSDEC Part 375 Restricted Residential Use SCOs	NYSDEC Part 375 Unrestricted Use SCOs	25SB-3 (0-2) 8/1/2025 L2548456-04 SOIL		25SB-3 (5-7) 8/1/2025 L2548456-05 SOIL		25SB-3 (16-18) 8/1/2025 L2548456-06 SOIL		25SB-4 (0-2) 7/31/2025 L2548148-01 / R1 SOIL		25SB-4 (5-7) 7/31/2025 L2548148-02 SOIL		25SB-4 (8-10) 7/31/2025 L2548148-03 SOIL		DUP-0731 7/31/2025 L2548148-04 SOIL	
Compound			**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**
SVOCs	**ppm**	**ppm**	**ppm**		**ppm**		**ppm**		**ppm**		**ppm**		**ppm**		**ppm**	
1,2,4,5-Tetrachlorobenzene	~	~	0.18	U	0.18	U	0.22	U	0.91	U	0.18	U	0.18	U	0.18	U
2,3,4,6-Tetrachlorophenol	~	~	0.18	U	0.18	U	0.22	U	0.91	U	0.18	U	0.18	U	0.18	U
2,4,5-Trichlorophenol	~	~	0.18	U	0.18	U	0.22	U	0.91	U	0.18	U	0.18	U	0.18	U
2,4,6-Trichlorophenol	~	~	0.11	U	0.11	U	0.13	U	0.54	U	0.11	U	0.11	U	0.11	U
2,4-Dichlorophenol	~	~	0.16	U	0.16	U	0.2	U	0.82	U	0.16	U	0.16	U	0.16	U
2,4-Dimethylphenol	~	~	0.18	U	0.18	U	0.22	U	0.91	U	0.18	U	0.18	U	0.18	U
2,4-Dinitrophenol	~	~	0.88	U	0.86	U	1	U	4.4	U	0.87	U	0.87	U	0.87	U
2,4-Dinitrotoluene	~	~	0.18	U	0.18	U	0.22	U	0.91	U	0.18	U	0.18	U	0.18	U
2,6-Dinitrotoluene	~	~	0.18	U	0.18	U	0.22	U	0.91	U	0.18	U	0.18	U	0.18	U
2-Chloronaphthalene	~	~	0.18	U	0.18	U	0.22	U	0.91	U	0.18	U	0.18	U	0.18	U
2-Chlorophenol	~	~	0.18	U	0.18	U	0.22	U	0.91	U	0.18	U	0.18	U	0.18	U
2-Methylnaphthalene	~	~	0.22	U	0.21	U	0.26	U	0.26	J	0.22	U	0.22	U	0.22	U
2-Methylphenol	100	0.33	0.18	U	0.18	U	0.22	U	0.91	U	0.18	U	0.18	U	0.18	U
2-Nitroaniline	~	~	0.18	U	0.18	U	0.22	U	0.91	U	0.18	U	0.18	U	0.18	U
2-Nitrophenol	~	~	0.4	U	0.39	U	0.47	U	2	U	0.39	U	0.39	U	0.39	p
3,3'-Dichlorobenzidine	~	~	0.18	U	0.18	U	0.22	U	0.91	U	0.18	U	0.18	U	0.18	U
3-Methylphenol/4-Methylphenol	100	0.33	0.26	U	0.26	U	0.32	U	1.3	U	0.26	U	0.26	U	0.26	U
3-Nitroaniline	~	~	0.18	U	0.18	U	0.22	U	0.91	U	0.18	U	0.18	U	0.18	U
4,6-Dinitro-o-cresol	~	~	0.48	U	0.46	U	0.57	U	2.4	U	0.47	U	0.47	U	0.47	U
4-Bromophenyl phenyl ether	~	~	0.18	U	0.18	U	0.22	U	0.91	U	0.18	U	0.18	U	0.18	U
4-Chloroaniline	~	~	0.18	U	0.18	U	0.22	U	0.91	U	0.18	U	0.18	U	0.18	U
4-Chlorophenyl phenyl ether	~	~	0.18	U	0.18	U	0.22	U	0.91	U	0.18	U	0.18	U	0.18	U
4-Nitroaniline	~	~	0.18	U	0.18	U	0.22	U	0.91	U	0.18	U	0.18	U	0.18	U
4-Nitrophenol	~	~	0.26	U	0.25	U	0.31	U	1.3	U	0.25	U	0.25	U	0.25	U
Acenaphthene	100	20	0.15	U	0.14	U	0.18	U	**0.14**		0.14	U	0.14	U	0.14	U
Acenaphthylene	100	100	0.15	U	0.14	U	0.18	U	0.22	J	0.14	U	0.14	U	0.14	U
Acetophenone	~	~	0.18	U	0.18	U	0.22	U	0.91	U	0.18	U	0.18	U	0.18	U
Anthracene	100	100	0.055	J	0.11	U	0.13	U	**1.7**		0.11	U	0.11	U	0.11	U
Atrazine	~	~	0.15	U	0.14	U	0.18	U	0.73	U	0.14	U	0.14	U	0.14	U
Benzaldehyde	~	~	0.24	U	0.24	U	0.29	U	1.2	U	0.24	U	0.24	U	0.24	U
Benzo(a)anthracene	1	1	**0.24**		0.1	J	0.031	J	**2**		0.036	J	0.022	J	0.11	U
Benzo(a)pyrene	1	1	**0.21**		0.11	J	0.18	U	**1.7**		0.14	U	0.14	U	0.14	U
Benzo(b)fluoranthene	1	1	**0.26**		**0.13**		0.13	U	**2.2**		0.045	J	0.11	U	0.11	U
Benzo(ghi)perylene	100	100	**0.19**		0.076	J	0.18	U	**1**		0.023	J	0.14	U	0.14	U
Benzo(k)fluoranthene	3.9	0.8	0.092	J	0.041	J	0.13	U	**0.62**		0.11	U	0.11	U	0.11	U
Biphenyl	~	~	0.42	U	0.41	U	0.5	U	2.1	U	0.41	U	0.41	U	0.41	U
Bis(2-chloroethoxy)methane	~	~	0.2	U	0.19	U	0.24	U	0.98	U	0.2	U	0.2	U	0.2	U
Bis(2-chloroethyl)ether	~	~	0.16	U	0.16	U	0.2	U	0.82	U	0.16	U	0.16	U	0.16	U
Bis(2-chloroisopropyl)ether	~	~	0.22	U	0.21	U	0.26	U	1.1	U	0.22	U	0.22	U	0.22	U
Bis(2-ethylhexyl)phthalate	~	~	0.084	J	0.14	J	0.22	U	0.91	U	0.18	U	0.18	U	0.18	U
Butyl benzyl phthalate	~	~	0.18	U	0.18	U	0.22	U	0.91	U	0.078	J	0.18	U	0.18	U
Caprolactam	~	~	0.18	U	0.18	U	0.22	U	0.91	U	0.18	U	0.18	U	0.18	U
Carbazole	~	~	0.022	J	0.18	U	0.22	U	0.34	J	0.18	U	0.18	U	0.18	U
Chrysene	3.9	1	**0.23**		**0.11**		0.028	J	**1.8**		0.034	J	0.021	J	0.11	U
Di-n-butylphthalate	~	~	0.18	U	0.18	U	0.22	U	0.91	U	0.18	U	0.18	U	0.18	U
Di-n-octylphthalate	~	~	0.18	U	0.18	U	0.22	U	0.91	U	0.18	U	0.18	U	0.18	U
Dibenzo(a,h)anthracene	0.33	0.33	0.04	J	0.11	U	0.13	U	0.24	J	0.11	U	0.11	U	0.11	U
Dibenzofuran	59	7	0.18	U	0.18	U	0.22	U	0.59	J	0.18	U	0.18	U	0.18	U
Diethyl phthalate	~	~	0.18	U	0.18	U	0.22	U	0.91	U	0.18	U	0.18	U	0.18	U
Dimethyl phthalate	~	~	0.18	U	0.18	U	0.22	U	0.91	U	0.18	U	0.18	U	0.18	U
Fluoranthene	100	100	**0.45**		**0.2**		0.06	J	**5.6**		0.064	J	0.041	J	0.028	J
Fluorene	100	30	0.18	U	0.18	U	0.22	U	**1**		0.18	U	0.18	U	0.18	U
Hexachlorobenzene	1.2	0.33	0.11	U	0.11	U	0.13	U	0.54	U	0.11	U	0.11	U	0.11	U
Hexachlorobutadiene	~	~	0.18	U	0.18	U	0.22	U	0.91	U	0.18	U	0.18	U	0.18	U
Hexachlorocyclopentadiene	~	~	0.52	U	0.51	U	0.63	U	2.6	U	0.52	U	0.52	U	0.52	U
Hexachloroethane	~	~	0.15	U	0.14	U	0.18	U	0.73	U	0.14	U	0.14	U	0.14	U
Indeno(1,2,3-cd)pyrene	0.5	0.5	**0.17**		0.075	J	0.18	U	**1.1**		0.14	U	0.14	U	0.14	U
Isophorone	~	~	0.16	U	0.16	U	0.2	U	0.82	U	0.16	U	0.16	U	0.16	U
n-Nitrosodi-n-propylamine	~	~	0.18	U	0.18	U	0.22	U	0.91	U	0.18	U	0.18	U	0.18	U
Naphthalene	100	12	0.18	U	0.18	U	0.22	U	0.38	J	0.18	U	0.18	U	0.18	U
NDPA/DPA	~	~	0.15	U	0.14	U	0.18	U	0.73	U	0.14	U	0.14	U	0.14	U
Nitrobenzene	~	~	0.16	U	0.16	U	0.2	U	0.82	U	0.16	U	0.16	U	0.16	U
p-Chloro-m-cresol	~	~	0.18	U	0.18	U	0.22	U	0.91	U	0.18	U	0.18	U	0.18	U
Pentachlorophenol	6.7	0.8	0.15	U	0.14	U	0.18	U	0.73	U	0.14	U	0.14	U	0.14	U
Phenanthrene	100	100	**0.21**		**0.13**		0.047	J	**5.4**		0.039	J	0.029	J	0.11	U
Phenol	100	0.33	0.18	U	0.18	U	0.22	U	0.91	U	0.18	U	0.18	U	0.18	U
Pyrene	100	100	**0.4**		**0.18**		0.05	J	**4.5**		0.056	J	0.036	J	0.025	J

Notes:

* Comparison is not performed on parameters with non-numeric criteria.

Bold and shaded values are detected concentrations above Part 375 Restricted Residential Use SCOs.

Bold and shaded values are detected concentrations above Part 375 Unrestricted Use SCOs.

Qualifier Key:

~ - Indicates that no regulatory limit has been established for this analyte

U - Not detected at the reported detection limit for the sample

J - Detected below the Reporting Limit but greater than or equal to the Method Detection Limit (MDL/LOD)

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument

Table 2B
962-972 Franklin Avenue
SVOCs in Soil (2023)

Sample ID	Part 375	Part 375	SB-1 (0'-2')	SB-1 (18'-20')	SB-2 (0'-2')	SB-2 (18'-20')	SB-3 (0'-2')	SB-3 (18'-20')	SB-4 (0'-2')	SB-4 (18'-20')	SB-5 (0'-2')	SB-5 (18'-20')
Laboratory ID	Unrestricted	Restricted	23J0926-01	23J0926-02	23J0987-07	23J0987-08	23J0987-05	23J0987-05	23J0987-02	23J0987-03	23J0926-07	23J0926-08
Sampling Date	Use Soil	Residential Use	10/12/2023	10/12/2023	10/13/2023	10/13/2023	10/13/2023	10/13/2023	10/13/2023	10/13/2023	10/12/2023	10/12/2023
Sample Matrix	Cleanup	Soil Cleanup	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Compound	Objectives	Objectives	Result	Result	Result	Result	Result	Result	Result	Result	Result	Result
SVOCs	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm
Dilution Factor			2	2	2	2	2	2	2	2	2	2
1,1-Biphenyl	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4,5-Tetrachlorobenzene	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	1.1	100	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Diphenylhydrazine (as Azobenzene)	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene	2.4	49	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	1.8	13	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2,3,4,6-Tetrachlorophenol	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2,4,5-Trichlorophenol	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2,4,6-Trichlorophenol	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2,4-Dichlorophenol	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2,4-Dimethylphenol	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2,4-Dinitrophenol	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2,4-Dinitrotoluene	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2-Chloronaphthalene	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2-Chlorophenol	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2-Methylnaphthalene	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2-Methylphenol	0.33	100	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2-Nitroaniline	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2-Nitrophenol	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
3- & 4-Methylphenols	0.33	100	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
3,3-Dichlorobenzidine	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
3-Nitroaniline	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
4,6-Dinitro-2-methylphenol	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
4-Bromophenyl phenyl ether	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
4-Chloro-3-methylphenol	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
4-Chloroaniline	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
4-Chlorophenyl phenyl ether	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
4-Nitroaniline	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
4-Nitrophenol	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Acenaphthene	20	100	ND	ND	**0.107**	ND	ND	ND	ND	ND	ND	ND
Acenaphthylene	100	100	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Acetophenone	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Aniline	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Anthracene	100	100	0.0679 **J**	ND	**0.236**	ND	0.06 **J**	ND	ND	ND	**1.1**	ND
Atrazine	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Benzaldehyde	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Benzidine	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Benzo(a)anthracene	1	1	**0.134**	ND	**0.766**	ND	**0.379**	ND	ND	ND	**5.35**	ND
Benzo(a)pyrene	1	1	**0.117**	ND	**0.879**	ND	**0.314**	ND	ND	ND	**4.87**	ND
Benzo(b)fluoranthene	1	1	**0.0984**	ND	**1.06**	ND	**0.394**	ND	ND	ND	**4.39**	ND
Benzo(g,h,i)perylene	100	100	0.0801 **J**	ND	**0.627**	ND	**0.238**	ND	ND	ND	**3.64**	ND
Benzo(k)fluoranthene	0.8	3.9	**0.104**	ND	**0.389**	ND	**0.147**	ND	ND	ND	**3.93**	ND
Benzoic acid	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Benzyl alcohol	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Benzyl butyl phthalate	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bis(2-chloroethoxy)methane	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bis(2-chloroethyl)ether	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bis(2-chloroisopropyl)ether	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bis(2-ethylhexyl)phthalate	~	~	0.061 **J**	ND	ND	ND	0.0491 **J**	ND	ND	ND	ND	ND
Caprolactam	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Carbazole	~	~	ND	ND	**0.0945**	ND	ND	ND	ND	ND	ND	ND
Chrysene	1	3.9	**0.137**	ND	**0.755**	ND	**0.353**	ND	ND	ND	**4.96**	ND
Dibenzo(a,h)anthracene	0.33	0.33	ND	ND	**0.106**	ND	0.0585 **J**	ND	ND	ND	**1.07**	ND
Dibenzofuran	7	59	ND	ND	0.0816 **J**	ND	ND	ND	ND	ND	ND	ND
Diethyl phthalate	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Dimethyl phthalate	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Di-n-butyl phthalate	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Di-n-octyl phthalate	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Diphenylamine	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Fluoranthene	100	100	**0.292**	ND	**1.54**	ND	**0.506**	ND	0.0446 **J**	ND	**1.04**	ND
Fluorene	30	100	ND	ND	0.0838 **J**	ND	ND	ND	ND	ND	ND	ND
Hexachlorobenzene	0.33	1.2	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Hexachlorocyclopentadiene	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Hexachloroethane	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Indeno(1,2,3-cd)pyrene	0.5	0.5	0.087 **J**	ND	**0.682**	ND	**0.256**	ND	0.0453 **J**	ND	**3.06**	ND
Isophorone	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Naphthalene	12	100	ND	ND	0.0702 **J**	ND	ND	ND	ND	ND	ND	ND
Nitrobenzene	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
N-Nitrosodimethylamine	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
N-nitroso-di-n-propylamine	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
N-Nitrosodiphenylamine	~	~	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Pentachlorophenol	0.8	6.7	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Phenanthrene	100	100	**0.26**	0.0822 **J**	**1.13**	ND	**0.189**	ND	ND	ND	**3.08**	ND
Phenol	0.33	100	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Pyrene	100	100	**0.285**	ND	**1.31**	ND	**0.761**	ND	0.0693 **J**	ND	**9.54**	ND

NOTES:
Bold and shaded values are detected concentrations above Part 375 Restricted Residential Use SCOs
Bold and shaded values are detected concentrations above Part 375 Unrestricted Use SCOs

Qualifier Key:
~ - Indicates that no regulatory limit has been astablished for this analyte
J - Detected below the Reporting Limit but greater than or equal to the Method Detection Limit (MDL/LOD)
B - Analyte is found in the associated analysis batch blank
ND - Analyte not detected

Table 2B
962-972 Franklin Avenue
SVOCs in Soil (2023)

Sample ID Laboratory ID Sampling Date Sample Matrix	Part 375 Unrestricted Use Soil Cleanup Objectives	Part 375 Restricted Residential Use Soil Cleanup Objectives	SB-6 (0'-2') 23J0926-03 10/12/2023 Soil	SB-6 (18'-20') 23J0926-04 10/12/2023 Soil	SB-7 (0'-2') 23J1127-01 10/16/2023 Soil	SB-7 (48'-50') 23J1127-02 10/16/2023 Soil	SB-8 (0'-2') 23J0926-05 10/12/2023 Soil	SB-8 (8'-10') 23J0926-06 10/12/2023 Soil	SB-9 (0'-2') 23J1127-03 10/17/2023 Soil	SB-9 (7'-9') 23J1127-04 10/17/2023 Soil
Compound			Result	Result	Result	Result	Result	Result	Result	Result
SVOCs	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm
Dilution Factor	~	~	**2**	**2**	**2**	**2**	**2**	**2**	**2**	**2**
1,1-Biphenyl	~	~	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4,5-Tetrachlorobenzene	~	~	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	~	~	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	1.1	100	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Diphenylhydrazine (as Azobenzene)	~	~	ND	ND	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene	2.4	49	ND	ND	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	1.8	13	ND	ND	ND	ND	ND	ND	ND	ND
2,3,4,6-Tetrachlorophenol	~	~	ND	ND	ND	ND	ND	ND	ND	ND
2,4,5-Trichlorophenol	~	~	ND	ND	ND	ND	ND	ND	ND	ND
2,4,6-Trichlorophenol	~	~	ND	ND	ND	ND	ND	ND	ND	ND
2,4-Dichlorophenol	~	~	ND	ND	ND	ND	ND	ND	ND	ND
2,4-Dimethylphenol	~	~	ND	ND	ND	ND	ND	ND	ND	ND
2,4-Dinitrophenol	~	~	ND	ND	ND	ND	ND	ND	ND	ND
2,4-Dinitrotoluene	~	~	ND	ND	ND	ND	ND	ND	ND	ND
2-Chloronaphthalene	~	~	ND	ND	ND	ND	ND	ND	ND	ND
2-Chlorophenol	~	~	ND	ND	ND	ND	ND	ND	ND	ND
2-Methylnaphthalene	~	~	ND	ND	ND	ND	ND	ND	ND	ND
2-Methylphenol	0.33	100	ND	ND	ND	ND	ND	ND	ND	ND
2-Nitroaniline	~	~	ND	ND	ND	ND	ND	ND	ND	ND
2-Nitrophenol	~	~	ND	ND	ND	ND	ND	ND	ND	ND
3- & 4-Methylphenols	0.33	100	ND	ND	ND	ND	ND	ND	ND	ND
3,3-Dichlorobenzidine	~	~	ND	ND	ND	ND	ND	ND	ND	ND
3-Nitroaniline	~	~	ND	ND	ND	ND	ND	ND	ND	ND
4,6-Dinitro-2-methylphenol	~	~	ND	ND	ND	ND	ND	ND	ND	ND
4-Bromophenyl phenyl ether	~	~	ND	ND	ND	ND	ND	ND	ND	ND
4-Chloro-3-methylphenol	~	~	ND	ND	ND	ND	ND	ND	ND	ND
4-Chloroaniline	~	~	ND	ND	ND	ND	ND	ND	ND	ND
4-Chlorophenyl phenyl ether	~	~	ND	ND	ND	ND	ND	ND	ND	ND
4-Nitroaniline	~	~	ND	ND	ND	ND	ND	ND	ND	ND
4-Nitrophenol	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Acenaphthene	20	100	**0.627**	ND	ND	ND	ND	ND	ND	ND
Acenaphthylene	100	100	ND	ND	ND	ND	ND	ND	ND	ND
Acetophenone	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Aniline	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Anthracene	100	100	**1.48**	ND	ND	ND	ND	ND	0.0566 **J**	ND
Atrazine	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Benzaldehyde	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Benzidine	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Benzo(a)anthracene	1	1	**5.64**	ND	**0.665**	ND	**0.63**	ND	**0.453**	ND
Benzo(a)pyrene	1	1	**5.6**	ND	**0.56**	ND	**0.572**	ND	**0.378**	ND
Benzo(b)fluoranthene	1	1	**4.62**	ND	**0.459**	ND	**0.515**	ND	**0.291**	ND
Benzo(g,h,i)perylene	100	100	**5**	ND	0.405 **J**	ND	0.426 **J**	ND	**0.283**	ND
Benzo(k)fluoranthene	0.8	3.9	**4.36**	ND	**0.455**	ND	**0.465**	ND	**0.296**	ND
Benzoic acid	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Benzyl alcohol	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Benzyl butyl phthalate	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Bis(2-chloroethoxy)methane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Bis(2-chloroethyl)ether	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Bis(2-chloroisopropyl)ether	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Bis(2-ethylhexyl)phthalate	~	~	ND	ND	ND	ND	0.247 **J**	ND	ND	ND
Caprolactam	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Carbazole	~	~	0.31 **J**	ND	ND	ND	ND	ND	ND	ND
Chrysene	1	3.9	**5.88**	ND	**0.582**	ND	**0.601**	ND	**0.474**	ND
Dibenzo(a,h)anthracene	0.33	0.33	**1.2**	ND	ND	ND	ND	ND	0.0749 **J**	ND
Dibenzofuran	7	59	ND	ND	ND	ND	ND	ND	ND	ND
Diethyl phthalate	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Dimethyl phthalate	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Di-n-butyl phthalate	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Di-n-octyl phthalate	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Diphenylamine	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Fluoranthene	100	100	**8.94**	ND	**1.45**	ND	**1.23**	ND	**0.652**	ND
Fluorene	30	100	0.444 **J**	ND	ND	ND	ND	ND	ND	ND
Hexachlorobenzene	0.33	1.2	ND	ND	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Hexachlorocyclopentadiene	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Hexachloroethane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Indeno(1,2,3-cd)pyrene	0.5	0.5	**3.58**	ND	0.347 **J**	ND	0.34 **J**	ND	**0.217**	ND
Isophorone	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Naphthalene	12	100	ND	ND	ND	ND	ND	ND	ND	ND
Nitrobenzene	~	~	ND	ND	ND	ND	ND	ND	ND	ND
N-Nitrosodimethylamine	~	~	ND	ND	ND	ND	ND	ND	ND	ND
N-nitroso-di-n-propylamine	~	~	ND	ND	ND	ND	ND	ND	ND	ND
N-Nitrosodiphenylamine	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Pentachlorophenol	0.8	6.7	ND	ND	ND	ND	ND	ND	ND	ND
Phenanthrene	100	100	**6.41**	ND	ND	ND	**0.805**	ND	**0.235**	ND
Phenol	0.33	100	ND	ND	ND	ND	ND	ND	ND	ND
Pyrene	100	100	**9.73**	ND	**1.26**	ND	**1.11**	ND	**0.739**	ND

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Table 2B
962-972 Franklin Avenue
SVOCs in Soil (2023)

Sample ID Laboratory ID Sampling Date Sample Matrix	Part 375 Unrestricted Use Soil Cleanup Objectives	Part 375 Restricted Residential Use Soil Cleanup Objectives	SB-10 (0'-2') 23J1127-05 10/17/2023 Soil	SB-10 (4'-6') 23J11127-06 10/17/2023 Soil	SB-10 (0'-2') 23J1127-05 10/17/2023 Soil	SB-10 (4'-6') 23J11127-06 10/17/2023 Soil	SB-11 (0'-2') 23J1127-07 10/17/2023 Soil	SB-11 (4'-6') 23J1127-08 10/17/2023 Soil	SB-12[1] (18'-20') 23J0987-04 10/13/2023 Soil
Compound	Result	Result	Result	Result	Result	Result	Result	Result	Result
SVOCs	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**
Dilution Factor			**2**	**2**	**2**	**2**	**2**	**2**	**2**
1,1-Biphenyl	~	~	ND	ND	ND	ND	ND	ND	ND
1,2,4,5-Tetrachlorobenzene	~	~	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	~	~	ND	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	1.1	100	ND	ND	ND	ND	ND	ND	ND
1,2-Diphenylhydrazine (as Azobenzene)	~	~	ND	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene	2.4	49	ND	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	1.8	13	ND	ND	ND	ND	ND	ND	ND
2,3,4,6-Tetrachlorophenol	~	~	ND	ND	ND	ND	ND	ND	ND
2,4,5-Trichlorophenol	~	~	ND	ND	ND	ND	ND	ND	ND
2,4,6-Trichlorophenol	~	~	ND	ND	ND	ND	ND	ND	ND
2,4-Dichlorophenol	~	~	ND	ND	ND	ND	ND	ND	ND
2,4-Dimethylphenol	~	~	ND	ND	ND	ND	ND	ND	ND
2,4-Dinitrophenol	~	~	ND	ND	ND	ND	ND	ND	ND
2,4-Dinitrotoluene	~	~	ND	ND	ND	ND	ND	ND	ND
2-Chloronaphthalene	~	~	ND	ND	ND	ND	ND	ND	ND
2-Chlorophenol	~	~	ND	ND	ND	ND	ND	ND	ND
2-Methylnaphthalene	~	~	ND	ND	ND	ND	ND	ND	ND
2-Methylphenol	0.33	100	ND	ND	ND	ND	ND	ND	ND
2-Nitroaniline	~	~	ND	ND	ND	ND	ND	ND	ND
2-Nitrophenol	~	~	ND	ND	ND	ND	ND	ND	ND
3- & 4-Methylphenols	0.33	100	ND	ND	ND	ND	ND	ND	ND
3,3-Dichlorobenzidine	~	~	ND	ND	ND	ND	ND	ND	ND
3-Nitroaniline	~	~	ND	ND	ND	ND	ND	ND	ND
4,6-Dinitro-2-methylphenol	~	~	ND	ND	ND	ND	ND	ND	ND
4-Bromophenyl phenyl ether	~	~	ND	ND	ND	ND	ND	ND	ND
4-Chloro-3-methylphenol	~	~	ND	ND	ND	ND	ND	ND	ND
4-Chloroaniline	~	~	ND	ND	ND	ND	ND	ND	ND
4-Chlorophenyl phenyl ether	~	~	ND	ND	ND	ND	ND	ND	ND
4-Nitroaniline	~	~	ND	ND	ND	ND	ND	ND	ND
4-Nitrophenol	~	~	ND	ND	ND	ND	ND	ND	ND
Acenaphthene	20	100	ND	**0.198**	ND	**0.198**	ND	ND	ND
Acenaphthylene	100	100	ND	0.053 **J**	ND	0.053 **J**	ND	ND	ND
Acetophenone	~	~	ND	ND	ND	ND	ND	ND	ND
Aniline	~	~	ND	ND	ND	ND	ND	ND	ND
Anthracene	100	100	ND	**0.342**	ND	**0.342**	ND	ND	ND
Atrazine	~	~	ND	ND	ND	ND	ND	ND	ND
Benzaldehyde	~	~	ND	ND	ND	ND	ND	ND	ND
Benzidine	~	~	ND	ND	ND	ND	ND	ND	ND
Benzo(a)anthracene	1	1	0.0475 **J**	**0.532**	0.0475 **J**	**0.532**	0.07 **J**	ND	ND
Benzo(a)pyrene	1	1	ND	**0.425**	ND	**0.425**	0.061 **J**	ND	ND
Benzo(b)fluoranthene	1	1	ND	**0.339**	ND	**0.339**	0.055 **J**	ND	ND
Benzo(g,h,i)perylene	100	100	ND	**0.23**	ND	**0.23**	ND	ND	ND
Benzo(k)fluoranthene	0.8	3.9	ND	**0.395**	ND	**0.395**	0.056 **J**	ND	ND
Benzoic acid	~	~	ND	ND	ND	ND	ND	ND	ND
Benzyl alcohol	~	~	ND	ND	ND	ND	ND	ND	ND
Benzyl butyl phthalate	~	~	ND	ND	ND	ND	ND	ND	ND
Bis(2-chloroethoxy)methane	~	~	ND	ND	ND	ND	ND	ND	ND
Bis(2-chloroethyl)ether	~	~	ND	ND	ND	ND	ND	ND	ND
Bis(2-chloroisopropyl)ether	~	~	ND	ND	ND	ND	ND	ND	ND
Bis(2-ethylhexyl)phthalate	~	~	ND	ND	ND	ND	ND	ND	ND
Caprolactam	~	~	ND	ND	ND	ND	ND	ND	ND
Carbazole	~	~	ND	**0.133**	ND	**0.133**	ND	ND	ND
Chrysene	1	3.9	ND	**0.545**	ND	**0.545**	0.072 **J**	ND	ND
Dibenzo(a,h)anthracene	0.33	0.33	ND	0.083 J	ND	0.083 J	ND	ND	ND
Dibenzofuran	7	59	ND	0.083 J	ND	0.083 J	ND	ND	ND
Diethyl phthalate	~	~	ND	ND	ND	ND	ND	ND	ND
Dimethyl phthalate	~	~	ND	ND	ND	ND	ND	ND	ND
Di-n-butyl phthalate	~	~	ND	ND	ND	ND	ND	ND	ND
Di-n-octyl phthalate	~	~	ND	ND	ND	ND	ND	ND	ND
Diphenylamine	~	~	ND	ND	ND	ND	ND	ND	ND
Fluoranthene	100	100	0.0857 **J**	**1.18**	0.0857 **J**	**1.18**	**0.179**	ND	ND
Fluorene	30	100	ND	**0.154**	ND	**0.154**	ND	ND	ND
Hexachlorobenzene	0.33	1.2	ND	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	~	~	ND	ND	ND	ND	ND	ND	ND
Hexachlorocyclopentadiene	~	~	ND	ND	ND	ND	ND	ND	ND
Hexachloroethane	~	~	ND	ND	ND	ND	ND	ND	ND
Indeno(1,2,3-cd)pyrene	0.5	0.5	ND	**0.208**	ND	**0.208**	ND	ND	ND
Isophorone	~	~	ND	ND	ND	ND	ND	ND	ND
Naphthalene	12	100	ND	ND	ND	ND	ND	ND	ND
Nitrobenzene	~	~	ND	ND	ND	ND	ND	ND	ND
N-Nitrosodimethylamine	~	~	ND	ND	ND	ND	ND	ND	ND
N-nitroso-di-n-propylamine	~	~	ND	ND	ND	ND	ND	ND	ND
N-Nitrosodiphenylamine	~	~	ND	ND	ND	ND	ND	ND	ND
Pentachlorophenol	0.8	6.7	ND	ND	ND	ND	ND	ND	ND
Phenanthrene	100	100	0.0677 **J**	**1.29**	0.0677 **J**	**1.29**	0.085 **J**	ND	ND
Phenol	0.33	100	ND	ND	ND	ND	ND	ND	ND
Pyrene	100	100	0.0735 **J**	**0.99**	0.0735 **J**	**0.99**	**0.148**	ND	ND

NOTES:
Bold and shaded values are detected concentrations above Part 375 Restricted Residential Use SCOs
Bold and shaded values are detected concentrations above Part 375 Unrestricted Use SCOs

Qualifier Key:
~ - Indicates that no regulatory limit has been astablished for this analyte
J - Detected below the Reporting Limit but greater than or equal to the Method Detection Limit (MDL/LOD)
B - Analyte is found in the associated analysis batch blank
ND - Analyte not detected

Table 3A
962-972 Franklin Avenue
Metals in Soil (2025)

Sample ID Sampling Date Laboratory ID Sample Matrix	NYSDEC Part 375 Restricted Residential Use SCOs	NYSDEC Part 375 Unrestricted Use SCOs	25SB-1 (0-2) 7/31/2025 L2548148-05 SOIL		25SB-1 (5-7) 7/31/2025 L2548148-06 SOIL		25SB-1 (8-10) 7/31/2025 L2548148-07 SOIL		25SB-2 (0-2) 8/1/2025 L2548456-01 SOIL		25SB-2 (5-7) 8/1/2025 L2548456-02 SOIL		25SB-2 (8-10) 8/1/2025 L2548456-03 SOIL	
Compound			Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual
Metals	**ppm**	**ppm**	**ppm**		**ppm**		**ppm**		**ppm**		**ppm**		**ppm**	
Aluminum, Total	~	~	**8790**		**6850**		**8820**		**5130**		**2720**		**7550**	
Antimony, Total	~	~	4.2	U	4.03	U	3.98	U	4.16	U	4.12	U	5.21	U
Arsenic, Total	16	13	**5.28**		**3.14**		**1.82**		**1.81**		**40.2**		**4.92**	
Barium, Total	400	350	**61.4**		**44.8**		**37.4**		**36**		**47.3**		**55.8**	
Beryllium, Total	72	7.2	**0.472**		**0.42**		0.394	J	0.23	J	0.246	J	0.47	J
Cadmium, Total	4.3	2.5	0.352	J	0.111	J	0.132	J	0.05	J	**1.26**		0.167	J
Calcium, Total	~	~	**6580**		**1060**		**3600**		**23300**		**5580**		**4490**	
Chromium, Total	~	~	**12.9**		**11.7**		**13.8**		**9.23**		**7.26**		**17.5**	
Cobalt, Total	~	~	**4.95**		**5.74**		**8.53**		**4.14**		**3.22**		**6.56**	
Copper, Total	270	50	**20.5**		**23.2**		**44.6**		**13.6**		**36.5**		**79.3**	
Iron, Total	~	~	**12700**		**11200**		**11500**		**9620**		**7670**		**13700**	
Lead, Total	400	63	**70.2**		**51.3**		**9.62**		**36.2**		**153**		**150**	
Magnesium, Total	~	~	**2840**		**2130**		**4690**		**3810**		**1480**		**2650**	
Manganese, Total	2000	1600	**304**		**368**		**295**		**207**		**133**		**309**	
Mercury, Total	0.81	0.18	**0.118**		0.068	J	0.079	U	0.066	J	**0.088**		**0.199**	
Nickel, Total	310	30	**14.2**		**19.4**		**43.7**		**8.66**		**12.7**		**22.6**	
Potassium, Total	~	~	**360**		**580**		**1270**		**823**		**454**		**998**	
Selenium, Total	180	3.9	1.68	U	1.61	U	1.59	U	1.66	U	**10.5**		2.08	U
Silver, Total	180	2	0.42	U	0.403	U	0.398	U	0.416	U	0.412	U	0.521	U
Sodium, Total	~	~	168	U	96.3	J	**668**		88.9	J	165	U	208	U
Thallium, Total	~	~	1.68	U	1.61	U	1.59	U	1.66	U	1.04	J	2.08	U
Vanadium, Total	~	~	**23.6**		**19.3**		**27.5**		**14.1**		**13**		**22.1**	
Zinc, Total	10000	109	**67.7**		**43.8**		**34.7**		**40**		**274**		**120**	

Notes:

* Comparison is not performed on parameters with non-numeric criteria.

Bold and shaded values are detected concentrations above Part 375 Restricted Residential Use SCOs.

Bold and shaded values are detected concentrations above Part 375 Unrestricted Use SCOs.

Qualifier Key:

~ - Indicates that no regulatory limit has been established for this analyte

U - Not detected at the reported detection limit for the sample

J - Detected below the Reporting Limit but greater than or equal to the Method Detection Limit (MDL/LOD)

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument

Table 3A
962-972 Franklin Avenue
Metals in Soil (2025)

Sample ID Sampling Date Laboratory ID Sample Matrix	NYSDEC Part 375 Restricted Residential Use SCOs	NYSDEC Part 375 Unrestricted Use SCOs	25SB-3 (0-2) 8/1/2025 L2548456-04 SOIL		25SB-3 (5-7) 8/1/2025 L2548456-05 SOIL		25SB-3 (16-18) 8/1/2025 L2548456-06 SOIL		25SB-4 (0-2) 7/31/2025 L2548148-01 SOIL		25SB-4 (5-7) 7/31/2025 L2548148-02 SOIL		25SB-4 (8-10) 7/31/2025 L2548148-03 SOIL		DUP-0731 7/31/2025 L2548148-04 SOIL	
Compound			**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**
Metals	**ppm**	**ppm**	**ppm**		**ppm**		**ppm**		**ppm**		**ppm**		**ppm**		**ppm**	
Aluminum, Total	~	~	**7910**		**6490**		**10700**		**5160**		**7800**		**7810**		**6190**	
Antimony, Total	~	~	4.26	U	4.34	U	5.12	U	4.33	U	4.25	U	4.23	U	4.29	U
Arsenic, Total	16	13	**2.67**		**9.68**		**4.1**		**2.49**		**3.87**		**2.34**		**1.84**	
Barium, Total	400	350	**60.8**		**59.2**		**55.6**		**50**		**84.2**		**40.4**		**36.5**	
Beryllium, Total	72	7.2	0.425	J	0.346	J	**0.543**		0.284	J	**0.481**		**0.462**		0.363	J
Cadmium, Total	4.3	2.5	0.266	J	0.869	U	0.177	J	0.11	J	0.221	J	0.124	J	0.116	J
Calcium, Total	~	~	**3140**		**52800**		**2640**		**41700**		**5630**		**963**		**1100**	
Chromium, Total	~	~	**21**		**15.3**		**20.5**		**11.3**		**17.2**		**16.8**		**13.6**	
Cobalt, Total	~	~	**6.54**		**6.54**		**6.26**		**2.87**		**6.95**		**7.24**		**5.69**	
Copper, Total	270	50	**23.8**		**67.5**		**18**		**13.6**		**42.4**		**23.5**		**20**	
Iron, Total	~	~	**18400**		**14400**		**17000**		**7460**		**21800**		**12800**		**10600**	
Lead, Total	400	63	**45.1**		**48.8**		**116**		**27.5**		**36.8**		**19**		**16.6**	
Magnesium, Total	~	~	**4390**		**15000**		**2380**		**12900**		**3540**		**3280**		**2760**	
Manganese, Total	2000	1600	**342**		**190**		**182**		**224**		**310**		**229**		**210**	
Mercury, Total	0.81	0.18	**0.107**		**0.575**		**1.73**		0.077	U	**0.082**		0.066	J	**0.087**	
Nickel, Total	310	30	**18.8**		**42.8**		**14**		**7.54**		**34.3**		**37.5**		**27.5**	
Potassium, Total	~	~	**1850**		**968**		**683**		**818**		**2340**		**1650**		**1180**	
Selenium, Total	180	3.9	1.7	U	1.74	U	2.05	U	1.73	U	1.7	U	1.69	U	1.72	U
Silver, Total	180	2	0.426	U	0.434	U	0.512	U	0.433	U	0.425	U	0.423	U	0.429	U
Sodium, Total	~	~	170	U	**200**		205	U	**230**		**249**		167	J	155	J
Thallium, Total	~	~	1.7	U	1.74	U	2.05	U	1.73	U	1.7	U	1.69	U	1.72	U
Vanadium, Total	~	~	**30.1**		**16.8**		**29**		**13.2**		**25.1**		**24.6**		**19.8**	
Zinc, Total	10000	109	**58.8**		**51.8**		**86.4**		**28.5**		**67.8**		**46**		**35.2**	

Notes:

* Comparison is not performed on parameters with non-numeric criteria.

Bold and shaded values are detected concentrations above Part 375 Restricted Residential Use SCOs.

Bold and shaded values are detected concentrations above Part 375 Unrestricted Use SCOs.

Qualifier Key:

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E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument

Table 3B
962-972 Franklin Avenue
Metals in Soil (2023)

Sample ID Laboratory ID Sampling Date Sample Matrix	Part 375 Unrestricted Use Soil Cleanup Objectives	Part 375 Restricted Residential Use Soil Cleanup Objectives	SB-1 (0'-2') 23J0926-01 10/12/2023 Soil	SB-1 (18'-20') 23J0926-02 10/12/2023 Soil	SB-2 (0'-2') 23J0987-07 10/13/2023 Soil	SB-2 (18'-20') 23J0987-08 10/13/2023 Soil	SB-3 (0'-2') 23J0987-05 10/13/2023 Soil	SB-3 (18'-20') 23J0987-05 10/13/2023 Soil	SB-4 (0'-2') 23J0987-02 10/13/2023 Soil	SB-4 (18'-20') 23J0987-03 10/13/2023 Soil
Compound			**Result**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**
Metals	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**
Dilution Factor			**1**	**1**	**1**	**1**	**1**	**1**	**1**	**1**
Aluminum	~	~	**20,500**	**13,300**	**11,800**	**15,300**	**8,780**	**15,700**	**4,860**	**4,160**
Antimony	~	~	**5.6**	**6.68**	**5.1**	**4.91**	**3.76**	**7**	ND	**2.98**
Arsenic	13	16	**12**	**6.21**	**9.97**	**4.03**	**7**	**10.4**	**8.22**	**5.11**
Barium	350	400	**92.4**	**57.5**	**56**	**66.1**	**62**	**54.9**	**19.6**	**23.1**
Beryllium	7.2	72	**0.34**	ND	**0.12**	**0.19**	ND	ND	ND	ND
Cadmium	2.5	4.3	ND	ND	ND	ND	ND	ND	ND	ND
Calcium	~	~	2,020 B	1,290 B	5,260 B	1,480 B	9,120 B	1,980 B	78,400 B	1,650 B
Chromium	~	~	**24.8**	**33.1**	**22.8**	**25.5**	**19.3**	**46.6**	**6.19**	**19.1**
Cobalt	~	~	**10**	**10**	**9.86**	**6.74**	**7.2**	**12.1**	**5.83**	**5.13**
Copper	50	270	**21**	**29.9**	**27.1**	**13.4**	**37.9**	**31.8**	**55.7**	**10.8**
Iron	~	~	**22,400**	**17,500**	**19,700**	**12,800**	**15,500**	**20,300**	**11,800**	**9,060**
Lead	63	400	**177**	**19.5**	**55.4**	**17.5**	**88.6**	**21.3**	**22.4**	**9.1**
Magnesium	~	~	**2,800**	**4,040**	**4,180**	**3,180**	**3,710**	**6,150**	**41,000**	**3,810**
Manganese	1600	2000	**541**	**220**	**342**	**161**	**325**	**356**	**204**	**390**
Nickel	30	310	**21.2**	**45.2**	**32.9**	**33**	**24.6**	**69.9**	**8.43**	**27.4**
Potassium	~	~	**1,010**	**2,010**	**1,070**	**975**	**1,150**	**920**	**716**	**847**
Selenium	3.9	180	**ND**	ND	ND	ND	ND	ND	**8.15**	ND
Silver	2	180	**ND**	ND	ND	ND	ND	ND	**0.49**	ND
Sodium	~	~	**79.3**	**102**	**86.6**	**77.5**	**178**	**110**	**348**	**100**
Thallium	~	~	**4.38**	ND	**4.04**	ND	**2.38**	**2.51**	**2.81**	ND
Vanadium	~	~	**38.4**	**38.4**	**30.2**	**26**	**30.4**	**53.1**	**61**	**13.1**
Zinc	109	10000	**56.1**	**40.9**	**61.2**	**48.4**	**80.7**	**53.1**	**24.8**	**24.6**
Mercury	0.18	0.81	**0.101**	ND	**0.304**	**0.038**	**0.211**	**0.0345**	**0.0525**	ND

NOTES:

Bold and shaded values are detected concentrations above Part 375 Restricted Residential Use SCOs

Bold and shaded values are detected concentrations above Part 375 Unrestricted Use SCOs

Qualifier Key:

~ - Indicates that no regulatory limit has been astablished for this analyte

J - Detected below the Reporting Limit but greater than or equal to the Method Detection Limit (MDL/LOD)

B - Analyte is found in the associated analysis batch blank

ND - Analyte not detected

Table 3B
962-972 Franklin Avenue
Metals in Soil (2023)

Sample ID	Part 375 Unrestricted Use Soil Cleanup Objectives	Part 375 Restricted Residential Use Soil Cleanup Objectives	SB-5 (0'-2')	SB-5 (18'-20')	SB-6 (0'-2')	SB-6 (18'-20')	SB-7 (0'-2')	SB-7 (48'-50')	SB-8 (0'-2')	SB-8 (8'-10')
Laboratory ID			23J0926-07	23J0926-08	23J0926-03	23J0926-04	23J1127-01	23J1127-02	23J0926-05	23J0926-06
Sampling Date			10/12/2023	10/12/2023	10/12/2023	10/12/2023	10/16/2023	10/16/2023	10/12/2023	10/12/2023
Sample Matrix			Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Compound			Result	Result	Result	Result	Result	Result	Result	Result
Metals	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm
Dilution Factor			1	1	1	1	1	1	1	1
Aluminum	~	~	7,480	13,500	12,200	11,000	10,300	6,160	7,020	14,100
Antimony	~	~	ND	ND	5	7.34	ND	ND	ND	4.75
Arsenic	13	16	6.3	3.9	11.5	9.24	9.77	5.87	8.98	10.1
Barium	350	400	42.6	131	134	68.6	54.7	31.6	57.7	105
Beryllium	7.2	72	ND	0.14	0.15	ND	ND	ND	0.17	ND
Cadmium	2.5	4.3	ND	ND	0.76	ND	ND	ND	0.36	0.5
Calcium	~	~	19,200 B	6,650 B	9,420 B	1,490 B	31,200	2,890	29,400 B	19,400 B
Chromium	~	~	14.3	28.3	26.1	20.8	23.9	17.4	16.7	28.5
Cobalt	~	~	5.29	6.53	8.11	11.4	7.41	5.33	6.29	8.67
Copper	50	270	25.7	31.9	48.2	70.2	34.6	14.1	38.1	20.3
Iron	~	~	12,300	8,450	19,800	23,000	16,000	10,600	15,600	19,100
Lead	63	400	64.6	14.5	2,370	21.4	59.9	22.4	77.6	33
Magnesium	~	~	7,740	3,250	3,490	4,020	6,260	2,350	15,100	5,410
Manganese	1600	2000	262	303	403	409	257	178	284	712
Nickel	30	310	14.8	30.6	39.7	56.1	31.8	22	19.5	29.1
Potassium	~	~	811	1,450	901	1,900	1,230	724	917	2,390
Selenium	3.9	180	ND	ND	ND	ND	ND	ND	ND	ND
Silver	2	180	ND	ND	ND	ND	ND	ND	ND	ND
Sodium	~	~	94.8	188	152	252	418	97.6	103	220
Thallium	~	~	ND	ND	3.01	4.44	2.31	ND	3.58	3.95
Vanadium	~	~	23.4	26.9	64.3	40.8	31.1	20	34.7	35.3
Zinc	109	10000	52.4	61.9	253	55.5	45	30	79.5	56.7
Mercury	0.18	0.81	0.174	ND	1.26	0.0523	0.0614	0.0773	0.156	0.0887

NOTES:

Bold and shaded values are detected concentrations above Part 375 Restricted Residential Use SCOs

Bold and shaded values are detected concentrations above Part 375 Unrestricted Use SCOs

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ND - Analyte not detected

Table 3B
962-972 Franklin Avenue
Metals in Soil (2023)

Sample ID	Part 375	Part 375	SB-9 (0'-2')	SB-9 (7'-9')	SB-10 (0'-2')	SB-10 (4'-6')	SB-11 (0'-2')	SB-11 (4'-6')	SB-12 (18'-20')
Laboratory ID	Unrestricted	Restricted	23J1127-03	23J1127-04	23J1127-05	23J11127-06	23J1127-07	23J1127-08	23J0987-04
Sampling Date	Use Soil	Residential Use	10/17/2023	10/17/2023	10/17/2023	10/17/2023	10/17/2023	10/17/2023	10/13/2023
Sample Matrix	Cleanup	Soil Cleanup	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Compound	Objectives	Objectives	Result	Result	Result	Result	Result	Result	Result
Metals	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**
Dilution Factor			**1**	**1**	**1**	**1**	**1**	**1**	**1**
Aluminum	~	~	**4,760**	**5,830**	**12,300**	**9,800**	**9,780**	**5,550**	**4,570**
Antimony	~	~	**23.5**	ND	**3.89**	**4.17**	**3.54**	**3.41**	**3.02**
Arsenic	13	16	**61.2**	**301**	**14.6**	**16.1**	**11.8**	**9.11**	**3.93**
Barium	350	400	**66.6**	**79.7**	**60.1**	**58.9**	**42.8**	**20.9**	**16.3**
Beryllium	7.2	72	ND	**0.07**	ND	**ND**	**0.2**	**0.13**	**0.17**
Cadmium	2.5	4.3	ND	ND	ND	ND	ND	ND	ND
Calcium	~	~	**8,690**	**59,400**	**5,950**	**13,600**	**993**	**478**	2,600 B
Chromium	~	~	**16.4**	**14.1**	**24.6**	**21.1**	**15.3**	**10.1**	**11.8**
Cobalt	~	~	**6.51**	**4.25**	**9.66**	**7.06**	**4.72**	**5.16**	**3.68**
Copper	50	270	**47.6**	**14.3**	**22.2**	**763**	**13.5**	**10.7**	**7.77**
Iron	~	~	**99,700**	**15,400**	**21,300**	**21,900**	**15,800**	**13,200**	**9,780**
Lead	63	400	**187**	**160**	**26.7**	**144**	**72.3**	**12.3**	**9.59**
Magnesium	~	~	**2,340**	**2,750**	**3,820**	**5,450**	**1,910**	**1,620**	**9,100**
Manganese	1600	2000	**637**	**376**	**548**	**310**	**177**	**309**	**241**
Nickel	30	310	**7.08**	**10.7**	**27.6**	**27.2**	**9.13**	**12.6**	**15.1**
Potassium	~	~	**967**	**779**	**1,610**	**1,120**	**821**	**662**	**404**
Selenium	3.9	180	ND	ND	ND	ND	ND	ND	**3.8**
Silver	2	180	ND	ND	ND	ND	ND	ND	ND
Sodium	~	~	**115**	**176**	**116**	**254**	**88.1**	ND	**66.9**
Thallium	~	~	**27.8**	**3**	**2.42**	**5.34**	**3.4**	**2.83**	ND
Vanadium	~	~	**16.8**	**18.4**	**30.5**	**26**	**20.1**	**14.7**	**9.63**
Zinc	109	10000	**204**	**65**	**55.4**	**246**	**61.9**	**24.1**	**27.3**
Mercury	0.18	0.81	**0.0774**	**0.466**	ND	**9.04**	**0.0881**	ND	ND

NOTES:

Bold and shaded values are detected concentrations above Part 375 Restricted Residential Use SCOs

Bold and shaded values are detected concentrations above Part 375 Unrestricted Use SCOs

Qualifier Key:

~ - Indicates that no regulatory limit has been astablished for this analyte

J - Detected below the Reporting Limit but greater than or equal to the Method Detection Limit (MDL/LOD)

B - Analyte is found in the associated analysis batch blank

ND - Analyte not detected

Table 4
962-972 Franklin Avenue
Pesticides and PCBs in Soil (2023)

Sample ID	Part 375 Unrestricted Use Soil Cleanup Objectives	Part 375 Restricted Residential Use Soil Cleanup Objectives	SB-1 (0'-2')	SB-1 (18'-20')	SB-2 (0'-2')	SB-2 (18'-20')	SB-3 (0'-2')	SB-3 (18'-20')	SB-4 (0'-2')	SB-4 (18'-20')
Laboratory ID			23J0926-01	23J0926-02	23J0987-07	23J0987-08	23J0987-05	23J0987-05	23J0987-02	23J0987-03
Sampling Date			10/12/2023	10/12/2023	10/13/2023	10/13/2023	10/13/2023	10/13/2023	10/13/2023	10/13/2023
Sample Matrix			Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Compound			**Result**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**
Pesticides	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**
Dilution Factor			**5**	**5**	**5**	**5**	**5**	**5**	**5**	**5**
4,4'-DDD	0.0033	13	ND	ND	ND	ND	ND	ND	ND	ND
4,4'-DDE	0.0033	8.9	ND	ND	ND	ND	ND	ND	ND	ND
4,4'-DDT	0.0033	7.9	ND	ND	ND	ND	ND	ND	ND	ND
Aldrin	0.005	0.097	ND	ND	ND	ND	ND	ND	ND	ND
alpha-BHC	0.02	0.48	ND	ND	ND	ND	ND	ND	ND	ND
alpha-Chlordane	0.094	4.2	ND	ND	ND	ND	ND	ND	ND	ND
beta-BHC	0.036	0.36	**0.00202**	ND	ND	ND	ND	ND	ND	ND
Chlordane, total	~	~	ND	ND	ND	ND	ND	ND	ND	ND
delta-BHC	0.04	100	ND	ND	ND	ND	ND	ND	ND	ND
Dieldrin	0.005	0.2	ND	ND	ND	ND	ND	ND	ND	ND
Endosulfan I	2.4	24	ND	ND	ND	ND	ND	ND	ND	ND
Endosulfan II	2.4	24	ND	ND	ND	ND	ND	ND	ND	ND
Endosulfan sulfate	2.4	24	ND	ND	ND	ND	ND	ND	ND	ND
Endrin	0.014	11	ND	ND	ND	ND	ND	ND	ND	ND
Endrin aldehyde	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Endrin ketone	~	~	ND	ND	ND	ND	ND	ND	ND	ND
gamma-BHC (Lindane)	0.1	1.3	ND	ND	ND	ND	ND	ND	ND	ND
gamma-Chlordane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Heptachlor	0.042	2.1	ND	ND	ND	ND	ND	ND	ND	ND
Heptachlor epoxide	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Methoxychlor	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Toxaphene	~	~	ND	ND	ND	ND	ND	ND	ND	ND
PCBs	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**
Dilution Factor			**1**	**1**	**1**	**1**	**1**	**1**	**1**	**1**
Aroclor 1016	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Aroclor 1221	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Aroclor 1232	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Aroclor 1242	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Aroclor 1248	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Aroclor 1254	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Aroclor 1260 Total PCBs	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Total PCBs	0.1	1	ND	ND	ND	ND	ND	ND	ND	ND

NOTES:
Bold and shaded values are detected concentrations above Part 375 Restricted Residential Use SCOs
Bold and shaded values are detected concentrations above Part 375 Unrestricted Use SCOs

Qualifier Key:
~ - Indicates that no regulatory limit has been astablished for this analyte
J - Detected below the Reporting Limit but greater than or equal to the Method Detection Limit (MDL/LOD)
B - Analyte is found in the associated analysis batch blank
ND - Analyte not detected

Table 4
962-972 Franklin Avenue
Pesticides and PCBs in Soil (2023)

Sample ID Laboratory ID Sampling Date Sample Matrix	Part 375 Unrestricted Use Soil Cleanup Objectives	Part 375 Restricted Residential Use Soil Cleanup Objectives	SB-5 (0'-2') 23J0926-07 10/12/2023 Soil	SB-5 (18'-20') 23J0926-08 10/12/2023 Soil	SB-6 (0'-2') 23J0926-03 10/12/2023 Soil	SB-6 (18'-20') 23J0926-04 10/12/2023 Soil	SB-7 (0'-2') 23J0926-04 10/12/2023 Soil	SB-7 (48'-50') 23J1127-01 10/16/2023 Soil	SB-8 (0'-2') 23J1127-02 10/16/2023 Soil	SB-8 (8'-10') 23J0926-05 10/12/2023 Soil
Compound			**Result**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**
Pesticides	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**
Dilution Factor			**5**	**5**	**5**	**5**	**5**	**5**	**5**	**5**
4,4'-DDD	0.0033	13	ND	ND	ND	ND	ND	ND	ND	ND
4,4'-DDE	0.0033	8.9	ND	ND	ND	ND	ND	ND	ND	ND
4,4'-DDT	0.0033	7.9	ND	ND	ND	ND	ND	ND	ND	ND
Aldrin	0.005	0.097	ND	ND	ND	ND	ND	ND	ND	ND
alpha-BHC	0.02	0.48	ND	ND	ND	ND	ND	ND	ND	ND
alpha-Chlordane	0.094	4.2	ND	ND	ND	ND	ND	ND	ND	ND
beta-BHC	0.036	0.36	ND	ND	ND	ND	ND	ND	ND	ND
Chlordane, total	~	~	ND	ND	ND	ND	ND	ND	ND	ND
delta-BHC	0.04	100	ND	ND	ND	ND	ND	ND	ND	ND
Dieldrin	0.005	0.2	ND	ND	ND	ND	ND	ND	ND	ND
Endosulfan I	2.4	24	ND	ND	ND	ND	ND	ND	ND	ND
Endosulfan II	2.4	24	ND	ND	ND	ND	ND	ND	ND	ND
Endosulfan sulfate	2.4	24	ND	ND	ND	ND	ND	ND	ND	ND
Endrin	0.014	11	ND	ND	ND	ND	ND	ND	ND	ND
Endrin aldehyde	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Endrin ketone	~	~	ND	ND	ND	ND	ND	ND	ND	ND
gamma-BHC (Lindane)	0.1	1.3	ND	ND	ND	ND	ND	ND	ND	ND
gamma-Chlordane	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Heptachlor	0.042	2.1	ND	ND	ND	ND	ND	ND	ND	ND
Heptachlor epoxide	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Methoxychlor	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Toxaphene	~	~	ND	ND	ND	ND	ND	ND	ND	ND
PCBs	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**
Dilution Factor			**1**	**1**	**1**	**1**	**1**	**1**	**1**	**1**
Aroclor 1016	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Aroclor 1221	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Aroclor 1232	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Aroclor 1242	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Aroclor 1248	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Aroclor 1254	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Aroclor 1260 Total PCBs	~	~	ND	ND	ND	ND	ND	ND	ND	ND
Total PCBs	0.1	1	ND	ND	ND	ND	ND	ND	ND	ND

NOTES:
Bold and shaded values are detected concentrations above Part 375 Restricted Residential Use SCOs
Bold and shaded values are detected concentrations above Part 375 Unrestricted Use SCOs

Qualifier Key:
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ND - Analyte not detected

Table 4
962-972 Franklin Avenue
Pesticides and PCBs in Soil (2023)

Sample ID	Part 375 Unrestricted Use Soil Cleanup Objectives	Part 375 Restricted Residential Use Soil Cleanup Objectives	SB-9 (0'-2')	SB-9 (7'-9')	SB-10 (0'-2')	SB-10 (4'-6')	SB-11 (0'-2')	SB-11 (4'-6')	SB-12 (18'-20')
Laboratory ID			23J0926-06	23J1127-03	23J1127-04	23J1127-05	23J11127-06	23J1127-07	23J1127-08
Sampling Date			10/12/2023	10/17/2023	10/17/2023	10/17/2023	10/17/2023	10/17/2023	10/17/2023
Sample Matrix			Soil	Soil	Soil	Soil	Soil	Soil	Soil
Compound			**Result**	**Result**	**Result**	**Result**	**Result**	**Result**	**Result**
Pesticides	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**
Dilution Factor			**5**	**5**	**5**	**5**	**5**	**5**	**5**
4,4'-DDD	0.0033	13	ND	ND	ND	ND	ND	ND	ND
4,4'-DDE	0.0033	8.9	ND	ND	ND	**0.0065**	ND	ND	ND
4,4'-DDT	0.0033	7.9	ND	ND	ND	**0.0246**	ND	ND	ND
Aldrin	0.005	0.097	ND	ND	ND	ND	ND	ND	ND
alpha-BHC	0.02	0.48	ND	ND	ND	ND	ND	ND	ND
alpha-Chlordane	0.094	4.2	ND	ND	ND	ND	ND	ND	ND
beta-BHC	0.036	0.36	ND	ND	ND	ND	ND	ND	ND
Chlordane, total	~	~	ND	ND	ND	ND	ND	ND	ND
delta-BHC	0.04	100	ND	ND	ND	ND	ND	ND	ND
Dieldrin	0.005	0.2	ND	ND	ND	ND	ND	ND	ND
Endosulfan I	2.4	24	ND	ND	ND	ND	ND	ND	ND
Endosulfan II	2.4	24	ND	ND	ND	ND	ND	ND	ND
Endosulfan sulfate	2.4	24	ND	ND	ND	ND	ND	ND	ND
Endrin	0.014	11	ND	ND	ND	ND	ND	ND	ND
Endrin aldehyde	~	~	ND	ND	ND	ND	ND	ND	ND
Endrin ketone	~	~	ND	ND	ND	ND	ND	ND	ND
gamma-BHC (Lindane)	0.1	1.3	ND	ND	ND	ND	ND	ND	ND
gamma-Chlordane	~	~	ND	ND	ND	ND	ND	ND	ND
Heptachlor	0.042	2.1	ND	ND	ND	ND	ND	ND	ND
Heptachlor epoxide	~	~	ND	ND	ND	ND	ND	ND	ND
Methoxychlor	~	~	ND	ND	ND	ND	ND	ND	ND
Toxaphene	~	~	ND	ND	ND	ND	ND	ND	ND
PCBs	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**	**ppm**
Dilution Factor			**1**	**1**	**1**	**1**	**1**	**1**	**1**
Aroclor 1016	~	~	ND	ND	ND	ND	ND	ND	ND
Aroclor 1221	~	~	ND	ND	ND	ND	ND	ND	ND
Aroclor 1232	~	~	ND	ND	ND	ND	ND	ND	ND
Aroclor 1242	~	~	ND	ND	ND	ND	ND	ND	ND
Aroclor 1248	~	~	ND	ND	ND	ND	ND	ND	ND
Aroclor 1254	~	~	ND	ND	ND	ND	ND	ND	ND
Aroclor 1260 Total PCBs	~	~	ND	ND	ND	ND	ND	ND	ND
Total PCBs	0.1	1	ND	ND	ND	ND	ND	ND	ND

NOTES:
Bold and shaded values are detected concentrations above Part 375 Restricted Residential Use SCOs
Bold and shaded values are detected concentrations above Part 375 Unrestricted Use SCOs

Qualifier Key:
~ - Indicates that no regulatory limit has been astablished for this analyte
J - Detected below the Reporting Limit but greater than or equal to the Method Detection Limit (MDL/LOD)
B - Analyte is found in the associated analysis batch blank
ND - Analyte not detected

Table 5
962-972 Franklin Avenue
VOCs in Groundwater (2025)

Sample Location		MW-1		MW-2		MW-3		MW-4	
Sampling Date	New York	8/8/2025		8/8/2025		8/8/2025		8/8/2025	
Laboratory ID	Ambient Water	L2550042-01		L2550042-02		L2550042-03		L2550042-04	
Sample Matrix	Quality Standards	Groundwater		Groundwater		Groundwater		Groundwater	
Compound		Results	Qual	Results	Qual	Results	Qual	Results	Qual
VOCs	ppb	ppb		ppb		ppb		ppb	
1,1,1-Trichloroethane	5	2.5	U	2.5	U	2.5	U	2.5	U
1,1,2,2-Tetrachloroethane	5	0.5	U	0.5	U	0.5	U	0.5	U
1,1,2-Trichloroethane	1	1.5	U	1.5	U	1.5	U	1.5	U
1,1-Dichloroethane	5	2.5	U	2.5	U	2.5	U	2.5	U
1,1-Dichloroethene	5	0.5	U	0.5	U	0.5	U	0.5	U
1,2,3-Trichlorobenzene	5	2.5	U	2.5	U	2.5	U	2.5	U
1,2,4-Trichlorobenzene	5	2.5	U	2.5	U	2.5	U	2.5	U
1,2-Dibromo-3-chloropropane	0.04	2.5	U	2.5	U	2.5	U	2.5	U
1,2-Dibromoethane	0.0006	2	U	2	U	2	U	2	U
1,2-Dichlorobenzene	3	2.5	U	2.5	U	2.5	U	2.5	U
1,2-Dichloroethane	0.6	0.5	U	0.5	U	0.5	U	0.5	U
1,2-Dichloropropane	1	1	U	1	U	1	U	1	U
1,3-Dichlorobenzene	3	2.5	U	2.5	U	2.5	U	2.5	U
1,4-Dichlorobenzene	3	2.5	U	2.5	U	2.5	U	2.5	U
1,4-Dioxane	0.35	250	U	250	U	250	U	250	U
2-Butanone	50	5	U	5	U	5	U	5	U
2-Hexanone	50	5	U	5	U	5	U	5	U
4-Methyl-2-pentanone	~	5	U	5	U	5	U	5	U
Acetone	50	**6.3**		4.7	J	**6.4**		**5.8**	
Benzene	1	0.5	U	0.5	U	0.5	U	0.5	U
Bromochloromethane	5	2.5	U	2.5	U	2.5	U	2.5	U
Bromodichloromethane	50	0.5	U	0.43	J	0.5	U	0.5	U
Bromoform	50	2	U	2	U	2	U	2	U
Bromomethane	5	2.5	U	2.5	U	2.5	U	2.5	U
Carbon disulfide	60	5	U	5	U	5	U	5	U
Carbon tetrachloride	5	0.5	U	0.5	U	0.5	U	0.5	U
Chlorobenzene	5	2.5	U	2.5	U	2.5	U	2.5	U
Chloroethane	5	2.5	U	2.5	U	2.5	U	2.5	U
Chloroform	7	**27**		**17**		**10**		**11**	
Chloromethane	~	2.5	U	2.5	U	2.5	U	2.5	U
cis-1,2-Dichloroethene	5	2.5	U	2.5	U	2.5	U	0.83	J
cis-1,3-Dichloropropene	0.4	0.5	U	0.5	U	0.5	U	0.5	U
Cyclohexane	~	10	U	10	U	10	U	10	U
Dibromochloromethane	50	0.5	U	0.5	U	0.5	U	0.5	U
Dichlorodifluoromethane	5	5	U	5	U	5	U	5	U
Ethylbenzene	5	2.5	U	2.5	U	2.5	U	2.5	U
Freon-113	5	2.5	U	2.5	U	2.5	U	2.5	U
Isopropylbenzene	5	2.5	U	2.5	U	2.5	U	2.5	U
Methyl Acetate	~	2	U	2	U	2	U	2	U
Methyl cyclohexane	~	10	U	10	U	10	U	10	U
Methyl tert butyl ether	10	2.5	U	2.5	U	2.5	U	2.5	U
Methylene chloride	5	2.5	U	2.5	U	2.5	U	2.5	U
o-Xylene	5	2.5	U	2.5	U	2.5	U	2.5	U
p/m-Xylene	5	2.5	U	2.5	U	2.5	U	2.5	U
Styrene	5	2.5	U	2.5	U	2.5	U	2.5	U
Tetrachloroethene	5	0.5	U	0.34	J	0.29	J	**0.64**	
Toluene	5	2.5	U	2.5	U	2.5	U	2.5	U
trans-1,2-Dichloroethene	5	2.5	U	2.5	U	2.5	U	2.5	U
trans-1,3-Dichloropropene	0.4	0.5	U	0.5	U	0.5	U	0.5	U
Trichloroethene	5	**0.95**		**2.8**		**1.6**		**4.4**	
Trichlorofluoromethane	5	2.5	U	2.5	U	2.5	U	2.5	U
Vinyl chloride	2	1	U	1	U	1	U	1	U

NY-AWQS: New York TOGS 111 Ambient Water Quality Standards & Guidance Values Criteria per Standards & Guidance Values including all addenda through February 2023.

Qualifier Key
U - Not detected at the reported detection limit for the sample.
J - analyte detected at or above the MDL (method detection limit) but below the RL (Reporting Limit) - data is estimated

NOTES:
Any Regulatory Exceedences are color coded by Regulation
Bold values are detected concentrations
Bold and highlighted values are concentrations above TOGS 1.1.1.

Table 6
962-972 Franklin Avenue
SVOCs in Groundwater (2025)

Sample Location		MW-1		MW-2		MW-3		MW-4	
Sampling Date	New York	8/8/2025		8/8/2025		8/8/2025		8/8/2025	
Laboratory ID	Ambient Water	L2550042-01		L2550042-02		L2550042-03		L2550042-04	
Sample Matrix	Quality Standards	Groundwater		Groundwater		Groundwater		Groundwater	
Compound		Results	Qual	Results	Qual	Results	Qual	Results	Qual
SVOCs	**ppb**	**ppb**		**ppb**		**ppb**		**ppb**	
1,2,4,5-Tetrachlorobenzene	5	10	U	10	U	10	U	10	U
2,3,4,6-Tetrachlorophenol	~	5	U	5	U	5	U	5	U
2,4,5-Trichlorophenol	~	5	U	5	U	5	U	5	U
2,4,6-Trichlorophenol	~	5	U	5	U	5	U	5	U
2,4-Dichlorophenol	1	5	U	5	U	5	U	5	U
2,4-Dimethylphenol	50	5	U	5	U	5	U	5	U
2,4-Dinitrophenol	10	20	U	20	U	20	U	20	U
2,4-Dinitrotoluene	5	5	U	5	U	5	U	5	U
2,6-Dinitrotoluene	5	5	U	5	U	5	U	5	U
2-Chlorophenol	~	2	U	2	U	2	U	2	U
2-Methylphenol	~	5	U	5	U	5	U	5	U
2-Nitroaniline	5	5	U	5	U	5	U	5	U
2-Nitrophenol	~	10	U	10	U	10	U	10	U
3,3'-Dichlorobenzidine	5	5	U	5	U	5	U	5	U
3-Methylphenol/4-Methylphenol	~	5	U	5	U	5	U	5	U
3-Nitroaniline	5	5	U	5	U	5	U	5	U
4,6-Dinitro-o-cresol	~	10	U	10	U	10	U	10	U
4-Bromophenyl phenyl ether	~	2	U	2	U	2	U	2	U
4-Chloroaniline	5	5	U	5	U	5	U	5	U
4-Chlorophenyl phenyl ether	~	2	U	2	U	2	U	2	U
4-Nitroaniline	5	5	U	5	U	5	U	5	U
4-Nitrophenol	~	10	U	10	U	10	U	10	U
Acetophenone	~	5	U	5	U	5	U	5	U
Atrazine	7.5	10	U	10	U	10	U	10	U
Benzaldehyde	~	5	U	5	U	5	U	5	U
Biphenyl	~	2	U	2	U	2	U	2	U
Bis(2-chloroethoxy)methane	5	5	U	5	U	5	U	5	U
Bis(2-chloroethyl)ether	1	2	U	2	U	2	U	2	U
Bis(2-chloroisopropyl)ether	5	2	U	2	U	2	U	2	U
Bis(2-ethylhexyl)phthalate	5	3	U	3	U	3	U	3	U
Butyl benzyl phthalate	50	5	U	5	U	5	U	5	U
Caprolactam	~	10	U	10	U	10	U	10	U
Carbazole	~	2	U	2	U	2	U	2	U
Di-n-butylphthalate	50	4.7	J	**6.3**		**6.5**		**9.6**	
Di-n-octylphthalate	50	5	U	5	U	5	U	5	U
Dibenzofuran	~	2	U	2	U	2	U	2	U
Diethyl phthalate	50	5	U	5	U	5	U	5	U
Dimethyl phthalate	50	5	U	5	U	5	U	5	U
Hexachlorocyclopentadiene	5	20	U	20	U	20	U	20	U
Isophorone	50	5	U	5	U	5	U	5	U
n-Nitrosodi-n-propylamine	~	5	U	5	U	5	U	5	U
NDPA/DPA	50	2	U	2	U	2	U	2	U
Nitrobenzene	0.4	2	U	2	U	2	U	2	U
p-Chloro-m-cresol	~	2	U	2	U	2	U	2	U
Phenol	1	5	U	5	U	5	U	5	U
2-Chloronaphthalene	10	0.2	U	0.2	U	0.2	U	0.2	U
2-Methylnaphthalene	~	0.1	U	0.1	U	0.1	U	0.1	U
Acenaphthene	20	0.1	U	0.1	U	0.1	U	0.1	U
Acenaphthylene	~	0.1	U	0.1	U	0.1	U	0.1	U
Anthracene	50	0.1	U	0.1	U	0.1	U	0.1	U
Benzo(a)anthracene	0.002	0.1	U	0.1	U	0.1	U	0.1	U
Benzo(a)pyrene	0	0.1	U	0.1	U	0.1	U	0.1	U
Benzo(b)fluoranthene	0.002	0.1	U	0.1	U	0.1	U	0.1	U
Benzo(ghi)perylene	~	0.1	U	0.1	U	0.1	U	0.1	U
Benzo(k)fluoranthene	0.002	0.1	U	0.1	U	0.1	U	0.1	U
Chrysene	0.002	0.1	U	0.1	U	0.1	U	0.1	U
Dibenzo(a,h)anthracene	~	0.1	U	0.1	U	0.1	U	0.1	U
Fluoranthene	50	0.1	U	0.1	U	0.1	U	0.1	U
Fluorene	50	0.1	U	0.1	U	0.1	U	0.1	U
Hexachlorobenzene	0.04	0.8	U	0.8	U	0.8	U	0.8	U
Hexachlorobutadiene	0.5	0.5	U	0.5	U	0.5	U	0.5	U
Hexachloroethane	5	0.8	U	0.8	U	0.8	U	0.8	U
Indeno(1,2,3-cd)pyrene	0.002	0.1	U	0.1	U	0.1	U	0.1	U
Naphthalene	10	0.1	U	0.04	J	0.1	U	0.1	U
Pentachlorophenol	1	0.12	J	0.1	J	0.08	J	0.08	J
Phenanthrene	50	0.1	U	0.1	U	0.1	U	0.1	U
Pyrene	50	0.1	U	0.1	U	0.1	U	0.1	U

NY-AWQS: New York TOGS 111 Ambient Water Quality Standards & Guidance Values Criteria per Standards & Guidance Values including all addenda through February 2023.

Qualifier Key
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NOTES:
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Bold and highlighted values are concentrations above TOGS 1.1.1.

Table 7
962-972 Franklin Avenue
Metals (Dissolved and Total)
in Groundwater (2025)

Sample Location		MW-1		MW-2		MW-3		MW-4	
Sampling Date	New York	8/8/2025		8/8/2025		8/8/2025		8/8/2025	
Laboratory ID	Ambient Water	L2550042-01		L2550042-02		L2550042-03		L2550042-04	
Sample Matrix	Quality Standards	Groundwater		Groundwater		Groundwater		Groundwater	
Compound		**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**	**Results**	**Qual**
Dissolved Metals	**ppb**	**ppb**		**ppb**		**ppb**		**ppb**	
Aluminum, Dissolved	~	**359**		**10.8**		**44.4**		**398**	
Antimony, Dissolved	3	0.51	J	4	U	4	U	4	U
Arsenic, Dissolved	25	**0.92**		**0.56**		**0.74**		**1.3**	
Barium, Dissolved	1000	**22.02**		**43.93**		**95.62**		**54.94**	
Beryllium, Dissolved	3	0.5	U	0.5	U	0.5	U	0.5	U
Cadmium, Dissolved	5	0.2	U	0.2	U	0.2	U	0.07	J
Calcium, Dissolved	~	**23200**		**31900**		**59600**		**38600**	
Chromium, Dissolved	50	**11.67**		**2.57**		**11.71**		**1.74**	
Cobalt, Dissolved	~	**0.88**		0.38	J	**0.71**		**1.09**	
Copper, Dissolved	200	**3.51**		0.51	J	0.95	J	**2.83**	
Iron, Dissolved	300	**428**		50	U	**146**		**397**	
Lead, Dissolved	25	0.66	J	1	U	1	U	0.44	J
Magnesium, Dissolved	35000	**8660**		**16100**		**21300**		**20700**	
Manganese, Dissolved	300	**85.72**		**143.8**		**177**		**61.56**	
Mercury, Dissolved	0.7	0.2	U	0.2	U	0.2	U	0.2	U
Nickel, Dissolved	100	**10.32**		**2.58**		**15.24**		**5.72**	
Potassium, Dissolved	~	**2480**		**2900**		**3840**		**3940**	
Selenium, Dissolved	10	5	U	5	U	5	U	5	U
Silver, Dissolved	50	0.4	U	0.4	U	0.4	U	0.4	U
Sodium, Dissolved	20000	**31600**		**25100**		**31000**		**69200**	
Thallium, Dissolved	0.5	1	U	1	U	1	U	1	U
Vanadium, Dissolved	~	1.7	J	5	U	5	U	2.13	J
Zinc, Dissolved	2000	10	U	10	U	10	U	10	U
Total Metals									
Aluminum, Total	~	**528**		**18.4**		**129**		**465**	
Antimony, Total	3	4	U	4	U	4	U	4	U
Arsenic, Total	25	**0.97**		**0.54**		**0.74**		**1.31**	
Barium, Total	1000	**25.11**		**45.35**		**101.2**		**60.59**	
Beryllium, Total	3	0.5	U	0.5	U	0.5	U	0.5	U
Cadmium, Total	5	0.2	U	0.2	U	0.2	U	0.08	J
Calcium, Total	~	**22100**		**31000**		**63800**		**40300**	
Chromium, Total	50	**18.15**		**3.05**		**42.96**		**6.09**	
Cobalt, Total	~	**1.14**		0.37	J	**1.25**		**1.17**	
Copper, Total	200	4.19		0.56	J	**2.95**		**3.17**	
Iron, Total	300	**693**		28.4	J	**458**		**545**	
Lead, Total	25	**1.05**		1	U	1	U	0.53	J
Magnesium, Total	35000	**8580**		**16200**		**22300**		**21400**	
Manganese, Total	300	**93.14**		**143.3**		**190.4**		**65.2**	
Mercury, Total	0.7	0.2	U	0.2	U	0.2	U	0.2	U
Nickel, Total	100	**17.1**		**2.87**		**37.1**		**6.43**	
Potassium, Total	~	**2390**		**2830**		**4120**		**4130**	
Selenium, Total	10	5	U	5	U	1.82	J	5	U
Silver, Total	50	0.4	U	0.4	U	0.4	U	0.4	U
Sodium, Total	20000	**31100**		**24900**		**32200**		**72300**	
Thallium, Total	0.5	1	U	1	U	1	U	1	U
Vanadium, Total	~	2.08	J	5	U	5	U	2.28	J
Zinc, Total	2000	4.5	J	10	U	10	U	10	U

NY-AWQS: New York TOGS 111 Ambient Water Quality Standards & Guidance Values Criteria per Standards & Guidance Values including all addenda through February 2023.

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NOTES:
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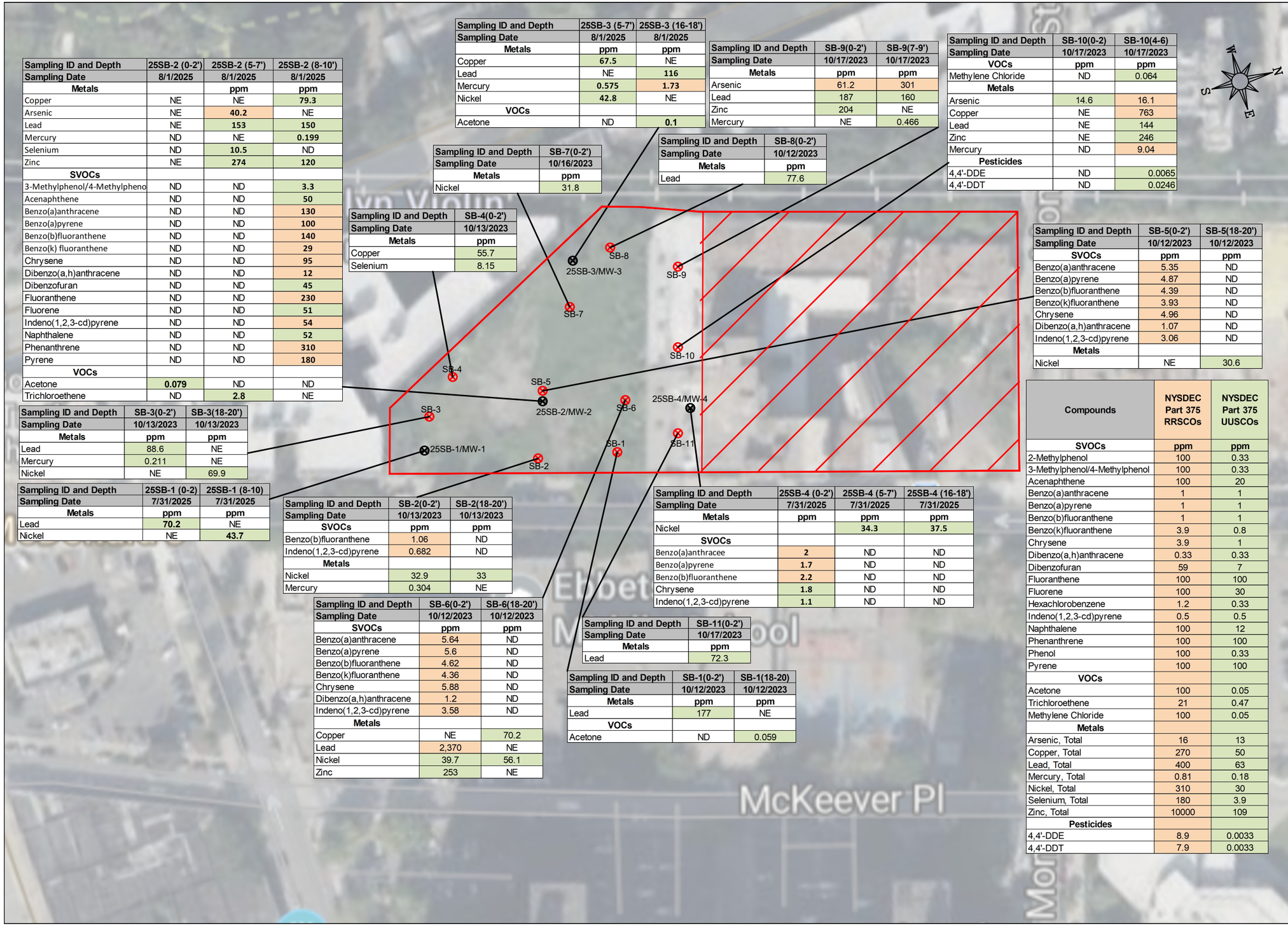
Bold and highlighted values are concentrations above TOGS 1.1.1.

Table 8
962-972 Franklin Avenue
VOCs in Soil Vapor (2023)

Sample ID	SV-1 (18'-20')	SV-2 (18'-20')	SV-3 (6')	SV-4 (18'-20')	SV-5 (18'-20')	SV-6 (18'-20')	SV-7 (6')	SV-8 (6')	SV-9 (6')	SV-10 (6')
Sampling Date	10/13/2023	10/13/2023	10/13/2023	10/13/2023	10/13/2023	10/13/2023	10/13/2023	10/13/2023	10/13/2023	10/13/2023
Laboratory ID	23J1007-01	23J1007-02	23J1007-03	23J1007-04	23J1007-05	23J1007-06	23J1007-07	23J1007-08	23J1007-09	23J1007-10
Sample Matrix	Soil Vapor	Soil Vapor	Soil Vapor	Soil Vapor	Soil Vapor	Soil Vapor	Soil Vapor	Soil Vapor	Soil Vapor	Soil Vapor
Canister ID	36611	10013	18300	16974	36469	19529	28841	16954	19526	28853
VOCs	µg/m³	µg/m³	µg/m³	µg/m³	µg/m³	µg/m³	µg/m³	µg/m³	µg/m³	µg/m³
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	ND	ND	ND	**7**	**13**
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2-Trichloro-1,2,2-trifluoroethane (Freon	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethylene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	**2.9**
1,2,4-Trimethylbenzene	**6.2**	**3.2**	**10**	ND	**11**	**8.4**	**9.8**	**9.1**	**11**	**12**
1,2-Dibromoethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichlorotetrafluoroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	**2.1**	**1.1**	**3.5**	ND	**4.8**	**2.8**	ND	ND	**3.4**	**3.9**
1,3-Butadiene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,3-Dichloropropane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
1,4-Dioxane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
2-Butanone	**4.4**	**1.8**	**6.2**	**0.99**	**14**	**2.6**	**8.5**	**6.4**	**1**	**2.4**
2-Hexanone	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
3-Chloropropene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
4-Methyl-2-pentanone	ND	ND	0.96	ND	**5.4**	ND	ND	ND	**1.2**	**2.9**
Acetone	**130**	**57**	**300**	**41**	**210**	**90**	**110**	**89**	**12**	**29**
Acrylonitrile	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Benzene	**2**	**1.3**	**7.8**	**0.92**	**35**	**1.8**	**140**	**13**	**0.65**	**1.9**
Benzyl chloride	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromodichloromethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromoform	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Bromomethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Carbon disulfide	**5.9**	**3.3**	**4.9**	ND	**42**	**2**	**53**	**88**	**0.83**	**2.7**
Carbon tetrachloride	ND	ND	ND	**0.4**	ND	ND	ND	ND	**0.98**	ND
Chlorobenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Chloroform	**6.4**	ND	**0.84**	ND	ND	**8.5**	ND	ND	**230**	ND
Chloromethane	**0.72**	**0.46**	**0.45**	**1.4**	ND	**0.32**	ND	ND	ND	ND
cis-1,2-Dichloroethylene	ND	ND	ND	ND	ND	ND	**1.7**	**3.7**	ND	ND
cis-1,3-Dichloropropylene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Cyclohexane	**0.78**	**0.88**	**1.3**	ND	**4.1**	**1.5**	**4.8**	ND	ND	**0.84**
Dibromochloromethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Dichlorodifluoromethane	**2.2**	**2.7**	**2.5**	**2.3**	**2.5**	**2.6**	ND	ND	ND	**4.6**
Ethyl acetate	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Ethyl Benzene	**2.7**	**1.1**	**5.2**	ND	**9.9**	**1.9**	**4.5**	ND	**5.8**	**13**
Hexachlorobutadiene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Isopropanol	**3**	**1.7**	**12**	**3**	**4**	**1.6**	**5.2**	**9.5**	**7.5**	**3.9**
Methyl Methacrylate	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methyl tert-butyl ether (MTBE)	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Methylene chloride	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
n-Heptane	**1.6**	ND	**3.3**	ND	**5.2**	**1**	**3.9**	**8.9**	**0.83**	**2.4**
n-Hexane	**4.5**	**0.9**	**4.5**	ND	**10**	**3.9**	**15**	**40**	**0.6**	**3.2**
o-Xylene	**3.9**	**1.8**	**7.4**	ND	**12**	**3.3**	**6.10**	**6.7**	**8.6**	**17**
p- & m- Xylenes	**9.1**	**4.1**	**17**	ND	**24**	**7.3**	**14**	**17**	**23**	**52**
p-Ethyltoluene	**7.1**	**3.6**	**13**	ND	**12**	**9.1**	**11**	**11**	**13**	**15**
Propylene	**93**	**10**	ND	ND	ND	ND	ND	ND	ND	ND
Styrene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Tetrachloroethylene	**210**	**75**	**440**	**4.6**	**290**	**130**	**260**	**830**	**270**	**330**
Tetrahydrofuran	**2.3**	ND	**4.4**	ND	ND	ND	ND	ND	ND	**2.2**
Toluene	**11**	**3.8**	**22**	**1.20**	**41**	**4.7**	**30**	**17**	**9.3**	**15**
trans-1,2-Dichloroethylene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,3-Dichloropropylene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Trichloroethylene	**0.33**	**1.5**	**0.34**	ND	**0.87**	**66**	**41**	**2,200**	**150**	**370**
Trichlorofluoromethane (Freon 11)	**1.2**	**1.1**	**1.1**	**1.1**	ND	**1.1**	ND	ND	**1.4**	**1.1**
Vinyl acetate	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Vinyl bromide	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Vinyl Chloride	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND



Sampling ID and Depth	25SB-2 (0-2')	25SB-2 (5-7')	25SB-2 (8-10')
Sampling Date	8/1/2025	8/1/2025	8/1/2025
Metals		ppm	ppm
Copper	NE	NE	79.3
Arsenic	NE	40.2	NE
Lead	NE	153	150
Mercury	ND	NE	0.199
Selenium	ND	10.5	ND
Zinc	NE	274	120
SVOCs			
3-Methylphenol/4-Methylpheno	ND	ND	3.3
Acenaphthene	ND	ND	50
Benzo(a)anthracene	ND	ND	130
Benzo(a)pyrene	ND	ND	100
Benzo(b)fluoranthene	ND	ND	140
Benzo(k) fluoranthene	ND	ND	29
Chrysene	ND	ND	95
Dibenzo(a,h)anthracene	ND	ND	12
Dibenzofuran	ND	ND	45
Fluoranthene	ND	ND	230
Fluorene	ND	ND	51
Indeno(1,2,3-cd)pyrene	ND	ND	54
Naphthalene	ND	ND	52
Phenanthrene	ND	ND	310
Pyrene	ND	ND	180
VOCs			
Acetone	0.079	ND	ND
Trichloroethene	ND	2.8	NE

Sampling ID and Depth	SB-3(0-2')	SB-3(18-20')
Sampling Date	10/13/2023	10/13/2023
Metals	ppm	ppm
Lead	88.6	NE
Mercury	0.211	NE
Nickel	NE	69.9

Sampling ID and Depth	25SB-1 (0-2)	25SB-1 (8-10)
Sampling Date	7/31/2025	7/31/2025
Metals	ppm	ppm
Lead	70.2	NE
Nickel	NE	43.7

Sampling ID and Depth	SB-2(0-2')	SB-2(18-20')
Sampling Date	10/13/2023	10/13/2023
SVOCs	ppm	ppm
Benzo(b)fluoranthene	1.06	ND
Indeno(1,2,3-cd)pyrene	0.682	ND
Metals		
Nickel	32.9	33
Mercury	0.304	NE

Sampling ID and Depth	SB-6(0-2')	SB-6(18-20')
Sampling Date	10/12/2023	10/12/2023
SVOCs	ppm	ppm
Benzo(a)anthracene	5.64	ND
Benzo(a)pyrene	5.6	ND
Benzo(b)fluoranthene	4.62	ND
Benzo(k)fluoranthene	4.36	ND
Chrysene	5.88	ND
Dibenzo(a,h)anthracene	1.2	ND
Indeno(1,2,3-cd)pyrene	3.58	ND
Metals		
Copper	NE	70.2
Lead	2,370	NE
Nickel	39.7	56.1
Zinc	253	NE

Sampling ID and Depth	25SB-3 (5-7')	25SB-3 (16-18')
Sampling Date	8/1/2025	8/1/2025
Metals	ppm	ppm
Copper	67.5	NE
Lead	NE	116
Mercury	0.575	1.73
Nickel	42.8	NE
VOCs		
Acetone	ND	0.1

Sampling ID and Depth	SB-7(0-2')
Sampling Date	10/16/2023
Metals	ppm
Nickel	31.8

Sampling ID and Depth	SB-4(0-2')
Sampling Date	10/13/2023
Metals	ppm
Copper	55.7
Selenium	8.15

Sampling ID and Depth	SB-8(0-2')
Sampling Date	10/12/2023
Metals	ppm
Lead	77.6

Sampling ID and Depth	SB-9(0-2')	SB-9(7-9')
Sampling Date	10/17/2023	10/17/2023
Metals	ppm	ppm
Arsenic	61.2	301
Lead	187	160
Zinc	204	NE
Mercury	NE	0.466

Sampling ID and Depth	SB-10(0-2)	SB-10(4-6)
Sampling Date	10/17/2023	10/17/2023
VOCs	ppm	ppm
Methylene Chloride	ND	0.064
Metals		
Arsenic	14.6	16.1
Copper	NE	763
Lead	NE	144
Zinc	NE	246
Mercury	ND	9.04
Pesticides		
4,4'-DDE	ND	0.0065
4,4'-DDT	ND	0.0246

Sampling ID and Depth	SB-5(0-2')	SB-5(18-20')
Sampling Date	10/12/2023	10/12/2023
SVOCs	ppm	ppm
Benzo(a)anthracene	5.35	ND
Benzo(a)pyrene	4.87	ND
Benzo(b)fluoranthene	4.39	ND
Benzo(k)fluoranthene	3.93	ND
Chrysene	4.96	ND
Dibenzo(a,h)anthracene	1.07	ND
Indeno(1,2,3-cd)pyrene	3.06	ND
Metals		
Nickel	NE	30.6

Sampling ID and Depth	25SB-4 (0-2')	25SB-4 (5-7')	25SB-4 (16-18')
Sampling Date	7/31/2025	7/31/2025	7/31/2025
Metals	ppm	ppm	ppm
Nickel		34.3	37.5
SVOCs			
Benzo(a)anthracee	2	ND	ND
Benzo(a)pyrene	1.7	ND	ND
Benzo(b)fluoranthene	2.2	ND	ND
Chrysene	1.8	ND	ND
Indeno(1,2,3-cd)pyrene	1.1	ND	ND

Sampling ID and Depth	SB-11(0-2')
Sampling Date	10/17/2023
Metals	ppm
Lead	72.3

Sampling ID and Depth	SB-1(0-2')	SB-1(18-20)
Sampling Date	10/12/2023	10/12/2023
Metals	ppm	ppm
Lead	177	NE
VOCs		
Acetone	ND	0.059

Compounds	NYSDEC Part 375 RRSCOs	NYSDEC Part 375 UUSCOs
SVOCs	ppm	ppm
2-Methylphenol	100	0.33
3-Methylphenol/4-Methylphenol	100	0.33
Acenaphthene	100	20
Benzo(a)anthracene	1	1
Benzo(a)pyrene	1	1
Benzo(b)fluoranthene	1	1
Benzo(k)fluoranthene	3.9	0.8
Chrysene	3.9	1
Dibenzo(a,h)anthracene	0.33	0.33
Dibenzofuran	59	7
Fluoranthene	100	100
Fluorene	100	30
Hexachlorobenzene	1.2	0.33
Indeno(1,2,3-cd)pyrene	0.5	0.5
Naphthalene	100	12
Phenanthrene	100	100
Phenol	100	0.33
Pyrene	100	100
VOCs		
Acetone	100	0.05
Trichloroethene	21	0.47
Methylene Chloride	100	0.05
Metals		
Arsenic, Total	16	13
Copper, Total	270	50
Lead, Total	400	63
Mercury, Total	0.81	0.18
Nickel, Total	310	30
Selenium, Total	180	3.9
Zinc, Total	10000	109
Pesticides		
4,4'-DDE	8.9	0.0033
4,4'-DDT	7.9	0.0033

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Legend:

- Site Boundary
- Active Remedial Parcel
- SB-X — Prior Soil Boring Location and Designated ID
- SB-X — Soil Boring and Groundwater Location and Designated ID (2025)
- SV-X — Prior Soil Vapor Location and Designated ID

Notes:

1. All feature locations are approximate

Scale: 0 50' 100'

Figure No.	8
Figure Name:	SOIL EXCEEDANCES
Report:	BCP APPLICATION
Date:	8/25/2025
Drawn By:	KB
Site Address:	962-972 FRANKLIN AVENUE BROOKLYN, NEW YORK 11225

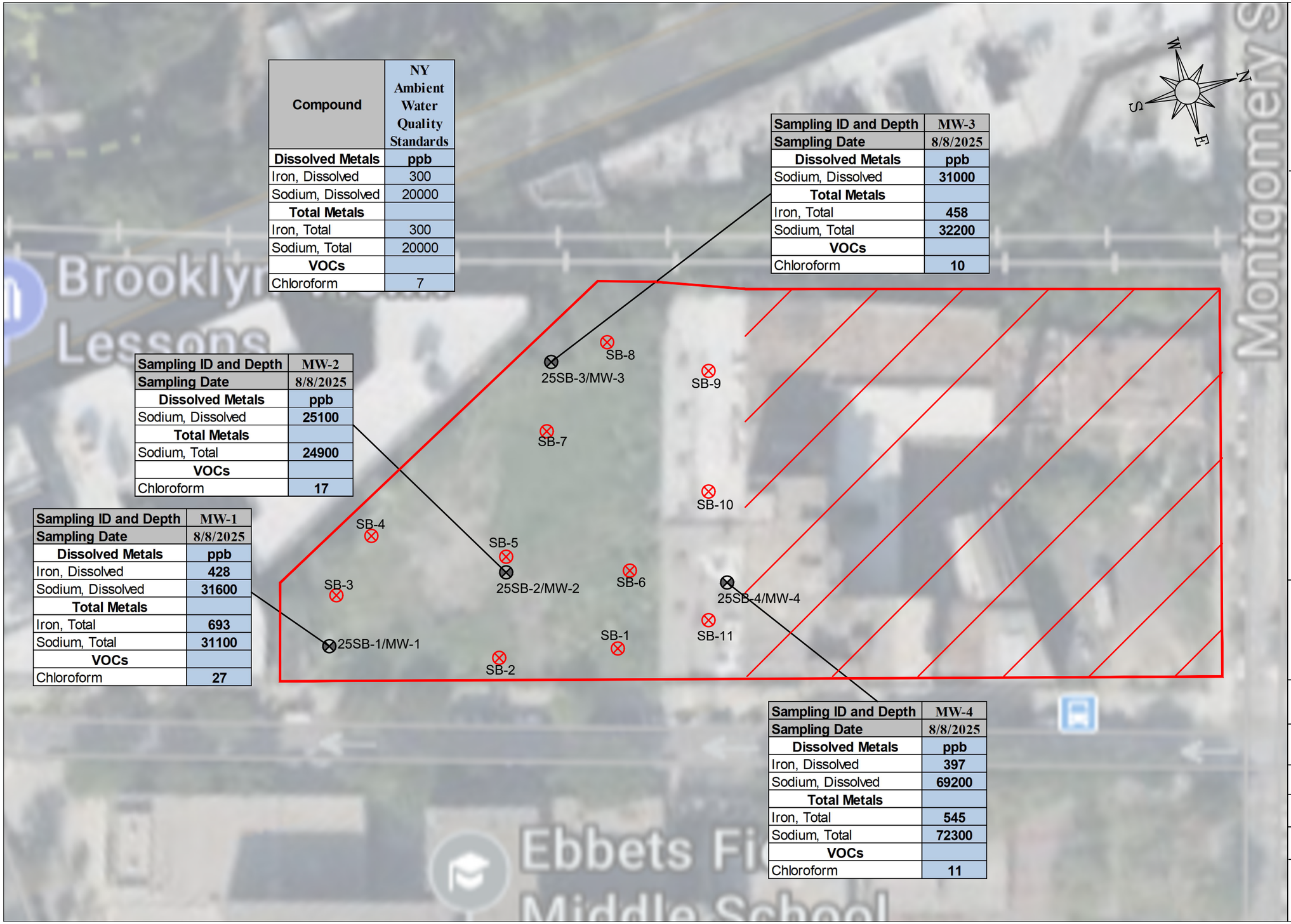
Compound	NY Ambient Water Quality Standards
Dissolved Metals	**ppb**
Iron, Dissolved	300
Sodium, Dissolved	20000
Total Metals	
Iron, Total	300
Sodium, Total	20000
VOCs	
Chloroform	7

Sampling ID and Depth	MW-3
Sampling Date	**8/8/2025**
Dissolved Metals	**ppb**
Sodium, Dissolved	**31000**
Total Metals	
Iron, Total	**458**
Sodium, Total	**32200**
VOCs	
Chloroform	**10**

Sampling ID and Depth	MW-2
Sampling Date	**8/8/2025**
Dissolved Metals	**ppb**
Sodium, Dissolved	**25100**
Total Metals	
Sodium, Total	**24900**
VOCs	
Chloroform	**17**

Sampling ID and Depth	MW-1
Sampling Date	**8/8/2025**
Dissolved Metals	**ppb**
Iron, Dissolved	**428**
Sodium, Dissolved	**31600**
Total Metals	
Iron, Total	**693**
Sodium, Total	**31100**
VOCs	
Chloroform	**27**

Sampling ID and Depth	MW-4
Sampling Date	**8/8/2025**
Dissolved Metals	**ppb**
Iron, Dissolved	**397**
Sodium, Dissolved	**69200**
Total Metals	
Iron, Total	**545**
Sodium, Total	**72300**
VOCs	
Chloroform	**11**



vEKtor consultants

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e: info@vektorconsultants.com
www.vektorconsultants.com

Legend:

- Site Boundary
- Active Remedial Parcel
- SB-X — Prior Soil Boring Location and Designated ID
- SB-X — Soil Boring and Groundwater Location and Designated ID (2025)

Notes:

1. All feature locations are approximate

Scale: 0 50' 100'

Figure No. 9

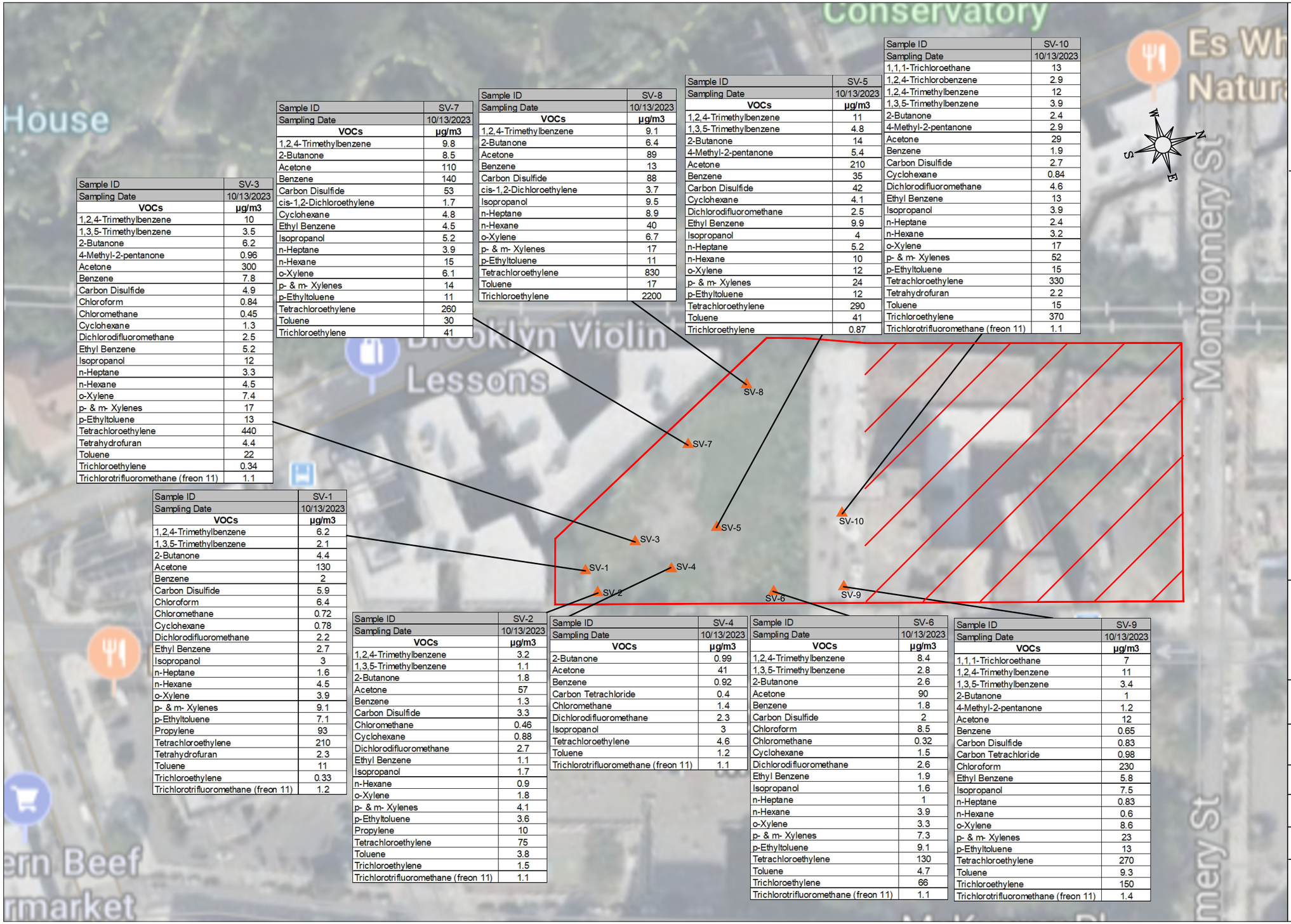
Figure Name: GROUNDWATER EXCEEDANCES

Report: BCP APPLICATION

Date: 9/19/2025

Drawn By: KB

Site Address: 960-972 FRANKLIN AVENUE
BROOKLYN, NEW YORK 11225



Sample ID	SV-3
Sampling Date	10/13/2023
VOCs	µg/m3
1,2,4-Trimethylbenzene	10
1,3,5-Trimethylbenzene	3.5
2-Butanone	6.2
4-Methyl-2-pentanone	0.96
Acetone	300
Benzene	7.8
Carbon Disulfide	4.9
Chloroform	0.84
Chloromethane	0.45
Cyclohexane	1.3
Dichlorodifluoromethane	2.5
Ethyl Benzene	5.2
Isopropanol	12
n-Heptane	3.3
n-Hexane	4.5
o-Xylene	7.4
p- & m- Xylenes	17
p-Ethyltoluene	13
Tetrachloroethylene	440
Tetrahydrofuran	4.4
Toluene	22
Trichloroethylene	0.34
Trichlorotrifluoromethane (freon 11)	1.1

Sample ID	SV-7
Sampling Date	10/13/2023
VOCs	µg/m3
1,2,4-Trimethylbenzene	9.8
2-Butanone	8.5
Acetone	110
Benzene	140
Carbon Disulfide	53
cis-1,2-Dichloroethylene	1.7
Cyclohexane	4.8
Ethyl Benzene	4.5
Isopropanol	5.2
n-Heptane	3.9
n-Hexane	15
o-Xylene	6.1
p- & m- Xylenes	14
p-Ethyltoluene	11
Tetrachloroethylene	260
Toluene	30
Trichloroethylene	41

Sample ID	SV-8
Sampling Date	10/13/2023
VOCs	µg/m3
1,2,4-Trimethylbenzene	9.1
2-Butanone	6.4
Acetone	89
Benzene	13
Carbon Disulfide	88
cis-1,2-Dichloroethylene	3.7
Isopropanol	9.5
n-Heptane	8.9
n-Hexane	40
o-Xylene	6.7
p- & m- Xylenes	17
p-Ethyltoluene	11
Tetrachloroethylene	830
Toluene	17
Trichloroethylene	2200

Sample ID	SV-5
Sampling Date	10/13/2023
VOCs	µg/m3
1,2,4-Trimethylbenzene	11
1,3,5-Trimethylbenzene	4.8
2-Butanone	14
4-Methyl-2-pentanone	5.4
Acetone	210
Benzene	35
Carbon Disulfide	42
Cyclohexane	4.1
Dichlorodifluoromethane	2.5
Ethyl Benzene	9.9
Isopropanol	4
n-Heptane	5.2
n-Hexane	10
o-Xylene	12
p- & m- Xylenes	24
p-Ethyltoluene	12
Tetrachloroethylene	290
Toluene	41
Trichloroethylene	0.87

Sample ID	SV-10
Sampling Date	10/13/2023
1,1,1-Trichloroethane	13
1,2,4-Trichlorobenzene	2.9
1,2,4-Trimethylbenzene	12
1,3,5-Trimethylbenzene	3.9
2-Butanone	2.4
4-Methyl-2-pentanone	2.9
Acetone	29
Benzene	1.9
Carbon Disulfide	2.7
Cyclohexane	0.84
Dichlorodifluoromethane	4.6
Ethyl Benzene	13
Isopropanol	3.9
n-Heptane	2.4
n-Hexane	3.2
o-Xylene	17
p- & m- Xylenes	52
p-Ethyltoluene	15
Tetrachloroethylene	330
Tetrahydrofuran	2.2
Toluene	15
Trichloroethylene	370
Trichlorotrifluoromethane (freon 11)	1.1

Sample ID	SV-1
Sampling Date	10/13/2023
VOCs	µg/m3
1,2,4-Trimethylbenzene	6.2
1,3,5-Trimethylbenzene	2.1
2-Butanone	4.4
Acetone	130
Benzene	2
Carbon Disulfide	5.9
Chloroform	6.4
Chloromethane	0.72
Cyclohexane	0.78
Dichlorodifluoromethane	2.2
Ethyl Benzene	2.7
Isopropanol	3
n-Heptane	1.6
n-Hexane	4.5
o-Xylene	3.9
p- & m- Xylenes	9.1
p-Ethyltoluene	7.1
Propylene	93
Tetrachloroethylene	210
Tetrahydrofuran	2.3
Toluene	11
Trichloroethylene	0.33
Trichlorotrifluoromethane (freon 11)	1.2

Sample ID	SV-2
Sampling Date	10/13/2023
VOCs	µg/m3
1,2,4-Trimethylbenzene	3.2
1,3,5-Trimethylbenzene	1.1
2-Butanone	1.8
Acetone	57
Benzene	1.3
Carbon Disulfide	3.3
Chloromethane	0.46
Cyclohexane	0.88
Dichlorodifluoromethane	2.7
Ethyl Benzene	1.1
Isopropanol	1.7
n-Hexane	0.9
o-Xylene	1.8
p- & m- Xylenes	4.1
p-Ethyltoluene	3.6
Propylene	10
Tetrachloroethylene	75
Toluene	3.8
Trichloroethylene	1.5
Trichlorotrifluoromethane (freon 11)	1.1

Sample ID	SV-4
Sampling Date	10/13/2023
VOCs	µg/m3
2-Butanone	0.99
Acetone	41
Benzene	0.92
Carbon Tetrachloride	0.4
Chloromethane	1.4
Dichlorodifluoromethane	2.3
Isopropanol	3
Tetrachloroethylene	4.6
Toluene	1.2
Trichlorotrifluoromethane (freon 11)	1.1

Sample ID	SV-6
Sampling Date	10/13/2023
VOCs	µg/m3
1,2,4-Trimethylbenzene	8.4
1,3,5-Trimethylbenzene	2.8
2-Butanone	2.6
Acetone	90
Benzene	1.8
Carbon Disulfide	2
Chloroform	8.5
Chloromethane	0.32
Cyclohexane	1.5
Dichlorodifluoromethane	2.6
Ethyl Benzene	1.9
Isopropanol	1.6
n-Heptane	1
n-Hexane	3.9
o-Xylene	3.3
p- & m- Xylenes	7.3
p-Ethyltoluene	9.1
Tetrachloroethylene	130
Toluene	4.7
Trichloroethylene	66
Trichlorotrifluoromethane (freon 11)	1.1

Sample ID	SV-9
Sampling Date	10/13/2023
VOCs	µg/m3
1,1,1-Trichloroethane	7
1,2,4-Trimethylbenzene	11
1,3,5-Trimethylbenzene	3.4
2-Butanone	1
4-Methyl-2-pentanone	1.2
Acetone	12
Benzene	0.65
Carbon Disulfide	0.83
Carbon Tetrachloride	0.98
Chloroform	230
Ethyl Benzene	5.8
Isopropanol	7.5
n-Heptane	0.83
n-Hexane	0.6
o-Xylene	8.6
p- & m- Xylenes	23
p-Ethyltoluene	13
Tetrachloroethylene	270
Toluene	9.3
Trichloroethylene	150
Trichlorotrifluoromethane (freon 11)	1.4

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Legend:

- Site Boundary
- Active Remedial Parcel
- Prior Soil Vapor Location and Designated ID (SV-X)

Notes:

1. All feature locations are approximate

Scale: 0 50' 100'

Figure No. 10

Figure Name: SOIL VAPOR DETECTIONS MAP

Report: BCP APPLICATION

Date: 9/19/2025

Drawn By: KB

Site Address: 960-972 FRANKLIN AVENUE
BROOKLYN, NEW YORK 11225

ATTACHMENT F
SECTION VII. REQUESTOR INFORMATION

REQUESTOR NAME, ADDRESS, LLC INFORMATION

The requestors are Franklin Gardens II LLC, Franklin Plaza II LLC, and 960 Franklin LLC and are authorized to conduct business in New York State.

The requestors are all Limited Liability Companies (LLCs), and the Members of the LLCs are as follows:

Requestor/Applicant	Members	Contact Information
Franklin Gardens II LLC	Isaac Schwartz Sole Member (100%)	309 Rutledge Street, Suite 4A Brooklyn, NY 11211 email: isaacschwartz282@gmail.com phone: (718) 218-8330
Franklin Plaza II LLC	Isaac Schwartz Sole Member (100%)	309 Rutledge Street, Suite 4A Brooklyn, NY 11211 email: isaacschwartz282@gmail.com phone: (718) 218-8330
960 Franklin LLC c/o Cornell Realty	Isaac Hager*, Daryl Hagler	75 Huntington Street Brooklyn, NY 11231 Email: isaac@cornellrealty.com Phone: (718) 942-9191

*Based on Exhibit I of the original BCP Application, Isaac Hager, member of 960 Franklin LLC, is authorized to execute any documents required by the NYSDEC on behalf of 960 Franklin LLC.

A copy of the entity information obtained from the New York State Department of State Division of Corporations online database is included in Attachment F.

Department of State
Division of Corporations

Entity Information

Return to Results | Return to Search

Entity Details

ENTITY NAME: FRANKLIN GARDENS II LLC

DOS ID: 7650718

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTIONOF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 07/02/2025

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 07/02/2025

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: KINGS

NEXT STATEMENT DUE DATE: 07/31/2027

JURISDICTION: NEW YORK, UNITED STATES

NFP CATEGORY:

ENTITY DISPLAY | NAME HISTORY | FILING HISTORY | MERGER HISTORY | ASSUMED NAME HISTORY

Service of Process on the Secretary of State as Agent

The Post Office address to which the Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery:

Name: FRANKLIN GARDENS II LLC

Address: 309 RUTLEDGE STREET # 4A, BROOKLYN, NY, UNITED STATES, 11211

Electronic Service of Process on the Secretary of State as agent: Not Permitted

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share

Department of State
Division of Corporations

Entity Information

Return to Results | Return to Search

Entity Details

ENTITY NAME: FRANKLIN PLAZA II LLC

DOS ID: 6743245

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTIONOF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 02/27/2023

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 02/27/2023

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: PAST DUE

COUNTY: KINGS

NEXT STATEMENT DUE DATE: 02/28/2025

JURISDICTION: NEW YORK, UNITED STATES

NFP CATEGORY:

ENTITY DISPLAY | NAME HISTORY | FILING HISTORY | MERGER HISTORY | ASSUMED NAME HISTORY

Service of Process on the Secretary of State as Agent

The Post Office address to which the Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery:

Name: FRANKLIN PLAZA II LLC

Address: 309 RUTLEDGE STREET # 4A, BROOKLYN, NY, UNITED STATES, 11211

Electronic Service of Process on the Secretary of State as agent: Not Permitted

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share

Department of State
Division of Corporations

Entity Information

Return to Results | Return to Search

Entity Details

ENTITY NAME: 960 FRANKLIN LLC

DOS ID: 6533535

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTIONOF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 07/11/2022

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 07/11/2022

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: PAST DUE

COUNTY: ALBANY

NEXT STATEMENT DUE DATE: 07/31/2024

JURISDICTION: NEW YORK, UNITED STATES

NFP CATEGORY:

ENTITY DISPLAY | NAME HISTORY | FILING HISTORY | MERGER HISTORY | ASSUMED NAME HISTORY

Service of Process on the Secretary of State as Agent

The Post Office address to which the Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery:

Name: 960 FRANKLIN LLC

Address: 75 HUNTINGTON STREET, BROOKLYN, NY, UNITED STATES, 11231

Electronic Service of Process on the Secretary of State as agent: Not Permitted

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share

ATTACHMENT G
SECTION X. REQUESTOR ELIGIBILITY

13. VOLUNTEER STATEMENT

Franklin Gardens II LLC, Franklin Plaza II LLC, and 960 Franklin LLC (the "Requestors") qualify as Volunteers pursuant to the definition set forth in Environmental Conservation Law (ECL) § 27-1405(1)(b). Franklin Gardens II LLC (Lots 63 and 66), and Franklin Plaza II LLC (Lot 40) are the current owners of the property, who recently purchased the proposed additional lots in September 2025 (Franklin Gardens II LLC). 960 Franklin LLC was the owner of the property (Lot 40) at the time of the initial application. The sole member of the Requestors Franklin Gardens II LLC, and Franklin Plaza II LLC, Isaac Schwartz, and the members of 960 Franklin LLC, Isaac Hager and Daryl Hagler, have no prior or existing affiliation with any party responsible for the contamination of the Site, nor have they contributed to any environmental conditions that may have led to its current status. The Requestors have completed due diligence and exercised appropriate care by performing a voluntary investigation and disclosing the findings to the NYSDEC.

The Requestors have no knowledge of any continuing releases of contamination at the Site and has not engaged in any operations that would cause or exacerbate such conditions. Furthermore, the Requestor is committed to preventing future releases and remediating existing contamination through participation in the BCP. This application reflects the Requestors' intent to act in good faith and in the public interest by addressing historical environmental impacts at the Site in accordance with NYSDEC guidance and regulations.

Based on the above, Franklin Gardens II LLC, Franklin Plaza II LLC, and 960 Franklin LLC meet the criteria for Volunteer status under the BCP, as they neither caused nor contributed to the contamination, have no legal or equitable relationship with any party responsible for the contamination, and are taking meaningful steps to remediate the Site.

ATTACHMENT H
SECTION XII. SITE CONTACT LIST

Local Officials

Chief Executive Officer Mayor Eric Adams 250 Broadway New York, NY 10007
New York City Planning Commission Raj Rampershad, Chairperson 120-55 Queens Boulevard, Room 201 Kew Gardens, New York 11424
Brooklyn Borough President Antonio Reynoso 209 Joralemon St Brooklyn, NY 11201
Brooklyn Deputy Borough President Kim Council 209 Joralemon St Brooklyn, NY 11201
Department of Planning and Development Brooklyn Borough Office Alex Sommer 16 Court Street, 7th Floor Brooklyn, NY, 11241
Brooklyn Community Board 1 Dealice Fuller, District Manager 435 Graham Avenue Brooklyn, NY 11211
Mayor's Office of Environmental Remediation Shaminder Chawla, Director 100 Gold Street, 2nd Floor New York, NY 10038

Residents, Owners, and Occupants of the Adjacent Properties

NYC Department of Education 65 Court Street, #102 Brooklyn, NY 11201
Dormitory Authority of the State of New York 28 Liberty Street, 55th Floor New York, NY 10005
Washington Realty LLC 166 Montague Street Brooklyn, NY 11201

NYC Transit Authority 130 Livingston Street Brooklyn, NY 11201
CP VI Crown Heights LLC 1000 Sansome Street, First Floor San Francisco, CA 94111

Local News Media

Brooklyn Daily News 195 Montague St, Suite 1414 Brooklyn, NY, 11201
BK Reader 31 Kosciuszko St Brooklyn, New York 11205
New York Post 1211 Avenue of the Americas New York, NY 10036

Public Water Supplier

Public water is provided by the City of New York Department of Environmental Protection

Rohit T. Aggarwala, Commissioner NYCDEP 59-17 Junction Boulevard Flushing, NY 11373

Nearby School or Day Care Facilities

P. S. 375 Jackie Robinson School – Middle School Mecca Geters - Principal 46 McKeever Place Brooklyn, NY 11225 T: (718) 693-6655 Distance: Approximately 0.01-miles east
Medger Evers College - CUNY Dr. Patricia Ramsey - President 1650 Bedford Avenue Brooklyn, NY 11225 T:(718) 270-4900 Distance: Approximately 0.05 miles northeast

Friends of Crown Heights Educational Center – Pre-School Angalie N. Dasai - CEO 995 Carrol Street Brooklyn, NY 11225 T:(929) 234-5010 Distance: Approximately 0.18-miles northeast
P.S. 241 Emma L. Johnston – Elementary School Linda B. Laul, Chief Executive Officer 976 President Street Brooklyn, NY 11225 T:(718) 636-4725 Distance: Approximately 0.14-miles northwest
P.S. K735 School for Career Development – Middle-High School Yvrose Pierre - Principal 510 Clermont Avenue Brooklyn, NY 11238 T: (718) 857-4646 Distance: Approximately 0.17 miles northwest
Clara Barton High School Dr. Richard A. Forman - Principal 901 Classon Avenue Brooklyn. NY 11225 T: (718) 636-4900 Distance: Approximately 0.21 miles northwest
Workshop Middle School Abba Báez Núñez – Head of School 1100 Washington Avenue Brooklyn, NY 11225 T: (917) 444-1750 Distance: Approximately 0.12 miles south
All My Children Daycare and Nursery info@allmychildrendaycare.com 317 Rogers Avenue Brooklyn, NY 11225 T: (929) 234-2320 Distance: Approximately 0.33 miles southeast
The International High School at Prospect heights Suzannah Taylor – Principal 883 Classon Avenue Brooklyn, NY 1125 T: (718) 230-6333 Distance: Approximately 0.25 miles northwest

K528 The High School for Global Citizenship Michelle Penn – Principal 883 Classon Avenue Brooklyn, NY 11225 T: (718) 230-6300 Distance: Approximately 0.24 miles northwest
K548 Brooklyn School for Music & Theater – High School Pamela Randazzo – Principal 883 Classon Avenue Brooklyn, NY 11225 T : (718) 230-6250 Distance : Approximately 0.24 miles northwest
Ebbets Field Middle School Sherry Ann Atkinson – Principal 46 Mckeever Place Brooklyn, NY 11225 T: (718) 941-5097 Distance: Approximately 0.01 miles east
Wurzelkinder – Preschool 807 Classon Avenue Brooklyn, NY 11238 T: (917) 754-3289 Distance: Approximately 0.46 miles north
Prospect Kids Academy – Preschool 532 St Johns Place Brooklyn, NY 11238 T: (718) 788-7727 Distance: Approximately 0.45 miles northwest
Epiphany Lutheran School Rev. Robert L. Gahagen – Headmaster 716 Lincoln Place Brooklyn, NY 11216 T: (718) 773-7200 Distance: Approximately 0.49 miles northeast
W.E.B. DuBois Academic High School Catherine Hartnett – Principal 402 Eastern Parkway Brooklyn, NY 11225 T: (718) 773-7765 Distance: Approximately 0.33 miles northeast
Passages Academy 1125 Carroll Street Brooklyn, NY 11225 T: (718) 294-4832 Distance: Approximately 0.41 miles east

Medgar Evers College Preperatory School Dr. Michael Wiltshire – Principal 1186 Carroll Street Brooklyn, NY 11225 T: (718) 703-5400 Distance: Approximately 0.45 miles east
Collective Kind – Preschool Anna Caroline Tehan – Founder 511 Rogers Avenue Brooklyn, NY 11225 hello@thecollectivekind.com Distance: Approximately 0.51 miles southeast
Lefferts Gardens Childcare 88 Midwood Street Brooklyn, NY 11225 T: (718) 708-0650 Distance: Approximately 0.38 miles south
High Definition Kids Preschool 1967 Bedford Avenue Brooklyn, NY 11225 T: (718) 240-9300 Distance: Approximately 0.58 miles south

Public Repositories

Brooklyn Public Library – Central Branch Christine Schonhart – Director 10 Grand Army Plaza Brooklyn, NY 11238
Brooklyn Community Board 9 Dante B. Arnwine, District Manager 890 Nostrand Avenue Brooklyn, NY 11225

Signed letters from the Brooklyn Public Library – Central Branch and Brooklyn Community Board 9 confirming that their offices will be the document repositories for the Site are provided in Attachment H.

vEKtor consultants

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f: +1.347.402.7735 www.vektorconsultants.com

August 25, 2025

Kimberly Coke
Director, Environmental Health and Safety
Brooklyn Public Library
10 Grand Army Plaza
Brooklyn, NY 11238
kcoke@bklynlibrary.org

Re: Brownfield Cleanup Program Repository
Franklin Gardens II LLC
Address: 960-972 Franklin Avenue, Brooklyn, NY 11225

Dear Ms. Coke:

Vektor Consultants (Vektor) represents Franklin Gardens II LLC for a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the redevelopment project located at the above-referenced address (Tax Block: 1192, Lots: 40, 63 and 66). Your branch is currently the repository for this project and has provided a letter certifying this for lot 40.

Vektor is requesting the Brooklyn Public Library – Central Branch to serve as the public repository for all documents pertaining to the cleanup of the additional property, lots 63 and 66, as per the NYSDEC requirements. Please sign below and return if you are able to certify that your office would be willing and able to act as the public repository for the additional area now represented by this project.

Regards,

Ezgi Karayel
Principal

Brooklyn Public Library – Central Branch

Name: Kimberley Coke

Title: Director of Environmental Health & Safety

Signature: Kimberley Coke

Date: 9/3/2025

KNAUF SHAW LLP

1400 Crossroads Building
2 State Street
Rochester, New York 14614
nyenvlaw.com

LINDA R. SHAW
ATTORNEY AT LAW

T 585.546.8430
C 585.414.3122
lshaw@nyenvlaw.com

November 2, 2022

VIA ELECTRONIC MAIL
bk09-1@cb.nyc.gov

Dante B. Arnwine, District Manager
Brooklyn Community Board #9
890 Nostrand Avenue
Brooklyn, New York 11225

RE: Brownfield Cleanup Program Application
Applicant: 960 Franklin LLC
Site Name: Consumers Park Brewery Site
Site Address: 122A, 124 and 130 Montgomery Street, Brooklyn, NY 11225

Dear Mr. Arnwine:

We represent 960 Franklin LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at 122A Montgomery St., 124 Montgomery St., and 130 Montgomery St., Brooklyn, New York. Your Community Board is currently the repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with a letter certifying that the local Community Board is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. To avoid significant use of your shelf space, all documents will be sent in CD format.

Please sign below and return in an email to my paralegal, Rebecca Owten, at rowten@nyenvlaw.com if you are able to certify that your Community Board would be willing and able to act as the temporary public repository for this Brownfield Cleanup Program project.

Thank you

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW

Yes, the Brooklyn Community Board #9 is willing and able to act as a public repository for documents related to the cleanup of 122A, 124 and 130 Montgomery St, Brooklyn, NY under the NYS Brownfield Cleanup Program.

Dante B. Arnwine, District Manager

11/2/22
Date