

PREFERRED ENVIRONMENTAL SERVICES

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February 16, 2024

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

Re: Brownfield Cleanup Program Application

Clay Properties LLC

19 Clay Street and 60-62 Commercial Street

Block 2482 Lots 9 and 10 Brooklyn, NY 11222

Please find the attached Brownfield Cleanup Program (BCP) Application for the above-referenced project. As the Site is planning to enter the BCP at the investigation phase with an Interim Remedial Measure (IRM) please also find a Remedial Investigation Work Plan (RIWP) and an IRM included in this submittal.

We thank you for the opportunity on behalf of Clay Properties LLC and look forward to moving ahead with the necessary activities under the BCP. If you have any questions or need any additional detail regarding the completeness of this application, please do not hesitate to call us.

PREFERRED ENVIRONMENTAL SERVICES

Victoria Whelan, PG

Victoria Whelan, PG Senior Associate

Brownfield Cleanup Program Application

19 Clay Street and 60-62 Commercial Street Block 2482 Lots 9 and 10 Brooklyn, NY 11222

Prepared for:

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

On Behalf of:

Clay Properties LLC 134 North 4th Street Brooklyn, NY 11249

Prepared by:

Preferred Environmental Services 323 Merrick Avenue Merrick, NY 11566

February 2024

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Department of Environmental Conservation BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 15 - May 2023

SECT	ION I: Property Information								
PROP	osed site NAME Clay Properties L	LC							
ADDR	ESS/LOCATION 19 Clay Street and	60-62	Coi	mn	nercia	I Stre	et		
CITY/	TOWN Brooklyn			ZIP	CODE 1	1222			
MUNIC	CIPALITY (LIST ALL IF MORE THAN ONE)								
COUN	™Kings			SITE	E SIZE (A	CRES) 2	237		
LATIT	UDE	LONGITUD	E .						
	0 "		0			6			"
40	44 11.53	73		57		25.81	1		
Provid	e tax map information for all tax parcels included	within the pr	ropose	d sit	e boundar	v below.	If a po	rtion	
	lot is to be included, please indicate as such by i								
	oriate box below, and only include the acreage fo							ng	
acrea	ge column.	•			•		•	•	
	CH REQUIRED TAX MAPS PER THE APPLICA	TION INSTR	RUCTIO	ONS					
	Parcel Address		Secti	on	Block	Lot	Acr	eage)
	19-27 Clay Street		N/	4	2482	9		15	
	60-62 Commercial Street		NA	4	2482	10	.0	87	
1.	Do the proposed site boundaries correspond to	tax map met	tes and	d bot	unds?		'	/ N	1
	If no, please attach an accurate map of the prop description.					bounds	(9(\supset
2.	Is the required property map included with the a (Application will not be processed without a map						(9(\supset
3.	Is the property within a designated Environment		zone)	purs	uant to Ta	ax Law			
	21(b)(6)? (See <u>DEC's website</u> for more informate	,	,	'				<u> </u>	
	If yes, identify census tract:	,		_	_		_		
	Percentage of property in En-zone (check one):	0% 01-4	49% ()5	0-99% 🤇	100% (\supset		
4.	Is the project located within a disadvantaged co See application instructions for additional inform						(•)
5.		of State (NY			ownfield C	Opportunit	ty (<u> </u>
6.	, , ,				aroject wh	nere the			_
0.	development spans more than 25 acres (see ad	lditional crite	ria in a	applio	cation inst		? (•)
	If yes, identify names of properties and site num	iders, it avail	abie, ii	n rela	ated BCP				

SECTI	ON I: Property Information (CONTINUED)	Υ	N			
7.	Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?	0	•			
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.	0	•			
9.	Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	0	•			
	10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number:					
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: 224390 Class: P						
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.	\bigcirc	•			
	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):	0	•			
	Type Issuing Agency Description					
	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?		\bigcirc			
	Questions 15 through 17 below pertain ONLY to proposed sites located within the five corrising New York City.	untie	S			
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.	Y				
	Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?	\bigcirc	•			
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?	0	•			
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.						
Reque	changes to Section I are required prior to application approval, a new page, initialed by eastor, must be submitted with the application revisions. s of each Requestor:	ich				

SECTION II: Project Description		
1. The project will be starting at: Investigation Remediation		
NOTE: If the project is proposed to start at the remediation stage, at a minimum, a Remedial Invest Report (RIR) must be included, resulting in a 30-day public comment period. If an Alternatives Anal Remedial Action Work Plan (RAWP) are also included (see <u>DER-10, Technical Guidance for Site Investigation and Remediation</u> for further guidance), then a 45-day public comment period is require	ysis a	
2. If a final RIR is included, does it meet the requirements in ECL Article 27-1415(2)?		
Yes No No N/A		
3. Have any draft work plans been submitted with the application (select all that apply)?		
RIWP RAWP IRM No		
 Please provide a short description of the overall project development, including the date tha remedial program is to begin, and the date by which a Certificate of Completion is expected issued. 		
Is this information attached? Yes No		
SECTION III: Land Use Factors		
1. What is the property's current municipal zoning designation? M1-2/R6/MX-8		
2. What uses are allowed by the property's current zoning (select all that apply)?		
Residential Commercial Industrial		
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) <	N
identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant.	\odot	\bigcirc
Is this summary included with the application?		
5. Reasonably anticipated post-remediation use (check all that apply):		
Residential Commercial 🖊 Industrial		
If residential, does it qualify as single-family housing?	\bigcirc	\bigcirc
Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	•	0
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	0	•
Do current and/or recent development patterns support the proposed use?	•	\bigcirc
Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	•	Ŏ
10. Is the proposed use consistent with applicable comprehensive community master plans,	<u>•</u>	$\overline{\bigcirc}$
local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.		

SECTION IV: 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: 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 (<u>ASTM E1903</u>). 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: IND CONTAMINANTS AND DATA SUMMARY TAB	TI LE	HE MÈDIA WHICH ARE S SHOULD BE INCLU	E KNO DED	OWI	N TO H AN AT	AVE BÉI	ΕN	AFFECT	ED.		
LABORATORY REPOR						000111			0.01		
CONTAMINANT (ĴΑ	TEGORY		SOI	L	GROUN	ש	WATER	SOI	L (jAS
Petroleum								1			
Chlorinated Solvents				√			✓			√	
Other VOCs							<u> </u>	1		<u> </u>	
SVOCs			\vdash			L	1				
Metals						L	1		Щ		
Pesticides			Щ				1				
PCBs				\sqsubseteq				<u> </u>			
PFAS				Щ							
1,4-dioxane			Щ								
Other – indicated below						_					
*Please describe other know	'n	contaminants and the	med	ia a	ffected	l:					
 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?											
4. Indicate Past Land Uses											
Coal Gas Manufacturing	✓				ıltural (Со-Ор	\perp	Dry Cl			
Salvage Yard	Ļ	Bulk Plant		elir			_	Servic		tio	n
Landfill	L	」Tannery │L	Ele	ectro	oplatin	g		Unkno	own		
Other:											

OFOTION V. Danier at an Information						
SECTION V: Requestor Information						
NAME Clay Properties LLC						
ADDRESS 134 North 4th Street						
CITY/TOWN Brooklyn STATE NY ZIP CODE 11249						
PHONE (616) 713-8242 EMAIL idan@investmates.com						
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?	0					
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?	0					
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of <u>DER-10: Technical Guidance for Site Investigation and Remediation</u> 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.						

SECT	SECTION VI: Requestor Eligibility				
	vering "yes" to any of the following questions, please provide appropriate explanation and/or nentation as an attachment.				
		Υ	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?	Ŏ			
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.	0	•		
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?	0	•		

SECTION VI: Requestor Eligibility (CONTINUED)						
7. Has the requestor been convicted of a criminal offense (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?	\bigcirc	<u>•</u>			
12. THE REQUESTOR MUST CERTIFY THAT HE/SHE IS 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. NOTE: By selecting this option, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies the he/she has exercised appropriate care with respect to the hazardous waste found at the facility by takin reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future releas and, (iii) prevent or limit human, environmental or natural resource exposure to any previously releas hazardous waste. If a requestor whose liability arises solely as a result of ownership, operation of, or involvement with the site certifies the he/she has exercised appropriate care with respect to the hazardous waste found at the facility by takin reasonable steps to: (i) prevent any threatened future releas and, (iii) prevent or limit human, environmental or natural resource exposure to any previously releas hazardous waste. If a requestor whose liability arises solely as a result of ownership, operation of, or involvement with the site ownership.						
13. If the requestor is a volunteer, is a statement d	you should be considered a volunteer – specific as to the appropriate care taken escribing why the requestor should be considered.		<u></u>			
volunteer attached? Yes No N/	A ()					

SECTION VI: Requestor Eligibility (CONTINUED)				
14. Requestor relationship to the բ	property (check one;	if multiple applica	nts, check	c all that apply):
Previous Owner Current	Owner Potent	ial/Future Purcha	ser	Other:
If the requestor is not the current own provided. Proof must show that the rethroughout the BCP project, including	equestor will have ac	cess to the prope	rty before	signing the BCA and
Is this proof attached?	Yes	○ No	N/A	
Note: A purchase contract or lease ag	greement does not s	uffice as proof of s	site acces	S.
SECTION VII: Requestor Contact In	formation			
REQUESTOR'S REPRESENTATIVE	ldan Shitrit			
ADDRESS 123 North 4th Street				
CITYBrooklyn		STATENY	ZI	P CODE 11249
PHONE (646) 719-8242	EMAIL idan@inv	estmates.com		
REQUESTOR'S CONSULTANT (CON	NTACT NAME) Victor	oria Whelan		
COMPANY Preferred Environme	ental Services			
ADDRESS 323 Merrick Avenue				
CITY North Merrick		STATENY	ZI	P CODE 11566
PHONE (516) 546-1100	EMAIL Vwhelan@	@preferredenv	.com	
REQUESTOR'S ATTORNEY (CONTACT NAME) Larry Schnapf				
COMPANY Schnapf LLC				
ADDRESS 55 East 87th Street #	#8B			

CITY New York

PHONE (212) 876-3189

STATENY

EMAIL Larry@schnapflaw.com

ZIP CODE 10128

SECTION VIII: Program Fee					
Upon submission of an executed Brownequired to pay a non-refundable progdemonstration of financial hardship.					on
1. Is the requestor applying for a fee waiver based on demonstration of financial hardship? Y N O					
If yes, appropriate documentation to demonstrate financial hardship must be provided with the application. See application instructions for additional information.					
Is the appropriate documentat	ion included with this	application?	N/A ①	\bigcirc	\bigcirc
SECTION IX: Current Property Own	er and Operator Info	ormation			
CURRENT OWNER Clay Propertion	es LLC				
CONTACT NAME Idan Shitrit					
ADDRESS 134 North 4th Street					
CITYBrooklyn		STATENY	ZIP CODE 112	49	
PHONE (646) 713-8242	EMAIL idan@inve	estmates.com			
OWNERSHIP START DATE June 2	022				
CURRENT OPERATOR					
CONTACT NAME Clay Properties	s LLC				
ADDRESS 134 North 4th Street					
CITYBrooklyn		STATENY	ZIP CODE 112	49	
PHONE (646) 713-8242	EMAIL idan@inve	estmates.com			
OPERATION START DATE June 2022					
SECTION X: Property Eligibility Information					
1 le/was the property or any no	rtion of the property.	isted on the National D	rioritias List?	Υ	N
Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information as an attachment.					•
Is/was the property, or any pol Hazardous Waste Disposal Si If yes, please provide the DEC	te pursuant to ECL 27		stry of Inactive	0	•

SECTION X: Property Eligibility Information (continued)						
3.	Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim	Υ	N			
	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 <i>YES</i> , 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.					
5.	Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10?	0	•			
	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?	0	•			
	If yes, please provide additional information as an attachment.					

SECTION XI: 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.

SECTION XII: Statement of Certification and Signatures				
(By requestor who is an individ	lual)			
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 <u>DER-32</u> , <u>Brownfield Cleanup Program Applications and Agreements</u> ; 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:				
am authorized by that entity to and all subsequent documents direction. If this application is a Cleanup Agreement (BCA) wit conditions set forth in the <u>DER</u> in the event of a conflict betwe site-specific BCA, the terms in provided on this form and its a aware that any false statement 210.45 of the Penal Law.	make this application and it it it is application was approved, I hereby acknow hin 60 days of the date of the decrease and the site-specific BCA shattachments is true and contains a punishall in the site is application.	le) of Clay Properties LLC (entity); that I and execute a Brownfield Cleanup Agreement (BCA) as prepared by me or under my supervision and owledge and agree: (1) to execute a Brownfield of DEC's approval letter; (2) to the general terms and the Program Applications and Agreements; and (3) that and conditions of participation and terms contained in a small control. Further, I hereby affirm that information complete to the best of my knowledge and belief. I am able as a Class A misdemeanor pursuant to section		
Date: _2/16/2023	Signature:	V • • • • • • • • • • • • • • • • • • •		
Print Name: Idan Shitrit				

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.

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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?	•)	\bigcirc
2. Is the requestor seeking a determination that the site is eligible for the tangible pro credit component of the brownfield redevelopment tax credit?	perty)	0
 Is at least 50% of the site area located within an environmental zone pursuant to N Tax Law 21(b)(6)? 	iys C)	•
4. Is the property upside down or underutilized as defined below?			
Upside	down)	•
Underu	utilized)	0

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(I) 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:

- (I) "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* *Selecting this option will result in a "pending" status. The regulatory agreement will no	eed to
be provided to the Department and the Brownfield Cleanup Agreement will need to be amende	d prior
to issuance of the CoC in order for a positive determination to be made.	

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.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)
6. Is the site a planned renewable energy facility site as defined below?
Yes – planned renewable energy facility site with documentation
Pending – planned renewable energy facility awaiting documentation *Selecting this option will result in a "pending" status. The appropriate documentation will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.
No – not a planned renewable energy facility site
If yes, please provide any documentation available to demonstrate that the property is planned to be developed as a renewable energy facility site.
From ECL 27-1405(33) as of April 9, 2022:
"Renewable energy facility site" shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, subtransmission, or distribution system.
From Public Service Law Article 4 Section 66-p as of April 23, 2021:
(b) "renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.
7. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and plans to meet the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?
Yes - *Selecting this option will result in a "pending" status, as a BOA conformance determination has not yet been made. Proof of conformance will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.
● No
From ECL 75-0111 as of April 9, 2022:
(5) "Disadvantaged communities" means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.

Clay Properties LLC Brownfield Cleanup Program Application Property Information

Section I.

Proposed Site Name: Clay Properties LLC

Property Description Narrative

Location:

The Clay Properties LLC site is inclusive of 19-27 Clay Street and 60-62 Commercial Street, Brooklyn, NY 11222. The site is comprised of two New York City Tax Lots (County: Brooklyn; Block 2482; Lots 9 and 10). The total area of the site is 10,332.7 square feet (Lot 9 is 6,552.3 and Lot 10 is 3,780.4).

Site Features:

The site is partially developed. There is 1) a two-story unoccupied warehouse located at 19-27 Clay Street (NYC Tax Lot 9) and 2) a yard area located at 60-62 Commercial Street (NYC Tax Lot 10). The site is gated to avoid any trespassers entering the premises. The yard area does have storage trailers located within the gate.

Current Zoning and Land Use:

The site is currently inactive and the current zoning designation is M1-2-R6. The Site is located within a densely developed mixed-use area. The following surrounding land uses were observed during the Phase I ESA site inspection:

- North: Commercial Street and a 4-story residential building (74 Commercial Street), followed by a NYC Transit facility (65 Commercial Street), an undeveloped lot (33-35 Commercial Street) and a high-rise building under construction (1-3 Bell Slip).
- South: Clay Street, followed by three 1-story industrial buildings (26-32 Clay Street), four 1- and 2-familiy residences (38-46 Clay Street) and a mixed-use (residential (48 Clay Street).
- East: Vacant Lot (29 Clay Street) and a 7-story mixed-use (retail residential) building (1133 Manhattan Avenue, followed by two mixed-use buildings and Manhattan Avenue.
- West: A contractor storage yard (56 Commercial Street) and a building supply warehouse (15 Clay Street), followed by three undeveloped parcels used as a storage yard, with the intersection of Clay and Commercial Streets beyond.

Figure 1 – Topographic Map

Figure 2 – Property Location Map – Aerial

Figure 3 – Site Survey

Figure 4 – County Tax Map

Figure 5 – Property Base Map

Figure 6 – Zoning Map

Figure 7 – Land Use Map

Figure 8 – FEMA Flood Map

Past Use of the Site:

The site was utilized for various industrial and manufacturing operations including an iron works, a tin can storage facility, a cotton batting company, a paper storage warehouse, and "non-specific manufacturing use". Interflo Technologies operated at 19 Clay Street (Lot 9) as a Registered Resource Conservation and Recovery Act (RCRA) small quantity hazardous waste generator from at least July 1994 to January 1997. Interflo Technologies generated ignitable, halogenated, non-halogenated solvents and mercury waste under USEPA ID No. NY0000374314. Multiple RCRA violations were identified for the site; however, all were addressed to the satisfaction of USEPA.

Sanborn History:

1887-1905: The Site is developed with multiple structures identified as the Logan Iron Works, including a blacksmith shop, a flange shop. Commercial Street and additional portions of the iron works are to the north, followed by a sugar refinery.

1916: The Site is developed consistent with the 1905 map depictions; however, the buildings are now identified as a tin can storage facility.

1942-1951: The Site is a 2-story structure occupied by a cotton batting manufacturer along Clay and the northern portion of the property are undeveloped. This is consistent with the existing buildings.

1965: The building is identified as occupied by non-specific manufacturing uses. The northern portion of the property is identified as a lumber storage yard.

Site Geology and Hydrogeology

Estimated depth to groundwater and groundwater flow direction typically varies due to seasonal fluctuations in precipitation, local usage demands, hydrogeology, underground structures, or de watering operations (if any). According to the recent Phase II Investigation the depth to groundwater in the vicinity of the Site is approximately 6-8 feet below grade surface.

Based upon data provided on the above-referenced groundwater elevation map, regional groundwater flow direction in the vicinity of the Site is anticipated to flow west-northwest.

Environmental Assessment Soil Chemistry

VOCs

One Volatile Organic Compound (VOC) was reported above the Unrestricted Use Soil Cleanup Objective (UUSCO) in SB-11 (1-3 ft) at .740 mg/kg over the standard of 0.47 mg/kg.

SVOCs

Dibenzo (a,h)anthracene (maximum 3.270 mg/kg) was above the applicable RRSCO. Additionally SB-8 (0-2 ft) also reported Phenol

(maximum 0.459 mgkg) at a concentration above the Protection of Groundwater SCO. The elevated detections of SVOCs were not present in the deeper samples within the same borings.

Total Metals

Four metals, Arsenic (maximum 23.2 mg/kg in SB-9 (0-2'), Copper (maximum 365 mg/kg in SB-8 (0-2'), Lead (maximum 1,180 mg/kg in SB-8 (0-2') and Mercury (maximum 4.280 mg/kg in SB-10 (0-2') were detected at or above their applicable RRSCO and/or the Protection of Groundwater SCO. The elevated detections of inorganic constituents were not detected at the deeper sample locations within the same boring.

A Spider Diagram of the soil chemistry is included as Figure 9.

Groundwater Chemistry

VOCs

Two VOCs were detected in samples collected across the site at concentrations exceeding their applicable GWQS. Trichloroethane was detected above the GWQS in each sample with a maximum of 142 ug/L (GWQS 5 ug/L) and cis--1,2-dichloroethylene at 10.4 ug/L (GWQS 5 ug/L).

Metals

Three (3) dissolved metals were reported at concentrations exceeding their applicable GWQS including lead, manganese and sodium in samples GW-4 and GW-5.

A spider diagram showing the groundwater exceedances is included as Figure 10.

Soil Vapor Chemistry

Five (5) soil vapor samples were collected and analyzed across the site. All of the soil vapor samples had elevated detections of chlorinated solvents as are summarized below by contaminant:

1,1,1-Trichloroethane – the NYSDOH has established that 100 ug/m3 is an immediate action level with respect to indoor air. Samples had detections ranging from 42ug/m3 to 300 ug/m3 on the Clay Street side. Soil Vapor samples collected from the Commercial Street side of the site did not have detections over the reporting limit.

Carbon Tetrachloride - the NYSDOH has established that 6 ug/m3 is an immediate action level with respect to indoor air. The soil vapor sample SV-10, installed on the Clay Street side of the site reported the maximum detection of 72 ug/m3. The other samples did have detections ranging from 46 ug/m3 (Clay Street side) to 27 ug/m3 (Commercial Street side).

cis-1,2-dichloroethene - the NYSDOH has established that 6 ug/m3 is an immediate action level with respect to indoor air. The soil vapor sample, SV-10 installed on the Clay Street side of the site reported the maximum detection of 140 ug/m3.

Tetrachloroethylene (PCE) - the NYSDOH has established that 300 ug/m3 is an immediate action level with respect to indoor air. PCE was detected in soil vapor samples collected across the property at concentrations ranging from 220 ug/m3 to 1,600 ug/m3.

Trichloroethene (TCE) - the NYSDOH has established that 20 ug/m3 is an immediate action level with respect to indoor air TCE was detected in soil vapor samples collected from across the site at concentrations ranging from 60 ug/m3 to 180,00 ug/m3.

Figure 11 shows the Soil Vapor Detections.

Clay Properties LLC Brownfield Cleanup Program Application Project Description

Section II.

The Project Development will include renovation of the existing (Lot 9) 10,200 square feet ("sf") warehouse building. The existing warehouse building located at 19-27 Clay Street will be renovated into a 2-story recreation space. A 20,000 sf mixed-use building including a 6-story community facility space and a 2,200 sf ground floor retail space will be constructed at 60-62 Commercial Street.

During the construction phase, there will be hundreds of construction personnel on site including steel workers, masons, electricians, plumbers, carpenters, laborers, subcontractors, material suppliers, etc. The developer will collaborate with local contractors and aim to hire local residents where possible. After construction, there will be an estimated 25 permanent jobs created by the commercial spaces.

The anticipated excavation depth for the new development on Lot 10 will be between an estimated 4.5 to 6 feet below grade in most of the areas of the foundation. The current zoning designation is M1-2/R6/MX-8.

The anticipated start of the remedial program with an IRM will be June of 2024. It is anticipated that the project will obtain the Certificate of Completion by December of 2025.

The proposed building plans are attached as Appendix B.

Clay Properties LLC Brownfield Cleanup Program Application Property's Information

Section III Land Use Factors

Property Maps are attached in the Figures section.

Figure 1 – Topographic Map

Figure 2 – Property Location Map - Aerial

Figure 3 – Survey

Figure 4 - County Tax Map

Figure 5 – Property Base Map

Figure 6 – Zoning Map

Figure 7 – Land Use Map

Figure 8 – FEMA Flood Map

<u>Current Zoning and Land Use</u> – The site is currently zoned as M1-2/R6/MX-8 (Manufacturing and Residential). The site is currently vacant, with an unoccupied warehouse building located at 19 Clay Street. The site has been vacant prior to Clay properties LLC taking ownership in June 2022.

<u>Current Business operations</u> — The site is currently unoccupied. 19-27 Clay Street is an unoccupied warehouse building. 60-62 Commercial is used for storage by a tenant identified as Steven's Building Supply. Operations ceased on the Clay Street side properties in 2022.

<u>Anticipated Use -</u> The Project Development will include renovation of the existing 10,200 square feet ("sf") warehouse building and construction of a mixed-use buildings. The existing warehouse building located at 19-27 Clay Street will be renovated into a 2-story recreation space. A 20,000 sf mixed-use building including a 6-story community facility space and a 2,200 sf ground floor retail space will be constructed at 60-62 Commercial Street.

Clay Properties LLC Brownfield Cleanup Program Application Property's Environmental History Section IV

Previous Reports

- 1. Preferred Environmental, Phase I Report, 19-37 Clay Street and 64 Commercial Street, Brooklyn, New York, June 2022.
- 2. Preferred Environmental Services, Remedial Investigation Report, 29-37 Clay and 60-62 Commercial Street, Brooklyn, New York, March 2023.

Past Use of the Site:

The site was utilized for various industrial and manufacturing operations including iron works, tin can storage facility, cotton batting company, paper storage warehouse, and "non-specific manufacturing use". Interflo Technologies operated at 19 Clay Street as a Resource Conservation and Recovery Act (RCRA) small quantity hazardous waste generator from at least July 1994 to January 1997. Interflo Technologies generated ignitable, halogenated, non-halogenated solvents and mercury waste under USEPA ID No. NY0000374314. Multiple RCRA violations were identified for the subject property; however, all were addressed to the satisfaction of USEPA.

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1965: The building is identified as occupied by non-specific manufacturing uses. The northern portion of the property is identified as a lumber storage yard.

Sampling Data

It should be noted that in addition to the RI dated March 2023 additional groundwater, soil and soil vapor samples were collected from Tax Lot 9 and analyzed for VOCs. The laboratory reports are included in Appendix C and all Spider Maps have been updated to include exceedances. The data is presented on Figures, 9, 10 and 11.

Soil Chemistry

VOCs - One Volatile Organic Compound (VOC) was reported above the Unrestructed Use Soil Cleanup Objective (UUSCO in SB-11 (1-3 ft) at .740 mg/kg over the standard of 0.47mg/kg.

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Trichloroethene (TCE) - the NYSDOH has established that 20 ug/m3 is an immediate action level with respect to indoor air TCE was detected in soil vapor samples collected from across the site at concentrations ranging from 60 ug/m3 to 180,00 ug/m3. Figure 11 shows the Soil Vapor Detections.

Clay Properties LLC Brownfield Cleanup Program Application Section V

Requestor Information

The requestor is:

Clay Properties LLC 134 North 4th Street Brooklyn, NY 11249

Ownership

Clay Properties LLC 134 North 4th Street Brooklyn, NY 11249

Member/Owners of Ownership of Clay Properties LLC

- 1. Clay Properties LLC 50% Idan Shitrit
- 2. Clay Properties LLC 50% Jacob Telyas

The Department of State Division of Corporations Entity Information for Clay Properties, LLC. is attached hereto.

Clay Properties LLC Brownfield Cleanup Program Application Section VI

Requestor Eligibility

The Requestor qualifies as a volunteer because (i) the requestor performed a Phase I Environmental Site Assessment dated, June 2022 that satisfied the "All Appropriate Inquiry" requirements of 40 CFR 312 prior to entering contract. Moreover (ii) all disposals of hazardous substances occurred prior to the date the Requestor acquired title; and (iii) the Requestor does not have any affiliation with any responsible party.

Requestor has exercised appropriate care by implementing additional investigations under the supervision of the NYC Office of Environmental Remediation to determine the presence of contamination, scheduling a pre-application meeting with NYSDEC to discuss the environmental conditions at the property and submitting this application to enroll in the BCP. In addition, there have not been any ongoing releases and there have not been any new or threatened releases during Requestor's ownership of the Property. Requestor has secured the site to prevent exposure to previously released hazardous substances. Requestor will continue to exercise appropriate care by implementing the requirements of the BCP. As such, the Requestors should be considered a Volunteer as defined in ECL 27-1405(1)(b).

Clay Properties LLC Brownfield Cleanup Program Application

<u>Section VII – Requestor Contact Information</u>

See application for requestor contact information.

<u>Section VIII – Program Fee</u>

See application for Program Fee acknowledgement.

<u>Section IX – Current Property Owner and Operator Information</u>

See application for Current Property Owner and Operator Information.

<u>Section X – Property Eligibility Information</u>

See application for Property Eligibility Information

Clay Properties LLC Brownfield Cleanup Program Application Site Contact List Section XI

Local Government Offices

1. Eric Adams

New York City Mayor City Hall New York, NY 10007

2. Thomas P. DiNapoli

New York City Comptroller 1 Centre Street

New York, NY 10007

3. Antonio Reynoso

Brooklyn Borough President 209 Joralemon Street Brooklyn, NY 11201

4. Dealize Fuller

Brooklyn Community Board 1 District manager 435 Graham Avenue Brooklyn, NY 11221

5. Shaminder Chawla

Director

NYC Office of Environmental Protection

100 Gold Street

New York NY, 10038

6. Jane H. O'Connell, P.G.

New York State Department of Environmental Conservation Regional Remediation Engineer, Division of Environmental Remediation 47-40 21st Street Long Island City, NY 11101

7. Thoms V. Panzone

NYSDEC Public Participation Specialist 47-40 21st Street Long Island City, NY 11101

8. Dan Tucholski

New York State Department of Health Services Public Health Specialist Empire Plaza Corning Tower, Room 178 Albany, NY 12233

9. Hon Charles Schumer

U.S. Senator 780 Third Avenue, Suite 2301 New York, NY 10017

10. Hon Kirsten Gillibrand

U.S. Senator 780 Third Avenue, Suite 2301 New York, NY 10017

11. Julia Salazar

NY Senate -District 18 212 Evergreen Avenue Brooklyn, NY 11211

12. Lincoln Restler

New York City Council – District 33 410 Atlantic Avenue Brooklyn NY 11217

13. Emily Gallagher

Assemblyman – District 50 685A Manhattan Avenue Brooklyn NY 11222

14. Vincent Sapienza – Commissioner

NYCDEP 59-17 Junction Blvd.

Flushing NY 11373

Document Repository

- Brooklyn Library Greenpoint Branch Approved 107 Norman Avenue Brooklyn NY 11222 Abby Garnett – Branch manager AGarnett@Bklynlibrary.org
- Brooklyn Community District 1 acknowledged.
 435 Graham Avenue
 Brooklyn, NY 11221
 BK01@cb.nyvc.gov

Local Community Board

Brooklyn Community District 1 435 Graham Avenue Brooklyn, NY 11221 BK01@cb.nyvc.gov

Local Media Outlets

- New York Daily News
 New York Plaza
 New York, NY 10004
- Spectrum News 1
 75 Ninth Avenue
 New York, NY 11211
- Greenpoint Gazette online
 597 Manhattan Ave
 Brooklyn, NY 11222
- The Brooklyn Eagle -print 16 Court Street Brooklyn, NY 11222

School and Daycare Facilities

The Greenpoint School (347)-472-4792
 Attn: Marie Gallagher
 725 Leonard Street
 Brooklyn, NY 11222

2. PS 31 Samuel F. Dupont (718) 383-8998

Attn: Mary Scarlato 75 Meserole Avenue Brooklyn, NY 11222

- Greenpoint Montessori Kat Walker
 288 McGuiness Boulevard
 Brooklyn, NY11211
- Polish Saturday School
 Parish of St. Cyril and Methodius
 150 Dupont Street
 Brooklyn NY 11222
- Lightbridge Academy
 India Street
 Brooklyn, NY 11222
- Carousel Child Care Center (929) 391-4260
 168 Java Street
 Brooklyn, NY 11222

Adjacent Property Owners

- Enrico Manetta
 40 Commercial Street
 Brooklyn, NY 11222
 Block 2482 Lot 1
- Nicholas Manetta
 48 Commercial Street
 Brooklyn NY 11222
 Block 2482 Lots 4 and 6
- Greenpoint Development
 Clay Street
 Brooklyn, NY 11222
 Block 2482 Lots 7 and 8
- 4. Stony Ridge Art LLC 68 Commercial Street Brooklyn, NY 11222 Block 2482 Lot 16

High Grade Wiper Supple (Owner and occupant) 74Commercial Street Brooklyn, NY 11222

Block 2482 Lot 18

6. M. Hiller & Son Inc.

6 Box Street
Brooklyn, NY 11222
Block 2482 Lot 21 and 26

7. John Imperatore 1117 Manhattan Avenue Brooklyn NY 11222

1115 Manhattan LLC
 1115 Manhattan Avenue
 Brooklyn NY 11222
 Block 2482 Lot 40

Dupont Street Development
 22 Clay Street
 Brooklyn, NY 11222

Previous Owners

1. Clay Street Corp., a New York Corporation

Last known address:

438 Bunker Drive

Oceanside NY

Years of Ownership: - 1979

Phone: no record

Relationship to applicant: none

2. Joseph Silfen

Last known address:

601 Three Island Boulevard

Hallandale, Florida

Years of Ownership: - 1979 - 1984

Phone: no record

Relationship to applicant: none

Joseph Silfen (deceased)

Ethel Silfen (executor of the Estate) sold in 1984

601 Three Isles Blvd

Hallandale Florida

Phone: no record

Relationship to applicant: none

3. Edith Wolbrom

Last known address: 75-15 180th Street

Flushing, NY 11366

Years of Ownership: - 1984-1988

Phone: no record

Relationship to applicant: none

4. The Deed for 1988 has four individual owners for both lots 53 and 9

Frances Levine 1988 - 2022 101 Ash Drive Great Neck, NY 11201

And

Irving M. Wolbrom 1988 - 2022 44 Bayview Avenue Great Neck, NY 11201

Edith Wolbrom 1984 - 2022 75-15 180th Street Flushing, NY 11366

And

Renay Weisberg 1988-2022 122 Caramel Road Commack, NY 11725

Years of Ownership: - 1988 - 2022

Phone: no record

Relationship to applicant: none

Contact Information for above: Adsaga LLC/Michelet, LLC/Nicole Associates LLC/Lisal, LLC – no relationship to requestor

Andru Coren 41 Box Street Brooklyn, NY 11222

Previous Operators (information from NYCDOB)

1937 – two-story factory – no company or contact information

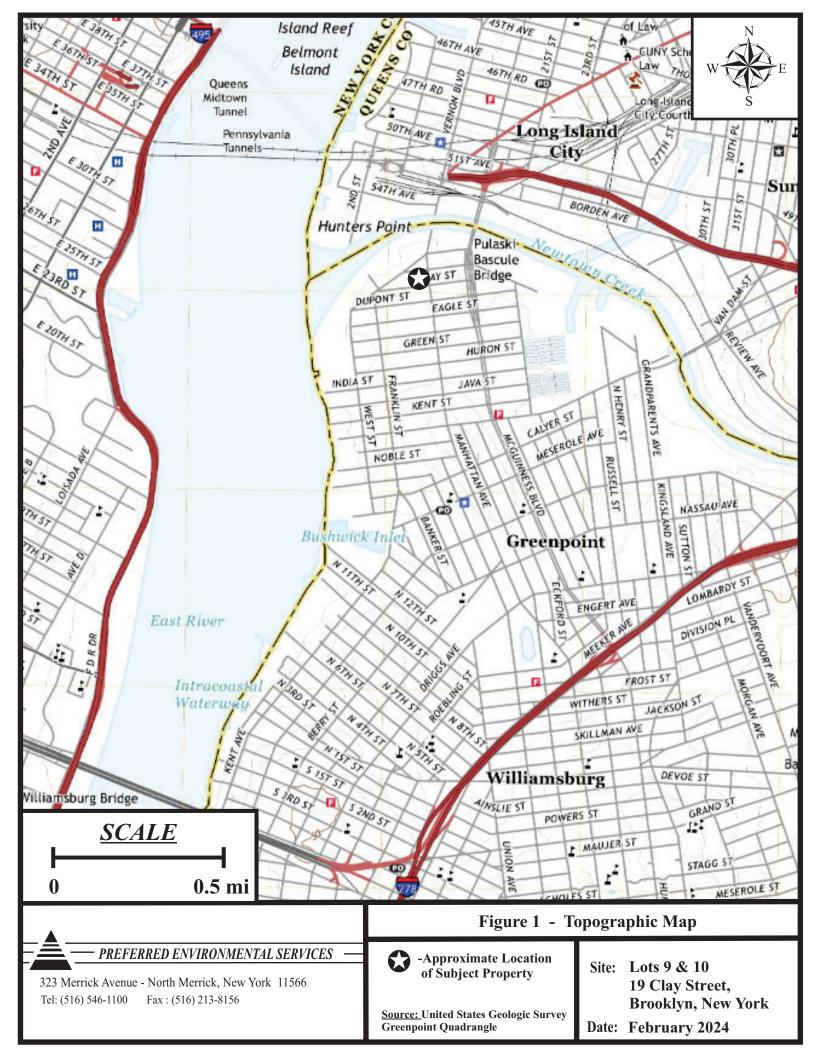
1968 – Manufacturer of ink and chemical products, incidental ink, and chemical products. – no company or contact information available.

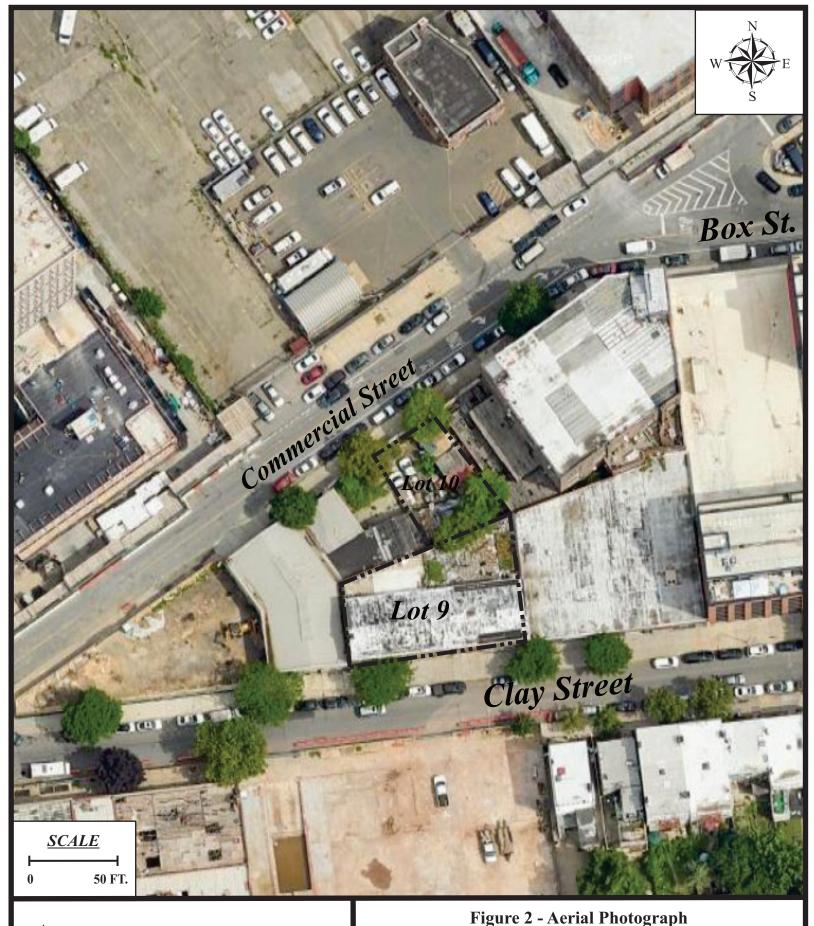
1969- Manufacturer of ink and chemical products, incidental ink, and chemical products. – no company or contact information available.

1985 – Chromex according to the Trade Committee Annual report last known address is 19 Clay Street, Brooklyn. Relationship to requestor: none.

1994-1997 – Interflow technologies Lat known contact information is 19 Clay Street, Brooklyn NY.

FIGURES







323 Merrick Avenue - North Merrick, New York 11566 Tel: (516) 546-1100 Fax: (516) 213-8156



-Approximate Property Line

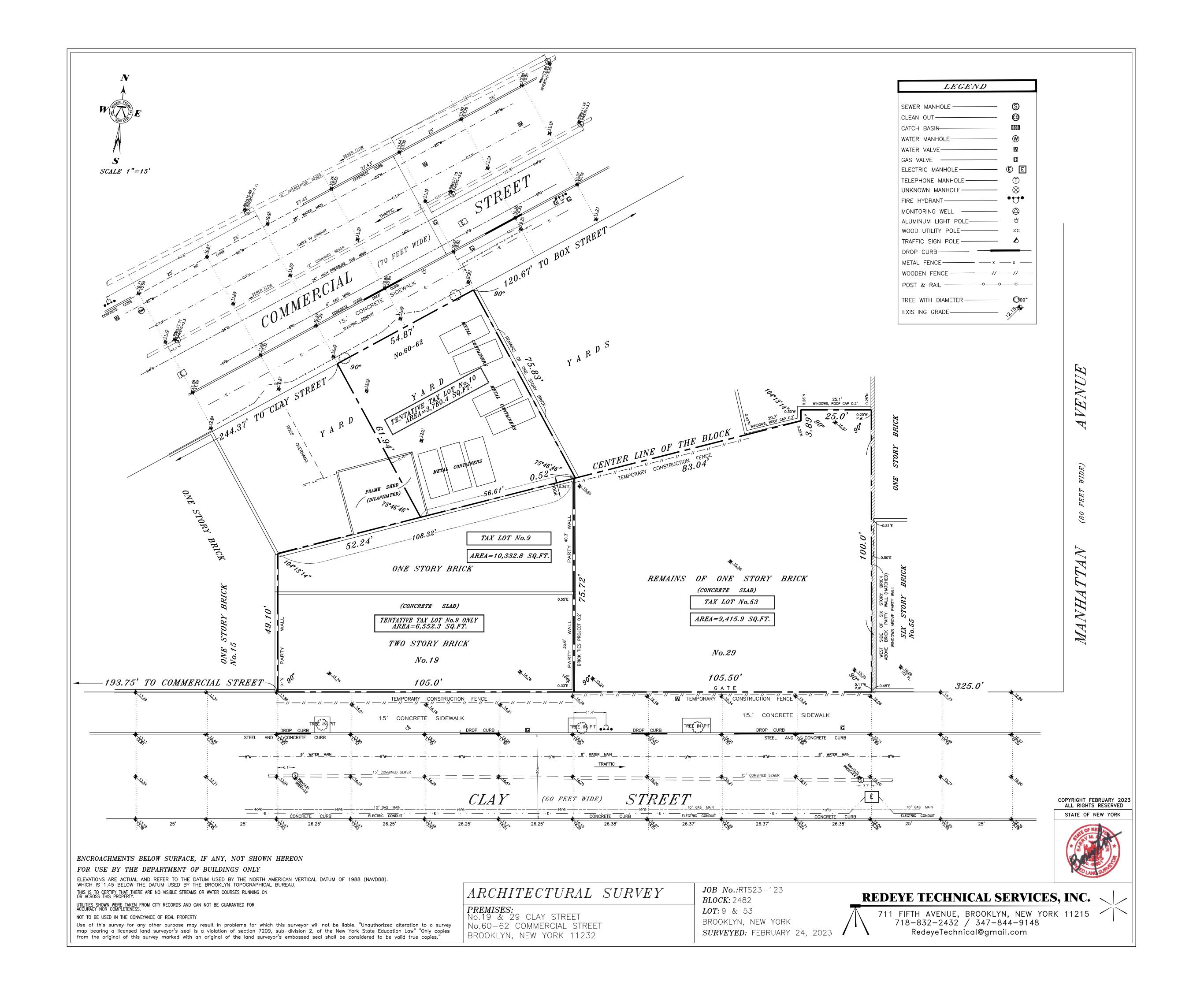
Source: Google Maps

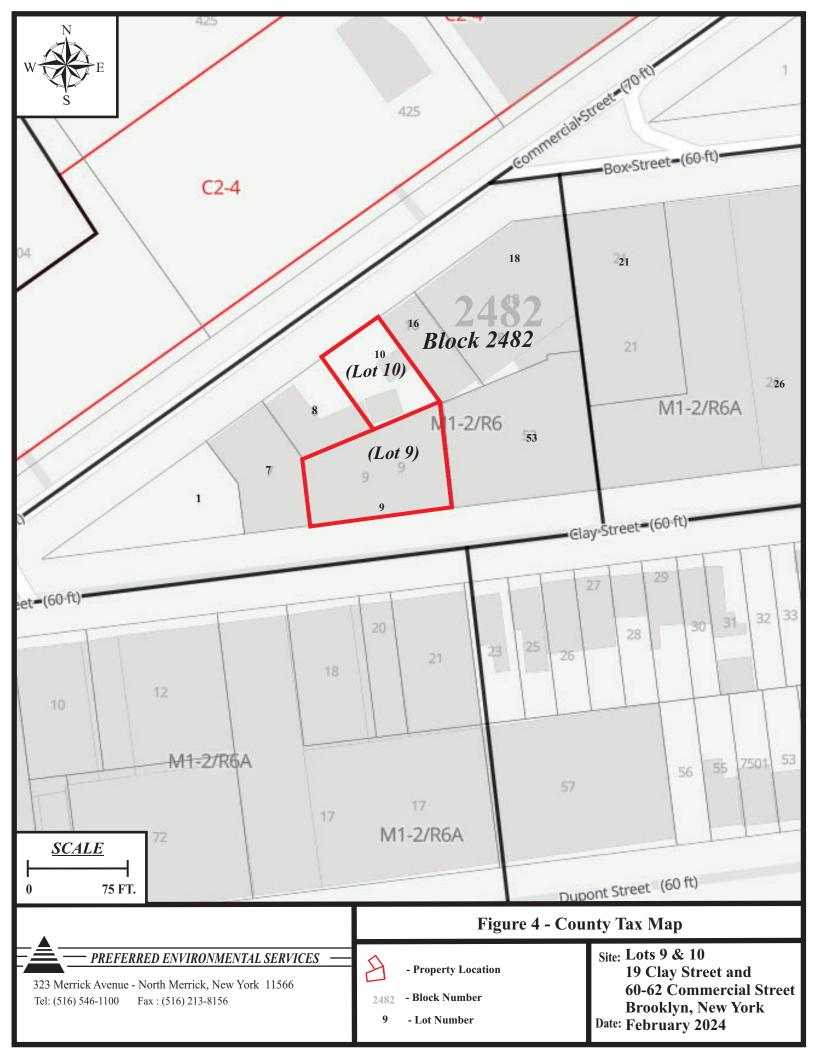
iai Photograph

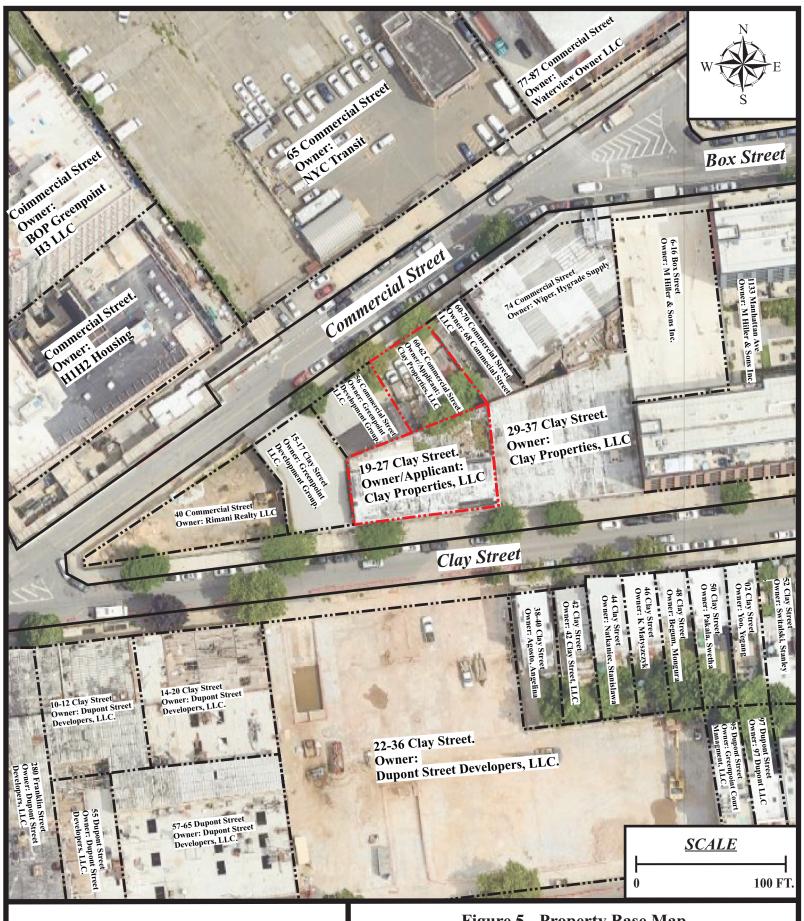
Site: Lots 9 & 10 19 Clay Street and

60-62 Commercial Street Brooklyn, New York

Date: February 2024









323 Merrick Avenue - North Merrick, New York 11566 Tel: (516) 546-1100 Fax: (516) 213-8156

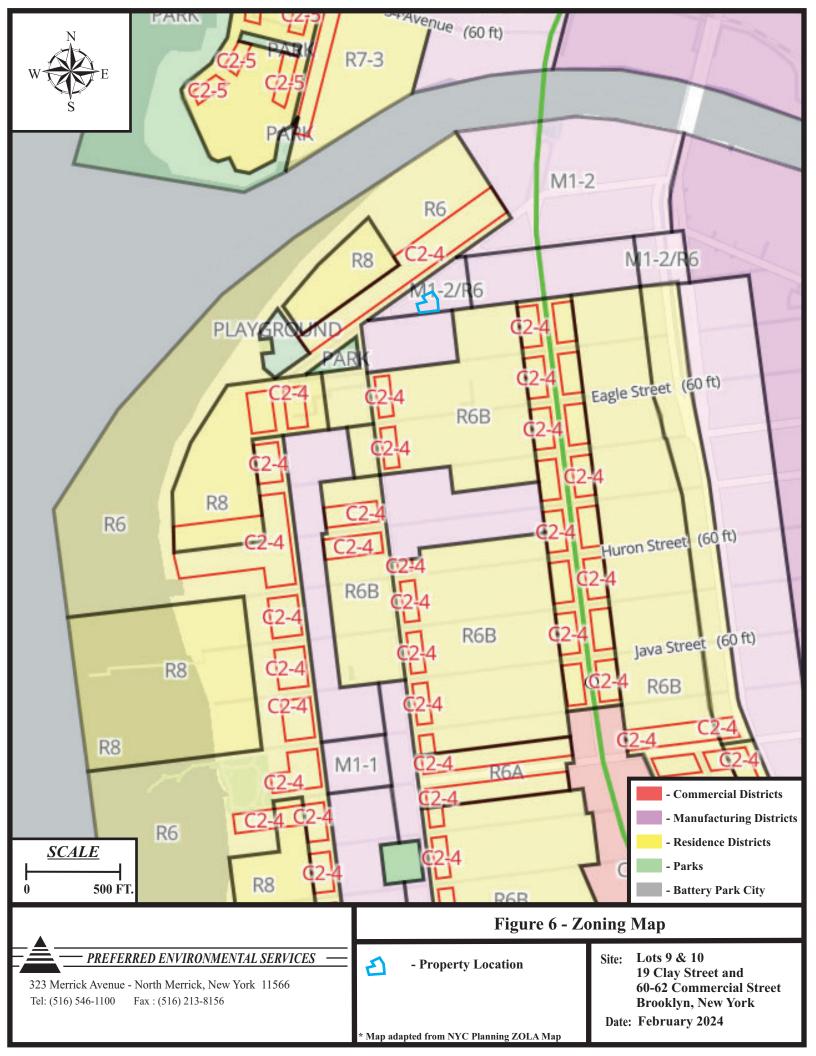
Figure 5 - Property Base Map

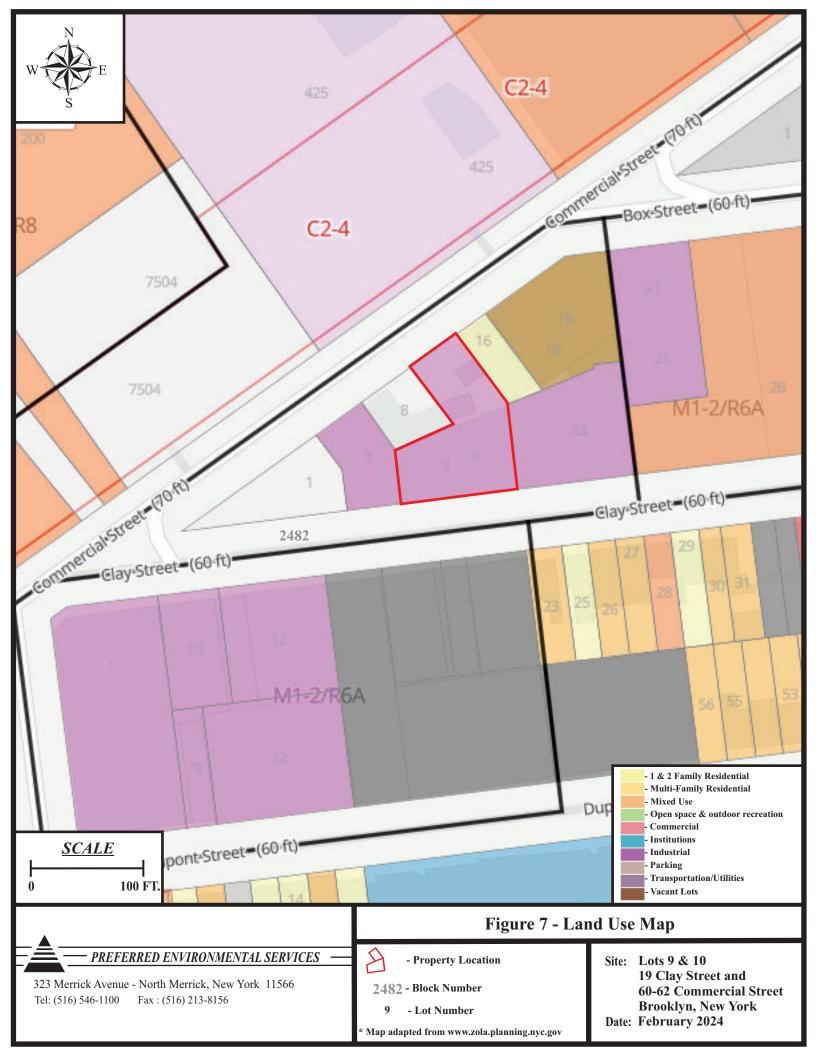


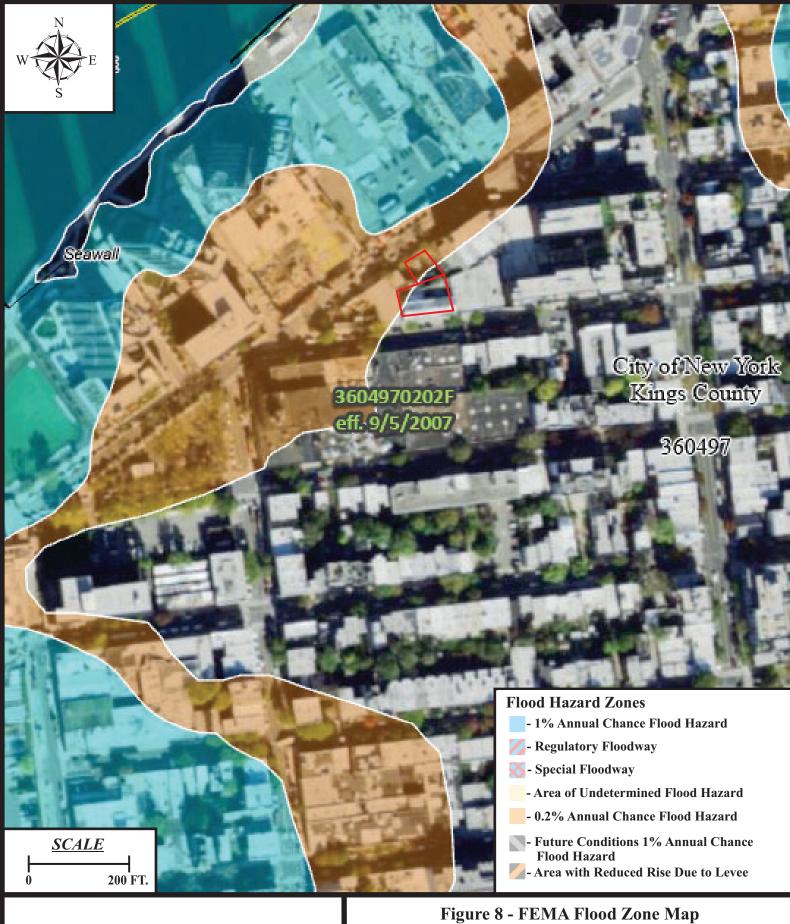
Location of Subject Property

Site: Lots 9 & 10 19 Clay Street and **60-62 Commercial Street**

Brooklyn, New York Date: February 2024









323 Merrick Avenue - North Merrick, New York 11566 Tel: (516) 546-1100 Fax: (516) 213-8156



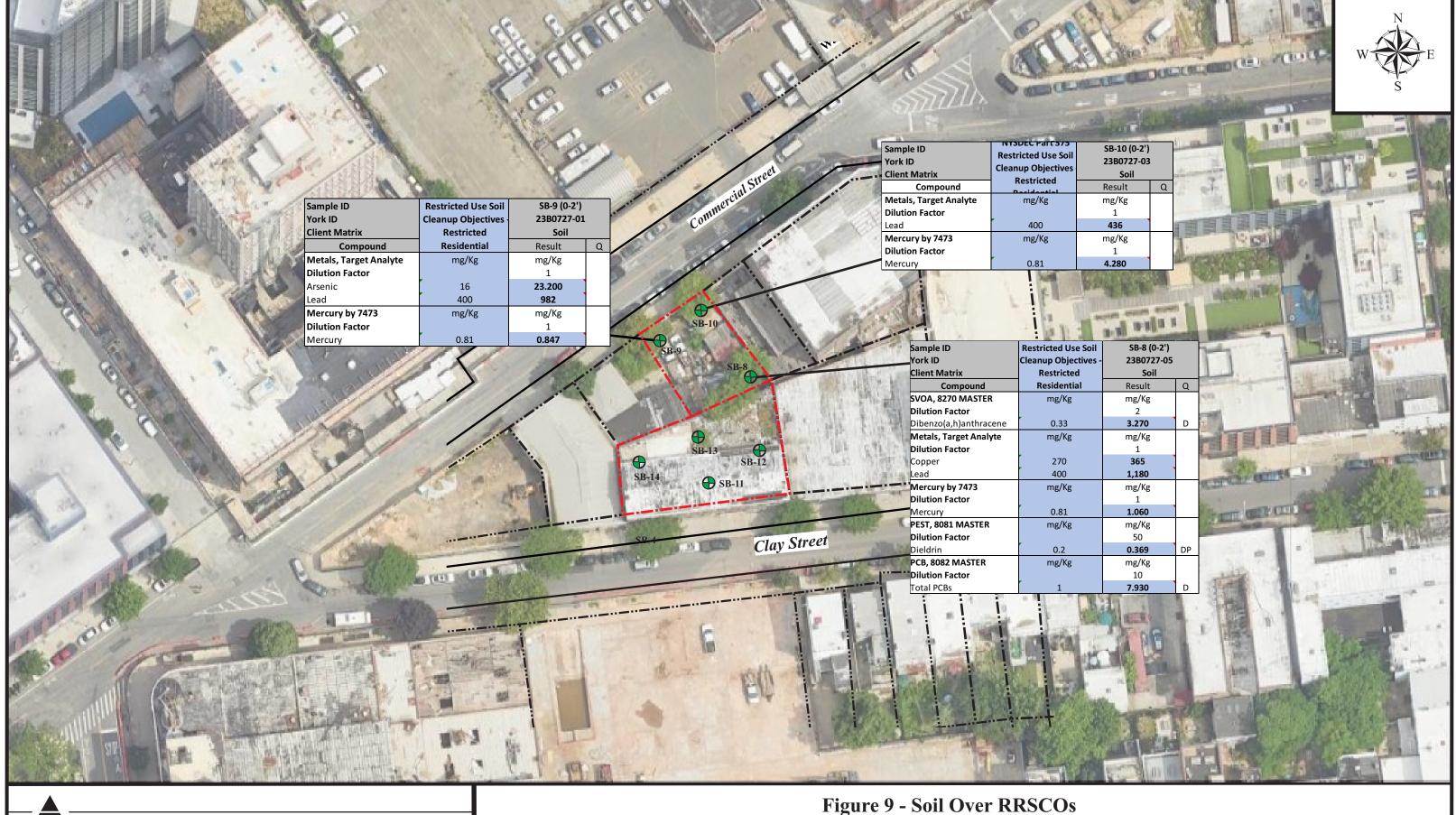
- Property Location

Site: Lots 9 & 10

29 Clay Street and 60-62 Commercial Street Brooklyn, New York

Date: February 2024

* Map adapted from FEMA's NFHL Viewer

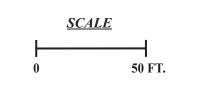




323 Merrick Avenue - North Merrick, New York 11566

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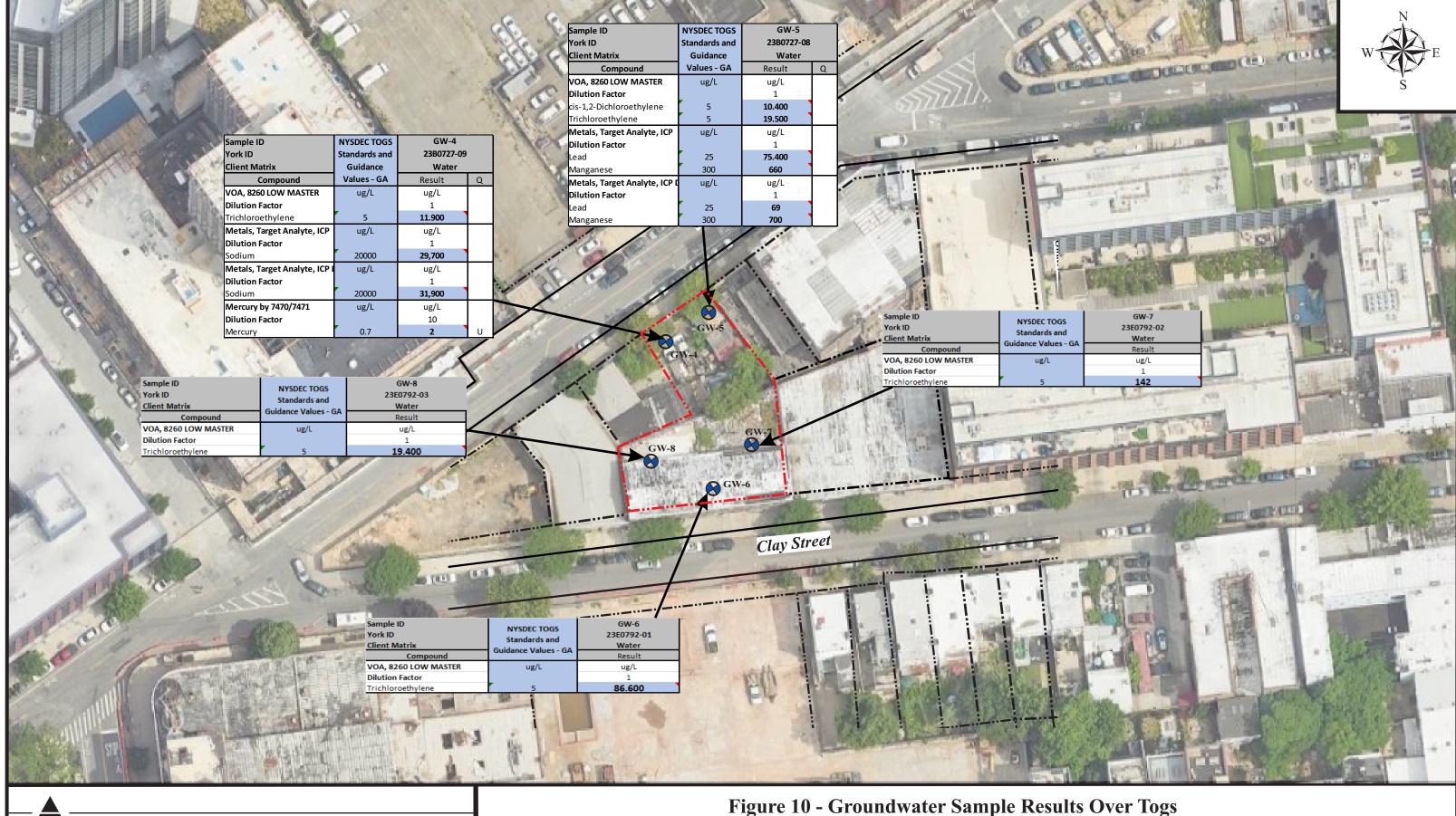


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19 Clay Street and **60-62 Commercial Street**

Brooklyn, New York

Date: February 2024

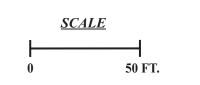




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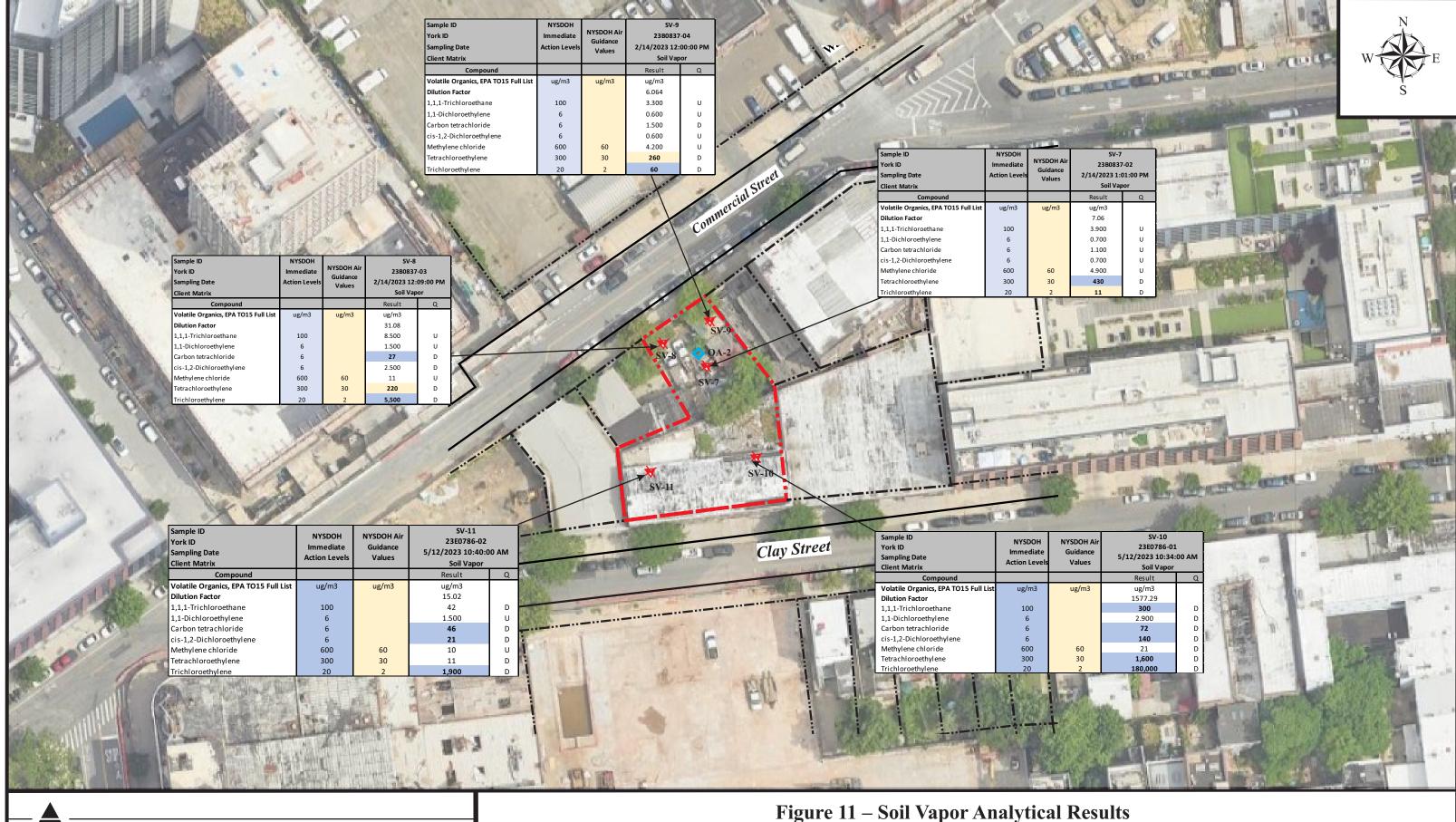


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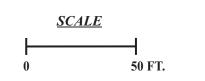




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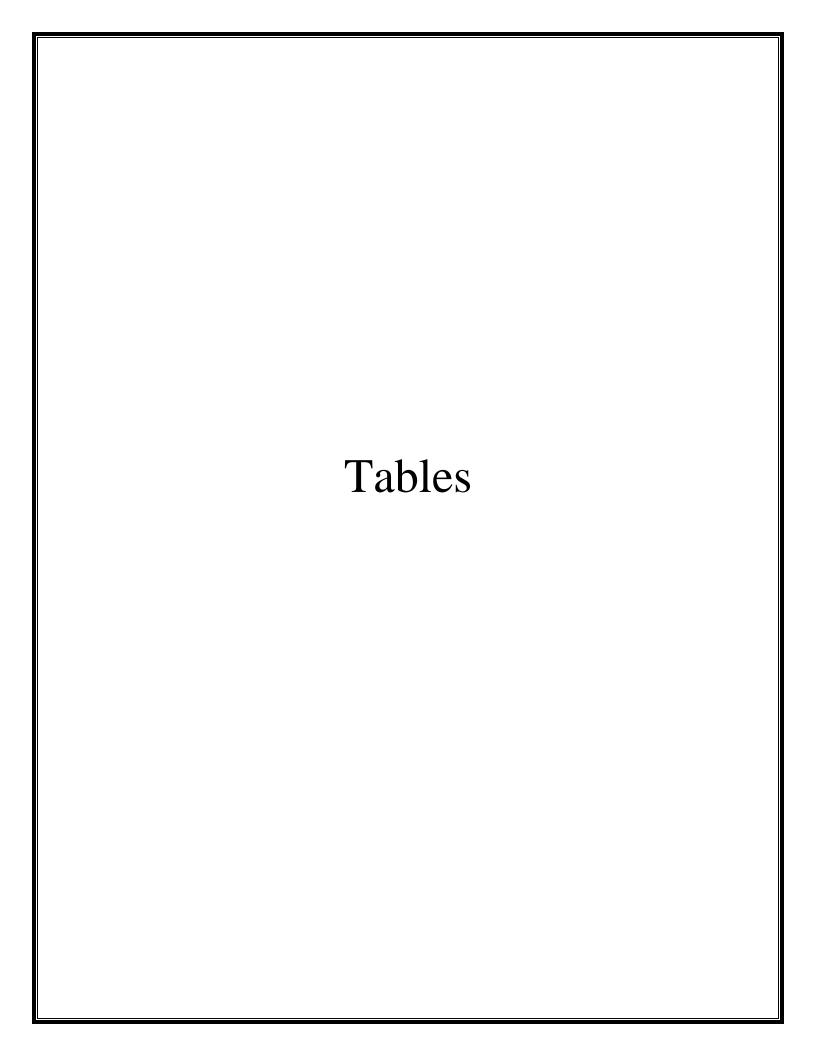


Table 1
Summary of Samples Collected and Analytical Suites

Sample ID	Sample Interval (and/or Depth to Water)	Sample Collection Date	Associated Soil Boring Location	Property Location	Analytical Suite
			S	oil Samples	
SB-8 (0-2 ft bgs)	0-2 +/- ft bgs	2/13/2023	SB-8	60-62 Commercial Street, Brooklyn, NY	VOCs, SVOCs, Pesticides, PCBs, TAL Metals (dissolved/undissolved)
SB-8 (4-6 ft bgs)	4-6 +/- ft bgs	2/13/2023	SB-8	60-62 Commercial Street, Brooklyn, NY	VOCs, SVOCs, Pesticides, PCBs, TAL Metals (dissolved/undissolved)
SB-X (Duplicate of SB-8 (4-6 ft))	4-6 +/- ft bgs	2/13/2023	SB-8	60-62 Commercial Street, Brooklyn, NY	VOCs, SVOCs, Pesticides, PCBs, TAL Metals (dissolved/undissolved)
SB-9 (0-2 ft bgs)	0-2 +/- ft bgs	2/13/2023	SB-9	60-62 Commercial Street, Brooklyn, NY	VOCs, SVOCs, Pesticides, PCBs, TAL Metals (dissolved/undissolved)
SB-9 (4-6 ft bgs)	4-6 +/- ft bgs	2/13/2023	SB-9	60-62 Commercial Street, Brooklyn, NY	VOCs, SVOCs, Pesticides, PCBs, TAL Metals (dissolved/undissolved)
SB-10 (0-2 ft bgs)	0-2 +/- ft bgs	2/13/2023	SB-10	60-62 Commercial Street, Brooklyn, NY	VOCs, SVOCs, Pesticides, PCBs, TAL Metals (dissolved/undissolved)
SB-10 (4-6 ft bgs)	4-6 +/- ft bgs	2/13/2023	SB-10	60-62 Commercial Street, Brooklyn, NY	VOCs, SVOCs, Pesticides, PCBs, TAL Metals (dissolved/undissolved)
SB-11 (1-3 ft)	1-3 +/- ft bgs	5/12/2023	SB-11	19-27 Clay Street, Brooklyn NY	VOCs
SB-11 (6-8 ft)	6-8 +/- ft bgs	5/12/2023	SB-11	19-27 Clay Street, Brooklyn NY	VOCs
SB-12 (0-2 ft)	0-2 +/- ft bgs	5/12/2023	SB-12	19-27 Clay Street, Brooklyn NY	VOCs
SB-12 (5-7 ft)	5-7 +/- ft bgs	5/12/2023	SB-12	19-27 Clay Street, Brooklyn NY	VOCs
SB-13 (0-2 ft)	0-2 +/- ft bgs	5/12/2023	SB-13	19-27 Clay Street, Brooklyn NY	VOCs
SB-13(4-6ft)	4-6 +/- ft bgs	5/12/2023	SB-13	19-27 Clay Street, Brooklyn NY	VOCs
SB-14 (0-2 ft)	0-2 +/- ft bgs	5/12/2023	SB-14	19-27 Clay Street, Brooklyn NY	VOCs
SB-14 (5-7 ft)	5-7 +/- ft bgs	5/12/2023	SB-14	19-27 Clay Street, Brooklyn NY	VOCs
MS/MSD - SB-10 (4-6 ft bgs)	4-6 +/- ft bgs	2/13/2023	SB-10	60-62 Commercial Street, Brooklyn, NY	VOCs, SVOCs, Pesticides, PCBs, TAL Metals (dissolved/undissolved)
			Soil	/apor Samples	
SV-7	5 +/- ft bgs	2/14/2023	Adjacent to SB-8	60-62 Commercial Street, Brooklyn, NY	TO-15
SV-8	5 +/- ft bgs	2/14/2023	Adjacent to SB-9	60-62 Commercial Street, Brooklyn, NY	TO-15
SV-9	5 +/- ft bgs	2/14/2023	Adjacent to SB-10	60-62 Commercial Street, Brooklyn, NY	TO-15
SV-9	sub-slab	5/12/2023	warehouse	19-27 Clay Street, Brooklyn NY	TO-15
SV-10	sub-slab	5/12/2023	warehouse	19-27 Clay Street, Brooklyn NY	TO-15
OA-2	4-5 +/- ft ags	2/14/2023	SB-8	60-62 Commercial Street, Brooklyn, NY	TO-15
			Groun	dwater Samples	
GW-4	15 +/- ft bgs	2/13/2023	SB-9	60-62 Commercial Street, Brooklyn, NY	VOCs, SVOCs, Pesticides, PCBs, TAL Metals (Total and Dissolved), PFAS, 1,4 Dioxane
GW-5	15 +/- ft bgs	2/13/2023	SB-10	60-62 Commercial Street, Brooklyn, NY	VOCs, SVOCs, Pesticides, PCBs, TAL Metals (Total and Dissolved), PFAS, 1,4 Dioxane
GW-6	15 +/- ft bgs	5/12/2023	GW-6	19-27 Clay Street, Brooklyn NY	VOCs
GW-7	15 +/- ft bgs	5/12/2023	GW-7	19-27 Clay Street, Brooklyn NY	VOCs
GW-8	15 +/- ft bgs	5/12/2023	GW-8	19-27 Clay Street, Brooklyn NY	VOCs

ft bgs- Feet Below Grade Surface

ft ags- Feet Above Grade Surface

Table 2 - Soil UUSCO Exceedance Summary Table Lot 9 & 10 - Clay Properties LLC

Analytes > UU SCOs	Detections> UU SCOs	Max. Detections (ppm)	SCO (ppm)	Depth (ft bgs)
Trichloroethylene	1	0.74	0.47	0-2
Benzo(a)Anthracene	1	9.69	1	0-2
Benzo(a)pyrene	1	8.11	1	0-2
Benzo(b)fluoranthene	1	6.13	1	0-2
Benzo(k)fluoranthene	1	7.64	0.8	0-2
Chrysene	1	9.06	1	0-2
Dibenzo(a,h)anthracene	1	3.27	0.33	0-2
Ideno(1,2,3-cd)pyrene	1	3.48	0.5	0-2
phenol	1	0.459	0.33	0-2
Arsenic	1	23.2	13	0-2
Copper	1	365	50	0-2
Lead	3	1,180	63	0-2
Nickel	1	74.7	30	0-2
Zinc	3	476	109	0-2
Mercury	3	4.28	0.18	0-2
4,4'-DDE	2	0.956	0.0033	0-2
4,4'-DDT	4	0.307	0.0033	0-2
Dieldrin	1	0.369	0.005	0-2
Total PCBs	2	7.93	0.1	0-2

UU SCO - NYSDEC Unrestricted Use Soil Cleanup Objective

PPM- Parts Per Million

ft bgs - feet below grade surface

Table 3 - Soil RRSCO Exceedance Summary Table Lots 9 & 10 - Clay Properties LLC

Analytes > UU SCOs	Detections> RR SCOs	Max. Detections (ppm)	SCO (ppm)	Depth (ft bgs)
Benzo(a)Anthracene	1	9.69	1	0-2
Benzo(a)pyrene	1	8.11	1	0-2
Benzo(b)fluoranthene	1	6.13	1	0-2
Benzo(k)fluoranthene	1	7.64	3.9	0-2
Chrysene	1	9.06	3.9	0-2
Dibenzo(a,h)anthracene	1	3.27	0.33	0-2
Ideno(1,2,3-cd)pyrene	1	3.48	0.5	0-2
Arsenic	1	23.2	16	0-2
Copper	3	356	270	0-2
Lead	3	1,180	400	0-2
Mercury	3	4.28	0.81	0-2
Dieldrin	1	0.369	0.2	0-2
Total PCBs	1	7.93	1	0-2

UU SCO - NYSDEC Unrestricted Use Soil Cleanup Objective

PPM- Parts Per Million

ft bgs - feet below grade surface

Table 4 - Groundwater NYSDEC TOGS SGVs - GA Exceedance Summary Table Lots 9 & 10 - Clay Properties LLC

Analytes > AWQs	Detections> AWQS	Max. Detections (ppb)	AWQ (ppb)
cis-1,2-Dichloroethylene	2	10.4	5
Trichloroethylene	5	142	5
Lead (ud)	1	75.4	25
Manganese (ud)	1	660	300
Sodium (ud)	1	29,700	20000
Mercury (ud)	1	2	0.7
Lead (d)	1	69	25
Manganese (d)	1	700	300
Sodium (d)	1	31,900	20000

AWQS - NYSDEC Class GA Ambient Water Quality Standard/Guidance Value ppb- Parts Per Billion - micrograms per liter

Table 5 - Soil Vapor NYSDOH Air Guidance Value Exceedance Summary Table Lots 9 & 10 - Clay Properties LLC

Analytes	Total Detections	Max. Detections (μg/m³)	Туре
1,1,1-Trichloroethane	1	300	Soil Vapor
Carbon tetrachloride	3	72	Soil Vapor
cis-1,2-Dichloroethylene	2	140	Soil Vapor
Tetrachloroethylene	4	1,600	Soil Vapor
Trichloroethylene	5	180,000	Soil Vapor

ug/m3 - Micrograms per cubic meter

Table 6 Volatile Organic Compounds Detected in Soil

						Lots 9 & 10 - Clay Street, Bro	ooklyn NY						
Sample ID	NYSDEC Part 375	NYSDEC Part 375	NYSDEC Part 375	SB-8 (0-2') 23B0727-05	SB-8 (4-6') 23B0727-06	SB-9 (0-2') 23B0727-01	SB-9 (4-6') 23B0727-02	SB-10 (0-2') 23B0727-03	SB-10 (4-6') 23B0727-04	SB-11 (1-3 ft) 23F0798-01		SB-11 (6-8 ft) 23F0798-02	
York ID Sampling Date	Unrestricted Use Soil	Restricted Use Soil	Restricted Use Soil	23B0727-05 2/13/2023 10:10:00 AM	2380727-06 2/13/2023 10:38:00 AM	23B0727-01 2/13/2023 9:05:00 AM	23B0727-02 2/13/2023 9:15:00 AM	23B0727-03 2/13/2023 9:35:00 AM	23B0727-04 2/13/2023 9:40:00 AM	23E0798-01 5/12/2023 9:42:00 AM		23E0798-02 5/12/2023 9:45:00 AN	м
Client Matrix	Cleanup Objectives	Cleanup Objectives - Restricted Residential	Cleanup Objectives- Protection of GW	Soil	Soil	Soil	Soil	Soil	Soil	Soil		Soil	
Compound VOA, 8260 MASTER	mg/Kg	mg/Kg	mg/Kg	Result mg/Kg	Q Result (Q Result (Q Result	Q Result mg/Kg	Q Result i mg/Kg	Q Result mg/Kg	Q	Result mg/Kg	Q
Dilution Factor	mg/kg	mg/kg	mg/kg	mg/kg 1	mg/Kg 1	mg/Kg 1	mg/Kg 1	mg/kg 1	mg/kg 1	mg/kg 1		mg/kg 1	
1,1,1,2-Tetrachloroethane	~	~	~	0.00470	U 0.00800	U 0.00300	U 0.00260	U 0.00340	U 0.00310	U 0.00350	U	0.00230	U
1,1,1-Trichloroethane	0.68	100	0.68	0.00470	U 0.00800	U 0.00300	U 0.00260 U 0.00260	U 0.00340	U 0.00310 U 0.00310	U 0.00350	U	0.00230	U
1,1,2,2-Tetrachloroethane 1,1,2-Trichloro-1,2,2-trifluoroethane (Freon 113)	~	~	~	0.00470	0.00800	0.00300	0.00260	0.00340	0.00310	U 0.00350	U	0.00230	U
1,1,2-Trichloroethane	~	~	~	0.00470	U 0.00800	0.00300	U 0.00260	U 0.00340	U 0.00310	U 0.00350	Ü	0.00230	Ü
1,1-Dichloroethane	0.27	26	0.27	0.00470	U 0.00800	U 0.00300	U 0.00260	U 0.00340	U 0.00310	U 0.00350	U	0.00230	U
1,1-Dichloroethylene	0.33	100	0.33	0.00470	U 0.00800	0.00300	U 0.00260	U 0.00340	U 0.00310	U 0.00350	U	0.00230	U
1,1-Dichloropropylene 1,2,3-Trichlorobenzene	~	~	~	0.00470 0.00470	U 0.00800 U 0.00800	U 0.00300 U 0.00300	U 0.00260 U 0.00260	U 0.00340 U 0.00340	U 0.00310 U 0.00310	U 0.00350 U 0.00350	U	0.00230 0.00230	U
1,2,3-Trichloropropane	~	~	~	0.00470	U 0.00800	U 0.00300	0.00260	U 0.00340	U 0.00310	U 0.00350	ŭ	0.00230	ŭ
1,2,4,5-Tetramethylbenzene	~	~	~	0.00470	U 0.00800	U 0.00300	U 0.00260	U 0.00340	U 0.00310	U 0.00350	U	0.00230	U
1,2,4-Trichlorobenzene 1,2,4-Trimethylbenzene	3.6	52	3.6	0.00470 0.00470	U 0.00800 U 0.00800	U 0.00300 U 0.00300	U 0.00260 U 0.00260	U 0.00340 U 0.00340	U 0.00310 U 0.00310	U 0.00350 U 0.00350	U	0.00230 0.00230	U
1,2,4-I rimethylbenzene 1,2-Dibromo-3-chloropropane	3.b ~	52	3.b ~	0.00470	U 0.00800	0.00300	U 0.00260 U 0.00260	U 0.00340 U 0.00340	U 0.00310 U 0.00310	U 0.00350	U	0.00230	Ü
1,2-Dibromoethane	~	~	~	0.00470	U 0.00800	U 0.00300	0.00260	U 0.00340	U 0.00310	U 0.00350	Ū	0.00230	Ü
1,2-Dichlorobenzene	1.1	100	1.1	0.00470	U 0.00800	U 0.00300	U 0.00260	U 0.00340	U 0.00310	U 0.00350	U	0.00230	U
1,2-Dichloroethane 1,2-Dichloropropane	0.02	3.1	0.02	0.00470 0.00470	U 0.00800 U 0.00800	U 0.00300 U 0.00300	U 0.00260 U 0.00260	U 0.00340 U 0.00340	U 0.00310 U 0.00310	U 0.00350 U 0.00350	U	0.00230 0.00230	U
1.3.5-Trimethylbenzene	8.4	52	8.4	0.00470	0.00800	0.00300	0.00260	U 0.00340	0.00310	0.00350	U	0.00230	Ü
1,3-Dichlorobenzene	2.4	49	2.4	0.00470	U 0.00800	0.00300	0.00260	U 0.00340	U 0.00310	U 0.00350	Ü	0.00230	Ü
1,3-Dichloropropane	~		~	0.00470	U 0.00800	U 0.00300	U 0.00260	U 0.00340	U 0.00310	U 0.00350	U	0.00230	U
1,4-Dichlorobenzene 1,4-Dioxane	1.8 0.1	13 13	1.8 0.1	0.00470 0.0930	U 0.00800 U 0.160	U 0.00300 U 0.0600	U 0.00260 U 0.0530	U 0.00340 U 0.0690	U 0.00310 U 0.0630	U 0.00350 U 0.0700	U	0.00230 0.0470	U
2,2-Dichloropropane	0.1 ~	13 ~	U.1 ~	0.0930	U 0.160 U 0.00800	U 0.00300	U 0.0530 U 0.00260	U 0.0690 U 0.00340	U 0.0630 U 0.00310	U 0.0700 U 0.00350	U	0.0470	U
2-Butanone	0.12	100	0.12	0.00470	U 0.00800	U 0.00300	U 0.00260	U 0.00340	U 0.00310	U 0.00350	U	0.00230	U
2-Chloroethylvinyl ether	~	~	~	0.0190	U 0.0320	U 0.0120	U 0.0110	U 0.0140	U 0.0130	U 0.0140	U	0.00930	U
2-Chlorotoluene 2-Hexanone	~	~	~	0.00470 0.00470	U 0.00800 U 0.00800	U 0.00300 U 0.00300	U 0.00260 U 0.00260	U 0.00340 U 0.00340	U 0.00310 U 0.00310	U 0.00350 U 0.00350	U	0.00230 0.00230	U
4-Chlorotoluene	~	~	~	0.00470	U 0.00800	U 0.00300	U 0.00260	U 0.00340	U 0.00310	U 0.00350	Ü	0.00230	Ü
4-Methyl-2-pentanone	~	~	~	0.00470	U 0.00800	U 0.00300	U 0.00260	U 0.00340	U 0.00310	U 0.00350	Ū	0.00230	Ü
Acetone	0.05	100	0.05	0.00930	J 0.0280	0.00600	U 0.00640	J 0.0220	0.00630	U 0.00700	U	0.00470	U
Acrolein	~	~	~	0.00930 0.00470	U 0.0160 U 0.00800	U 0.00600 U 0.00300	U 0.00530 U 0.00260	U 0.00690 U 0.00340	U 0.00630 U 0.00310	U 0.00700 U 0.00350	U	0.00470 0.00230	U
Acrylonitrile Renzene	0.06	4.8	0.06	0.00470	0.00800	0.00300	0.00260	U 0.00340	0.00310	0.00350	U	0.00230	U U
Bromobenzene	~	~	~	0.00470	U 0.00800	0.00300	0.00260	U 0.00340	U 0.00310	U 0.00350	Ü	0.00230	Ü
Bromochloromethane	~	~	~	0.00470	U 0.00800	U 0.00300	U 0.00260	U 0.00340	U 0.00310	U 0.00350	U	0.00230	U
Bromodichloromethane Bromoform	~	_	~	0.00470	U 0.00800	0.00300	U 0.00260 U 0.00260	U 0.00340	U 0.00310 U 0.00310	U 0.00350	U	0.00230	U
Bromotorm Bromomethane		2	~	0.00470	U 0.00800	0.00300	U 0.00260 U 0.00260	U 0.00340 U 0.00340	U 0.00310 U 0.00310	U 0.00350	U	0.00230	U
Carbon disulfide	~	~	~	0.00470	U 0.00800	U 0.00300	0.00260	U 0.00340	U 0.00310	U 0.00350	Ü	0.00230	Ü
Carbon tetrachloride	0.76	2.4	0.76	0.00470	U 0.00800	U 0.00300	U 0.00260	U 0.00340	U 0.00310	U 0.00350	U	0.00230	U
Chlorobenzene Chloroethane	1.1	100	1.1	0.00470 0.00470	U 0.00800 U 0.00800	U 0.00300 U 0.00300	U 0.00260 U 0.00260	U 0.00340 U 0.00340	U 0.00310 U 0.00310	U 0.00350 U 0.00350	U	0.00230 0.00230	U
Chloroform	0.37	49	0.37	0.00470	U 0.00800	0.00300	0.00260	U 0.00340	U 0.00310	U 0.00350	Ü	0.00230	Ü
Chloromethane	~	~	~	0.00470	U 0.00800	0.00300	0.00260	U 0.00340	U 0.00310	U 0.00350	Ū	0.00230	U
cis-1,2-Dichloroethylene	0.25	100	0.25	0.0320	0.00800	U 0.00300	U 0.00260	U 0.00340	U 0.00310	U 0.00350	U	0.00230	U
cis-1,3-Dichloropropylene Cyclohexane	_	_	~	0.00470 0.00470	U 0.00800 U 0.00800	U 0.00300 U 0.00300	U 0.00260 U 0.00260	U 0.00340 U 0.00340	U 0.00310 U 0.00310	U 0.00350 U 0.00350	U	0.00230 0.00230	U
Dibromochloromethane	~	~	~	0.00470	U 0.00800	0.00300	U 0.00260	U 0.00340	U 0.00310	U 0.00350	Ü	0.00230	Ü
Dibromomethane	~	~	~	0.00470	U 0.00800	U 0.00300	U 0.00260	U 0.00340	U 0.00310	U 0.00350	Ū	0.00230	Ü
Dichlorodifluoromethane	~	~	~	0.00470	U 0.00800	J 0.00300	J 0.00260	U 0.00340	U 0.00310	U 0.00350	U	0.00230	U
Diisopropyl ether (DIPE) Ethanol	~	~	~	0.00750 0.0750	U 0.0130 U 0.130	U 0.00480 U 0.0480	U 0.00420 U 0.0420	U 0.00550 U 0.0550	U 0.00500 U 0.0500	U 0.00560 U 0.0560	U	0.00370 0.0370	U
Ethyl Benzene	1	41	1	0.0730	0.130	0.0480	0.0420	0.0330	0.0300	0.0350	Ü	0.0370	Ü
Ethyl tert-butyl ether (ETBE)	~	~	~	0.00750	U 0.0130	0.00480	0.00420	U 0.00550	U 0.00500	U 0.00560	Ū	0.00370	U
Hexachlorobutadiene	~	~	~	0.00470	U 0.00800	U 0.00300	0.00260	U 0.00340	U 0.00310	U 0.00350	U	0.00230	U
Iodomethane Isopropylbenzene	~	~	~	0.00470 0.00470	U 0.00800 U 0.00800	U 0.00300 U 0.00300	U 0.00260 U 0.00260	U 0.00340 U 0.00340	U 0.00310 U 0.00310	U 0.00350 U 0.00350	U	0.00230 0.00230	U
Methyl acetate	~	~	~	0.00470	U 0.00800	0.00300	U 0.00260	U 0.00340	U 0.00310	U 0.00350	Ü	0.00230	U
Methyl Methacrylate	~	~	~	0.00470	U 0.00800	U 0.00300	U 0.00260	U 0.00340	U 0.00310	U 0.00350	Ū	0.00230	U
Methyl tert-butyl ether (MTBE)	0.93	100	0.93	0.00470	U 0.00800	0.00300	U 0.00260	U 0.00340	U 0.00310	U 0.00350	U	0.00230	U
Methylcyclohexane Methylene chloride	0.05	100	0.05	0.00470 0.0130	U 0.00800 J 0.0310	U 0.00300 U 0.00600	U 0.00260 U 0.00790	U 0.00340 J 0.0120	U 0.00310 J 0.0120	U 0.00350 J 0.00700	U	0.00230 0.00470	U
Naphthalene	12	100	12	0.00470	U 0.00800	0.00300	U 0.00260	U 0.00340	U 0.00310	U 0.00350	Ü	0.00230	Ü
n-Butylbenzene	12	100	12	0.00470	U 0.00800	0.00300	U 0.00260	U 0.00340	U 0.00310	U 0.00350	Ü	0.00230	U
n-Propylbenzene	3.9	100	3.9	0.00470	U 0.00800	0.00300	U 0.00260	U 0.00340	U 0.00310	U 0.00350	U	0.00230	U
o-Xylene p- & m- Xylenes	~	~	~	0.00470 0.00930	U 0.00800 U 0.0160	U 0.00300 U 0.00600	U 0.00260 U 0.00530	U 0.00340 U 0.00690	U 0.00310 U 0.00630	U 0.00350 U 0.00700	U	0.00230 0.00470	U
p-Diethylbenzene	~	~	~	0.00470	U 0.00800	0.00300	U 0.00260	U 0.00340	U 0.00310	U 0.00350	U	0.00230	U
p-Ethyltoluene	~	~	~	0.00470	U 0.00800	0.00300	0.00260	U 0.00340	U 0.00310	U 0.00350	Ū	0.00230	U
p-Isopropyltoluene	11	100	~	0.00470 0.00470	U 0.00800 U 0.00800	0.00300	U 0.00260 U 0.00260	U 0.00340 U 0.00340	U 0.00310 U 0.00310	U 0.00350	U	0.00230	U
sec-Butylbenzene Styrene	11 ~	100	11 ~	0.00470	U 0.00800 U 0.00800	0.00300	U 0.00260 U 0.00260	U 0.00340 U 0.00340	U 0.00310 U 0.00310	U 0.00350	U	0.00230	U
tert-Amyl alcohol (TAA)	~	~	~	0.0750	U 0.130	U 0.0480	U 0.0420	U 0.0550	U 0.0500	U 0.0560	U	0.00230	U
tert-Amyl methyl ether (TAME)	~	~	~	0.00750	U 0.0130	0.00480	U 0.00420	U 0.00550	U 0.00500	U 0.00560	Ü	0.00370	U
tert-Butyl alcohol (TBA)	-	***************************************	-	0.00470	U 0.00800	0.00300	U 0.00260	U 0.00340	U 0.00310	U 0.00350	U	0.00230	U
tert-Butylbenzene Tetrachloroethylene	5.9 1.3	100 19	5.9 1.3	0.00470	U 0.00800 U 0.00800	U 0.00300 U 0.00300	U 0.00260 U 0.00260	U 0.00340 U 0.00340	U 0.00310 U 0.00310	U 0.00350	U	0.00230 0.00230	U
Tetrachioroethylene Tetrahydrofuran	~	~	~	0.00470	U 0.0160	0.00600	U 0.00530	U 0.00690	U 0.00630	U 0.00700	U	0.00230	U
Toluene	0.7	100	0.7	0.0100	0.00800	U 0.00300	U 0.00260	U 0.00340	U 0.00310	U 0.00350	U	0.00230	U
trans-1,2-Dichloroethylene	0.19	100	0.19	0.00700	J 0.00800	0.00300	0.00260	U 0.00340	U 0.00310	U 0.00350	U	0.00230	U
trans-1,3-Dichloropropylene trans-1,4-dichloro-2-butene	~	~	~	0.00470 0.00470	U 0.00800 U 0.00800	U 0.00300 U 0.00300	U 0.00260 U 0.00260	U 0.00340 U 0.00340	U 0.00310 U 0.00310	U 0.00350 U 0.00350	U	0.00230 0.00230	U
Trichloroethylene	0.47	21	0.47	0.00470	0.00800	0.350	0.00260	U 0.00340	U 0.00310	U 0.740	E	0.00230	ĭ
Trichlorofluoromethane	~	~	~	0.00470	U 0.00800	U 0.00300	U 0.00260	U 0.00340	U 0.00310	U 0.00350	Ü	0.00230	U
Vinyl acetate	~	~	~	0.00470	U 0.00800	U 0.00300	U 0.00260	U 0.00340	U 0.00310	U 0.00350	Ü	0.00230	Ü
Vinyl Chloride	0.02	0.9	0.02	0.00470	U 0.00800	U 0.00300	0.00260	U 0.00340	U 0.00310	U 0.00350	U	0.00230	U
Xylenes, Total	0.26	100	1.6	0.0140	U 0.0240	0.00900	U 0.00790	U 0.0100	U 0.00940	U 0.0100	U	0.00700	U

NoTES:

Any Regulatory Exceedences are color coded by Regulation

Of the Qualifier Column with definitions as follows:

D-result is from an analysis that required a dilution

1-analyse detected at or above the full (method detection limit) but below the RL (Reporting Limit) - data is estimated

U-analyse not detected at or above the level indicated

8-analyse found in the analysis batch balank

E-result is estimated and cannot be accurately reported due to levels encountered or interferences

F-lifs ligs (used for pesticlide and PCE (Aroctor) target compounds when there is a % difference for detected at onalyte was not a target for this sample

"-this indicates the analyte was not a target for this sample

"-this indicates the analyte was not a target for this sample

Table 6 Volatile Organic Compounds Detected in Soil

						Lots 9 & 10 - Clay S									
Sample ID		NYSDEC Part 375	NYSDEC Part 375	SB-12 (0-2 ft)		SB-12 (5-7 ft)	,	SB-13 (0-2 ft)		SB-13 (4-6 ft)		SB-14 (0-2 ft)		SB-14 (5-7 ft)	
York ID Sampling Date	NYSDEC Part 375 Unrestricted Use Soil	Restricted Use Soil	Restricted Use Soil	23E0798-03 5/12/2023 10:14:00 A	м	23E0798-04 5/12/2023 10:47:00 A	м	23E0798-05 5/12/2023 10:52:00 AI	м	23E0798-06 5/12/2023 10:55:00 AF	и	23E0798-07 5/12/2023 11:24:00 A	м	23E0798-08 5/12/2023 11:28:00 AI	M
Client Matrix	Cleanup Objectives	Cleanup Objectives - Restricted Residential	Cleanup Objectives- Protection of GW	Soil		Soil		Soil		Soil		Soil		Soil	
Compound VOA, 8260 MASTER	mg/Kg	mg/Kg	mg/Kg	Result mg/Kg	Q	Result	Q	Result	Q	Result mg/Kg	Q	Result	Q	Result	Q
Dilution Factor	mg/ ng	mg/ng	mg/ng	mg/Kg 1		mg/Kg 1		mg/Kg 1		mg/Kg 1		mg/Kg 1		mg/Kg 1	
1,1,1,2-Tetrachloroethane	~	~	~	0.00260	U	0.00210	U	0.00280	U	0.00210	U	0.00360	U	0.00210	U
1,1,1-Trichloroethane 1.1.2.2-Tetrachloroethane	0.68	100	0.68	0.00260 0.00260	U	0.00210 0.00210	U	0.00280 0.00280	U	0.00210 0.00210	U	0.0190 0.00360	U U	0.00210 0.00210	U
1.1.2-Trichloro-1.2.2-trifluoroethane (Freon 113)	~	2	~	0.00260	U	0.00210	ii	0.00280	U	0.00210	U	0.00360	Ü	0.00210	Ü
1,1,2-Trichloroethane	~	~	~	0.00260	U	0.00210	Ü	0.00280	U	0.00210	U	0.00360	Ü	0.00210	U
1,1-Dichloroethane	0.27	26	0.27	0.00260	U	0.00210	U	0.00280	U	0.00210	U	0.00710		0.00210	U
1,1-Dichloroethylene 1,1-Dichloropropylene	0.33	100	0.33	0.00260 0.00260	U	0.00210 0.00210	U	0.00280 0.00280	U	0.00210 0.00210	U	0.00360 0.00360	U	0.00210 0.00210	U
1,2,3-Trichlorobenzene	~	~	~	0.00260	U	0.00210	U	0.00280	U	0.00210	U	0.00360	U	0.00210	Ü
1,2,3-Trichloropropane	~	~	~	0.00260	U	0.00210	Ü	0.00280	Ü	0.00210	U	0.00360	Ü	0.00210	Ü
1,2,4,5-Tetramethylbenzene 1,2,4-Trichlorobenzene	~		~	0.00260 0.00260	U	0.00210 0.00210	U	0.00280 0.00280	U	0.00210 0.00210	U	0.00360 0.00360	U	0.00210 0.00210	U
1,2,4-Trimethylbenzene	3.6	52	3.6	0.00260	U	0.00210	Ü	0.00280	Ü	0.00210	Ü	0.00360	Ü	0.00210	Ü
1,2-Dibromo-3-chloropropane	~	~	~	0.00260	Ü	0.00210	Ü	0.00280	Ü	0.00210	U	0.00360	Ü	0.00210	Ü
1,2-Dibromoethane	~.	~	~	0.00260	U	0.00210	U	0.00280	U	0.00210	U	0.00360	U	0.00210	U
1,2-Dichlorobenzene 1,2-Dichloroethane	1.1 0.02	100 3.1	1.1 0.02	0.00260 0.00260	U	0.00210 0.00210	U	0.00280 0.00280	U	0.00210 0.00210	U	0.00360 0.00360	U	0.00210 0.00210	U
1,2-Dichloropropane	~	~	~	0.00260	U	0.00210	Ü	0.00280	Ü	0.00210	Ü	0.00360	ŭ	0.00210	ŭ
1,3,5-Trimethylbenzene	8.4	52	8.4	0.00260	U	0.00210	U	0.00280	U	0.00210	U	0.00360	U	0.00210	U
1,3-Dichlorobenzene 1.3-Dichloropropane	2.4	49	2.4	0.00260 0.00260	U	0.00210 0.00210	U	0.00280 0.00280	U	0.00210 0.00210	U	0.00360 0.00360	U	0.00210 0.00210	U
1,4-Dichloropenzene	1.8	13	1.8	0.00260	U	0.00210	U	0.00280	U	0.00210	U	0.00360	U	0.00210	U
1,4-Dioxane	0.1	13	0.1	0.0520	U	0.0420	U	0.0560	U	0.0430	U	0.0710	U	0.0420	U
2,2-Dichloropropane	0.12	100	0.12	0.00260	U	0.00210	U	0.00280	U	0.00210	U	0.00360	U	0.00210	U
2-Butanone 2-Chloroethylvinyl ether	0.12	100	0.12	0.00260 0.0100	U	0.00210 0.00840	U	0.00280 0.0110	U	0.00210 0.00860	U	0.00360 0.0140	U	0.00210 0.00850	U
2-Chlorotoluene	~	~	~	0.00260	U	0.00210	U	0.00280	U	0.00210	U	0.00360	U	0.00210	U
2-Hexanone	~	~	~	0.00260	U	0.00210	U	0.00280	U	0.00210	U	0.00360	U	0.00210	U
4-Chlorotoluene	~	~	~	0.00260	U	0.00210	U	0.00280	U	0.00210	U	0.00360	U	0.00210	U
4-Methyl-2-pentanone Acetone	0.05	100	0.05	0.00260	J	0.00210	Ü	0.00280	j i	0.00210	J	0.00360	j i	0.00210	i i
Acrolein	~	~	~	0.00520	U	0.00420	U	0.00560	U	0.00430	U	0.00710	U	0.00420	U
Acrylonitrile	~	~	.~.	0.00260	U	0.00210	U	0.00280	U	0.00210	U	0.00360	U	0.00210	U
Benzene Bromohenzene	0.06	4.8	0.06	0.00260 0.00260	U	0.00210 0.00210	U	0.00280 0.00280	U	0.00210 0.00210	U	0.00360 0.00360	U	0.00210 0.00210	U
Bromochloromethane	~	~	~	0.00260	Ü	0.00210	Ü	0.00280	Ü	0.00210	Ü	0.00360	Ü	0.00210	Ü
Bromodichloromethane	~	~	~	0.00260	U	0.00210	U	0.00280	U	0.00210	U	0.00360	U	0.00210	U
Bromoform Bromomethane	~		~	0.00260 0.00260	U	0.00210 0.00210	U	0.00280 0.00280	U	0.00210 0.00210	U	0.00360 0.00360	U	0.00210 0.00210	U
Carbon disulfide	~	2	~	0.00260	U	0.00210	ii	0.00280	U	0.00210	U	0.00360	U	0.00210	U
Carbon tetrachloride	0.76	2.4	0.76	0.00260	U	0.00210	Ü	0.00280	Ü	0.00210	U	0.00360	U	0.00210	U
Chlorobenzene	1.1	100	1.1	0.00260	U	0.00210	U	0.00280	U	0.00210	U	0.00360	U	0.00210	U
Chloroethane Chloroform	0.37	49	0.37	0.00260 0.00260	U	0.00210 0.00210	U	0.00280 0.00280	U	0.00210 0.00210	U	0.00360 0.0110	U	0.00210 0.00210	U
Chloromethane	~	~	~	0.00260	U	0.00210	Ü	0.00280	Ü	0.00210	Ü	0.00360	U	0.00210	U
cis-1,2-Dichloroethylene	0.25	100	0.25	0.00260	U	0.00210	U	0.00280	U	0.00210	U	0.00360	U	0.00210	U
cis-1,3-Dichloropropylene Cyclohexane	~	~	~	0.00260 0.00260	U	0.00210 0.00210	U	0.00280 0.00280	U	0.00210 0.00210	U	0.00360 0.00360	U	0.00210 0.00210	U
Dibromochloromethane	~	~	~	0.00260	Ü	0.00210	Ü	0.00280	Ü	0.00210	Ü	0.00360	Ü	0.00210	Ü
Dibromomethane	~	~	~	0.00260	U	0.00210	U	0.00280	U	0.00210	U	0.00360	U	0.00210	U
Dichlorodifluoromethane	~		~	0.00260 0.00420	U	0.00210 0.00340	U	0.00280 0.00450	U	0.00210 0.00340	U	0.00360 0.00570	U	0.00210 0.00340	U
Diisopropyl ether (DIPE) Ethanol	~	~	~	0.0420	U	0.0340	Ü	0.0450	U	0.0340	U	0.0570	Ü	0.0340	Ü
Ethyl Benzene	1	41	1	0.00260	Ü	0.00210	U	0.00280	U	0.00210	U	0.00360	U	0.00210	U
Ethyl tert-butyl ether (ETBE)	~	~	~	0.00420	U	0.00340	U	0.00450	U	0.00340	U	0.00570	U	0.00340	U
Hexachlorobutadiene Iodomethane	~	~	~	0.00260	U	0.00210	U	0.00280	U	0.00210	U	0.00360	U	0.00210	U
Isopropylbenzene	~	~	~	0.00260	U	0.00210	U	0.00280	U	0.00210	U	0.00360	U	0.00210	U
Methyl acetate	~	~	~	0.00260	U	0.00210	U	0.00280	U	0.00210	U	0.00360	U	0.00210	U
Methyl Methacrylate Methyl tert-butyl ether (MTBE)	0.93	100	0.93	0.00260	U	0.00210 0.00210	U	0.00280	U	0.00210 0.00210	U	0.00360	U	0.00210 0.00210	U
Methylcyclohexane	0.55 ~	~	0.53	0.00260	U	0.00210	U	0.00280	U	0.00210	U	0.00360	U	0.00210	U
Methylene chloride	0.05	100	0.05	0.00520	U	0.00420	U	0.00560	U	0.00430	U	0.00710	U	0.00420	U
Naphthalene	12	100	12	0.00260	U	0.00210	U	0.00280	U	0.00210	U	0.00360	U	0.00270	1
n-Butylbenzene n-Propylbenzene	12 3.9	100 100	12 3.9	0.00260 0.00260	U	0.00210 0.00210	U	0.00280 0.00280	U	0.00210 0.00210	U	0.00360 0.00360	U	0.00210 0.00210	U
o-Xylene		~	~	0.00260	U	0.00210	U	0.00280	U	0.00210	U	0.00360	U	0.00210	U
p- & m- Xylenes	~	~	~	0.00520	U	0.00420	Ü	0.00560	Ü	0.00430	U	0.00710	U	0.00420	U
p-Diethylbenzene p-Ethyltoluene	~	~	~	0.00260 0.00260	U	0.00210 0.00210	U	0.00280 0.00280	U	0.00210 0.00210	U	0.00360 0.00360	U	0.00210 0.00210	U
p-Ethyltoluene p-Isopropyltoluene	-	2	~	0.00260	U	0.00210	Ü	0.00280	Ü	0.00210	U	0.00360	U	0.00210	U
sec-Butylbenzene	11	100	11	0.00260	U	0.00210	Ü	0.00280	Ü	0.00210	U	0.00360	Ü	0.00210	U
Styrene	2			0.00260 0.0420	U	0.00210 0.0340	U	0.00280 0.0450	U	0.00210 0.0340	U	0.00360 0.0570	U	0.00210 0.0340	U
tert-Amyl alcohol (TAA) tert-Amyl methyl ether (TAME)	-	~	~	0.0420 0.00420	U	0.0340 0.00340	U	0.0450 0.00450	U	0.0340 0.00340	U	0.0570 0.00570	U	0.0340 0.00340	U
tert-Amyl methyl ether (TAME)	~	~	~	0.00260	U	0.00340	U	0.00280	U	0.00340	U	0.00370	U	0.00340	U
tert-Butylbenzene	5.9	100	5.9	0.00260	U	0.00210	U	0.00280	U	0.00210	U	0.00360	U	0.00210	U
Tetrachloroethylene	1.3	19	1.3	0.00260	U	0.00210	U	0.00280	U	0.00210	U	0.00360	U	0.00210	U
Tetrahydrofuran Toluene	0.7	100	0.7	0.00520	U	0.00420	U	0.00560	U	0.00430	U	0.00710	U	0.00420	U
trans-1,2-Dichloroethylene	0.19	100	0.19	0.00260	U	0.00210	U	0.00280	U	0.00210	U	0.00360	U	0.00210	U
trans-1,3-Dichloropropylene	~	~	~	0.00260	U	0.00210	U	0.00280	U	0.00210	U	0.00360	U	0.00210	U
trans-1,4-dichloro-2-butene	~	~	~	0.00260	U	0.00210	U	0.00280	U	0.00210	U	0.00360	U	0.00210	U
Trichloroethylene Trichlorofluoromethane	0.47	21	0.47	0.370 0.00260	E U	0.0250 0.00210	l	0.0300 0.00280	U	0.00220 0.00210) J	0.140 0.00360	U	0.00300 0.00210	n 1
Trichlorofluoromethane Vinyl acetate	-	~	~	0.00260 0.00260	U	0.00210 0.00210	U	0.00280 0.00280	U	0.00210 0.00210	U	0.00360 0.00360	U	0.00210 0.00210	U
Vinyl Chloride	0.02	0.9	0.02	0.00260	Ü	0.00210	Ü	0.00280	Ü	0.00210	Ü	0.00360	Ü	0.00210	Ü
Xylenes, Total NOTES:	0.26	100	1.6	0.00790	U	0.00630	U	0.00840	U	0.00640	U	0.0110	U	0.00640	U

NOTES:

Any Regulatory Exceedences are color coded by Regulation

G is the Qualifier Column with definitions as follows:

Dreseult is from an analysis that required a dilution

Janahyse described and realized and analysis that required a dilution

Janahyse described and realized and analysis that required a dilution

Janahyse not described and realized and analysis and analysis and the second analysis and the second analysis and the second and analysis and the second analysis analysis indicates the analyse was not a target for this sample

--this indicates that no regulatory limit has been established for this analyte

Semi-Volatile Organic Compounds Detected in Soil

				Lots 9	& 1	.0 - Clay Street, Brooklyn I	NY						Į.
Sample ID York ID Sampling Date Client Matrix	UURSCO	RRSCO	Protection of GW	SB-8 (0-2') 23B0727-05 2/13/2023 10:10:00 AM Soil		SB-8 (4-6') 2380727-06 2/13/2023 10:38:00 AM Soil	SB-9 (0-2') 23B0727-01 2/13/2023 9:05:00 AM Soil		SB-9 (4-6') 23B0727-02 2/13/2023 9:15:00 AM Soil	2	SB-10 (0-2') 23B0727-03 2/13/2023 9:35:00 AM Soil		SB-10 (4-6') 23B0727-04 2/13/2023 9:40:00 AM Soil
Compound				Result	o	Result (Result	o	Result	0	Result	0	Result Q
Semi-Volatiles, 1,4-Dioxane 8270 SIM-Soil	mg/Kg	mg/Kg	mg/Kg		_			_					mg/Kg
Dilution Factor					il							11	1
1,4-Dioxane SVOA, 8270 MASTER	0.1	13	0.1 ma//a	NT ma Na	Н	NT ma/Ka	NT ma//ra	+	NT ma///a	4	NT ma//a	₩	0.0190 U
Dilution Factor	mg/Kg	mg/Kg	mg/Kg	mg/Kg 25	il	mg/Kg 2	mg/Kg 2		mg/Kg 2		mg/Kg 2	11	mg/Kg 2
1,1-Biphenyl	~	~	~	0.344	D	0.0502	0.0891	JD	0.0488	U	0.0484	U	0.0527 U
1,2,4,5-Tetrachlorobenzene	~	~	~	0.128	U	0.100	0.0953	U	0.0974	U	0.0966	U	0.105 U
1,2,4-Trichlorobenzene 1.2-Dichlorobenzene	1.1	100	1.1	0.0641 0.0641	U	0.0502 0.0502	0.0477 0.0477	U	0.0488 0.0488	U	0.0484	U	0.0527 U 0.0527 U
1,2-Dichlorobenzene 1,2-Diphenylhydrazine (as Azobenzene)	~	~	~	0.0641	U	0.0502	0.0477	U	0.0488	Ü	0.0484	Ü	0.0527 0.0527
1,3-Dichlorobenzene	2.4	49	2.4	0.0641	Ü	0.0502	0.0477	Ü	0.0488	Ü	0.0484	Ü	0.0527 U
1,4-Dichlorobenzene	1.8	13	1.8	0.0641	U	0.0502	0.0477	U	0.0488	U	0.0484	U	0.0527 U
2,3,4,6-Tetrachlorophenol 2,4,5-Trichlorophenol	~	~	~	0.128 0.0641	U	0.100 0.0502	0.0953 0.0477	U	0.0974	U	0.0966	U	0.105 U 0.0527 U
2,4,6-Trichlorophenol	~	~	~	0.0641	U	0.0502	0.0477	ŭ	0.0488	ŭ	0.0484	Ü	0.0527 U
2,4-Dichlorophenol	~	~	~	0.0641	U	0.0502	J 0.0477	U	0.0488	U	0.0484	U	0.0527 U
2,4-Dimethylphenol 2.4-Dinitrophenol	~	~	~	0.0641 0.128	U	0.0502	0.0477	U	0.0488	U	0.0484	U	0.0527 U 0.105 U
2,4-Dinitrophenol 2,4-Dinitrotoluene	~	~	~	0.0641	ii.	0.100	0.0477	Ü	0.0488	U II	0.0484	li l	0.105 U
2,6-Dinitrotoluene	~	~	~	0.0641	U	0.0502	0.0477	U	0.0488	U	0.0484	U	0.0527 U
2-Chloronaphthalene	~	~	~	0.0641	U	0.0502	0.0477	U	0.0488	U	0.0484	U	0.0527 U
2-Chlorophenol 2-Methylnaphthalene	~	~	~	0.0641 1.490	U	0.0502 0.0502	0.0477 0.570	U	0.0488 0.0488	U	0.0484 0.0484	U	0.0527 U 0.0527 U
2-Methylnaphthalene 2-Methylphenol	0.33	100	0.33	1.490 0.0641	U	0.0502	0.570	U	0.0488	Ü	0.0484	U	0.0527 U
2-Nitroaniline	~	~	~	0.128	U	0.100	0.0953	Ú	0.0974	U	0.0966	U	0.105 U
2-Nitrophenol	~	.~.	~	0.0641	U	0.0502	0.0477	U	0.0488	U	0.0484	U	0.0527 U
3- & 4-Methylphenols 3-3-Dichlorobenzidine	0.33	100	0.33	0.0992	JD	0.0502	0.0477	U	0.0488	U	0.0484	l.	0.0527 U
3-Nitroaniline	~	~	~	0.128	U	0.100	0.0953	U	0.0974	U	0.0966	U	0.105 U
4,6-Dinitro-2-methylphenol	~	~	~	0.128	U	0.100	0.0953	U	0.0974	U	0.0966	U	0.105 U
4-Bromophenyl phenyl ether	~	~	~	0.0641	U	0.0502	0.0477	U	0.0488	U	0.0484	U	0.0527 U
4-Chloro-3-methylphenol 4-Chloroaniline	~	~	~	0.0641 0.0641	U	0.0502 0.0502	0.0477 0.0477	U	0.0488	U	0.0484	l.	0.0527 U 0.0527 U
4-Chlorophenyl phenyl ether	~	~	~	0.0641	U	0.0502	0.0477	Ŭ	0.0488	Ü	0.0484	ŭ	0.0527 U
4-Nitroaniline	~	~	~	0.128	U	0.100	0.0953	U	0.0974	U	0.0966	U	0.105 U
4-Nitrophenol Acenaphthene	20	100	98	0.128 2.020	U	0.100 0.0502	J 0.0953 J 0.0480 J	U	0.0974 0.0488	U	0.0966 0.0484	U	0.105 U 0.0527 U
Acenaphthylene	100	100	107	0.573	D	0.0502	0.0716	JD	0.0488	U	0.0484	Ü	0.0527 U
Acetophenone	~	~	~	0.0641	U	0.0502	J 0.0477	U	0.0488	U	0.0484	U	0.0527 U
Aniline	~	~	~	0.256	U	0.201	0.191	U	0.195	U	0.193	U	0.211 U
Anthracene Atrazine	100	100	1000	5.900 0.0641	D	0.0502	0.150	D	0.0488	U	0.0484	l.	0.0527 U
Benzaldehyde	~	~	~	0.469	D	0.0502	0.0477	Ŭ	0.0488	Ü	0.0484	ŭ	0.0527 U
Benzidine	~	~	~	0.256	U	0.201	0.191	U	0.195	U	0.193	U	0.211 U
Benzo(a)anthracene	1	1	1	9.690	D	0.0502	0.454	D	0.0488	U	0.0726	1D	0.0527 U
Benzo(a)pyrene	1	1	22	8.110	D	0.0502	0.436	D	0.0488	U	0.0484	U	0.0527 U
Benzo(b)fluoranthene	1	1	1.7	6.130 4.150	D	0.0502 0.0502	0.441	D	0.0488 0.0488	U	0.0484	U	0.0527 U
Benzo(g,h,i)perylene Benzo(k)fluoranthene	0.8	3.9	1.7	7.640	D	0.0502	0.251	D	0.0488	U	0.0484	1	0.0527 U 0.0527 U
Benzoic acid	~	3.5 ~	~	0.135	D	0.0502	0.0477	ii .	0.0488	11	0.0484	ü	0.0527 U
Benzyl alcohol	~	~	~	0.0641	U	0.0502	0.0477	Ü	0.0488	Ü	0.0484	Ü	0.0527 U
Benzyl butyl phthalate	~	~	~	0.0641	U	0.0502	0.0477	U	0.0488	U	0.0484	U	0.0527 U
Bis(2-chloroethoxy)methane Bis(2-chloroethyl)ether	~	~	~	0.0641	II	0.0502	0.0477	II	0.0488	ii ii	0.0484	ü	0.0527 U
Bis(2-chloroisopropyl)ether	~	~	~	0.0641	Ü	0.0502	0.0477	Ü	0.0488	Ü	0.0484	Ü	0.0527 U
Bis(2-ethylhexyl)phthalate	~	~	~	0.259	D	0.0502	0.0477	U	0.0488	U	0.119	D	0.0527 U
Caprolactam Carbazole	~	~	~	0.128 2.290	U	0.100 0.0502	0.0953 0.0716	U	0.0974 0.0488	U	0.0966 0.0484	U	0.105 U 0.0527 U
Chrysene	1	3.9	1	9.060	D	0.0502	0.0716	D	0.0488	ŭ	0.0484	JD	0.0527 U
Dibenzo(a,h)anthracene	0.33	0.33	1000	3.270	D	0.0502	0.0944	JD	0.0488	U	0.0484	U	0.0527 U
Dibenzofuran	7	59	210	3.070	D	0.0502	0.0525	JD	0.0488	U	0.0484	U	0.0527 U
Diethyl phthalate	~	~	~	0.0641	U	0.0502	0.0477	U	0.0488	U	0.0484	U	0.0527 U
Dimethyl phthalate Di-n-butyl phthalate	~	~	~	0.0641 0.0641	U	0.0502 0.0502	0.0477 0.0477	U	0.0488 0.0488	U	0.0484 0.0484	l.	0.0527 U 0.0527 U
Di-n-octyl phthalate	~	~	~	0.0641	U	0.0502	0.0477	U	0.0488	U	0.0484	U	0.0527 U
Fluoranthene	100	100	1000	20.500	D	0.0502	0.898	D	0.0488	U	0.119	D	0.0527 U
Fluorene Hexachlorobenzene	30 0.33	100	386 3.2	2.190 0.0641	D	0.0502	J 0.0480 J	JD	0.0488	U	0.0484	U	0.0527 U
Hexachlorobenzene Hexachlorobutadiene	0.33	1.2	3.2	0.0641 0.0641	U	0.0502	0.0477	U	0.0488 0.0488	U U	0.0484	l u	0.0527 U 0.0527 U
Hexachlorocyclopentadiene	~	~	~	0.0641	ŭ	0.0502	0.0477	Ú	0.0488	Ü	0.0484	ŭ	0.0527 U
Hexachloroethane	~	~	~	0.0641	U	0.0502	0.0477	U	0.0488	U	0.0484	U	0.0527 U
Indeno(1,2,3-cd)pyrene	0.5	0.5	8.2	3.480	D	0.0502	0.293	D	0.0488	U	0.0484	U	0.0527 U
Isophorone Naphthalene	~ 12	100	~ 12	0.0641 2.830	U	0.0502 0.0502	0.0477 0.495	U	0.0488 0.0488	U	0.0484 0.0484	U	0.0527 U 0.0527 U
Naphthalene Nitrobenzene	~	100	~	2.830 0.0641	U	0.0502	0.495	U	0.0488	Ü	0.0484	U	0.0527 U
N-Nitrosodimethylamine	~	~	~	0.0641	ŭ	0.0502	0.0477	Ú	0.0488	Ü	0.0484	ŭ	0.0527 U
N-nitroso-di-n-propylamine	~	~	~	0.0641	U	0.0502	0.0477	U	0.0488	U	0.0484	U	0.0527 U
N-Nitrosodiphenylamine Pentachlorophenol	0.8	6.7	0.8	0.0641 0.0641	U	0.0502 0.0502	0.0477 0.0477	U	0.0488 0.0488	U	0.0484 0.0484	U	0.0527 U 0.0527 U
Phenanthrene	100	100	1000	21.200	D	0.0502	0.756	D	0.0488	ŭ	0.0842	JD	0.0527 U
Phenol	0.33	100	0.33	0.459	D	0.0502	0.0477	U	0.0488	U	0.0484	U	0.0527 U
Pyrene	100	100	1000	17.600	D	0.0502	0.860	D	0.0488	U	0.150	D	0.0527 U

NoTE:

Any Regulatory Exceedences are color coded by Regulation

G the Gualifer Column with definitions as follows:

I smaller detected of or above the MDL (method detection limit) but below the RL (Reporting Limit) - data is estimated

I smaller found in the analysis batch blank.

Benabler found in the analysis batch blank.

Forevall is estimated and cannot be Executary reported dues to levels encountered or interferences

Forevall is estimated and cannot be Executary reported dues to levels encountered or interferences

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Table 8 **Inorganic Constituents Detected in Soil** Lots 9 & 10 - Clay Street, Brooklyn NY

Sample ID York ID Sampling Date Client Matrix	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives -	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives-	SB-8 (0-2') 23B0727-05 2/13/2023 10:10:00 AM Soil		SB-8 (4-6') 23B0727-06 2/13/2023 10:38:00 AM Soil		SB-9 (0-2') 23B0727-01 2/13/2023 9:05:00 AM Soil		SB-9 (4-6') 23B0727-02 2/13/2023 9:15:00 AM Soil		SB-10 (0-2') 23B0727-03 2/13/2023 9:35:00 AM Soil		SB-10 (4-6') 23B0727-04 2/13/2023 9:40:00 AM Soil
Compound		Restricted Residential	Protection of GW	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result Q
Metals, Target Analyte	mg/Kg	mg/Kg	mg/Kg	mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg
Dilution Factor				1		1		1		1		1		1
Aluminum	~	~	~	2,620		788		1,290		8,330		478		610
Antimony	~	~	~	8.800		2.690		4.900	J	2.440	U	4.300		4.230
Arsenic	13	16	16	7.160		3.280		23.200		5.240		3.460		3.840
Barium	350	400	820	136		29.600		59.900	1	44.200		147		42.300
Beryllium	7.2	72	47	0.304		0.0900		0.191		0.466		0.0940		0.114
Cadmium	2.5	4.3	7.5	2.070		0.301	U	0.299		0.293	U	0.410		0.317 U
Calcium	~	~	~	4,630	В	172	В	830	В	536	В	544	В	420 B
Chromium	~	~	~	33.200		1.670		6.580		14.500		1.370		2.350
Cobalt	~	~	~	4.540		0.568		4.760		6.250		0.810		0.804
Copper	50	270	1720	365		2.010	U	46.500		35.200		18.100		3.330
Iron	~	~	~	30,400		25,500		42,000		18,900		30,300		36,100
Lead	63	400	450	1,180		28.100		982		13.200		436		22.400
Magnesium	~	~	~	1,200		168		378		2,420		103		119
Manganese	1600	2000	2000	243		8.670		56.500		247		20.800		6
Nickel	30	310	130	74.700		2.440		9.560		15.400		5.510		1.900
Potassium	~	~	~	871		1,670		1,260		1,340		1,100		2,030
Selenium	3.9	180	4	3.200	U	2.510	U	2.410	U	2.440	U	2.470	U	2.640 U
Silver	2	180	8.3	0.646	U	0.506	U	0.486	U	0.492	U	0.498	U	0.533 U
Sodium	~	~	~	82.800		1,710		657		51.200		1,940		3,120
Thallium	~	~	~	3.200	U	2.510	U	2.410	U	2.440	U	2.470	U	2.640 U
Vanadium	~	~	~	41.100		5.340		12.100		21.700	1	2.110		2.400
Zinc	109	10000	2480	476		5.730		289		300		67.600		5.080
Mercury by 7473	mg/Kg	mg/Kg	mg/Kg	mg/Kg		mg/Kg		mg/Kg		mg/Kg	Π	mg/Kg		mg/Kg
Dilution Factor				1		1		1		1		1		1
Mercury	0.18	0.81	0.73	1.060		0.0362	U	0.847		0.0352	U	4.280		0.0381 U
											•			

NOTES:

Any Regulatory Exceedences are color coded by Regulation

Q is the Qualifier Column with definitions as follows:
D=result is from an analysis that required a dilution
J=analyte detected at or above the MDL (method detection limit) but below the RL (Reporting Limit) - data is estimated
U=analyte not detected at or above the level indicated
B=analyte found in the analysis batch blank
F=analyte found in the analysis batch blank

p=anayee round in the analysis patch blank
E-result is similated and annoth be accurately reported due to levels encountered or interferences
P=this flag is used for pesticide and PCB (Aroclor) target compounds when there is a % difference for detected concentrations that exceed method dictated limits between the two GC columns used for analysis
NT-this indicates the analyte was not a target for this sample
--this indicates that no regulatory limit has been established for this analyte

Table 9 Pesticides, PCBs and PFAS Detected in Soil Lots 9 & 10 - Clay Street, Brooklyn NY

Sample ID		NYSDEC Part 375	NYSDEC Part 375	SB-8 (0-2')		SB-8 (4-6')		SB-9 (0-2')		SB-9 (4-6')		SB-10 (0-2')		SB-10 (4-6')
York ID	NYSDEC Part 375	Restricted Use Soil	Restricted Use Soil	23B0727-05		23B0727-06		23B0727-01		23B0727-02		23B0727-03		23B0727-04
Sampling Date	Unrestricted Use Soil	Cleanup Objectives -	Cleanup Objectives-	2/13/2023 10:10:00 AM		2/13/2023 10:38:00 AM		2/13/2023 9:05:00 AM		2/13/2023 9:15:00 AM		2/13/2023 9:35:00 AM		2/13/2023 9:40:00 AM
Client Matrix	Cleanup Objectives	Restricted Residential	Protection of GW	Soil		Soil		Soil		Soil		Soil		Soil
Compound		Restricted Residential	Protection of GW	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result Q
PEST, 8081 MASTER	mg/Kg	mg/Kg	mg/Kg	mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg
Dilution Factor				50		5		5		5		5		5
4,4'-DDD	0.0033	13	14	0.00253	U	0.00198	U	NT		0.00193	U	NT		0.00207 U
4,4'-DDD [2C]	~	~	17	NT		NT		0.00188	UP	NT		0.00195	UP	NT
4,4'-DDE	0.0033	8.9	~	0.956	D	0.00995	D	0.00234	D	0.00193	U	0.00264	D	0.00207 U
4,4'-DDT	0.0033	7.9	136	0.307	DP	0.0230	D		D	0.00193	ii .		D	0.00207 U
Aldrin		0.097	130		11		III		U				IJ	
	0.005		0.40	0.00253	U	0.00198	U	0.00188	U	0.00193	U		U	0.00207 U
alpha-BHC	0.02	0.48	0.19	0.00253		0.00198		0.00188	U	0.00193		0.00133	U	0.00207 U
alpha-Chlordane	0.094	4.2	0.02	0.00253	U	0.00198	U	NT		0.00193	U	0.00195	U	0.00207 U
alpha-Chlordane [2C]	0.036	0.36	2.9	NT 0.00253	l l	NT 0.00198	I I	0.00188 0.00188	UP	NT 0.00103		NT 0.00105		NT 0.00207 U
beta-BHC	0.036	0.30						0.00188 NT	U	0.00193		0.00195 NT	U	
Chlordane, total	-		0.09	0.0506	U	0.0396	U			0.0386	U			0.0413 U
Chlordane, total [2C]		400	~	NT 0.00050	l l	NT a satas	I I		UP	NT		0.0390	UP	NT
delta-BHC	0.04	100		0.00253	U	0.00198	U	0.00188	U	0.00193	U		U	0.00207 U
Dieldrin	0.005	0.2	0.25	0.369	DP	NT		NT		0.00193	U		UP	0.00207 U
Dieldrin [2C]	~	~	0.1	NT	1 1	0.00248	D		UP	NT		NT		NT
Endosulfan I	2.4	24	102	0.00253	U	0.00198	U	0.00188	U	0.00193	U	0.00195	U	0.00207 U
Endosulfan II	2.4	24	102	0.00253	U	0.00198	U	0.00188	U	0.00193	U		U	0.00207 U
Endosulfan sulfate	2.4	24	1000	0.00253	U	0.00198	U	0.00188	U	0.00193	U	0.00133	U	0.00207 U
Endrin	0.014	11	0.06	0.00253	U	0.00198	U		U	0.00193	U		U	0.00207 U
Endrin aldehyde	~	~	~	0.00253	U	0.00198	U	0.00188	U	0.00193	U	0.00195	U	0.00207 U
Endrin ketone	~	~	~	0.00253	U	0.00198	U	0.00188	U	0.00193	U	0.00195	U	0.00207 U
gamma-BHC (Lindane)	0.1	1.3	0.1	0.00253	U	0.00198	U	0.00188	U	0.00193	U	0.00195	U	0.00207 U
gamma-Chlordane	~	~	~	0.00253	U	0.00198	U	NT		0.00193	U	NT		0.00207 U
gamma-Chlordane [2C]	~	~	~	NT		NT		0.00188	UP	NT		0.00195	UP	NT
Heptachlor	0.042	2.1	0.38	0.00253	U	0.00198	U	0.00188	U	0.00193	U	0.00195	U	0.00207 U
Heptachlor epoxide	~	~	~	0.178	DP	0.00198	UP	0.00188	U	0.00193	U	0.00195	U	0.00207 U
Methoxychlor	~	~	~	0.00253	U	0.00198	U	0.00188	U	0.00193	U	0.00195	U	0.00207 U
Toxaphene	~	~	~	0.253	U	0.198	U	0.188	U	0.193	U	0.195	U	0.207 U
PCB, 8082 MASTER	mg/Kg	mg/Kg	mg/Kg	mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg
Dilution Factor				10		1		1		1		1		1
Aroclor 1016	~	~	~	0.255	U	0.0200	U	0.0190	U	0.0195	U	0.0197	U	0.0209 U
Aroclor 1221	~	~	~	0.255	U	0.0200	U	0.0190	U	0.0195	U	0.0197	U	0.0209 U
Aroclor 1232	~	~	~	0.255	U	0.0200	U	0.0190	U	0.0195	U	0.0197	U	0.0209 U
Aroclor 1242	~	~	~	0.255	U	0.0200	U	0.0190	U	0.0195	U	0.0197	U	0.0209 U
Aroclor 1248	~	~	~	0.255	Ü	0.0200	U	0.0190	U	0.0195	Ü		U	0.0209 U
Aroclor 1254	~	~	~	7.930	D	0.438		0.0190	U	0.0195	U	0.0197	U	0.0209 U
Aroclor 1260	~	~	~	0.255	U	0.0200	U	0.0321		0.0195	U	0.0197	U	0.0209 U
Aroclor 1262	~	~	~	0.255	Ü	0.0200	U	0.0190	U	0.0195	Ü		U	0.0209 U
Aroclor 1268	~	~	~	0.255	U	0.0200	U	0.0190	U	0.0195	U		U	0.0209 U
Total PCBs	0.1	1	3.2	7.930	D	0.438		0.0321		0.0195	ii .		ii l	0.0209 U
PFAS, NYSDEC Target List	0.1	-	J.E	7.530	Ĭ	0.430	\vdash	0.0321	\dashv	0.0133		0.0137	Ŭ	ug/kg
Dilution Factor														1 1
1H,1H,2H,2H-Perfluorodecanesulfonic acid (8:2 FT	~	~	~	NT	1 1	NT		NT	J	NT		NT		0.298 U
1H,1H,2H,2H-Perfluorooctanesulfonic acid (6:2 FT	~	~	~	NT	1 1	NT		NT	J	NT		NT		0.298 U
N-EtFOSAA	~	~	~	NT NT	1 1	NT NT		NT NT	J	NT NT		NT NT		0.298 U
N-MeFOSAA N-MeFOSAA	~	~	~	NT NT	1 1	NT NT		NT NT	J	NT NT		NT NT		0.298 0.298
Perfluoro-1-decanesulfonic acid (PFDS)	~	~	~	NT	1	NT		NT	J	NT		NT		0.298 U
Perfluoro-1-heptanesulfonic acid (PFHpS)	~	~	~	NT	1	NT		NT	J	NT		NT		0.298 U
Perfluoro-1-octanesulfonamide (FOSA)	~	~	~	NT		NT		NT		NT		NT		0.298 U
Perfluorobutanesulfonic acid (PFBS)	~	~	~	NT		NT NT		NT		NT		NT		0.298 U
	~	~	~	NT		NT		NT		NT		NT		0.298 U
Perfluorodecanoic acid (PFDA)	~	~	~	N I NT	1 1	N I NT		N I NT	J	NT NT		NT NT		0.298 U
Perfluorododecanoic acid (PFDoA)	~	~	~	NT NT		NT NT		NT NT		NT NT		NT NT		
Perfluoroheptanoic acid (PFHpA)	~	~	~		1 1			***	J					0.298 U
Perfluorohexanesulfonic acid (PFHxS)	~	~	~	NT	1 1	NT		NT	J	NT		NT		0.298 U
Perfluorohexanoic acid (PFHxA)	~	~		NT	ı l	NT		NT	- 1	NT		NT		0.298 U
Perfluoro-n-butanoic acid (PFBA)	~	~	~	NT	1 1	NT		NT	J	NT		NT		0.298 U
Perfluorononanoic acid (PFNA)	~	~	~	NT	1	NT		NT	J	NT		NT		0.298 U
Perfluorooctanesulfonic acid (PFOS)	~	~	~	NT	1 1	NT		NT	J	NT		NT		0.298 U
Perfluorooctanoic acid (PFOA)	~	~	~	NT	1 1	NT		NT	J	NT		NT		0.298 U
Perfluoropentanoic acid (PFPeA)	~	~	~	NT	1	NT		NT	J	NT		NT		0.298 U
Perfluorotetradecanoic acid (PFTA)	~	~	~	NT	1 1	NT		NT	J	NT		NT		0.298 U
Perfluorotridecanoic acid (PFTrDA)	~	~	~	NT	1 1	NT		NT	J	NT		NT		0.298 U
Perfluoroundecanoic acid (PFUnA)	~	~	~	NT	Ш	NT		NT		NT		NT		0.298 U
NOTES:														

NOTES:
Any Regulatory Exceedences are color coded by Regulation

Q is the Qualifier Column with definitions as follows:
Deresult is from an analysis that required a dilution
Jenanlyke detected at or above the MDL (method detection limit) but below the RL (Reporting Limit) - data is estimated
U-analyke not detected at or above the lew lindicated
Benanlyke found in the analysis batch blank
E-result is estimated and cannot be accurately reported due to levels encountered or interferences
P-this flag is used for pesticide and PCB (Arodor) target compounds when there is a % difference for detected concentrations that exceed method dictated limits between the two GC columns used for analysis
NT=this indicates the analyte was not a target for this sample
"-this indicates that no regulatory limit has been established for this analyte

Table 10 **Volatile Organic Compounds in Groundwater**

Lots 9 & 10 - Clay Street, Brooklyn NY

						Lots 9 & 10 - Clay Stre	et, Diooni								
Sample ID		GW-4		GW-5		GW-6		GW-7		GW-8		S-FB-1		GW-FB-1	
York ID	NYSDEC TOGS	23B0727-09		23B0727-08		23E0792-01		23E0792-02		23E0792-03		23B0854-05		23B0854-06	
Sampling Location	Standards and	Commercial St.		Commercial St.		5/12/2023 9:48:00 AI	M	5/12/2023 10:20:00 A	AM	5/12/2023 10:57:00 AF	М				
Client Matrix	Guidance Values - GA	Water		Water		Water		Water		Water		Water		Water	
Compound		Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q
VOA, 8260 LOW MASTER	ug/L	ug/L		ug/L		ug/L		ug/L		ug/L		ug/L		ug/L	
Dilution Factor		1		1		1		1		1		1		1	1 1
1,1,1,2-Tetrachloroethane	5	0.216	U	0.216	U	0.216	U	0.216	U	0.216	U	0.216	U	0.216	U
1,1,1-Trichloroethane	5	0.266	U	0.266	U	0.920		0.520		0.266	U	0.266	U	0.266	U
1,1,2,2-Tetrachloroethane	5	0.256	U	0.256	U	0.256	U	0.256	U	0.256	U	0.256	U	0.256	U
1,1,2-Trichloro-1,2,2-trifluoroethane (Freon 113)	5	0.286	U	0.286	U	0.286	U	0.286	U	0.286	U	0.286	U	0.286	U
1,1,2-Trichloroethane	1	0.249	U	0.249	U	0.249	U	0.249	U	0.249	U	0.249	U	0.249	U
1,1-Dichloroethane	5	0.272	U	0.272	U	0.420	J	0.380	J	0.272	U	0.272	U	0.272	U
1,1-Dichloroethylene	5	0.327	U	0.327	U	0.327	U	0.327	U	0.327	U	0.327	U	0.327	U
1,2,3-Trichlorobenzene	5	0.222	U	0.222	U	0.222	U	0.222	U	0.222	U	0.222	U	0.222	U
1,2,3-Trichloropropane	0.04	0.273	U	0.273	U	0.273	U	0.273	U	0.273	U	0.273	U	0.273	U
1,2,4-Trichlorobenzene	5	0.138	U	0.138	U	0.138	U	0.138	U	0.138	U	0.138	U	0.138	U
1,2,4-Trimethylbenzene	5	0.310	U	0.310	U	0.310	U	0.310	U	0.310	U	0.310	U	0.310	U
1,2-Dibromo-3-chloropropane	0.04	0.432	U	0.432	U	0.432	U	0.432	U	0.432	U	0.432	U	0.432	U
1,2-Dibromoethane	0.0006	0.215	U	0.215	U	0.215	U	0.215	U	0.215	U	0.215	U	0.215	U
1,2-Dichlorobenzene	3	0.270	U	0.270	U	0.270	U	0.270	U	0.270	U	0.270	U	0.270	U
1,2-Dichloroethane	0.6	0.377	U	0.377	U	0.377	U	0.377	U	0.377	U	0.377	U	0.377	U
1,2-Dichloropropane	1	0.327	U	0.327 0.347	U	0.327	U	0.327	U	0.327	U	0.327	U	0.327	U
1,3,5-Trimethylbenzene 1,3-Dichlorobenzene	5	0.347 0.283	U	0.347 0.283	U	0.347 0.283	U	0.347 0.283	U	0.347 0.283	U	0.347 0.283	U	0.347 0.283	U
	3						U		U						
1,3-Dichloropropane	5	0.260	U	0.260	U	0.260	U	0.260	U	0.260	U	0.260	U	0.260	U
1,4-Dichlorobenzene	3 ~	0.311		0.311	U	0.311	U	0.311	U	0.311	U	0.311	U	0.311	
1,4-Dioxane 2-Butanone	50	35.300 0.421	U	35.300 1.330	U	35.300 0.421	U	35.300 0.690	U	35.300 0.870	U	35.300 0.421	U	35.300 0.421	U
2-Hexanone	50	0.421	U	0.320		0.421	l ii	0.890	I	0.870	U	0.421	U	0.421	U
4-Methyl-2-pentanone	~	0.365	Ü	0.365	ü	0.365	ü	0.365	ı ii	0.365	ü	0.365	Ü	0.365	Ü
Acetone	50	1.340	Ü	1.340	ü	3.080	Ü	15.700	٥	9.030	Ü	1.340	Ü	1.340	Ü
Acrolein	~	0.447	Ü	0.447	Ü	0.447	U	0.447	U	0.447	U	0.447	Ü	0.447	Ü
Acrylonitrile	~	0.422	Ü	0.422	Ü	0.422	ŭ	0.422	Ü	0.422	ŭ	0.422	Ü	0.422	Ü
Benzene	1	0.279	Ü	0.279	Ü	0.279	Ü	0.279	Ü	0.279	Ü	0.279	Ü	0.279	Ü
Bromochloromethane	5	0.354	Ü	0.354	Ü	0.354	Ü	0.354	Ü	0.354	Ú	0.354	Ü	0.354	Ü
Bromodichloromethane	50	0.245	ŭ	0.245	Ü	0.245	ŭ	0.245	ũ	0.245	ũ	0.245	Ü	0.245	Ü
Bromoform	50	0.163	Ü	0.163	Ü	0.163	Ü	0.163	Ü	0.163	Ü	0.163	Ü	0.163	Ü
Bromomethane	5	0.119	Ü	0.119	Ü	0.119	U	0.119	U	0.119	Ü	0.119	Ü	0.119	Ü
Carbon disulfide	~	0.362	U	0.362	U	0.362	U	0.362	U	0.362	U	0.362	U	0.362	U
Carbon tetrachloride	5	0.204	U	0.204	U	0.204	U	0.204	U	0.204	U	0.204	U	0.204	U
Chlorobenzene	5	0.284	U	0.284	U	0.284	U	0.284	U	0.284	U	0.284	U	0.284	U
Chloroethane	5	0.448	U	0.448	U	0.448	U	0.448	U	0.448	U	0.448	U	0.448	U
Chloroform	7	0.930		0.243	U	1.740		4.060		0.400	J	0.243	U	0.243	U
Chloromethane	5	0.372	U	0.372	U	0.372	U	0.372	U	0.372	U	0.372	U	0.372	U
cis-1,2-Dichloroethylene	5	1.990		10.400		0.294	U	0.410	J	0.294	U	0.294	U	0.294	U
cis-1,3-Dichloropropylene	0.4	0.262	U	0.262	U	0.262	U	0.262	U	0.262	U	0.262	U	0.262	U
Cyclohexane	~	0.491	U	0.491	U	0.491	U	0.491	U	0.491	U	0.491	U	0.491	U
Dibromochloromethane	50	0.146	U	0.146	U	0.146	U	0.146	U	0.146	U	0.146	U	0.146	U
Dibromomethane	~	0.203	U	0.203	U	0.203	U	0.203	U	0.203	U	0.203	U	0.203	U
Dichlorodifluoromethane	5	0.451	U	0.451	U	0.451	U	0.451	U	0.451	U	0.451	U	0.451	U
Ethyl Benzene	5	0.290	U	0.290	U	0.290	U	0.290	U	0.290	U	0.290	U	0.290	U
Hexachlorobutadiene	0.5	0.241	U	0.241	U	0.241	U	0.241	U	0.241	U	0.241	U	0.241	U
Isopropylbenzene	5	0.405	U	0.405	U	0.405	U	0.405	U	0.405	U	0.405	U	0.405	U
Methyl acetate	~	0.442	U	0.442	U	0.442	U	0.442	U	0.442	U	0.442	U	0.442	U
Methyl tert-butyl ether (MTBE)	10	0.244	U	0.360	J	0.244	U	0.244	U	0.244	U	0.244	U	0.244	U
Methylcyclohexane	~	0.477	U	0.477	U	0.477	U	0.477	U	0.477	U	0.477	U	0.477	U
Methylene chloride	5	0.397	U	0.397	U	0.397	U	0.397	U	0.397	U	0.680	JB	0.680	JB U
Naphthalene	10	0.212	U	0.212	U	0.212	U	2.480		0.410		0.212	U	0.212	
n-Butylbenzene	5	0.399	U	0.399	U	0.399	U	0.399	U	0.399	U	0.399	U	0.399	U
n-Propylbenzene	5	0.384	U	0.384	U	0.384	U	0.384	U	0.384 0.261	U	0.384	U	0.384 0.261	U
o-Xylene	5 ~	0.261	U	0.261	U	0.261	U		U		U		U		U
p- & m- Xylenes	~	0.578 0.341	U	0.578 0.450	U	0.578 0.341	U	0.578 0.341	U	0.578 0.341	U	0.578 0.341	U	0.578 0.341	U
p-Diethylbenzene	~	0.341	U	0.450	J II	0.341	U	0.341	U	0.341	U	0.341	U	0.341	U
p-Ethyltoluene	~	0.200	U	0.200	U	0.200	U	0.200	U	0.200	U	0.200	U	0.200	U
p-Isopropyltoluene sec-Butylbenzene	5	0.377	U	0.377	U II	0.377	l ii	0.377	U	0.377	U	0.377	U	0.377	U
Styrene	5	0.444	U	0.444	U	0.444	Ü	0.444	Ü	0.444	U	0.444	U	0.444	U
tert-Butyl alcohol (TBA)	~	0.608	U	0.608	U	0.608	U	0.608	U	0.255	U	0.608	U	0.233	U
tert-Butyl alconol (TBA) tert-Butylbenzene	5	0.608	U	0.608	U	0.608	Ü	0.608	U	0.608	U	0.608	U	0.608	U
Tetrachloroethylene	5	0.239	Ü	0.397	U	0.270	l ĭ	0.710	1 "	0.239	U	0.239	U	0.239	Ü
Toluene	5	0.346	Ü	0.346	ű	0.346	Ú	0.710	Lu	0.346	U	0.346	U	0.346	Ü
trans-1,2-Dichloroethylene	5	0.279	Ü	0.580	ŭ	0.279	Ü	0.279	ŭ	0.279	Ü	0.279	Ü	0.279	Ü
trans-1,3-Dichloropropylene	0.4	0.229	Ü	0.229	U	0.229	Ü	0.229	Ü	0.229	Ü	0.229	Ü	0.229	Ü
Trichloroethylene	5	11.900		19.500		86.600		142		19.400		0.370	j	0.280	j
Trichlorofluoromethane	5	0.337	U	0.337	U	0.337	U	0.337	U	0.337	U	0.337	Ú	0.337	Ú
Vinyl Chloride	2	0.469	Ü	0.469	U	0.469	Ü	0.469	Ü	0.469	U	0.469	Ü	0.469	U
Xylenes, Total	5	0.469	U	0.836	U	0.469	Ü	0.469	Ü	0.469	U	0.469	U	0.469	U
		0.030	_	0.030	Š	0.030		0.030		0.030		0.030		0.030	

NOTES:
Any Regulatory Exceedences are color coded by Regulation

Q is the Qualifier Column with definitions as follows:

Duresult is from an analysis that required a dilution

lanalyte detected at or above the MDI, (method detection limit) but below the RL {Reporting Limit} - data is estimated

U=analyte not detected at or above the level indicated

B=analyte found in the analysis batch blank.

B=analyte found in the analysis batch blank plant is a considerable of the considerable of th

Table 11 Semi-Volatile Organic Compounds in Groundwater Lots 9 & 10 - Clay Street, Brooklyn NY

		1013 3 & 10 - C	,	eet, Brooklyn NY					_
mple ID rk ID mpling Location ent Matrix	NYSDEC TOGS Standards and Guidance Values - GA	GW-4 23B0727-09 Commercial St Water		GW-5 23B0727-08 Commercial St Water		S-FB-1 23B0854-05 Water		GW-FB-1 23B0854-06 Water	
Compound	Guidance Values - GA	Result	Q	Result	Q	Result	Q	Result	T
mi-Volatiles, 1,4-Dioxane 8270 SIM-Aqueous ution Factor		ug/L 1				ug/L		ug/L 1	Τ
ution Factor I-Dioxane	~	0.300	U	NT		0.300	U	0.300	ı
OA. 8270 LOW MASTER	ug/L	ug/L		ug/L		ug/L		ug/L	+
ution Factor	-8/-	1		1		1		1	ı
-Biphenyl	~	2.630	U	2.700	U	3.330	U	4.550	ı
,4,5-Tetrachlorobenzene	~	2.630	U	2.700	U	3.330	U	4.550	П
,4-Trichlorobenzene	5	2.630	U	2.700	U	3.330 3.330	U	4.550 4.550	
!-Dichlorobenzene !-Diphenylhydrazine (as Azobenzene)	3	2.630	U	2.700	U	3.330	U	4.550	
I-Diphenyinydrazine (as Azobenzene)	3	2.630	U	2.700	U	3.330	U	4.550	ı
I-Dichlorobenzene	3	2.630	Ü	2.700	Ü	3.330	Ü	4.550	ı
1,4,6-Tetrachlorophenol	~	2.630	U	2.700	U	3.330	U	4.550	ı
,5-Trichlorophenol	1	2.630	U	2.700	U	3.330	U	4.550	
I,6-Trichlorophenol	1	2.630	U	2.700	U	3.330	U	4.550	١
I-Dichlorophenol	5 50	2.630	U	2.700 2.700	U	3.330	U	4.550	
I-Dimethylphenol I-Dinitrophenol	10	2.630 2.630	U	2.700	U	3.330 3.330	U	4.550 4.550	
I-Dinitrotoluene	5	2.630	U	2.700	U	3.330	U	4.550	
-Dinitrotoluene	5	2.630	Ü	2.700	Ü	3.330	Ü	4.550	
Chloronaphthalene	10	2.630	U	2.700	U	3.330	U	4.550	
Chlorophenol	1	2.630	U	2.700	U	3.330	U	4.550	١
Methylnaphthalene	~	2.630	U	2.700	U	3.330	U	4.550	1
Methylphenol Nitroanlline	1 5	2.630 2.630	U	2.700 2.700	U	3.330 3.330	U	4.550 4.550	ı
Vitroaniline Vitrophenol	5	2.630 2.630	U	2.700 2.700	U	3.330 3.330	U	4.550 4.550	
& 4-Methylphenols	1	2.630	Ü	2.700	U	3.330	U	4.550	1
I-Dichlorobenzidine	5	2.630	Ü	2.700	Ü	3.330	Ü	4.550	
Nitroaniline	5 ~	2.630	U	2.700	U	3.330	U	4.550	
-Dinitro-2-methylphenol		2.630	U	2.700	U	3.330	U	4.550	
Bromophenyl phenyl ether	~	2.630	U	2.700	U	3.330	U	4.550 4.550	ı
Chloro-3-methylphenol Chloroaniline	1	2.630	U	2.700 2.700	U	3.330	U	4.550 4.550	ı
Chloroaniline Chlorophenyl phenyl ether	5 ~	2.630 2.630	U	2.700 2.700	U	3.330 3.330	U	4.550 4.550	
Nitroaniline	5	2.630	U	2.700	U	3.330	U	4.550	ı
Vitrophenol	1	5.260	U	5.410	U	6.670	U	9.090	
etophenone	~	2.630	U	2.700	U	3.330	U	4.550	
oha Terpineol	~	5.260	U	5.410	U	6.670	U	9.090	
iline	5 ~	2.630	U	2.700	U	3.330	U	4.550	
nzaldehyde nzidine	~~~~	2.630 5.260	U	2.700 5.410	U	3.330 6.670	U	4.550 9.090	
nzoic acid	~	2.630	U	2.700	U	3.330	U	4.550	١
nzyl alcohol	~	2.630	Ü	2.700	Ü	3.330	Ü	4.550	
nzyl butyl phthalate	50	2.630	Ü	2.700	Ü	3.330	Ü	4.550	
(2-chloroethoxy)methane	50 5	2.630	U	2.700	U	3.330	U	4.550	
(2-chloroethyl)ether	1	1.050	U	1.080	U	1.330	U	1.820	
(2-chloroisopropyl)ether	5 ~	2.630	U	2.700	U	3.330	U	4.550	
prolactam rbazole	~	2.630 2.630	U	2.700 2.700	U	3.330 3.330	U	4.550 4.550	
penzofuran	~	2.630	U	2.700	U	3.330	u	4.550	
ethyl phthalate	50	2.630	ŭ	2.700	Ü	3.330	ŭ	4.550	
methyl phthalate	50	2.630	U	2.700	U	3.330	U	4.550	
n-butyl phthalate	50	2.630	U	2.700	U	3.330	U	4.550	
n-octyl phthalate	50	2.630	U	2.700	U	3.330	U	4.550	
xachlorocyclopentadiene phorone	5	5.260 2.630	U	5.410 2.700	U	6.670 3.330	U	9.090 4.550	
pnorone nitroso-di-n-propylamine	50 ~	2.630	U	2.700	U	3.330	U	4.550 4.550	
Nitrosodiphenylamine	50	2.630	Ü	2.700	U	3.330	Ü	4.550	
enol	1	2.630	Ü	2.700	Ü	3.330	Ü	4.550	
OA, 8270 SIM MASTER	ug/L	ug/L		ug/L		ug/L		ug/L	
ution Factor		1		2		1		1	
enaphthene	20	0.0526	U	0.195		0.0667	U	0.0909	
enaphthylene thracene	50	0.0526 0.0526	U	0.0973 0.0865		0.0667 0.0667	U	0.0909	
tnracene razine	>U ~	0.0526	U	0.0865	U	0.0667	U	0.0909	
nzo(a)anthracene	0.002	0.0526	U	0.0541	U	0.0667	U	0.0909	
nzo(a)pyrene	0.002	0.0526	U	0.0541	U	0.0667	U	0.0909	
nzo(b)fluoranthene	0.002	0.0526	U	0.0541	U	0.0667	U	0.0909	
nzo(g,h,i)perylene	0.002	0.0526	U	0.0541	U	0.0667	U	0.0909	
nzo(k)fluoranthene (2-ethylhexyl)phthalate	0.002	0.0526 0.747	U B	0.0541 4.710	U BD	0.0667 0.667	U	0.0909 1.110	
(2-ethylhexyl)phthalate rysene	0.002	0.747 0.0526	U	4.710 0.0541	BD U	0.667	U	1.110 0.0909	
penzo(a,h)anthracene	~	0.0526	U	0.0541	U	0.0667	U	0.0909	
oranthene	50	0.0526	U	0.0541	Ü	0.0667	Ü	0.0909	
iorene	50	0.0526	U	0.173		0.413		0.709	
xachlorobenzene	0.04	0.0211	U	0.0216	U	0.0267	U	0.0364	
xachlorobutadiene	0.5	0.526	U	0.541	U	0.667	U	0.909	
xachloroethane deno(1,2,3-cd)pyrene	5 0.002	0.526 0.0526	U	0.541 0.0541	U	0.667 0.0667	U	0.909 0.0909	
phthalene	10	0.0526		0.346		0.0667	U	0.0909	
robenzene	0.4	0.263	U	0.270	U	0.333	U	0.455	
Nitrosodimethylamine	~	0.526	U	0.541	Ü	0.667	Ü	0.909	
ntachlorophenol	1	0.263	U	0.270	U	0.333	U	0.455	
enanthrene	50	0.0526	U	0.692	١	0.0667	U	0.0909	
rene DTES:	50	0.0526	U	0.0541	U	0.0800	1	0.145	J
y Regulatory Exceedences are color coded by Regulation is the Qualifier Column with definitions as follows: result is from an analysis that required a dilution									
analyte detected at or above the MDL (method detection	imit) but below the RL (Repo	rting Limit) - data is estimated							
analyte not detected at or above the level indicated									
analyte found in the analysis batch blank									
the second of the second of									
result is estimated and cannot be accurately reported du	to levels encountered or int	fference for detected concentation	one that -	vreed method distatod !	its hote-	en the two GC columns used for a	alveir		
result is estimated and cannot be accurately reported du this flag is used for pesticide and PCB (Aroclor) target con =this indicates the analyte was not a target for this samp	pounds when there is a % di	fferences fference for detected concentrati	ons that e	exceed method dictated lim	its betwe	een the two GC columns used for an	nalysis		

Table 12 Inorganic Constituents in Groundwater Lots 9 & 10 - Clay Street, Brooklyn NY

			Clay 3	ileet, brooklyn Ni					
Sample ID York ID	NYSDEC TOGS	GW-4 23B0727-09		GW-5 23B0727-08		S-FB-1 23B0854-05		GW-FB-1 23B0854-06	
Sampling Location	Standards and	Commercial St.		Commercial St.		14/-1		Water	
Client Matrix	Guidance Values - GA	Water	_	Water		Water		Water	
Compound	/1	Result	Q	Result	Q	Result	Q	Result	Q
Metals, Target Analyte, ICP Dilution Factor	ug/L	ug/L 1		ug/L 1		ug/L 1		ug/L 1	
Aluminum	~	2,220		7,860		55.600	U	55.600	U
Barium	1000	62.500	U	272		27.800	U	27.800	U
Calcium	~	45,900	В	62,800	В	189	В	165	В
Chromium	50	12.500	Ü	29.400		5.560	U	5.560	Ü
Cobalt	~	10	Ü	7.270		4.440	Ü	4.440	Ü
Copper	200	50	Ü	49.100		22.200	Ü	22.200	Ü
Iron	~	6,140		29,700		278	U	278	U
Lead	25	12.500	U	75.400		5.560	U	5.560	U
Magnesium	35000	4,700		5,730		55.600	U	55.600	U
Manganese	300	225		660		5.560	U	5.560	U
Nickel	100	25	U	31.500		11.100	U	11.100	Ü
Potassium	~	15,000	Ü	16,300		163	Ü	132	Ü
Silver	50	12.500	U	5.560	U	5.560	U	5.560	U
Sodium	20000	29,700	_	13,900	-	556	Ü	556	Ü
Vanadium	~	25	U	23.900		11.100	U	11.100	U
Zinc	2000	219	U	197		27.800	U	27.800	U
Metals, Target Analyte, ICP Dissolved	ug/L	ug/L		ug/L		ug/L		ug/L	
Dilution Factor	~	1	_	1	_	1		1	
Aluminum		477	В	1,740	В	55.600	U	55.600	U
Barium	1000	27.800	U	237		27.800	U	27.800	U
Calcium Chromium	50	49,700 5.560	U	68,200 16.700		157 5.560	B U	105 5.560	B U
Cobalt	~	4.440	U	10.700	U	4.440	U	4.440	U
Copper	200	22.200	U	50	U	22.200	U	22.200	U
Iron	~	1,160	U	23,800	U	278	U	278	U
Lead	25	5.560	U	69		5.560	U	5.560	U
Magnesium	35000	4,840	Ü	5,240		55.600	U	55.600	U
	300	230		700		5.560	U	5.560	U
Manganese									
Nickel	100	13.600		26		11.100	U	11.100	U
Potassium Silver	50	16,600 5.560	U	16,000 12.500	U	55.600 5.560	U	55.600 5.560	U
Sodium	20000		U	14,700	U	556	U	5.56	U
	20000	31,900							
Vanadium		11.100	U	25	U	11.100	U	11.100	U
Zinc Metals, Target Analyte, ICPMS	2000	230		200		27.800	U	27.800	U
Dilution Factor	ug/L	ug/L 1		ug/L 1		ug/L 1		ug/L 1	
Antimony	3	2.500	U	2	U	1.110	U	1.110	U
Arsenic	25	2.500	U	9.230		1.110	U	1.110	U
Beryllium	3	0.750	U	0.642		0.333	U	0.333	U
Cadmium	5	1.250	Ü	1	U	0.556	Ü	0.556	Ü
Selenium	10	2.610		2	U	1.110	U	1.110	U
Thallium	~	2.500	U	2	U	1.110	U	1.110	U
Metals, Target Analyte, ICPMS Dissolved	ug/L	ug/L		ug/L		ug/L		ug/L	
Dilution Factor	-	1		1		1		1	
Antimony	3	1.110	U	2	U	1.110	U	1.110	U
Arsenic	25	1.110	U	2.300		1.110	U	1.110	U
Beryllium	3	0.333	U	0.600	U	0.333	U	0.333	U
Cadmium	5	0.839		1	U	0.556	U	0.556	U
Selenium	10	1.110	U	2	U	1.110	U	1.110	U
Thallium	~	1.110	U	2	U	1.110	U	1.110	U
Mercury by 7470/7471 Dilution Factor	ug/L	ug/L 10		ug/L 1		ug/L 1		ug/L 2	
Mercury	0.7	2	U	0.200	U	0.200	U	0.400	U
Mercury, Dissolved	ug/L	ug/L		ug/L		ug/L		ug/L	
Dilution Factor		1		1		1		1	
Mercury	0.7	0.200	U	0.200	U	0.200	U	0.200	U
NOTES.									

NOTES:
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B=analyte found in the analysis batch blank

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NT=this indicates the analyte was not a target for this sample

~=this indicates that no regulatory limit has been established for this analyte

Table 13
PCB, Pest and PFAS in Groundwater
Lots 9 & 10 - Clay Street, Brooklyn NY

			Ciuy	Street, Brooklyii ivi					
Sample ID York ID Sampling Location	NYSDEC TOGS Standards and	GW-4 23B0727-09 Commercial St.		GW-5 23B0727-08 Commercial St.		S-FB-1 23B0854-05		GW-FB-1 23B0854-06	
Client Matrix		Water		Water		Water		Water	
	Guidance Values - GA	Result	Q	Result	Q		Q	Result	Q
Compound			ų		ų	Result	ų		ų
PEST, 8081 MASTER Dilution Factor	ug/L	ug/L 1		ug/L 1		ug/L 1		ug/L 1	
	0.2								U
4,4'-DDD	0.3	0.00421	U	0.00421	U	0.00571	U	0.00457	U
4,4'-DDE	0.2	0.00421	U	0.00421	U	0.00571	U	NT	
4,4'-DDT	0.2	0.00421	U	0.00421	U	0.00571	U	0.00457	U
Aldrin		0.00421	U	0.00421	U	0.00571	U	NT	
alpha-BHC	0.01	0.00421	U	0.00421	U	0.00571	U	0.00457	U
alpha-Chlordane	~	0.00421	U	0.00421	U	NT		NT	
beta-BHC	0.04	0.00421	U	0.00421	U	NT		0.00457	U
Chlordane, total	0.05	0.211	U	0.211	U	0.286	U	0.229	U
delta-BHC	0.04	NT		0.00421	U	0.00571	U	0.00457	U
delta-BHC [2C]	~	0.00421	U	NT		NT		NT	
Dieldrin	0.004	0.00211	U	0.00211	U	0.00286	U	0.00229	U
Endosulfan I	~	0.00421	U	0.00421	U	0.00571	U	0.00457	U
Endosulfan II	~	0.00421	U	0.00421	U	NT		NT	
Endosulfan sulfate	~	0.00421	U	0.00421	U	0.00571	U	0.00457	U
Endrin	~	0.00421	U	0.00421	U	0.00571	U	0.00457	U
Endrin aldehyde	5	0.0105	U	0.0105	U	0.0143	U	0.0114	U
Endrin ketone	5	0.0105	U	0.0105	U	0.0143	U	0.0114	U
gamma-BHC (Lindane)	0.05	0.00421	U	0.00421	U	0.00571	U	0.00457	U
gamma-Chlordane	~	0.0105	U	0.0105	U	NT		NT	
Heptachlor	0.04	0.00421	U	0.00421	U	0.00571	U	NT	
Heptachlor epoxide	0.03	0.00421	U	0.00421	U	0.00571	U	0.00457	U
Methoxychlor	35	0.00421	U	0.00421	U	0.00571	U	0.00457	U
Toxaphene	0.06	0.105	U	0.105	U	0.143	U	0.114	U
PCB, 8082 MASTER	ug/L	ug/L		ug/L		ug/L		ug/L	
Dilution Factor		1		1		1		1	
Aroclor 1016	~	0.0526	U	0.0526	U	0.0714	U	0.0571	U
Aroclor 1221	~	0.0526	U	0.0526	U	0.0714	U	0.0571	U
Aroclor 1232	~	0.0526	U	0.0526	U	0.0714	U	0.0571	U
Aroclor 1242	~	0.0526	U	0.0526	U	0.0714	U	0.0571	U
Aroclor 1248	~	0.0526	U	0.0526	U	0.0714	U	0.0571	U
Aroclor 1254	~	0.0526	U	0.0526	U	0.0714	U	0.0571	U
Aroclor 1260	~	0.0526	U	0.0526	U	0.0714	U	0.0571	U
Aroclor 1262	~	0.0526	U	0.0526	U	0.0714	U	0.0571	U
Aroclor 1268	~	0.0526	U	0.0526	U	0.0714	U	0.0571	U
Total PCBs	0.09	0.0526	U	0.0526	U	0.0714	U	0.0571	U
PFAS, NYSDEC Target List		ug/L							
Dilution Factor		5							
1H,1H,2H,2H-Perfluorodecanesulfonic acid (8:2 FTS)	~	0.00463	U	NT		NT		NT	
1H,1H,2H,2H-Perfluorooctanesulfonic acid (6:2 FTS)	~	0.00231	U	NT		NT		NT	
N-EtFOSAA	~	0.00093	U	NT		NT		NT	
N-MeFOSAA	~	0.00093	U	NT		NT		NT	
Perfluoro-1-decanesulfonic acid (PFDS)	~	0.00093	U	NT		NT		NT	
Perfluoro-1-heptanesulfonic acid (PFHpS)	~	0.00093	U	NT		NT		NT	
Perfluoro-1-octanesulfonamide (FOSA)	~	0.00093	U	NT		NT		NT	
Perfluorobutanesulfonic acid (PFBS)	~	0.00664		NT		NT		NT	
Perfluorodecanoic acid (PFDA)	~	0.00093	U	NT		NT		NT	
Perfluorododecanoic acid (PFDoA)	~	0.00093	U	NT		NT		NT	
Perfluoroheptanoic acid (PFHpA)	~	0.0225		NT		NT		NT	
Perfluorohexanesulfonic acid (PFHxS)	~	0.00171		NT		NT		NT	
Perfluorohexanoic acid (PFHxA)	~	0.00993		NT		NT		NT	
Perfluoro-n-butanoic acid (PFBA)	~	0.0107		NT		NT		NT	
Perfluorononanoic acid (PFNA)	~	0.0172		NT		NT		NT	
Perfluorooctanesulfonic acid (PFOS)	~	0.0318		NT		NT		NT	
Perfluorooctanoic acid (PFOA)	~	0.0747		NT		NT		NT	
Perfluoropentanoic acid (PFPeA)	~	0.00562	l l	NT		NT		NT	
Perfluorotetradecanoic acid (PFTA)	~	0.00093	U	NT		NT		NT	
Perfluorotridecanoic acid (PFTrDA)	~	0.00093	U	NT		NT		NT	
Perfluoroundecanoic acid (PFUnA)	~	0.00093	U	NT		NT		NT	l .

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E=result is estimated and cannot be accurately reported due to levels encountered or interferences

P=this flag is used for pesticide and PCB (Arocior) target compounds when there is a % difference for detected concentrations that exceed method dictated limits between the two GC columns used for analysis

NT=this indicates the analyte was not a target for this sample

~=this indicates that no regulatory limit has been established for this analyte

Table 14 Soil Vapor Samples Lots 9 & 10 - Clay Street, Brooklyn

Communication Communicatio						Lots 9 & 10 - Clay	Street, B	•							
Company Comp	Sample ID			OA-2		SV-7			SV-9		SV-10				
Company Comp	Sample Location	NYSDOH Immediate Action	NVSDOH Air Guidance Values	Commercial Street		Commercial Street		Commercial Street				23E0786-01			
Second	Sampling Date	Levels	1413DOITAII Guidance Values	2/14/2023 1:10:00 PM	И	2/14/2023 1:01:00 PN	Л	2/14/2023 12:09:00 P	M	2/14/2023 12:00:00 P	М	5/12/2023 10:34:00 A	AM	5/12/2023 10:40:00 A	AM
March Control March Contro	Client Matrix			Outdoor Ambient Air	r	Soil Vapor		Soil Vapor		Soil Vapor		Soil Vapor		Soil Vapor	
State	Compound			Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q
State	Volatile Organics, EPA TO15 Full List	ug/m3		ug/m3		ug/m3		ug/m3		ug/m3		ug/m3		ug/m3	
1.65 - 1	Dilution Factor	_													
\$\frac{1}{2} \text{Distributions of the content of the	1,1,1,2-Tetrachloroethane			0.500	U	4.800	U	11	U	4.200	U	10	U	10	U
1.54 1.54 1.55	1,1,1-Trichloroethane	100		0.390	U	3.900	U	8.500	U	3.300	U	300	D	42	D
1.00 1.00	1,1,2,2-Tetrachloroethane			0.500	U	4.800	U	11	U	4.200	U	10	U	10	U
\$\(\) \$\frac{1}{2} \text{Adjustments} \\ \text{\$\cup{c}}{\text{\$\cup{c}}} \text{\$\cup{c}} \text{\$\cup{c}}{\text{\$\cup{c}}} \text{\$\cup{c}}{\text{\$\cup{c}}} \text{\$\cup{c}} \text{\$\cup{c}}{\text{\$\cup{c}}} \text{\$\cup{c}}{\text{\$\cup{c}}} \text{\$\cup{c}} \text{\$\cup{c}} \text{\$\cup{c}}{\text{\$\cup{c}}} \text{\$\cup{c}} \t					U		U		-		U	11	U		U
1.050-1000-1000-1000-1000-1000-1000-1000	1,1,2-Trichloroethane			0.390	U		U		_		U	8	U		U
\$\frac{1}{2} \overline{1}{2} \overline{1} \overline{1}{2} \overline{1}{2} \overline{1}{2} \overline{1} \overline{1}{2} \overline{1} \overline{1}{2} \overline{1} \overline{1}{2} \overline{1}					U		U		_		U	-	U		U
\$\times_{\text{Delta} \text{Control} Table of the control		6			_		-		-		-				U
Descriptions					Ŭ		_		_		_		_		U
1-2-0-10-0-10-0-10-0-10-0-10-0-10-0-10-					_		-		_		-		-		U
Description					_		_		_		_		-		U
1.5 Conference					_		_		_		_		-		U
2.00 1.00							-		_		-		-		U
\$\frac{1}{2}\frac{1}\frac{1}{2}\frac{1}{2}\frac{1}{2}\frac{1}{2}\frac{1}{2}\frac{1}{2}\frac{1}{2}\frac{1}{2}\frac{1}{2}\frac{1}{2}\frac{1}{2}\frac{1}{2}\frac{1}{2}\frac{1}{2}\frac{1}{2}\frac{1}{2}\frac{1}{2}\frac{1}\frac{1}{2}\frac{1}{2}\frac{1}{2}\frac{1}{2}\frac{1}{2}\frac							-		_				_		U
\$\$\frac{1}{2} \text{\$\frac{1}{2}					Ŭ		_		_		-		-		U
\$\$\frac{1}{2}\$\fra							_		-		-		_		U
2.50 Ordersprosence							_		-		_		-		U
2.40 1.40					Ŭ		_		_		_		_		U
A-Silanes					_		_		-		-				U
Delications					_		_		_		-		-		U
2-securione C.558 U 5.300 U 13 U 5 U 12 U 12 C. Congraphic Conference C. C					_		_		_		-		_		D
1.100					_		_		_		_		-		U
Intelliging Sentence 0.000 0 2.000 0 0.000 0 0.000 0 0.000 0					_		_		_	-	_		_		Ü
Person					Ŭ		· ·		_		_		_		Ü
Accordance					_		-		_				-		D
Sensor					Ü		Ü		Ü		_		_		Ü
Remy of histories					D		_	5	_		-		_		Ü
Decomposition complements Composition composition complements Composition composition composition complements Composition compos					Ū		Ū	8	Ü		Ü		Ü		Ü
Romonform					U		U	10	U		U		U		U
December Carbon designed					U		U		U		U		U		U
Carbon stracherises					U		U	6	U		U		U		U
Chicolosterance Chicoloste	Carbon disulfide			0.220	U	30	D	4.800	U	13	D	4.600	U	4.700	U
Chicorebane 0.390 U 1.000 U 4.100 U 3.000 U	Carbon tetrachloride	6		0.360	D	1.100	U	27	D	1.500	D	72	D	46	D
Chicroform Chi	Chlorobenzene			0.330	U	3.300	U	7.200	U	2.800	U	6.800	U	6.900	U
Chloromethane	Chloroethane			0.190	U	1.900	U	4.100	U	1.600	U	3.900	U	4	U
Control Cont	Chloroform			0.350	U	3.400	U	52	D	3.300	D	420	D	51	D
Company Comp	Chloromethane			1.100	D	1.500	U	3.200	U	1.300	U	3	U	3.100	U
Cycloheane		6		0.0720	U		U	2.500	D	0.600	U	140	D	21	D
Dibromochinomethane	cis-1,3-Dichloropropylene				U	3.200	U	7.100	_	2.800	U		U		U
Dichlorodifluoromethane					_		D	_							U
thylacetate thylac					_	-	-		-		-		_		U
Thyle Beneric Common Com					_		_		_	-	_		_		U
Hexachorobutadiene					_		_		_		-		-		U
1,800 D 5,200 D 7,600 U 3 U 11 D 17	1 T T T T T T T T T T T T T T T T T T T				_		_		_				-		U
Methy Methacrylate Methy Methacrylate Methy Methacrylate Methy Meth					Ŭ		_		_		_		_		U
Methyl tert-butyl ether (NTBE)					_		_		_		_		_		D
Methylene chloride 600 600 600 0.700 D 4.900 U 11 U 4.200 U 21 6 D 1.000 C.200 C.200 C.2500 U 6.200 U					Ŭ		· ·		_		_	-	Ŭ		U
n-Heptane n-Hexane 0.250 U 9,800 D 6,400 U 2,500 U 6,200 0.74 D 9,300 D 7,100 D 5,200 U 5,300 0.75 U 3,700 D 5,200 U 6,500 0.75 D 9,300 D 7,100 D 5,200 U 6,500 0.75 D 6,700 U 3,700 D 6,400 U 6,500 0.630 U 17 D 13 U 12 D 13 0 13 U 12 D 13 0 13 D 13 D 13 0 14 D 13 D 13 D 14 D 13 0 15 D 13 D 15 D 13 D 15 D 13 0 15 D 15 D 13 D 15 D 15 D 13 0 15 D 15		600	60		_		U 11		_		-		_		U
n-Hexane		600	60				0		_		-		_		U
0-Xylene					11		ח				D				Ü
D- & Xylenes D- & A					11		ח				n				U
Description of the control of the									-						U
Propylene Styrene St									-						Ü
Styrene															D
Tetrachloroethylene 300 30 0.490 U 430 D 220 D 260 D 1,600 D 11 Tetrahydrofuran 0.430 U 4.200 U 9.200 U 3.600 U 8.700 U 8.900 Toluene 0.520 D 880 D 380 D 470 D 33 D 7.400 Trans-1,2-Dichloroethylene 0.290 U 2.800 U 6.200 U 2.400 U 2.60 D 6 Trans-1,3-Dichloropropylene 1 2 0 2 0.0970 U 11 D 5,500 D 6.800 Trichloroethylene 1 0.050 U 8.700 U 8.800 U 6.800 Trichlorofuncemethane (Freon 11) Vinyl acetate 0.250 U 2.500 U 5.500 U 5.500 U 5.500 U 5.200 U 5.300															Ü
Tetrahydrofuran O.430 U 4.200 U 9.200 U 3.600 U 8.700 U 8.900 Toluene 1.520 D 880 D 380 D 470 D 33 D 7.400 1.600 U 2.800 U 6.200 U 7.400 U 6.200 U 7.400 U 6.200 U 7.400 U 6.200		300	30												D
Toluene Toluene															Ü
trans-1,2-Dichloroethylene trans-1,2-Dichloroethylene trans-1,2-Dichloroethylene trans-1,3-Dichloropropylene 0.330 U 3.200 U 7.100 U 2.800 U 7.100 U 5.800 U 6.800 U 7.100 U 8.800 U 8.800 U 8.800 U 8.800 U 8.800 U 8.300 U 9.300 U 9															D
trans-1,3-Dichloropropylene 20 2 0.330 U 3.200 U 7.100 U 2.800 U 6.700 U 6.800 Trichloroethylene 2 0.0970 U 11 D 5,500 D 60 D 180,000 D 1,900 Trichloroethylene Vinyl acetate 0.250 U 2.500 U 5.500 U 5.500 U 5.500 U 5.300															Ü
Trichloroethylene 20 2 0.0970 U 11 D 5,500 D 60 D 180,000 D 1,900 Trichlorofluoromethane (Freon 11) U 8.700 U 3.400 U 8.300 U 8.400 Vinyl acetate 0.250 U 2.500 U 5.500 U 2.100 U 5.200 U 5.300					U				U		U		U	6.800	U
Trichlorofluoromethane (Freon 11) 1.600 D 4 U 8.700 U 3.400 U 8.300 U 8.400 Vinyl acetate 0.250 U 2.500 U 5.500 U 2.100 U 5.200 U 5.300		20	2								D		D		D
					D				U	3.400	U		U		U
Vinyl bromide 0.320 U 3.100 U 6.800 U 2.700 U 6.400 U 6.600	Vinyl acetate			0.250	U	2.500	U		-	2.100	U	5.200	U	5.300	U
	Vinyl bromide			0.320	U	3.100	U	6.800	U	2.700	U	6.400	U	6.600	U
Vinyl Chloride 6 0.0920 U 0.900 U 2 U 0.780 U 1.900 U 1.900 U 1.900		6		0.0920	U	0.900	U	2	U	0.780	U	1.900	U	1.900	U

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Appendix A

Requestor Information

Department of StateDivision of Corporations

Entity Information

Return to Results

Entity Details

FOREIGN LEGAL NAME:

ENTITY NAME: CLAY PROPERTIES LLC

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

Return to Search

DOS ID: 6477307

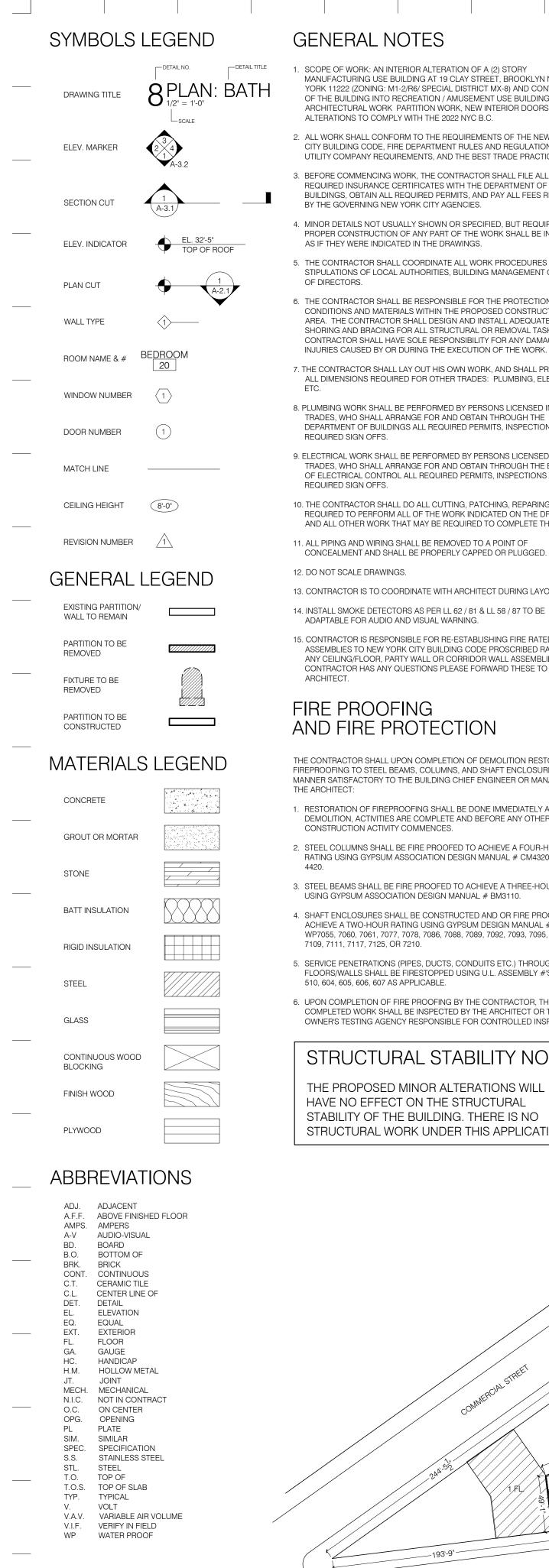
FICTITIOUS NAME:

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: 05/05/2022	REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 05/05/2022	INACTIVE DATE:
FOREIGN FORMATION DATE:	STATEMENT STATUS: CURRENT
COUNTY: KINGS	NEXT STATEMENT DUE DATE: 05/31/2024
JURISDICTION: NEW YORK, UNITED STATES	NFP CATEGORY:
ENTITY DISPLAY NAME HISTORY FILING HIS	TORY 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 Secretary of State by personal delivery:	mail a copy of any process against the corporation served upon the
Name: CLAY PROPERTIES LLC	
Address: 134 NORTH 4TH STREET, BROOKLYN, NY, UNITED	D STATES, 11249
Electronic Service of Process on the Secretary of State as age	ent: 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 Cor	poration: NO		
Stock Information			
Share Value	Number Of Shares	Value Per Share	

Appendix B Proposed Building Plans



GENERAL NOTES 1. SCOPE OF WORK: AN INTERIOR ALTERATION OF A (2) STORY MANUFACTURING USE BUILDING AT 19 CLAY STREET, BROOKLYN NEW YORK 11222 (ZONING: M1-2/R6/ SPECIAL DISTRICT MX-8) AND CONVERSION OF THE BUILDING INTO RECREATION / AMUSEMENT USE BUILDING. ARCHITECTURAL WORK PARTITION WORK, NEW INTERIOR DOORS. ALTERATIONS TO COMPLY WITH THE 2022 NYC B.C. 2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE, FIRE DEPARTMENT RULES AND REGULATIONS,

- UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES. 3 BEFORE COMMENCING WORK THE CONTRACTOR SHALL FILE ALL REQUIRED INSURANCE CERTIFICATES WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED
- 4. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED. BUT REQUIRED FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
- 5. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE STIPULATIONS OF LOCAL AUTHORITIES, BUILDING MANAGEMENT OR BOARD
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
- 7. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES: PLUMBING, ELECTRICAL,
- 8. PLUMBING WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES. WHO SHALL ARRANGE FOR AND OBTAIN THROUGH THE DEPARTMENT OF BUILDINGS ALL REQUIRED PERMITS, INSPECTIONS AND REQUIRED SIGN OFFS.
- 9. ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES. WHO SHALL ARRANGE FOR AND OBTAIN THROUGH THE BUREAU OF ELECTRICAL CONTROL ALL REQUIRED PERMITS, INSPECTIONS AND REQUIRED SIGN OFFS.
- 10. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPARING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB. 11. ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF

12. DO NOT SCALE DRAWINGS.

- 13. CONTRACTOR IS TO COORDINATE WITH ARCHITECT DURING LAYOUT 14. INSTALL SMOKE DETECTORS AS PER LL 62 / 81 & LL 58 / 87 TO BE ADAPTABLE FOR AUDIO AND VISUAL WARNING.
- 15. CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FIRE RATED ASSEMBLIES TO NEW YORK CITY BUILDING CODE PROSCRIBED RATINGS ON ANY CEILING/FLOOR. PARTY WALL OR CORRIDOR WALL ASSEMBLIES. IF CONTRACTOR HAS ANY QUESTIONS PLEASE FORWARD THESE TO THE

FIRE PROOFING AND FIRE PROTECTION

THE CONTRACTOR SHALL UPON COMPLETION OF DEMOLITION RESTORE ALL FIREPROOFING TO STEEL BEAMS, COLUMNS, AND SHAFT ENCLOSURES IN A MANNER SATISFACTORY TO THE BUILDING CHIEF ENGINEER OR MANAGER AND

- 1. RESTORATION OF FIREPROOFING SHALL BE DONE IMMEDIATELY AFTER DEMOLITION ACTIVITIES ARE COMPLETE AND BEFORE ANY OTHER CONSTRUCTION ACTIVITY COMMENCES.
- 2. STEEL COLUMNS SHALL BE FIRE PROOFED TO ACHIEVE A FOUR-HOUR
- 3. STEEL BEAMS SHALL BE FIRE PROOFED TO ACHIEVE A THREE-HOUR RATING USING GYPSUM ASSOCIATION DESIGN MANUAL # BM3110.
- 4. SHAFT ENCLOSURES SHALL BE CONSTRUCTED AND OR FIRE PROOFED TO ACHIEVE A TWO-HOUR RATING USING GYPSUM DESIGN MANUAL #'S WP7055, 7060, 7061, 7077, 7078, 7086, 7088, 7089, 7092, 7093, 7095, 7104,
- 5. SERVICE PENETRATIONS (PIPES, DUCTS, CONDUITS ETC.) THROUGH RATED FLOORS/WALLS SHALL BE FIRESTOPPED USING U.L. ASSEMBLY #'S 449, 450, 510, 604, 605, 606, 607 AS APPLICABLE.
- 6. UPON COMPLETION OF FIRE PROOFING BY THE CONTRACTOR, THE COMPLETED WORK SHALL BE INSPECTED BY THE ARCHITECT OR THE OWNER'S TESTING AGENCY RESPONSIBLE FOR CONTROLLED INSPECTIONS.

STRUCTURAL STABILITY NOTE

THE PROPOSED MINOR ALTERATIONS WILI HAVE NO EFFECT ON THE STRUCTURAL STABILITY OF THE BUILDING. THERE IS NO STRUCTURAL WORK UNDER THIS APPLICATION.

1. CONCEALED SPACES WITHIN PARTITIONS, WALLS, FLOORS, ROOFS, STAIRS, FURRING, PIPE SPACES, COLUMN ENCLOSURES, ETC. THAT WOULD PERMIT PASSAGE OF FLAME SMOKE FLIMES OR HOT GASES FROM ONE FLOOR TO ANOTHER FLOOR OR ROOF SPACE, OR FROM ONE CONCEALED AREA TO ANOTHER, SHALL BE FIRESTOPPED TO FORM AN EFFECTIVE DRAFT BARRIER, OR SHALL BE FILLED WITH NONCOMBUSTIBLE MATERIAL IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION. FIRESTOPPING SHALL NOT BE REQUIRED WHERE A CONCEALED SPACE IS SPRINKLED IN ACCORDANCE WITH THE CONSTRUCTION PROVISIONS OF SUBCHAPTER SEVENTEEN OF THIS CHAPTER, OR IS CONSTRUCTED AS A SHAFT. [BC 27-345]

2. FIRESTOPPING MATERIALS: IN BUILDINGS OF CONSTRUCTION GROUP I, FIRESTOPPING OR FILL SHALL BE OF NONCOMBUSTIBLE MATERIAL THAT CAN BE SHAPED. FITTED. AND PERMANENTI Y SECURED IN POSITION IN BUILDINGS OF CONSTRUCTION GROUP II, FIRESTOPPING MAY BE OF COMBUSTIBLE MATERIAL CONSISTING OF WOOD NOT LESS THAN TWO INCHES NOMINAL THICKNESS WITH TIGHT JOINTS, TWO LAYERS OF ONE INCH NOMINAL THICKNESS ASSEMBLED SO THAT THERE ARE NO THROUGH JOINTS OR OF ONE HALF INCH EXTERIOR TYPE PLYWOOD WITH JOINTS BACKED. EXCEPT THAT NONCOMBUSTIBLE FIRESTOPPING SHALL BE USED IN CONCEALED SPACES OF FIRE DIVISIONS AND WHERE IN CONTACT WITH FIREPLACES. FLUES, AND CHIMNEYS. NONCOMBUSTIBLE FIRESTOPPING MAY BE MASONRY SET IN MORTAR, CONCRETE, THREE-QUARTER INCH THICK MORTAR OR PLASTER ON NONCOMBUSTIBLE LATH, PLASTERBOARD AT LEAST THREE-EIGHTHS OF AN INCH THICK. FIRE-RATED WALLBOARD AT LEAST FIVE EIGHTHS OF AN INCH THICK, SHEET METAL AT LEAST NO. 14 U.S. STD. GAGE THICK, SOLID WEB METAL STRUCTURAL MEMBERS, ASBESTOS-CEMENT BOARD AT LEAST ONE-QUARTER OF AN INCH THICK, OR EQUIVALENT RIGID NONCOMBUSTIBLE MATERIAL. MINERAL, SLAG, OR ROCKWOOL MAY BE

USED FOR FIRESTOPPING WHEN COMPACTED TO A DENSITY OF AT LEAST THREE AND ONE HALF POUNDS PER CUBIC FOOT INTO A CONFINED SPACE OF LEAST DIMENSION NOT MORE THAN ONE-THIRD ITS SECOND DIMENSION. 3. THE PERFORMANCE OF THROUGH-PENETRATION FIRE STOPS SHALL BE MEASURED AND SPECIFIED ACCORDING TO REFERENCE STANDARD RS 5-19.

- 4. THE COMMISSIONER MAY ACCEPT REFERENCE STANDARD RS 5-19 TEST DATA RESULTS FROM AN INDEPENDENT LABORATORY ACCEPTABLE TO THE COMMISSIONER PURSUANT TO SUBDIVISION (C) OF SECTION 27-131, WHEN SUCH DATA IS SUBMITTED BY A REGISTERED ARCHITECT OR LICENSED PROFESSIONAL ENGINEER TO JUSTIFY THE USAGE OF FIRE STOPS OR THE DETAILS OF THEIR INSTALLATION NOT SPECIFIED HEREIN. [BC 27-345(A)(2)]
- 5. HOLLOW PARTITIONS AND FURRED SPACES: ALL HOLLOW PARTITIONS AND FURRED OUT SPACES SHALL BE FIRESTOPPED AT EACH FLOOR LEVEL. FIRESTOPS SHALL BE THE FULL THICKNESS OF THE HOLLOW SPACE OR FURRED OUT SPACE. [BC 27-345(B)]
- CONCEALED SPACES WITHIN STAIR CONSTRUCTION SHALL BE FIRESTOPPED BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH FLIGHT OF STAIRS SO AS NOT TO COMMUNICATE WITH CONCEALED SPACES IN THE FLOOR, ROOF OR INTERMEDIATE LANDING CONSTRUCTION. [BC 27-345(C)]
- FLOOR OR ROOF ASSEMBLIES REQUIRED TO HAVE A FIRE-RESISTANT [SIC] RATING SHALL HAVE ANY CONCEALED SPACES THEREIN FIRESTOPPED IN ACCORDANCE WITH SECTION 27-327 OF THIS SUBCHAPTER. [BC 27-345(D)]
- EXTERIOR CORNICES AND EAVES, CONSTRUCTED OF COMBUSTIBLE MATERIALS OR WITH COMBUSTIBLE FRAMING, SHALL BE FIRESTOPPED AT THE ENDS OF FIRE DIVISIONS AND PARTY WALLS, AND AT MAXIMUM INTERVALS OF TWENTY FEET. IF NOT CONTINUOUS, THEY SHALL HAVE CLOSED ENDS AND AT LEAST FOUR INCHES SEPARATION BETWEEN ADJOINING SECTIONS. [BC 27-345(E)]

- WHERE COMBUSTIBLE TRIM AND FINISH IS PERMITTED ALL HOLLOW SPACES SHALL BE FIRESTOPPED AT TEN FOOT INTERVALS OR SHALL BE SOLIDLY FILLED WITH NONCOMBUSTIBLE MATERIALS. [BC 27-345(F)]
- DUCTS AND PIPES ENCLOSED IN CONSTRUCTION THAT DOES NOT MEET THE REQUIREMENTS OF THIS CODE FOR SHAFT CONSTRUCTION SHALL BE FIRESTOPPED AT EVERY FLOOR LEVEL. [BC 27-345(G)]
- 11 INSPECTION OF FIRESTOPPING:
- THE INSTALLATION OF ALL REQUIRED FIRESTOPPING SHALL BE SUBJECT TO ARTICLE SEVEN OF SUBCHAPTER ONE OF THIS CHAPTER, EXCEPT THAT THE ARCHITECT OR ENGINEER NEED NOT BE RETAINED BY THE OWNER. FIRESTOPPING SHALL NOT BE CONCEALED FROM VIEW UNTIL INSPECTED.

ASBESTOS NOTES

IF G.C. ENCOUNTERS ANY MATERIAL DURING DEMOLITION THAT APPEARS TO CONTAIN ASBESTOS HE IS RESPONSIBLE TO IMMEDIATELY STOP WORK THAT MAY DISTURB THAT MATERIAL AND NOTIFY THE OWNER AND THE ARCHITECT.

CONTROLLED INSPECTIONS

THE FOLLOWING ITEMS OF WORK SHALL BE SUBJECT TO CONTROLLED

REQUIRED FOR FULL WORK PERMIT:

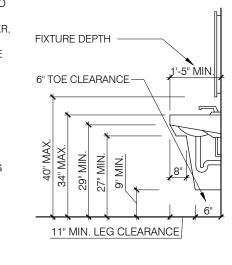
1 KEYPLAN

SPECIAL INSPECTIONS: FIRE-RESISTANT PENETRATIONS AND JOINTS BC1704.27

PROGRESS INSPECTIONS BC110.3.4 FIRE-RESISTANT RATED CONSTRUCTION ENERGY CODE COMPLIANCE INSPECTIONS BC110.3.5 INTERIOR LIGHTING POWER (IC2),(IIC3) EXTERIOR LIGHTING POWER (IIC4) LIGHTING CONTROLS FINAL INSPECTION

BLOCK:

ACCESSIBILITY DETAILS ADA 2010



KNEE AND TOE CLEARANCE — TOILET PAPER

NOTE: HATCHED AREAS ARE REINFORCED TO RECEIVE GRAB BARS GRAB BARS IN TOILET COMPARTMENTS

MIN. 2'-8" -THERMOSTAT CONTROL LIGHT SWITCH DOOR WIDTH DEAD BOLT─○ I DOOR TH HANDLE-DUPLEX * **_** OUTLET, CABLE JACK OR TEL./ DATA NOTE: ALL DEVICE LOCATIONS ARE TO BE APPROVED BY ARCHITECT PRIOR TO INSTALL

404.2.3 CLEAR WIDTH. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES (815 MM) MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS MORE THAN 24 INCHES (61 0 MM) DEEP SHALL PROVIDE A CLEAR OPENING OF 36 INCHES (915 MM) MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 INCHES (865 MM) ABOVE THE FINISH ELOOP OF COOLIND DECISIONS INTO THE CLEAR OPENING W INCHES (865 MM) AND 80 INCHES (2030 MM) ABOVE THE FINISH FLOOR OR GROUND SHALI NOT EXCEED 4 INCHES (1 00 MM).

IN ALTERATIONS, A PROJECTION OF 5/8 INCH (16 MM) MAXIMUM INTO THE REQUIRED CLEAR WIDTH SHALL BE PERMITTED FOR THE LATCH SIDE STOP. 2. DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78 INCHES (1980 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

OTHER WORK TYPES

FILED UNDER SEPARATE APPLICATIONS:

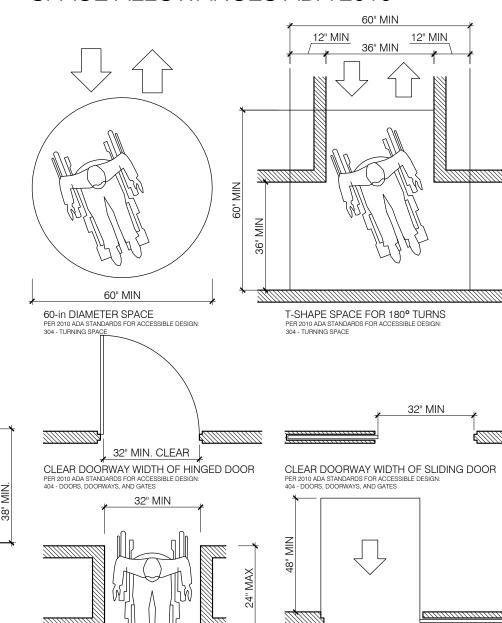
BOX STREET

-PLUMBING (#B08028241) MECHANICAL (#B08028114) -STRUCTURAL DEMO (#B00782343-I1) -GENERAL CONSTRUCTION DEMO (#B00781881-I1 -GENERAL CONSTRUCTION (#B00775658) -GENERAL CONSTRUCTION (# B00802919-I1

> M1-2/R6/ SPECIAL DISTRICT MX-8 CONSTR. CLASSIFICATION: CLASS 3 NON-FIREPROOF

ASSEMBLY A-3 (RECREATION / AMUSEMENT) OCCUPANCY

SPACE ALLOWANCES ADA 2010



MAXIMUM DOORWAY DEPTH

LATCH-SIDE APPROACHES - SWINGING DOORS

ER 2010 ADA STANDARDS FOR ACCESS .04 - DOORS, DOORWAYS, AND GATES

FRONT APPROACH

SWINGING DOORS AND FOLDING DOORS

INDEX OF DRAWINGS

ARCHITECTURAL DRAWINGS:

T-001.00 TITLE SHEET: INDEX OF DRAWINGS/ NOTES/ LEGENDS/ ACCESSIBILITY

DIAGRAMS/ PLOT PLANS/ KEY PLANS/ TITLE SHEET: SCHEDULES/ NOTES/ FIRM MAPS/ ECCNYC/ WALL TYPES

Z-001.00 ZONING ANALYSIS

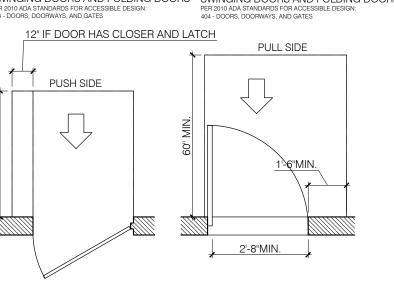
Z-002.00 ZONING ANALYSIS A-001.00 EXISTING CONDITIONS/ DEMOLITION PLAN - 1ST FLOOR PLAN

A-002.00 EXISTING CONDITIONS/ DEMOLITION PLAN - 2ND FLOOR PLAN A-003.00 PROPOSED CONSTRUCTION PLAN - 1ST FLOOR PLAN/ EGRESS DIAGRAM AND CALCULATIONS/ FIRE

PROPOSED CONSTRUCTION PLAN - 2ND FLOOR PLAN/ EGRESS DIAGRAM AND CALCULATIONS A-005.00 PROPOSED CONSTRUCTION PLAN - ROOF

A-006.00 PROPOSED RCP - 1ST FLOOR PLAN A-007.00 PROPOSED RCP - 2ND FLOOR PLAN

SLIDE-SIDE APPROACH SWINGING DOORS AND FOLDING DOORS SWINGING DOORS AND FOLDING DOORS 404 - DOORS, DOORWAYS, AND GATES



FRONT APPROACHES - SWINGING DOORS

(TERRACE) TAX LOT 9 43'-5" (TO MAIN ENTRANCE) (AREA OF LOT = 6,606.76 Sq. Ft.)

2 PLOT PLAN

JOB # B00804580-I1

01.12.2023

PROJECT:

ARCHITECT:

37 West 28th Street, 11th Floor

New York, New York 10001

Telephone (212) 625-3090

STRUCTURAL ENGINEER:

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New York, New York 10004

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BOYD CONSULTING, INC

ANCORA ENGINEERING

Real Engineering Services, LLC

Fax (212) 625-3091

494 8th Avenue, PH

MEP ENGINEER:

Totowa, NJ 07512

EXPEDITER:

Bogue Trondowski Architect, PLLC

Building Renovation 19-27 Clay Street Brooklyn, NY 11222

Title Sheet: Index of Drawings/Notes/Legends/ **Accessibility Diagrams/ Plot Plans**



|DATE: JAN. 12 2023 PROJECT:1270 1 DRAWING BY: RG, KI CHK BY: BT

DOB Filing Documents

T-001.00

1 OF 11 B00804580-I

	STOREFRONT WINDOW SCHEDULE												
WINDOW TYPE	TYPE	WIDTH	HEIGHT	MATERIAL	FINISH		HARDWARE/	SCREEN	SILL MAT.	MODEL #	REMARKS		
NUMBER	ITPE	חוטויי	HEIGHT	IMATERIAL	EXT.	INT.	FINISH	SCREEN	SILL WAT.	MODEL #	REMARKS		
001A, 002A, 003A, 003B, 003C, 003D, 003E, 008A, 008B, 008C, 008B, 008E, 008F, 008G, 008H, 008I, 008K, 008L, 008M, 008N, 008O, 008P,		EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING			
101A, 102A, 102B, 103A, 103B, 104A, 104B, 105A, 105B, 107A, 108A, 108B, 108C, 110A, 111B, 111C, 111B, 111C, 111D, 111E, 112A, 112B, 113B	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING			

NOTE 1: VERIFY ALL DIMENSIONS IN FIELD NOTE 2: ALL SAFETY GLASS TO BE LABELED, LABEL TO BE LOCATED AT RIGHT HAND CORNER OF EACH PANEL.

	EXTERIOR DOOR SCHEDULE														
DOOR NUMBER	TYPE	WIDTH	HEIGHT	THK.	MFR.	MODEL	MATERIAL	FINISH	HARDWARE SET No.	REMARKS					
002A	EXIST.	EXISTING	EXISTING	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST. FPSC EGRESS STAIR DOOR					
001A	EXIST.	EXISTING	EXISTING	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST. FPSC EGRESS STAIR DOOR					
003A, 008C	EXIST.	EXISTING	EXISTING	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST. STOREFRONT ENTRANCE DOOR.					
111A, 112B	NEW DOORS	EXISTING	EXISTING	1-3/4"	T.B.D.	T.B.D.	MTL/GLASS	PTD.	T.B.D.	SWING TERRACE DOOR.					

NOTE 1: VERIFY ALL DIMENSIONS IN FIELD. NOTE 2: DOOR DIMENSIONS ARE NOMINAL & NEED TO BE VERIFIED IN SHOP DRAWING BY ARCHITECT.

NOTE 3: NEW DOORS SHALL BE ADA COMPLIANT. DOORS SHALL BE PROVIDED WITH HANDICAP COMPLIANT DOOR HARDWARE AND DOOR SADDLES.

-	INTERIOR DOOR SCHEDULE													
DOOR NUMBER	TYPE	WIDTH	HEIGHT	THK.	MFR.	MODEL	MATERIAL	FINISH	HARDWARE SET No.	REMARKS				
001B	EXISITNG	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	PTD.	EXISTING	EXISTING FPSC EMERGENCY EXIT DOOR.				
001C	NEW	3' - 0"	8' - 0"	T.B.D.	T.B.D.	T.B.D.	MTL.	PTD.	T.B.D.	NEW FPSC EMERGENCY EXIT DOOR.				
002B	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	PTD.	EXISTING	EXISTING FPSC EMERGENCY EXIT DOOR.				
_ 004A	NEW	3' - 0"	8' - 0"	T.B.D.	T.B.D.	T.B.D.	T.B.D.	PTD.	T.B.D.	NEW LOCKER ROOM DOOR.				
005A	NEW	3' - 0"	8' - 0"	T.B.D.	T.B.D.	T.B.D.	T.B.D.	PTD.	T.B.D.	NEW UTILITY ROOM DOOR.				
006A, 007A	NEW	3' - 0"	8' - 0"	T.B.D.	T.B.D.	T.B.D.	T.B.D.	PTD.	T.B.D.	NEW RESTROOM DOOR.				
009A, 009B, 010A, 011A, 011B	NEW	6' - 0"	8' - 0"	T.B.D.	T.B.D.	T.B.D.	MTL.	PTD.	T.B.D.	NEW 90 MIN. RATED ELECTRICAL, FIRE WATER, GAS METER AND WATER CLOSET DOOR (2) LEAVES.				
010B	NEW	3' - 0"	8' - 0"	T.B.D.	T.B.D.	T.B.D.	MTL.	PTD.	T.B.D.	NEW 90 MIN. RATED ELECTRICAL, FIRE WATER, GAS METER AND WATER CLOSET DOOR (1) LEAF.				
102A, 103A, 104A	NEW	3' - 0"	8' - 0"	1-3/4"	T.B.D.	T.B.D.	T.B.D.	PTD.	T.B.D.	NEW PARTY ROOM DOOR.				
105A	NEW	3' - 0"	8' - 0"	T.B.D.	T.B.D.	T.B.D.	T.B.D.	PTD.	T.B.D.	NEW RESTROOM DOOR.				
106A	NEW	3' - 0"	8' - 0"	T.B.D.	T.B.D.	T.B.D.	T.B.D.	PTD.	T.B.D.	NEW UTILITY ROOM DOOR.				
_ 107A	NEW	3' - 0"	8' - 0"	T.B.D.	T.B.D.	T.B.D.	T.B.D.	PTD.	T.B.D.	NEW RESTROOM DOOR.				
108A	NEW	3' - 0"	8' - 0"	1-3/4"	T.B.D.	T.B.D.	T.B.D.	PTD.	T.B.D.	NEW OFFICE DOOR.				
110A	NEW	3' - 0"	8' - 0"	1-3/4"	T.B.D.	T.B.D.	T.B.D.	PTD.	T.B.D.	NEW CAFE DOOR.				

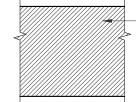
NOTE 1: VERIFY ALL DIMENSIONS IN FIELD. NOTE 2: DOOR DIMENSIONS ARE NOMINAL & NEED TO BE VERIFIED IN SHOP DRAWING BY ARCHITECT. NOTE 3: NEW DOORS SHALL BE ADA COMPLIANT. DOORS SHALL BE PROVIDED WITH HANDICAP COMPLIANT DOOR HARDWARE AND DOOR SADDLES.

WALL TYPES

1. IF PARTITION IS TO BE FIRE RATED APPLY FIRE RATED CAULK AT ALL JOINTS BETWEEN GWB AND FIRE RATED FLOOR/ CEILING ASSEMBLY (TOP AND BOTTOM AND AROUND ANY PERFORATION). 2. IF PARTITION IS NOT FIRE RATED APPLY ACOUSTIC CAULK AT ALL JOINTS BETWEEN GWB AND

FLOOR/ CEILING ASSEMBLY (TOP AND BOTTOM AND AROUND ANY PERFORATION) 3. WHERE NEW CERAMIC TILE IS TO BE INSTALLED PROVIDE 1/2" THK CEMENT BOARD. WHERE NEW CERAMIC TILE BASE IS TO BE INSTALLED PROVIDE 1/2" THK CEMENT BOARD UNDER TILE BASE AND 1/2" THK WP GWB ABOVE TILE TO ALIGN FINISHED SURFACES WITH EACH OTHER (REFER TO DETAIL

- 4. IN WET LOCATIONS (RESTROOM / PANTRY) MOLD TOUGH TYPE C GYPSUM BOARD TO BE USED. 5. G.C. TO VERIFY THAT PARTITION FRAMING MEETS 5 PFS WIND PRESSURE AND L/240 DEFLECTION CRITERIA (FOR TYPICAL INTERIOR WALL PARTITION) AND 5 PFS WIND PRESSURE AND L/360 DEFLECTION CRITERIA (FOR INTERIOR WALL PARTITION W/ TILES). G.C. TO VERIFY STUDS GAUGE REQUIREMENTS FOR INTERIOR PARTITION FRAMING (REFER TO CLARK-DIETRICH CHARTS FOR MIN. GAUGE RELATED TO ALLOWABLE WALL HEIGHT). BRIDGING MIN. AT 48" O.C. VERTICALLY.
- 6. ALL JOINTS ON BOARDS UNDER FUTURE TILE TO BE TAPED AND SPECKLED PRIOR TO TILE INSTALL (REFER TO TILE MANUFACTURER'S INSTALLATION INSTRUCTIONS).
- 7. PROPRIETARY GYPSUM BOARD: GEORGIA-PACIFIC GYPSUM LLC 5/8" PROROC(R) TYPE X GYPSUM



TO BE PATCHED AND REPAINTED AS REQUIRED

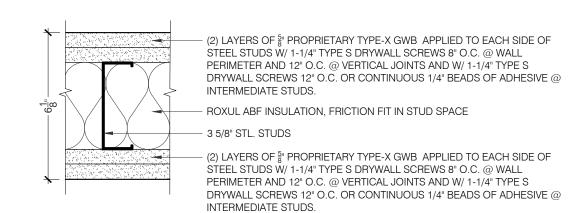
EXISTING WALL

⁵ PROPRIETARY TYPE-X GWB APPLIED TO EACH SIDE OF STEEL STUDS $^{\prime}$ W/ 1-1/4" TYPE S DRYWALL SCREWS 8" O.C. @ WALL PERIMETER AND 12" O.C. @ VERTICAL JOINTS AND W/ 1-1/4" TYPE S DRYWALL SCREWS 12" O.C. OR CONTINUOUS 1/4" BEADS OF ADHESIVE @ INTERMEDIATE

- ROXUL ABF INSULATION, FRICTION FIT IN STUD SPACE _ 3-5/8" STL. STUDS

W/ 1-1/4" TYPE S DRYWALL SCREWS 8" O.C. @ WALL PERIMETER AND 12"
O.C. @ VERTICAL JOINTS AND W/ 1-1/4" TYPE S DRYWALL SCREWS 12" O.C. OR CONTINUOUS 1/4" BEADS OF ADHESIVE @ INTERMEDIATE

MON-FIRE RATED PARTITION (TYP.)



2HR FIRE RATED INTERIOR PARTITION (TYP.) UL DESIGN: DESIGN #U412

SCALE: 3"=1'-0" 1" SHEETROCK BRAND GYPSUM LINER PANEL

(2) LAYERS OF 1/2" SHEETROCK BRAND FIRECODE C CORE GYPSUM PANELS FACE LAYER JOINTS FINISHED 4" USG C-H STUD 25 GAUGE 24" O.C. 3" MINERAL WOOL BATT

2HR FIRE RATED SHAFT ENCLOSURE (TYP.) UL DESIGN: DESIGN #U415 SYSTEM B STC: 50dB SCALE: 3"=1'-0"

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas 1% annual chance floodplain boundary **EFFECTIVE MAP NOTES**

MANUFACTUERER

No 8 LIGHTING

No 8 LIGHTING

GEORGE KOVACS

LITHONIA LIGHTING

ENCORE LIGHTING

EMERGENCY LIGHT

YORK CITY 2020

WORK ITEMS

INCLUDING NEW AND / OR REPLACEMENT

BUILDING ENVELOPE

ENTRANCE DOORS

STOREFRONT

ELECTRICAL POWER &

NYCECC STATEMENT:

AREA (ZONE X).

LEGEND

Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined

Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

Areas determined to be outside the 0.2% annual chance floodplain

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

No Base Flood Elevations determined

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

OTHER AREAS

ZONE AE Base Flood Elevations determined.

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT,

THIS PROJECT SITE IS LOCATED WITHIN A FLOOD

(EL 987)

FEMA FLOOD STATEMENT

THIS APPLICATION IS IN COMPLIANCE WITH THE NYCECC 2020.

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION _ _ _ Zone D boundary
BY THE 1% ANNUAL CHANCE FLOOD CRRS and OPA bour

LIGHTING SYSTEMS

WINDOWS

WAC LIGHTING

DESCRIPTION

HOUSING: 804/K2-HI-40-WFL CF27/

HOUSING: 804S/K2S-WD-40-WFL CF27/

WAC LIGHTING W TRACK SYSTEM - W-T12-WT

W/ 14W EXTERMINATOR II WTK-1014F-927-W

ENERGY CONSERVATION CONSTRUCTION CODE OF NEW

PROPOSED DESIGNED VALUES

ENTRANCE DOOR

ENTRANCE DOOR

INSTALLED THROUGHOUT TO CONTROL LIGHTING

OCCUPANT SENSOR CONTROLS SHALL BE

TYPE/ ID LAMPS/ FIXT. FIXT. TOTAL

LIGHTING POWER DENSITY [LPD] 0.40 W/SF

LIGHTING POWER DENSITY [LPD] 0.068 W/SF

ALL LIGHTING TRACKS TO BE ON A SINGLE CIRCUIT BREAKER LIMITING OVERALL

LIGHTING RELATED WATTAGE ON THE FLOOR TO 5201 AND 989 WATTS

FIXT. WATTS QTY WATTAGE

NEW LIGHT FIXTURES PROVIDED:

COMPLY W/ REQUIREMENT

COMPLY W/ REQUIREMENT

RESPECTIVELY

FLOOD HAZARD BOUNDARY MAP REVISIONS June 11, 1976

FLOOD INSURANCE RATE MAP EFFECTIVE November 16, 1983

FLOOD INSURANCE RATE MAP REVISIONS
September 5, 2007 - to update map format, to change Special Flood Hazard Areas, and to reflect updated topographic information

INTERIOR RENOVATION OF FLOOR OF A (2) STORY MERCANTILE OCCUPANCY COMERCIAL USE BUILDING - CLIMATE ZONE 4A

DIM1-8-1400-T.B.D. TRIM: FS-P-T.B.D.-WH/CL

DIM1-8-1000-WD-T.B.D. TRIM: FS-P-T.B.D.-WH/CL

VANITY LED LIGHT FIXTURE

48"C-1-32-MVOLT-NRC-WGCSMR-

NYC EMERGENCY LIGHT, COMPACT

P5046-077-L (2 LAMPS)

CSMR48-GEB10IS-EM

UNO SERIES

24 134

NOTE 1: P.O./SUBMITTAL TO BE REVIEWED AND APPROVED BY ARCHITECT PRIOR TO ORDER PLACEMENT

NO CHANGE

NO CHANGE

U-VALUE

NO CHANGE

TYPE

FEMA FIRM 3604970202F, EFFECTIVE, SEPTEMBER 5. 2007 MAP DATUM: NGVD29 PROJECT SITE FLOOD ZONE: X, AREA OF MINIMAL HAZARD

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD Base Epod Beardon in and value 513 Base Epod Beardon in and value FLOOD INSURANCE RATE MAP NEW YORK, NEW YORK BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES PANEL 202 OF 457 SEE MAP INDEX FOR FIRM PANEL LAYOUT)

19 CLAY STREET

Base Flood Elevation value where uniform within zone; elevation in feet* 87°07'45", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere 1000-meter Universal Transverse Mercator grid values, zone Bench mark (see explanation in Notes to Users section of this FIRM panel) MAP REVISED SEPTEMBER 5, 2007

No Base Flood Elevations determined.

Base Flood Elevations determined.

Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined. Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined. Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations Coastal flood zone with velocity hazard (wave action); no Base Flood Blevations determined. Coastal flood zone with velocity hazard (wave action); Base Flood Bevetions determined. Federal Emergency Management Agency

LIGHT FIXTURE SCHEDULE

RECESSED | REFER TO PLAN | 15W

RECESSED REFER TO PLAN 14,5W

SURFACE REFER TO PLAN LED 14W

REFER TO PLAN 2.3W

REFER TO PLAN 16.8W

SURFACE REFER TO PLAN 32W

ENTRANCE DOOR

ENTRANCE DOOR

SURFACE REFER TO PLAN

MOUNTED

N/A

N/A

U-VALUE

C405.2.1.1

C405 3 2(2)

THE BUILDING.

TYPE/ ID LAMPS/ FIXT. FIXT. TOTAL BUILDING FACADES 0.075W/SF OF GROSS ABOVE-GRADE WALL AREA.

FIXT. | WATTS | QTY | WATTAGE | TOTAL=0.075W/SF x 3192 = 239.4W

INTERIOR LIGHTING POWER

0.65 W/SF x 9371.73 SF = 6091.6 W

SGHC

N/A

PER TABLE C402.4

LAMP

CODE PRESCRIBED VALUE &

CITATION

OCCUPANT SENSOR CONTROL. OCCUPANT SENSOR CONTROLS SHALL BE INSTALLED TO CONTROL LIGHTING IN ALL AREAS OF

THE TOTAL INTERIOR LIGHTING POWER ALLOWANCE (WATTS) IS DETERMINED ACCORDING TO TABLE C405.3.2(2).

LIGHTING POWER ALLOWANCES (WATTS) FOR BUILDING EXTERIORS IS DETERMINED ACCORDING TO TABLE C405.4.2 (3),

LIGHTING TRACK AND PLUG-IN BUSWAY. THE WATTAGE SHALL BE: THE WATTAGE LIMIT OF THE SYSTEM'S CIRCUIT BREAKER.

INTERIOR LIGHTING POWER ALLOWANCE FOR EXERCISE CENTER AREA IS 0.65 W/SF.

MOUNT QUANT.

FLOODWAY AREAS IN ZONE AE OTHER FLOOD AREAS Areas of 0.2% annual chance flood; areas of 1% annual chance flood wi average depths of less than 1 foot or with drainage areas less than 1 squa mile; and areas protected by levees from 1% annual chance flood. OTHER AREAS Areas in which flood hazards are undetermined, but possible. COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS OTHERWISE PROTECTED AREAS (OPAs) 0.2% annual chance floodplain boundary Floodway boundary Zone D boundary

MAP REPOSITORY Refer to listing of Map Repositories on Map Index INITIAL NFIP MAP DATE June 28, 1974 FLOOD HAZARD BOUNDARY MAP REVISIONS June 11, 1976 DECEMBER 5, 2013

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown should be used when placing map orders. FLOOD INSURANCE RATE MAP EFFECTIVE November 16, 1983 FLOOD INSURANCE RATE MAP REVISIONS

Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Floatings flood depths or flood velocities

Base Flood Elevation value where uniform within zone; elevation in feet*

Base Flood Elevation line and value; elevation in feet*

Transect line

87°07'45", 32°22'30"

Road or Railroad Bridge

NOTES

Federal Emergency Management Agency

FLOOD INSURANCE RATE MAP

NEW YORK
BRONX, RICHMOND, NEW YORK,
QUEENS, AND KINGS COUNTIES

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

PRELIMINARY

MAP NUMBER

CITY OF, NEW YORK

PANEL 202 OF 457

PRELIMINARY MAP NOTES

FEMA FIRM 3604970202G, PRELIMINARY, DECEMBER 5. 2013 MAP DATUM: NAVD88

PROJECT SITE FLOOD ZONE: X, AREA OF MINIMAL HAZARD

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01.12.2023

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PROJECT:

Building Renovation 19-27 Clay Street Brooklyn, NY 11222

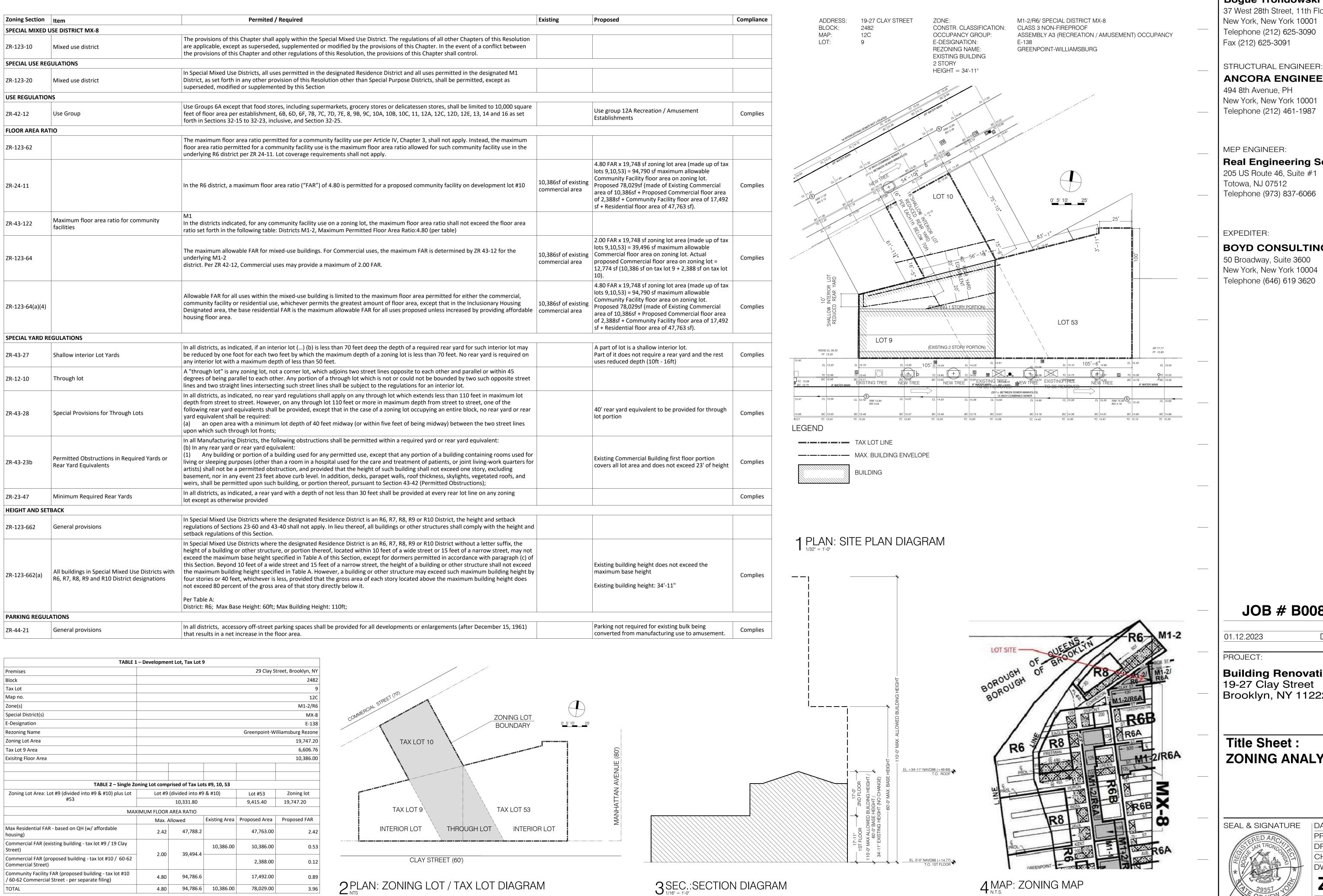
Title Sheet: SCHEDULES / NOTES / FIRM MAPS, ECCNYC / **WALL TYPES**



|DATE: JAN. 12 2023 PROJECT:1270 1 DRAWING BY: RG, KI CHK BY: BT

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PROPRIETARY TYPE-X GWB APPLIED TO EACH SIDE OF STEEL STUDS



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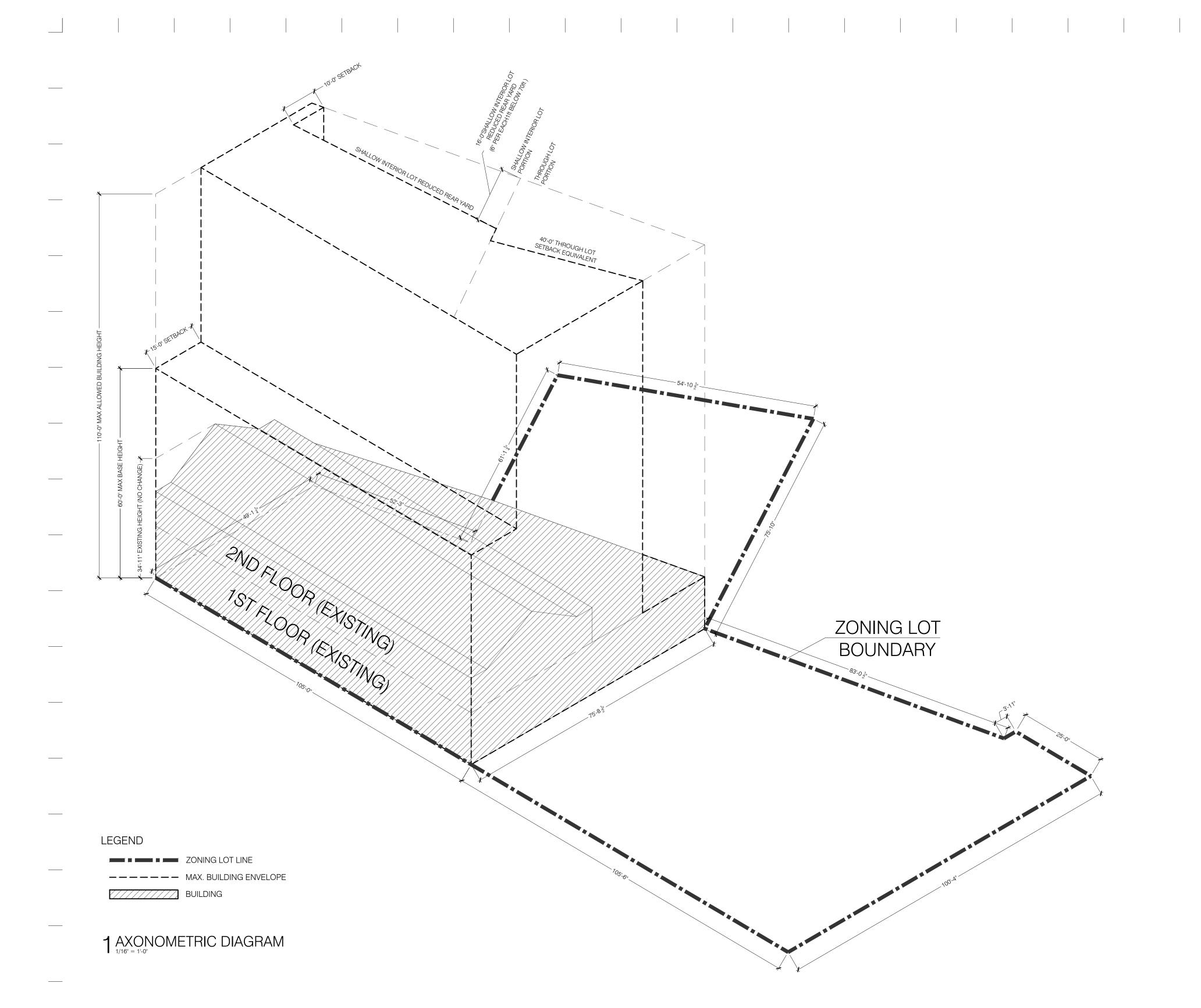
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Building Renovation 19-27 Clay Street Brooklyn, NY 11222

ZONING ANALYSIS

|DATE: JAN. 12 2023 PROJECT:1270 1 DRAWING BY: RG, KI CHK BY: BT **Z-001.00**

3 OF 11 B00804580-I



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PROJECT:

Building Renovation 19-27 Clay Street Brooklyn, NY 11222

Title Sheet: **ZONING ANALYSIS**

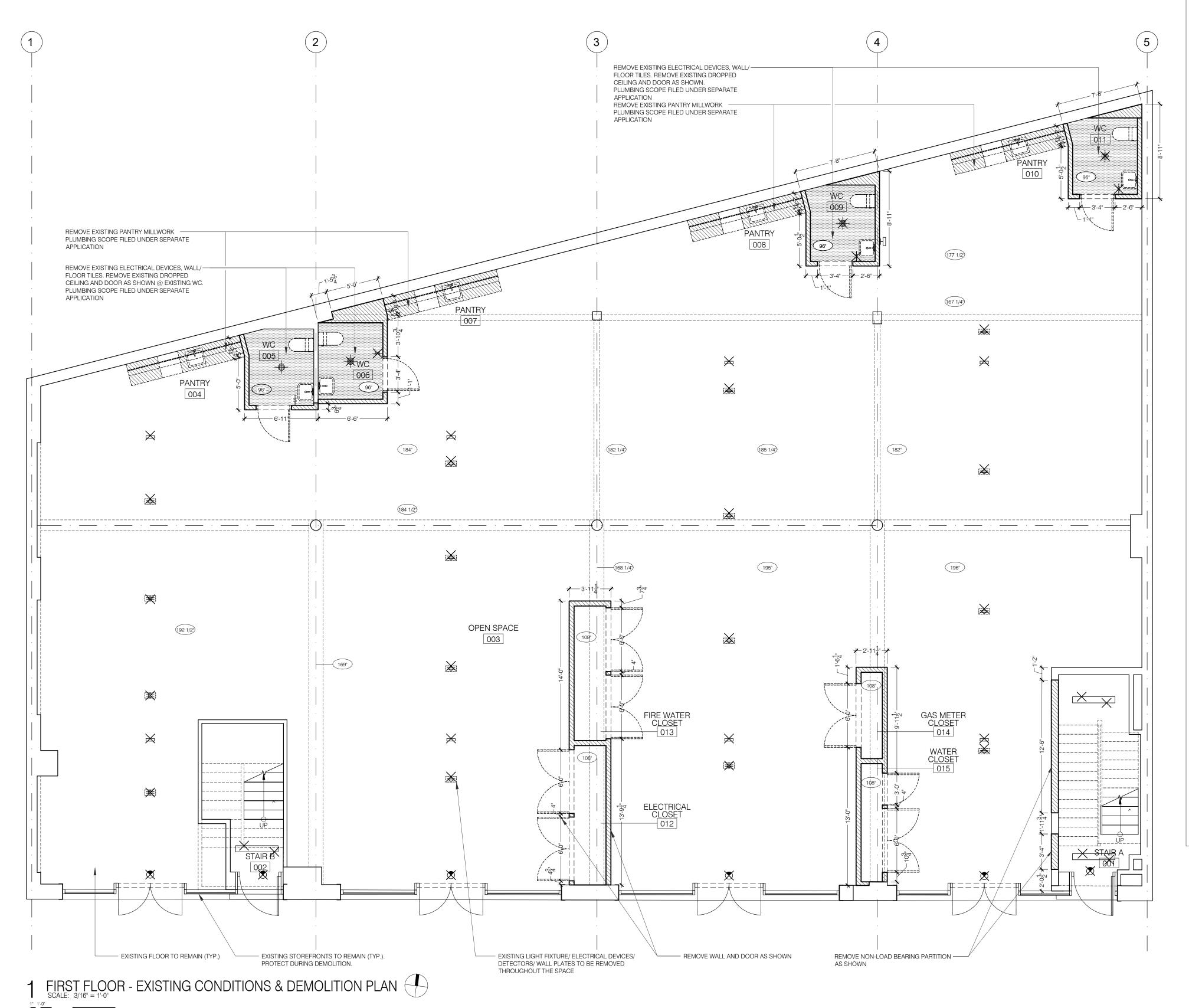
SEAL & SIGNATURE

DATE: JAN. 12 2023 PROJECT:1270_1 DRAWING BY: RG, KI CHK BY: BT

Z-002.00

4 OF 11 B00804580-I1

LEGEND:	
EXISTING CONSTRUCTION	
EXISTING PARTITION TO BE REMOVED	.[[[[]]]
EXISTING MILLWORK/ DOORS/ FIXTURES TO BE REMOVED	X



DEMOLITION NOTES:

- 3306.1 SCOPE PARTIAL REMOVAL OF INTERIOR PARTITIONS, INTERIOR DOORS, WALL & CEILING FINISHES AND ELECTRICAL 3306.2.1 SAFETY ZONE.A SAFETY ZONE SHALL BE PROVIDED AROUND ALL DEMOLITION AREAS TO PREVENT PERSONS OTHER THAN WORKERS FROM ENTERING SUCH ZONE. WHERE DEMOLITION OCCURS ON THE EXTERIOR OF A BUILDING, SUCH ZONE SHALL BE APPROVED BY THE COMMISSIONER PRIOR TO THE COMMENCEMENT OF DEMOLITION. WHERE MECHANICAL DEMOLITION EQUIPMENT, OTHER THAN HANDHELD DEVICES, IS TO BE USED FOR THE FULL DEMOLITION OF A BUILDING, THE SAFETY ZONE SHALL BE EQUAL TO OR GREATER THAN HALF THE HEIGHT OF THE BUILDING TO BE DEMOLISHED; SUCH SAFETY ZONE MAY BE REDUCED BY THE SAME RATIO AS THE BUILDING IS BEING DEMOLISHED
- 3306.3 NOTIFICATION EXEMPT PER EXCEPTION 2: NOTIFICATION TO THE DEPARTMENT OR ADJOINING OWNERS IS NOT REQUIRED FOR PARTIAL DEMOLITION THAT OCCURS ON THE EXTERIOR OF THE BUILDING PROVIDED SUCH WORK IS A MINOR ALTERATION OR ORDINARY REPAIR AND IS ACCOMPLISHED WITHOUT ANY MECHANICAL DEMOLITION OTHER THAN HANDHELD DEVICES. THE PARTIAL DEMOLITION WORK UNDER THIS APPLICATION IS A MINOR INTERIOR ALTERATION INVOLVING STRUCTURAL
- 3306.4 MECHANICAL DEMOLITION EQUIPMENT N/A NO MECHANICAL EQUIPMENT (OTHER THAN HANDHELD DEVICES) IS TO
- 3306.5 SUBMITTAL DOCUMENTS FOR DEMOLITION EXEMPT PER EXCEPTION 5: PARTIAL DEMOLITION OPERATIONS ACCOMPLISHED WITHOUT ANY MECHANICAL DEMOLITION EQUIPMENT, OTHER THAN HANDHELD DEVICES, PROVIDED SUCH WORK IS A MINOR ALTERATION OR ORDINARY REPAIR. THE WORK IS A MINOR INTERIOR ALTERATION.
- 3306.6 SPECIAL INSPECTION N/A

OPERATIONS INVOLVING FLOORS.

- 3306.7 DEMOLITION OF WEAKENED STRUCTURES N/A. 3306.8 DEMOLITION SEQUENCE - N/A.
- 3306.9 SAFEGUARDS
- 3306.9.1 UTILITIES AND SERVICE LINES.THE REQUIREMENTS OF SECTION 3303.2 SHALL APPLY. 3306.9.2 PARTY WALL EXITS, FIRE EXITS.THE REQUIREMENTS OF SECTION 3303.9 SHALL APPLY
- 3306.9.3 DUST.DUST PRODUCING OPERATIONS SHALL BE WETTEDDOWN TO THE EXTENT NECESSARY TO CONTROL THE DUST. 3306.9.4 WATER ACCUMULATION.THE REQUIREMENTS OF SECTION 3303.14 SHALL APPLY. 3306.9.5 TEMPORARY ELEVATORS AND STANDPIPE SYSTEMS.THE REQUIREMENTS OF SECTIONS 3303.8 AND 3303.12 SHALL APPLY.
- 3306.9.6 SPRINKLER SYSTEMS.THE REQUIREMENTS OF SECTION 3303.7.4 SHALL APPLY. 3306.9.7 USE OF EXPLOSIVES.THE USE OF EXPLOSIVES IN DEMOLITION OPERATIONS SHALL CONFORM TO THE REQUIREMENTS AND LIMITATIONS IMPOSED BY THE NEW YORK CITY FIRE CODEAND SECTION 3312.
- 3306.9.8 HAZARDS TO BE REMOVED.PRIOR TO THE COMMENCEMENT OF DEMOLITION OPERATIONS, HAZARDS SHALL BE REMOVED IN ACCORDANCE WITH SECTIONS 3306.9.8.1 THROUGH 3306.9.8.4. 3306.9.8.1 COMBUSTIBLE CONTENT.PRIOR TO THE COMMENCEMENT OF DEMOLITION OPERATIONS, THE AREA AUTHORIZED TO BE DEMOLISHED BY THE WORK PERMIT SHALL BE THOROUGHLY CLEANED OF COMBUSTIBLE CONTENT AND DEBRIS. INCLUDING BUT NOT LIMITED TO BUILDING CONTENTS AND EXTERIOR FINISHES, DOWN TO THE STRUCTURAL
- 3306.9.8.2 ASBESTOS.PRIOR TO THE COMMENCEMENT OF DEMOLITION OPERATIONS, ALL ASBESTOS SHALL BE REMOVED FROM THE AREA AUTHORIZED TO BE DEMOLISHED BY THE DEPARTMENT WORK PERMIT, AND CERTIFICATION TO THAT EFFECT SHALL BE FILED WITH THE DEPARTMENT AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION. SUCH ASBESTOS REMOVAL SHALL BE IN ACCORDANCE WITH SECTION 28-106 OF THE ADMINISTRATIVE CODEAND RULES PROMULGATED BY THE COMMISSIONER OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- 3306.9.8.3 GLASS.PRIOR TO THE COMMENCEMENT OF DEMOLITION OPERATIONS. ALL GLASS LOCATED IN THE AREA AUTHORIZED TO BE DEMOLISHED BY THE WORK PERMIT, INCLUDING BUT NOT LIMITED TO GLASS IN WINDOWS, DOORS, SKYLIGHTS, AND FIXTURES, SHALL BE REMOVED.EXCEPTION: DEMOLITION OPERATIONS RELATING TO THE ALTERATION, MAINTENANCE, OR REPAIR OF A FAÇADE. 3306.9.8.4 STEAM AND FUEL.PRIOR TO THE COMMENCEMENT OF DEMOLITION OPERATIONS, ALL PIPES, TANKS, BOILERS, OR SIMILAR DEVICES CONTAINING STEAM OR FUEL AND LOCATED IN THE AREA AUTHORIZED TOBE DEMOLISHED BY THE WORK PERMIT
- SHALL BE PURGED OF SUCH STEAM OR FUEL EXCEPTION: PIPES. TANKS. BOILERS, OR SIMILAR DEVICES CONTAINING STEAM OR FUEL LOCATED IN THE AREA AUTHORIZED TO BE DEMOLISHED BY THE WORK PERMIT AND WHICH WILL NOT BE DISTURBED DURINGTHE COURSE OF THE DEMOLITION OPERATION MAY, IN LIEU OF BEING PURGED, BE SAFEGUARDED SO AS TO PREVENT THEIR BEING DAMAGED DURING THE COURSE OF DEMOLITION OPERATIONS. 3306.9.9 STAIRS.ALL ENCLOSED VERTICAL SHAFTS AND STAIRS SHALL BE MAINTAINED ENCLOSED AT ALL FLOORS EXCEPT THE
- UPPERMOST FLOOR BEING DEMOLISHED, AND ALL WORK ON THE UPPERMOST FLOOR SHALL BE COMPLETED BEFORE STAIR AND SHAFT ENCLOSURES ON THE FLOOR BELOW ARE DISTURBED. ALL HAND RAILS AND BANISTERS SHALL BE LEFT IN PLACE UNTIL ACTUAL DEMOLITION OF SUCH FLOOR IS IN PROGRESS. 3306.9.10 FLOORS.THE SAFEGUARDS OF SECTIONS 3306.9.10.1 THROUGH 3306.9.10.3 SHALL APPLY TO DEMOLITION
- 3306.9.10.1 BEARING PARTITIONS AND HEADERS. NO BEARING PARTITION SHALL BE REMOVED FROM ANY FLOOR UNTIL THE FLOOR FRAMING SYSTEM ON THE FLOOR ABOVE HAS BEEN REMOVED AND LOWERED. ALL HEADER BEAMS AND HEADERS AT STAIR OPENINGS AND CHIMNEYS SHALL BE CAREFULLY EXAMINED AND, WHERE REQUIRED, SHALL BE SHORED FROM THE CELLAR FLOOR THROUGH SUCCESSIVE FLOORS. ALL OPERATIONS SHALL BE CONTINUALLY MONITORED BY A QUALIFIED PERSON DESIGNATED BY THE PERMIT HOLDER AS THE
- WORK PROGRESSES TO DETECT ANY HAZARDS THAT MAY DEVELOP. 3306.9.10.2 FLOOR OPENINGS.OPENINGS IN ANY FLOOR SHALL NOT AGGREGATE MORE THAN 25 PERCENT OF THE AREA OF THAT FLOOR UNLESS IT CAN BE SHOWN BY SUBMISSION FROM A REGISTERED DESIGN PROFESSIONAL TO THE SATISFACTION OF THE COMMISSIONER THAT LARGER OPENINGS WILL NOT IMPAIR THE STABILITY OF THE STRUCTURE.
- 3306.9.10.3 PROTECTION OF FLOOR OPENINGS.FLOOR OPENINGS USED FOR THE REMOVAL OF DEBRIS SHALL COMPLY WITH SECTION 3306.9.12.1. EVERY OPENING NOT USED FOR THE REMOVAL OF DEBRIS IN ANY FLOOR SHALL BE SOLIDLY PLANKED OVER BY PLANKING NOT LESS THAN 2 INCHES (51 MM) IN THICKNESS, OR EQUIVALENT SOLID MATERIAL, AND LAID CLOSE. 3306.9.11.1 EXAMINATION OF CONNECTIONS.BEFORE ANY MATERIAL IS STORED ON ANY FLOOR, THE EXISTING FLOORING
- ADJACENT TO BEARING WALLS, SHEAR WALLS, BEAMS AND COLUMNS SHALL BE REMOVED AND THE CONNECTIONS OF THE FLOOR FRAMING SYSTEM TO THE BEARING WALLS, SHEAR WALLS, BEAMS AND COLUMNS SHALL BE CAREFULLY EXAMINED BY A COMPETENT PERSON DESIGNATED BY THE PERMIT HOLDER TO ASCERTAIN THEIR CONDITION AND ADEQUACY TO SUPPORT SUCH MATERIAL. IF THE CONNECTIONS ARE FOUND TO BE IN POOR CONDITION OR INADEQUATE TO SUPPORT THE STORED MATERIAL. NO MATERIAL SHALL BE DEPOSITED ON THE FLOOR UNTIL THESE CONNECTIONS ARE SHORED FROM THE CELLAR FLOOR THROUGH EACH SUCCESSIVE FLOOR OR OTHERWISE STRENGTHENED TO SAFELY SUPPORT SUCH MATERIAL.
- 3306.9.11.2 REMOVAL OF FLOOR SLABS FOR STORAGE.IN BUILDINGS OF NONCOMBUSTIBLE CONSTRUCTION, FLOOR SLABS TO AN LEVATION OF NOT MORE THAN 25 FEET (7620 MM) ABOVE THE LEGALLY ESTABLISHED CURB LEVEL MAY BE REMOVE TO PROVIDE TEMPORARY STORAGE FOR DEBRIS. PROVIDED THAT:1.THE STORED DEBRIS IS PILED WITH SUFFICIENT UNIFORMITY TO PREVENT LATERAL DISPLACEMENT OF INTERIOR WALLS OR COLUMNS AS DETERMINED BY A REGISTERED DESIGN PROFESSIONAL.2.THE HEIGHT OF THE PILED MATERIAL WILL NOT BURST THE EXTERIOR WALLS DUE TO HORIZONTAL LOADING AS DETERMINED BY A REGISTERED DESIGNPROFESSIONAL.3.THE OPERATION DOES NOT
- OTHERWISE ENDANGER THE STABILITY OF THE STRUCTURE 3306.9.11.3 CELLAR OR BASEMENT STORAGE.DEBRIS STORED IN THE CELLAR OR BASEMENT SHALL NOT BE PILED ABOVE THE LEVEL OF THE ADJACENT EXTERIOR GRADE UNLESS THE DEMOLITION CONTRACTOR PROVIDES SHEET-PILING, SHORING. BRACING. OR SUCH OTHER MEANS NECESSARY TO INSURE THE STABILITY OF THE WALLS AND TO PREVENT ANY WALL FROM COLLAPSING DUE TO HORIZONTAL LOADING CREATED BY THE DEBRIS AS DETERMINED BY A REGISTERED DESIGN PROFESSIONAL.WHERE DEBRIS IS STORED AGAINST A PARTY WALL, THE REQUIREMENTS OF
- SECTION 3306.9.11.4 SHALL ALSO APPLY. 3306.9.11.4 EXAMINATION OF PARTY WALLS.PARTY WALLS SHALL BE CAREFULLY EXAMINED BY A COMPETENT PERSON DESIGNATED BY THE PERMIT HOLDER TO ASCERTAIN THE CONDITION AND ADEQUACY OF THE PARTY WALL PRIOR TO THE PLACEMENT OF ANY MATERIAL THAT WILL IMPOSE A LOAD UPON SUCH PARTY WALL. IF THE PARTY WALL IS TO BE FOUND TO BE IN POOR CONDITION OR INADEQUATE TO SUPPORT THE STORED MATERIAL, NO MATERIAL SHALL BE DEPOSITED ON THE FLOOR UNTIL THE PARTY WALL IS SHORED OR OTHERWISE STRENGTHENED AS DETERMINED BY A REGISTERED DESIGN PROFESSIONAL TO SAFELY SUPPORT SUCH
- 3306.9.12 REMOVAL OF MATERIAL DEBRIS, BRICKS, AND SIMILAR MATERIAL SHALL BE REMOVED THROUGH OPENINGS IN THE FLOORS OF THE STRUCTURE, OR BY MEANS OF CHUTES, BUCKETS, OR HOISTS THAT COMPLY WITH THE PROVISIONS OF THIS CHAPTER.
- 3306.9.12.1 PROTECTION OF FLOOR OPENINGS. EVERY OPENING IN A FLOOR USED FOR THE REMOVAL OF DEBRIS SHALL BE TIGHTLY ENCLOSED WITH A SHAFTWAY, EXTENDING FROM FLOOR TO FLOOR, WITH SUCH SHAFTWAY ENCLOSED WITH: 1. PLANKING NOT LESS THAN 2 INCHES (51 MM) IN THICKNESS, OR EQUIVALENT SOLID MATERIAL; OR 2. WHERE THE OPENING IS USED FOR THE REMOVAL OF NONCOMBUSTIBLE MATERIAL, WIRE MESH MAY BE UTILIZED IN LIEU OF NOT LESS THAN NUMBER 18 GAGE WIRE MESH, WITH OPENINGS IN THE WIRE NO LONGER THAN ½ INCH (13 MM), AND ALSO PROVIDED THAT THE WIRE MESH IS SECURELY ATTACHED, IN ACCORDANCE WITH DRAWINGS DEVELOPED BY A REGISTERED DESIGN PROFESSIONAL, TO THE SHAFTWAY SO THAT THE WIRE MESH ENCLOSURE IN ANY LOCATION DOES NOT DEFLECT MORE THAN 2 INCHES (51 MM) WHEN A FORCE OF AT LEAST 200 POUNDS (890 N) IS APPLIED ALONG ANY HORIZONTAL PORTION OF SUCH WIRE MESH ENCLOSURE.EXCEPTIONS: 1. IN BUILDINGS NOT MORE THAN SIX STORIES IN HEIGHT, A SHAFTWAYIS NOT REQUIRED. INSTEAD OPENINGS IN THE FLOOR SHALL BE SOLIDLY PLANKED
- OVER WHILE NOT IN USE BY PLANKING NOT LESS THAN 2 INCHES (51 MM) IN THICKNESS, OR EQUIVALENT SOLID MATERIAL, AND LAID CLOSE.2.A SHAFTWAY IS NOT REQUIRED AT THE WORKING DECK. INSTEAD, OPENINGS IN THE WORKING DECK SHALL BE SOLIDLY PLANKED OVER WHILE NOT IN USE BY PLANKING NOT LESS THAN 2 INCHES (51 MM) IN THICKNESS, OR EQUIVALENT SOLID MATERIAL, AND LAID CLOSE. 3306.9.12.1.1TEMPORARY REMOVAL OF PROTECTION.WHEREVER SUCH PROTECTION REQUIRED BY SECTION 3306.9.12.1 HAS BEEN TEMPORARILY REMOVED TO PERMIT DEBRIS REMOVAL, THE FLOOR OPENING SHALL BE PROTECTED BY A GUARDRAIL SYSTEM THAT MEETSTHE REQUIREMENTS OF SECTIONS3308.7.1 THROUGH 3308.7.5. SUCH PROTECTION REQUIRED BY SECTION 3306.9.12.1 SHALL BE PROMPTLY REPLACED IN POSITION UPON THE CEASING OF SUCH WORK
- AT THE END OF EACH WORKDAY.3306.9.12.2 PROTECTION OF WALL OPENINGS.IN ANY BUILDINGS MORE THAN 25 FEET HIGH (7620 MM), ANY WINDOW OR OTHER EXTERIOR WALL OPENING THAT IS WITHIN 20 FEET (6096 MM) OF A FLOOR OPENING USED FOR THE PASSAGE OF DEBRIS FROM LEVELS ABOVE SHALL BE SOLIDLY BOARDED UP OR OTHERWISE SUBSTANTIALLY COVERED. UNLESS SUCH WINDOW OR OPENING IS SO LOCATED AS TO PRECLUDE THE POSSIBILITY OF ANY PERSON BEING INJURED BY MATERIAL THAT MAY FALL FROM SUCH WINDOW OR OPENING.
- 3306.9.13 RODENT EXTERMINATION.A LICENSED EXTERMINATOR SHALL EFFECTIVELY TREAT THE PREMISES FOR RODENT EXTERMINATION AS PER THE REQUIREMENTS OF THE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.EXCEPTION:PARTIAL DEMOLITION OPERATIONS. 3306.9.14 CHIMNEYS.WHERE BRICK OR MASONRY CHIMNEYS CANNOT BE SAFELY TOPPLED OR DROPPED, ALL MATERIALS SHALL BE DROPPED DOWN ON THE INSIDE OF SUCH CHIMNEYS.
- 3306.10 REMOVAL OF FOUNDATIONS AND SLABS N/A.
- ALL WORK REQUIRED FOR STRUCTURAL STABILITY AND PERMANENT WATERPROOFING OF ADJACENT BUILDINGS MUST BE COMPLETED PRIOR TO DEMOLITION SIGN-OFF.

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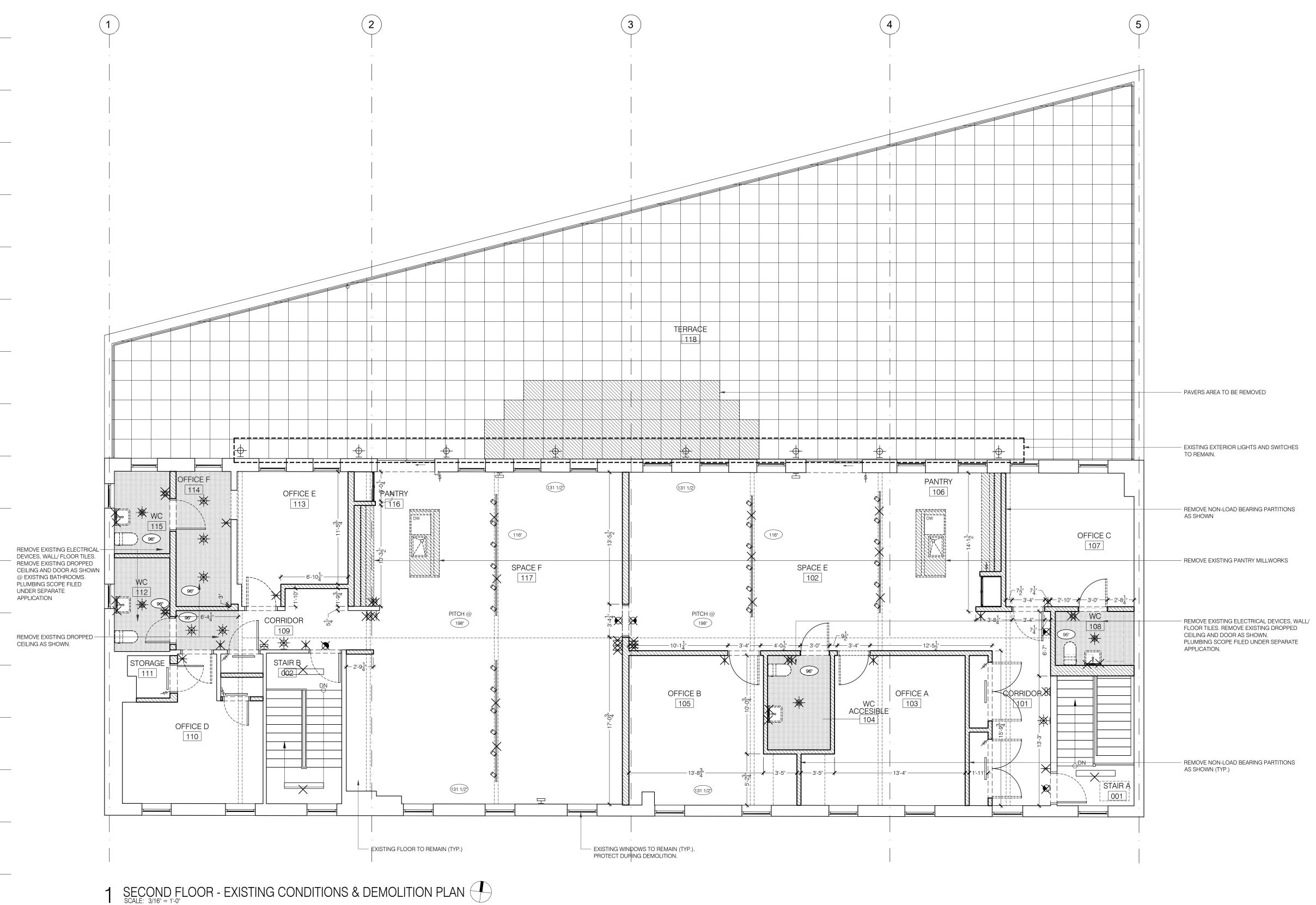
Building Renovation 19-27 Clay Street Brooklyn, NY 11222

FIRST FLOOR EXISTING **CONDITIONS & DEMOLITION PLAN**



|DATE: JAN. 12 2023 PROJECT:1270 1 DRAWING BY: RG, KI CHK BY: BT

LEGEND:	
EXISTING CONSTRUCTION	
EXISTING PARTITION TO BE REMOVED	.[[[[[]]]]
EXISTING MILLWORK/ DOORS/ FIXTURES TO BE REMOVED	X



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01.12.2023

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PROJECT:

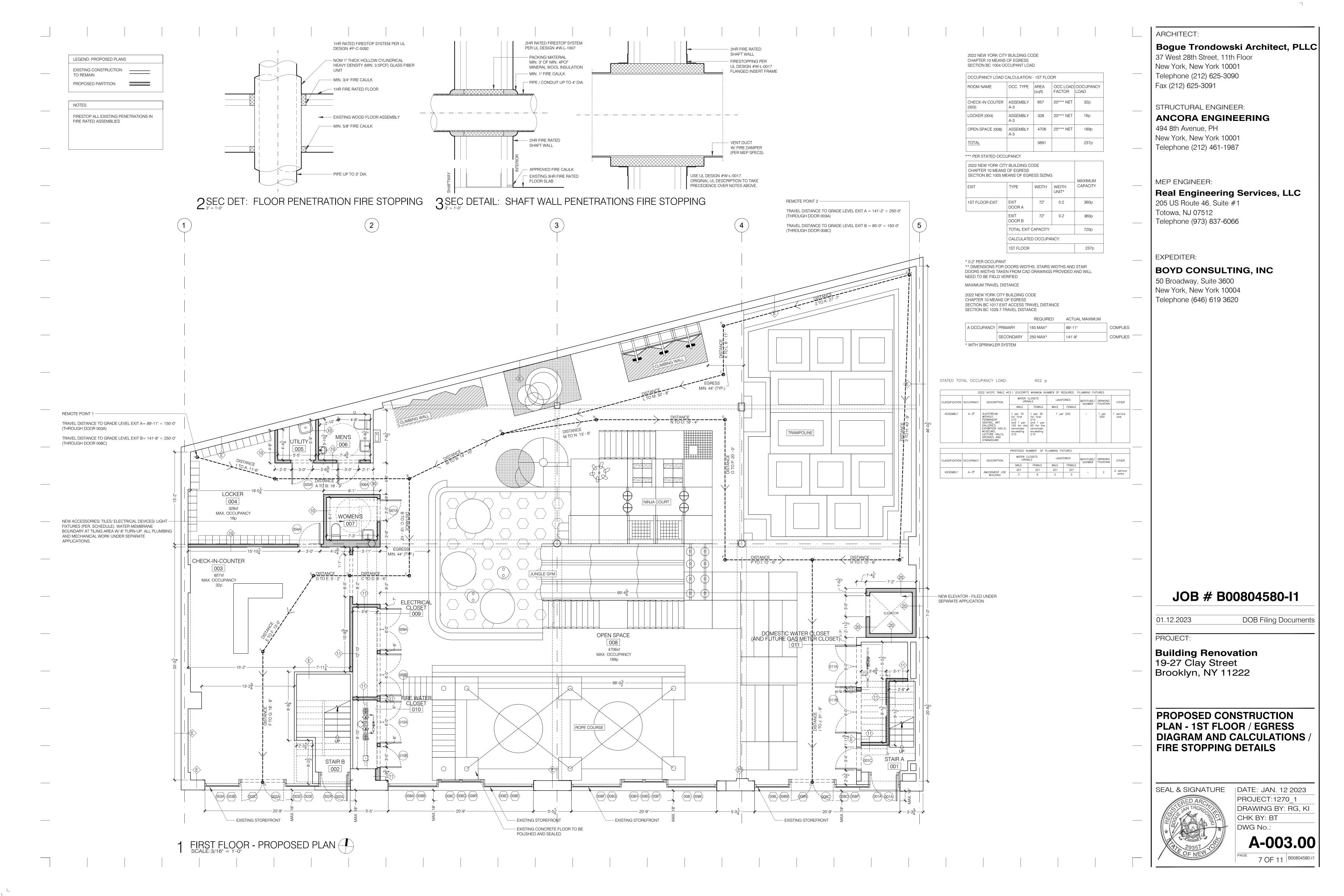
Building Renovation 19-27 Clay Street Brooklyn, NY 11222

SECOND FLOOR EXISTING **CONDITIONS & DEMOLITION PLAN**



|DATE: JAN. 12 2023 PROJECT:1270 1 DRAWING BY: RG, KI CHK BY: BT

6 OF 11 B00804580-I1



2022 NEW YORK CITY BUILDING CODE 37 West 28th Street, 11th Floor CHAPTER 10 MEANS OF EGRESS LEGEND: PROPOSED PLANS SECTION BC 1004 OCCUPANT LOAD New York, New York 10001 EXISTING CONSTRUCTION _____ Telephone (212) 625-3090 OCCUPANCY LOAD CALCULATION - 2ND FLOOR TO REMAIN PROPOSED PARTITION ROOM NAME OCC. TYPE AREA OCC LOAD OOCUPANCY Fax (212) 625-3091 (sqft) FACTOR LOAD PARTY ROOM 3 (102) | ASSEMBLY | 328 | 20*** NET | 16p NOTES: STRUCTURAL ENGINEER: | PARTY ROOM 2 (103) | ASSEMBLY | 333 | 20*** NET | 16p FIRESTOP ALL EXISTING PENETRATIONS IN **ANCORA ENGINEERING** FIRE RATED ASSEMBLIES | PARTY ROOM 1 (104) | ASSEMBLY | 314 | 20*** NET | 16p 494 8th Avenue, PH New York, New York 10001 OFFICE (108) ASSEMBLY 140 20*** NET 7p Telephone (212) 461-1987 PANTRY (110) | ASSEMBLY | 187 | 20*** NET | 9p REMOTE POINT 1 — PARTY ROOM 4 (111) | ASSEMBLY | 692 | 20*** NET | 34p TRAVEL DISTANCE TO STAIR "A" = 111'-8" < 150'-0" OPEN AREA (112) | ASSEMBLY | 342 | 20*** NET | 17p MEP ENGINEER: (THROUGH DOOR 001B) TRAVEL DISTANCE TO STAIR "B" = 115'-1" < 250'-0" Real Engineering Services, LLC TERRACE (118) ASSEMBLY (THROUGH DOOR 002B) 205 US Route 46, Suite #1 Totowa, NJ 07512 Telephone (973) 837-6066 *** PER STATED OCCUPANCY 2022 NEW YORK CITY BUILDING CODE CHAPTER 10 MEANS OF EGRESS SECTION BC 1005 MEANS OF EGRESS SIZING CAPACITY WIDTH WIDTH **EXPEDITER**: 2ND FLOOR EXIT A | CORRIDOR | 36" | 0.2 BOYD CONSULTING, INC 50 Broadway, Suite 3600 44" 0.3 - ROOF DRAIN New York, New York 10004 2ND FLOOR EXIT B | CORRIDOR | 36" | 0.2 Telephone (646) 619 3620 — EXISTING PARAPET WALL 44" 0.3 — EXISTING STL. GUARD RAIL TOTAL EXIT CAPACITY: 292p CALCULATED OCCUPANCY: 165p 2ND FLOOR * 0.2" PER OCCUPANT ** DIMENSIONS FOR DOORS WIDTHS, STAIRS WIDTHS AND STAIR TRAVEL DISTANCE TO STAIR "A" = 131'-4" < 250'-0" DOORS WIDTHS TAKEN FROM CAD DRAWINGS PROVIDED AND WILL (THROUGH DOOR 001B) (FDNY CLEAR PATH) NEED TO BE FIELD VERIFIED MAXIMUM TRAVEL DISTANCE TRAVEL DISTANCE TO STAIR "B" = 59'-7" < 150'-0" (THROUGH DOOR 002B) 2022 NEW YORK CITY BUILDING CODE CHAPTER 10 MEANS OF EGRESS SECTION BC 1017 EXIT ACCESS TRAVEL DISTANCE *(FDNY CLEAR PATH)* SECTION BC 1029.7 TRAVEL DISTANCE TERRACE REQUIRED ACTUAL MAXIMUM 118 (2648.41 sf A OCCUPANCY PRIMARY 150 MAX* COMPLIES - USEABLE AREA 1110 st/ SECONDARY 250 MAX* 131'-4" COMPLIES * WITH SPRINKLER SYSTEM 0 0 NON-COMBUSTIBLE FENCE SUSTAINABLE ROOFING ZONE MEASURING 200SF. PER 1511.2 OPEN AREA 112 342sf 110 108 MAX. OCCUPANCY 187sf MAX. OCCUPANCY MAX. OCCUPANCY PARTY ROOM 4 NEW ELEVATOR - FILED UNDER 111 SEPARATE APPLICATION NEW ACCESSORIES/ TILES/ ELECTRICAL—DEVICES/ LIGHT FIXTURES (PER. MAX. OCCUPANCY SCHEDULE). WATER MEMBRANE BOUNDARY AT TILING AREA W/8" NEW WALLS AS SHOWN JOB # B00804580-I1 TURN-UP. ALL PLUMBING AND MECHANICAL WORK UNDER SEPARATE D TO E: 8' - 4" | G TO H: 25' - 1" | G TO H: 25' - 1" | G TO H: 25' - 1" DOB Filing Documents 01.12.2023 PROJECT: **Building Renovation** 19-27 Clay Street Brooklyn, NY 11222 PARTY ROOM 1 (10) PARTY ROOM 3 PARTY ROOM 2 102 333sf MAX. OCCUPANCY MAX. OCCUPANCY NEW ACCESSORIES/ TILES/ ELECTRICAL— DEVICES/ LIGHT FIXTURES (PER. PROPOSED CONSTRUCTION SCHEDULE). WATER MEMBRANE BOUNDARY AT TILING AREA W/8" PLAN - 2ND FLOOR / EGRESS TURN-UP. ALL PLUMBING AND MECHANICAL WORK UNDER SEPARATE // WOMEN'S **DIAGRAM AND CALCULATIONS** APPLICATIONS. DISTANCE - EXISTING WINDOWS (TYP.) - EXISTING FLOOR TO BE SCREENED AND SEALED — EXISTING FLOOR TO BE SANDED AND SEALED (TYP. FOR EAST PART OF FLOOR) (TYP. FOR WEST PART OF FLOOR) |DATE: JAN. 12 2023 SEAL & SIGNATURE PROJECT:1270 1 CHK BY: BT SECOND FLOOR - PROPOSED PLAN

ARCHITECT:

Bogue Trondowski Architect, PLLC



DRAWING BY: RG, KI

A-004.00 8 OF 11 B00804580-l1

PROPOSED PARTITION NOTES: FIRESTOP ALL EXISTING PENETRATIONS IN FIRE RATED ASSEMBLIES — ROOF DRAIN ROOF DRAIN 1 ROOF - PROPOSED PLAN (NO WORK)

LEGEND: PROPOSED PLANS

EXISTING CONSTRUCTION _____

_ ARCHITECT:

Bogue Trondowski Architect, PLLC 37 West 28th Street, 11th Floor New York, New York 10001 Telephone (212) 625-3090 Fax (212) 625-3091

STRUCTURAL ENGINEER:

ANCORA ENGINEERING

494 8th Avenue, PH New York, New York 10001 Telephone (212) 461-1987

MEP ENGINEER:

Real Engineering Services, LLC 205 US Route 46, Suite #1

Totowa, NJ 07512 Telephone (973) 837-6066

EXPEDITER:

BOYD CONSULTING, INC

50 Broadway, Suite 3600 New York, New York 10004 Telephone (646) 619 3620

JOB # B00804580-I1

01.12.2023 DOB Filing Documents

PROJECT:

Building Renovation 19-27 Clay Street Brooklyn, NY 11222

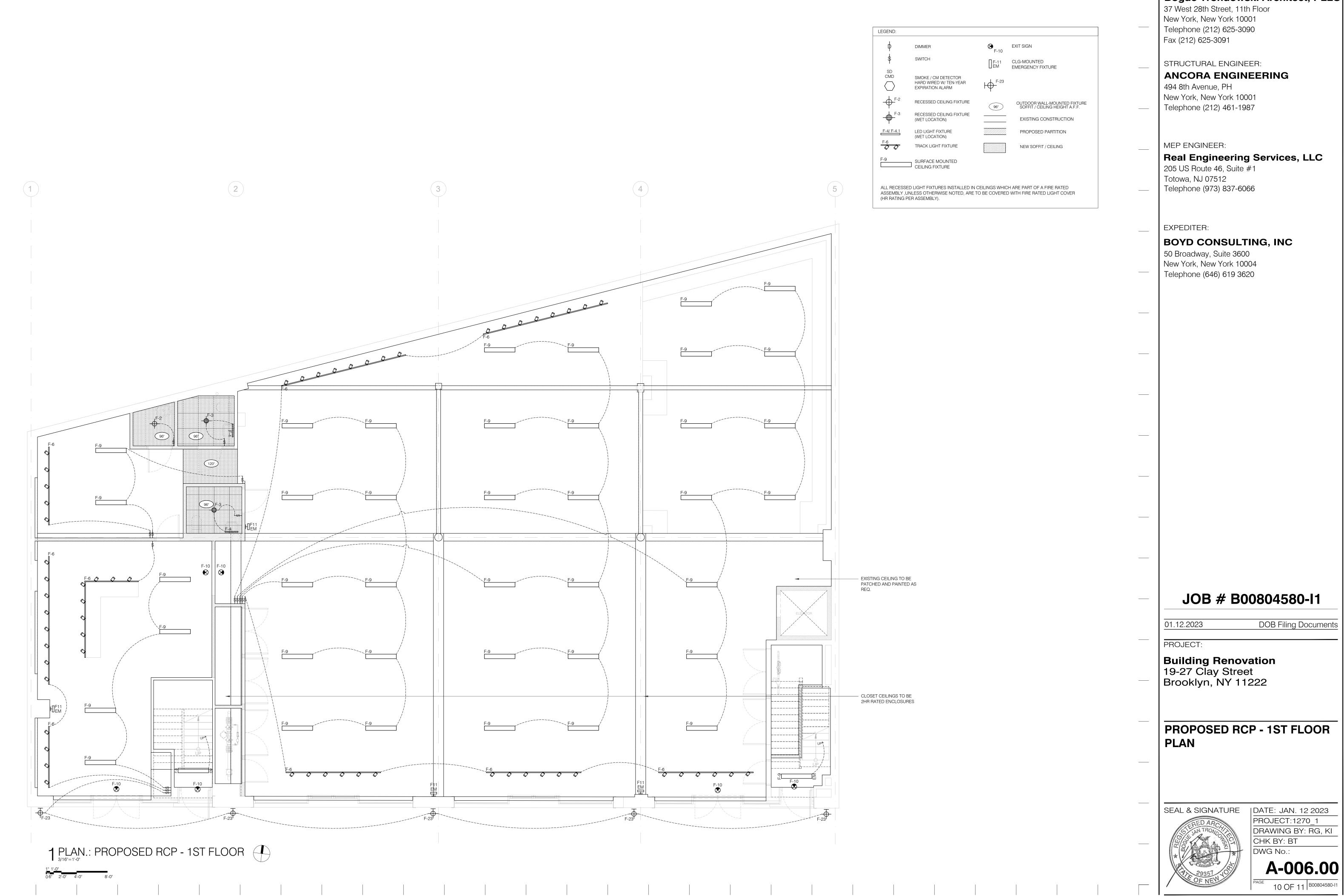
PROPOSED CONSTRUCTION PLAN - ROOF

SEAL & SIGNATURE

RED ARCH

DATE: JAN. 12 2023
PROJECT:1270_1
DRAWING BY: RG, KI
CHK BY: BT
DWG No.:

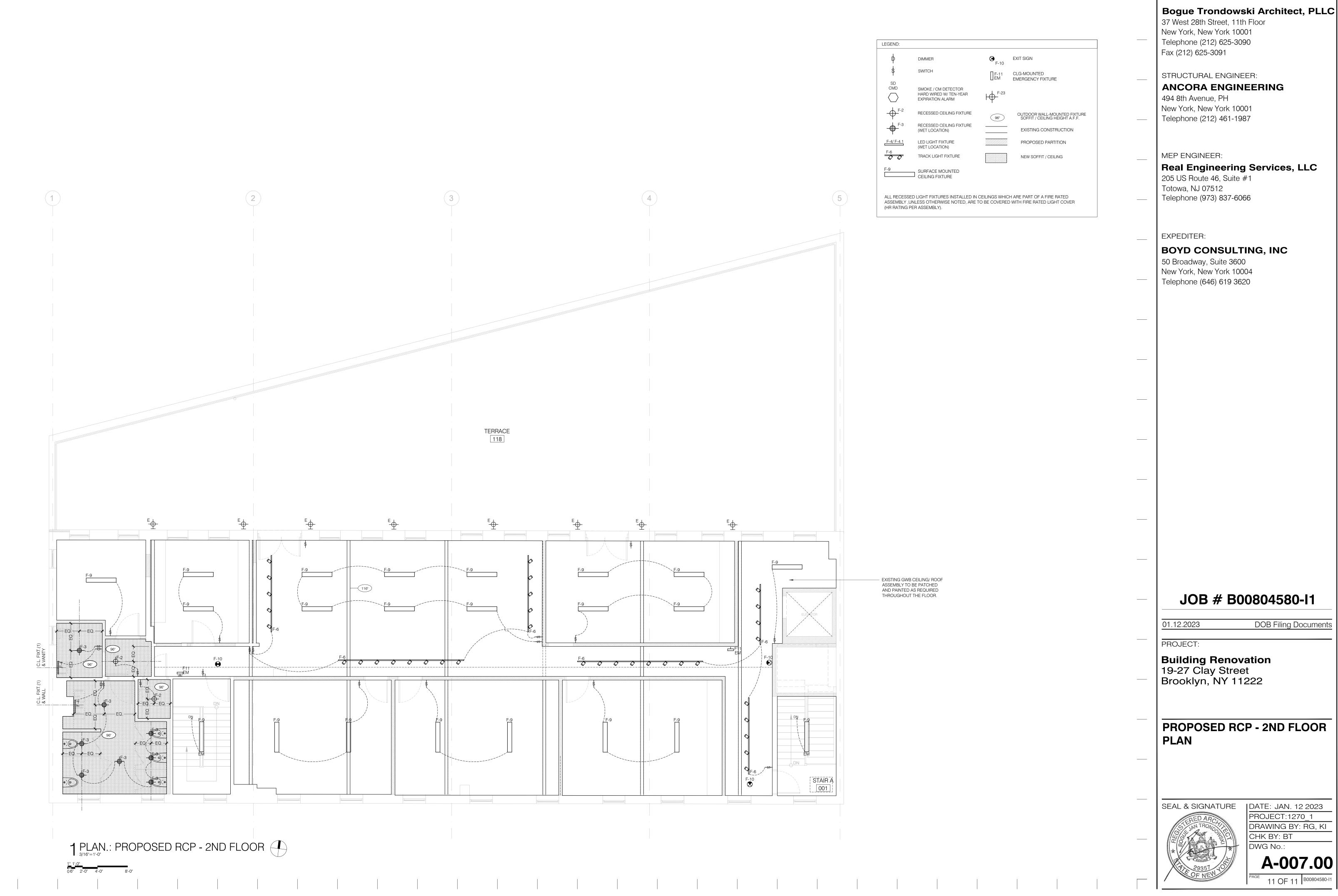
A-005.00PAGE 9 OF 11 B00804580-11



ARCHITECT:

Bogue Trondowski Architect, PLLC

DRAWING BY: RG, KI



ARCHITECT:

DRAWING BY: RG, KI

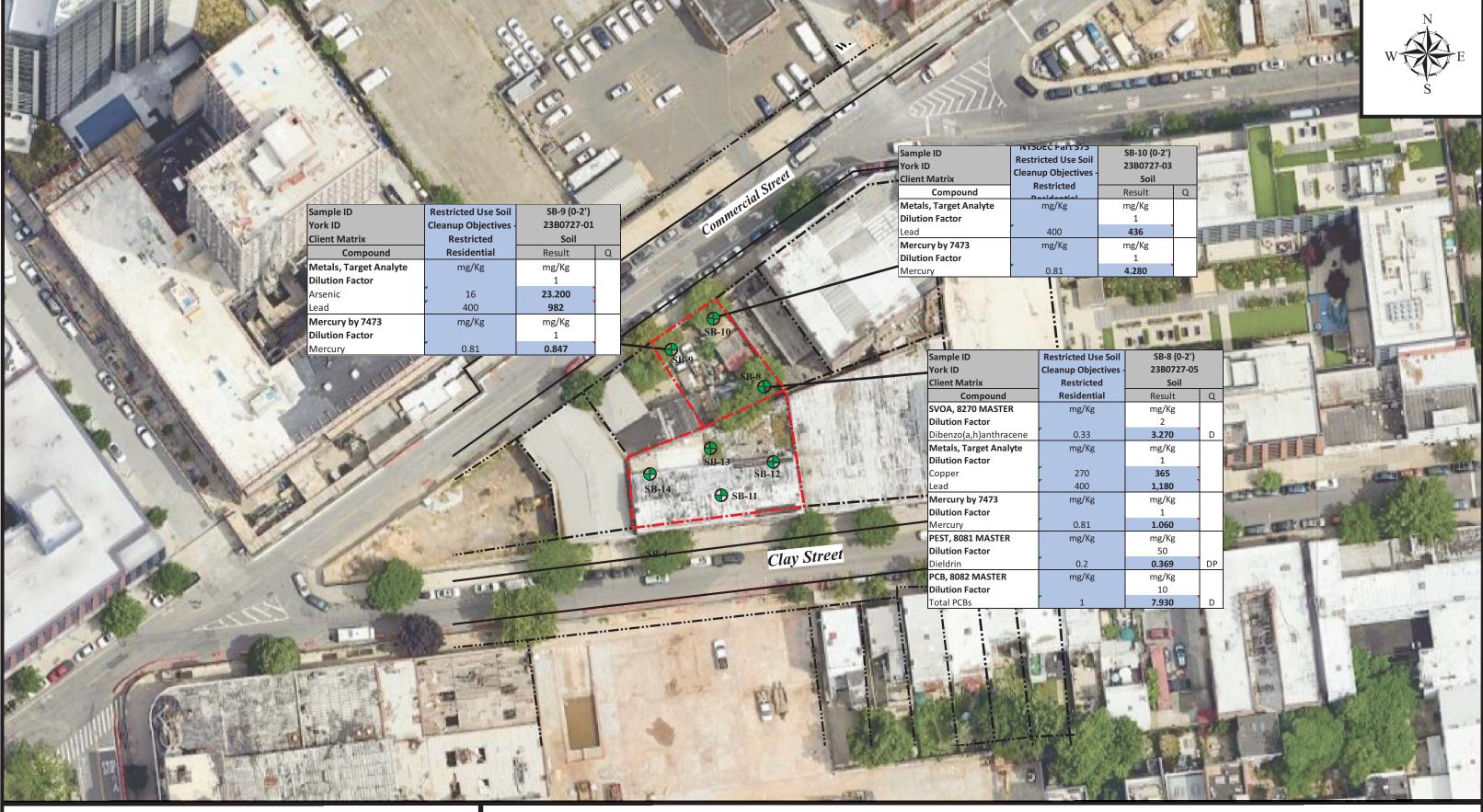
A-007.00

Appendix C

Historical Reports

Appendix D

Map of Chemistry Exceedances





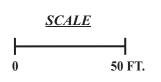
PREFERRED ENVIRONMENTAL SERVICES

323 Merrick Avenue - North Merrick, New York 11566

Tel: (516) 546-1100 Fax: (516) 213-8156

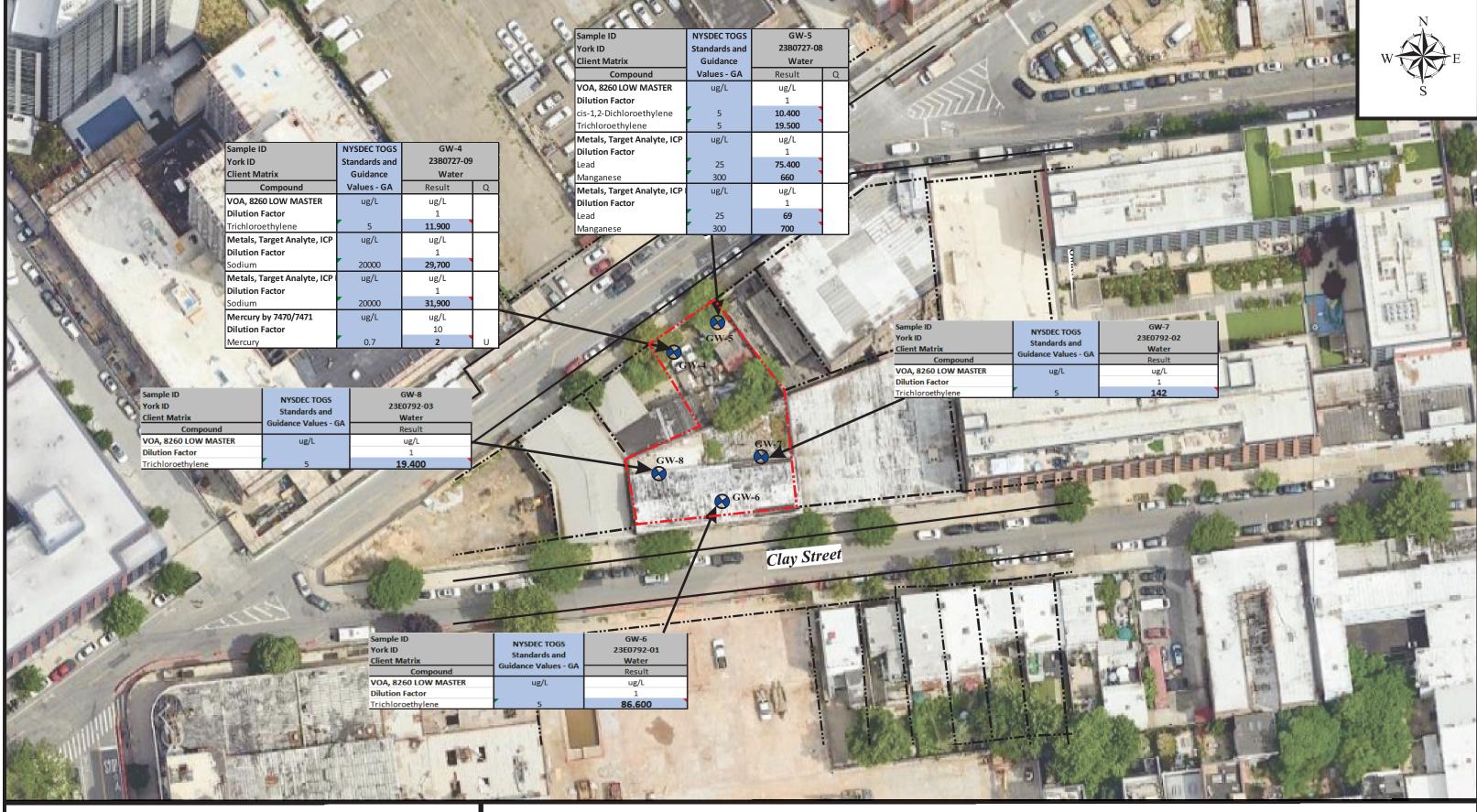


Figure 9 - Soil Over RRSCOs



Site: Lots 9 & 10 29 Clay Street Brooklyn, New York

Date: February 2024





PREFERRED ENVIRONMENTAL SERVICES

323 Merrick Avenue - North Merrick, New York 11566

Tel: (516) 546-1100 Fax: (516) 213-8156



SCALE 0 50 FT.

Figure 10 - Groundwater Sample Results Over Togs

Site: Lots 9 & 10 29 Clay Street

Brooklyn, New York

Date: February 2024





PREFERRED ENVIRONMENTAL SERVICES

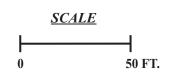
323 Merrick Avenue - North Merrick, New York 11566

Tel: (516) 546-1100 Fax: (516) 213-8156



Location of Subject Property

Figure 11 – Soil Vapor Analytical Results



Site: Lots 9 & 10 29 Clay Street Brooklyn, New York

Date: February 2024

Appendix E

Previous Owner Information

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.

TASF:

MTA:

Recording Fee:

Affidavit Fee:

NYCTA:

Additional MRT:

TOTAL:

\$

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\$

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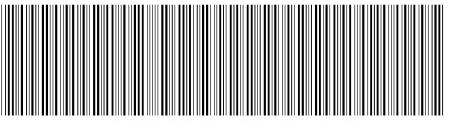
0.00

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65.00

0.00



2022062300114001005E9E99 RECORDING AND ENDORSEMENT COVER PAGE PAGE 1 OF 7 Document ID: 2022062300114001 Document Date: 06-16-2022 Preparation Date: 06-29-2022 Document Type: DEED Document Page Count: 5 PRESENTER: **RETURN TO:** BETTER RECORDINGS, LLC BETTER RECORDINGS, LLC 1 PARAGON DRIVE - RANY-47082 1 PARAGON DRIVE - RANY-47082 SUITE 150B SUITE 150B MONTVALE, NJ 07645 MONTVALE, NJ 07645 REC@BETTERTITLERESEARCH.COM REC@BETTERTITLERESEARCH.COM PROPERTY DATA Borough Block Lot Unit Address 2482 BROOKLYN 9 Entire Lot 19 CLAY STREET Property Type: INDUSTRIAL BUILDING Borough Block Lot Unit Address BROOKLYN 2482 53 Entire Lot 29 CLAY STREET **Property Type:** COMMERCIAL REAL ESTATE CROSS REFERENCE DATA or DocumentID_____ or ____ Year___ Reel___ Page or File Number CRFN **PARTIES GRANTOR/SELLER: GRANTEE/BUYER:** NICOLE ASSOCIATES, LLC CLAY PROPERTIES LLC 41 BOX ST 1449 37TH ST SUITE 420 BROOKLYN, NY 11222 BROOKLYN, NY 11218 ☑ Additional Parties Listed on Continuation Page FEES AND TAXES Mortgage: Filing Fee: Mortgage Amount: 0.00 250.00 NYC Real Property Transfer Tax: Taxable Mortgage Amount: 0.00 Exemption: 397,158.13 TAXES: County (Basic): 0.00 NYS Real Estate Transfer Tax: City (Additional): \$ 0.00 98,345.00 Spec (Additional): \$ 0.00

RECORDED OR FILED IN THE OFFICE

OF THE CITY REGISTER OF THE

CITY OF NEW YORK

Recorded/Filed 07-06-2022 16:46 City Register File No.(CRFN):

2022000267939

City Register Official Signature

NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTER



2022062300114001005C9C19

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 7

Document ID: 2022062300114001

Document Date: 06-16-2022

Preparation Date: 06-29-2022

Document Type: DEED

PARTIES

GRANTOR/SELLER:

ADSAGA LLC 41 BOX ST

BROOKLYN, NY 11222

GRANTOR/SELLER:

MICHELET, LLC 41 BOX ST

BROOKLYN, NY 11222

GRANTOR/SELLER:

LISAL, LLC 41 BOX ST

BROOKLYN, NY 11222

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE, made the __16th __ day of June, 2022, between,

NICOLE ASSOCIATES LLC, ADSAGA, LLC, LISAL LLC and MICHELET LLC, each a New York limited liability company, and each having an address at c/o Andru Coren, 41 Box Street, Brooklyn, New York 11222, collectively as tenants-in-common, the parties of the first part, and

CLAY PROPERTIES LLC, a New York limited liability company, having an address c/o Law Office of Abraham Raab, 1449 37th Street, Suite 420, Brooklyn, New York 11218, the party of the second part,

WITNESSETH, that the parties of the first part, in consideration of Ten (\$10.00) Dollars and other valuable considerations 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 party forever, an aggregate, undivided one hundred percent (100%) interest in the following:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Brooklyn, County of Kings, and State of New York, and more commonly known as 19-29 Clay Street, Brooklyn, New York, as more particularly set forth on Schedule "A" attached hereto and made a part hereof.

BEING AND INTENDED TO BE the same premises conveyed to: Nicole Associates, LLC by deed from (Parcel I) Irving Wolbrom, as to 2/3 interest and Edith Wolbrom, as to 1/3 interest and (Parcel II) Frances Levine, Irving M. Wolbrom and Renay Weisberg, dated May 15, 1997 and recorded June 30, 1997 in the Office of the City Register of the City of New York at Reel 3971, Page 1220; Adsaga LLC, by deed from Nicole Associates, LLC, dated December 15, 2021 and recorded December 29, 2021

in the Office of the City Register of the City of New York at CRFN 2021000511368; Lisal LLC by deed from Nicole Associates, LLC, dated December 15, 2021 and recorded December 29, 2021 in the Office of the City Register of the City of New York at CRFN 2021000511369; and, Michelet LLC by deed from Nicole Associates, LLC, dated December 15, 2021 and recorded December 29, 2021 in the Office of the City Register of the City of New York at CRFN 2021000511370.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to

receive such consideration as a trust fund to be applied first for the purpose of paying the cost of 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.

[Remainder of this page intentionally left blank; Signature page to immediately follow]

-	party of the first part has duly executed this deed the
day and year first above written.	_ / /
	NICOLE ASSOCIATED VA.C.
	NICOLE ASSOCIATES VLC. a New York limited limiting company.
	a New York infinited traditity company
	Dr. / / ///
	By:
	Name: Andra Corer
	Title: /Manager
	ADSAGA, LLC,
	a New York limited limbility company
	a New Tonk intraced harding company
	By:
	Name: Andry Coren
	Title: Manager
	7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	LISAE, LLC,
	a New York limited Mability company
	By: ///////
	Name: Angra Coven
	Title: Manager
	MICHELET, LLG
	a New York limited liability company
	By://
	Name: Andry Cotton
	Title: Manager
STATE OF 1/2 W 1/2 W 1/2	\mathcal{U}
STATE OF NEW YORK	
COUNTY OF KINGS	
COUNTION	
On the 13% day of June	, in the year 2022, before me, the undersigned,
personally appeared Andru Coren, person	nally known to me or proved to me on the basis of
	whose name is subscribed to the within instrument and
	same in his capacity, and that by his signature on the
	on behalf of which the individual acted, executed the
instrument, and that such individual made	such appearance before the undersigned in the City of
BROCKLYN, County of K	INGS.
,	
	(1) 2 \mathcal{I}
	Notary Public
	Notary Public
	10/6/24
	[4]

SCHEDULE "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 northerly side of Clay Street, distant 430 feet 6 inches westerly from the line of intersection of the northerly side of Clay Street with the westerly side of Manhattan Avenue;

RUNNING THENCE northerly parallel with Manhattan Avenue and through a party wall, 75 feet 8 1/2 inches to the center of the block between Clay Street and Commercial Street;

THENCE easterly along the center of the block, a distance of 0 feet 6-3/16 inches to the westerly line of Lot 9 on a certain map entitled, "Map of Property belonging to the heirs of John Meserole, deceased" and filed in the Office of the Kings County Register's Office as Map No. 033;

THENCE northerly at right angles to the southerly side of Commercial Street along the westerly line of Lot 9 on said Map a distance of 75 feet 10 inches to the southerly side of Commercial Street:

THENCE westerly along the southerly side of Commercial Street, a distance of 54 feet 10-1/2 inches;

THENCE southerly at right angles to Commercial Street, a distance of 61 feet 11-1/4 inches to the center line of the block;

THENCE westerly along the center line of the block a distance of 52 feet 2-15/16 inches:

THENCE southerly at right angles to Clay Street and through a party wall a distance of 49 feet 1- 1/4 inches to the northerly side of Clay Street;

THENCE easterly along the northerly side of Clay Street, 105 feet 0 inches to the point and place of BEGINNING

Note: Address, Block & Lot shown for informational purposes only

Designated as Block 2482, Lot 9, Kings County and also known as Parcel I: 19 Clay Street, Brooklyn, NY 11222.

Parcel II:

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 northerly side of Clay Street distant 430 feet 6 inches westerly from the line of intersection of the northerly side of Clay Street with the westerly side of Manhattan Avenue;

RUNNING THENCE northerly parallel with Manhattan Avenue and through a party wall 75 feet 8- 1/2 inches to the center of the block between Clay Street and Commercial Street

THENCE along said dividing line of the block 83 feet 3/8 inches to a point 350 feet westerly from Manhattan Avenue measured on a line parallel with Clay Street and which said point is 96 feet 1-1/4 inches northerly from Clay Street measured on a line parallel with Manhattan Avenue;

THENCE northerly and parallel with Manhattan Avenue, 3 feet 10-3/4 inches;

THENCE easterly parallel with Clay Street, 25 feet;

THENCE southerly parallel with Manhattan Avenue, 100 feet to foe northerly side of Clay Street;

THENCE westerly along the northerly side of Clay Street 105 feet 8 inches to the point and place of BEGINNING

Note: Address, Block & Lot shown for informational purposes only

Designated as Block 2482, Lot 53, Kings County and also known as Parcel II: 29 Clay Street, Brooklyn, NY 11222.

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS

PARCEL 1

PROPERTY ADDRESS: 19 CLAY STREET

BROOKLYN, NEW YORK 11222

COUNTY: KINGS

BLOCK: 2482

LOT(S): 9

PARCEL 2

PROPERTY ADDRESS: 29 CLAY STREET

BROOKLYN, NEW YORK 11222

COUNTY: KINGS

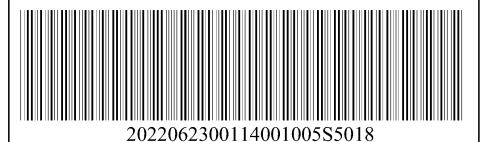
BLOCK: 2482

LOT(S): 53

RETURN BY MAIL TO:

Law Office of Abraham Raab 1449 37th Street, Suite 420 Brooklyn, New York 11218

NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTER



SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2022062300114001

Document Date: 06-16-2022

Preparation Date: 06-29-2022

Document Type: DEED

ASSOCIATED TAX FORM ID: 2022060800461

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT

4



Property and Owner Information:

(1) Property receiving service: BOROUGH:

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

BLOCK:

LOT:

	(2)	Property Address:
	(3)	Owner's Name:
		Additional Name:
Affirm	natio	
	1	Your water & sewer bills will be sent to the property address shown above. Or
	ت	You have visited DOF's Mailing Address Update website and indicated that your water & sewer bill should be sent to the mailing address provided on that site. If no information was entered your water & sewer bill be sent to the property address.
Custo	mer	Billing Information:
Pk	ease M	Note:
A.	sewe other charg to pay	r and sewer charges are the legal responsibility of the owner of a property receiving water and/or r service. The owner's responsibility to pay such charges is not affected by any lease, license or arrangement, or any assignment of responsibility for payment of such charges. Water and sewer es constitute a lien on the property until paid. In addition to legal action against the owner, a failure y such charges when due may result in foreclosure of the lien by the City of New York, the property 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.		
Owne	r's A	pproval:
has	read a	rsigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the n supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.
Pri	nt Nam	e of Owner:
Sig	nature:	
Nar	ne and	Title of Person Signing for Owner, if applicable: Jacob Kohn, authorized signatory



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

Customer Registration Form for Water and Sewer Billing

Borough

Block

Lot

Street

City State Zip



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: 2482	LOT: 9
	(2) Property Address: 19 CLAY STREET, BROOKLYN, NY 11222	
	(3) Owner's Name: CLAY PROPERTIES LLC	
	Additional Name:	_
Affirn	tion:	· · ·
	Your water & sewer bills will be sent to the property address shown above.	
Custo	ner Billing Information:	
	se Note:	
A.	Vater and sewer charges are the legal responsibility of the owner of a property receiving wate ewer service. The owner's responsibility to pay such charges is not affected by any lease, lice their arrangement, or any assignment of responsibility for payment of such charges. Water an charges constitute a lien on the property until paid. In addition to legal action against the owner, to pay such charges when due may result in foreclosure of the lien by the City of New York, the leang placed in a lien sale by the City or Service Termination.	cense or d sewer a failure
B.	Original bills for water and/or sewer service will be mailed to the owner, at the property address in alternate mailing address. DEP will provide a duplicate copy of bills to one other party (substanding agent), however, any failure or delay by DEP in providing duplicate copies of bills shown relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other information.	uch as a all in no act DEP
Dwne	s Approval:	
The has info	indersigned certifies that he/she/it is the owner of the property receiving service referenced above ead and understands Paragraphs A & B under the section captioned "Customer Billing Information nation supplied by the undersigned on this form is true and complete to the best of his/her/its known	e; that he/she/it on"; and that the owledge.
Pri	Name of Owner: Nicole Associates, LLC	
Sig	ature:Date (mm/dd/yyyy)	
Na	e and Title of Person Signing for Owner, if applicable: Andru Coren, authorized signatory	
	SEE ATTACHED PACE FOR ADDITIONAL APPLICABLE PROPERT	TIFS

2022060800461101

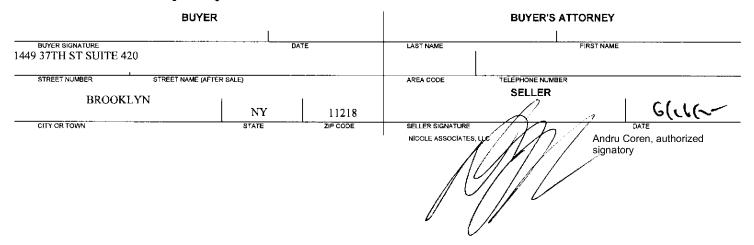
C1. County Code C2. Date Deed C4. Recorded Month Day Year C3. Book C5. CRFN	STATE OF NEW STATE BOARD OF REAL PROPERTY IR. STATE OF NEW STATE BOARD OF REAL PROPERTY IR. STATE OF NEW STATE BOARD OF REAL PROPERTY IR.	W YORK ROPERTY SERVICES
PROPERTYINFORMATION		
1. Property 19 CLAY STREET Location STREET NUMBER STREET NAME	BROOKLYN	11222 ZIP CODE
2. Buyer Name CLAY PROPERTIES LLC LAST NAME / COMPANY	FIRST NAME	
LAST NAME / COMPANY	FIRST NAME	
3. Tax Indicate where future Tax Bills are to be sent Billing if other than buyer address (at bottom of form) Address LAST NAME / COMPANY	FIRST NAME	
STREET NUMBER AND STREET NAME CITY OR TOW	N.	STATE ZIP CODE
4. Indicate the number of Assessment Roll parcels transferred on the deed 2 # of Parcels OR Parcels 5. Deed Property Size FRONT FEET X DEPTH OR ACRES	4A. Planning Board Approval - N/A fo 4B. Agricultural District Notice - N/A Check the boxes below as they app 6. Ownership Type is Condominium 7. New Construction on Vacant Land	for NYC
8. Seller Name NICOLE ASSOCIATES, LLC LAST NAME / COMPANY ADSAGA LLC LAST NAME / COMPANY	FIRST NAME	
A sine i diliniy reddiadritidir e larid E i	e time of sale: commercial G Entertainment / Amusement partment H Community Service	I Industrial Public Service
ALE INFORMATION 10. Sale Contract Date 6 / 13 / 2022	14. Check one or more of these conditions as app A Sale Between Relatives or Former Relatives	licable to transfer:
11. Date of Sale / Transfer \[\begin{array}{c ccccccccccccccccccccccccccccccccccc	B Sale Between Related Companies or Partner C One of the Buyers is also a Seller Buyer or Seller is Government Agency or Len- E Deed Type not Warranty or Bargain and Sale F Sale of Fractional or Less than Fee Interest (G Significant Change in Property Between Taxa H Sale of Business is Included in Sale Price Other Unusual Factors Affecting Sale Price (1	ding Institution (Specify Below) Specify Below) ble Status and Sale Date
13. Indicate the value of personal property included in the sale	J None	
ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment F	toll and Tax Bill	
15. Building Class F , 9 16. Total Assessed Value (of all parcels in	n transfer) 1 0 7	0 5 5 0
17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with	n additional identifier(s))	
BROOKLYN 2482 9 LL BROOKLYN 24	192 53	

FOR CITY USE ONLY

CERTIFICATION		aking of any wil	lful false statement of r		t (to the best of my knowle Il subject me to the provisi	edge and belief) and ons of the penal law relative to
Jac	BUYER	ı	6(16/2-		BUYER'S ATTOR	NEY
BUYER SIGNATURE 1449 37TH ST SUITE 4	20 Jacol	Kohn, author	ized signatory	LAST NAME	FIRS	T NAME
STREET NUMBER	STREET NAME (AFTER	SALE)		AREA CODE	TELEPHONE NUMBER	
BROOK	LYN I				SELLER	1
		NY	11218			
CITY OR TOWN	•	STATE	71D CODE	CELLED CICMATURE		DATE

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.



Form RP-5217 NYC		ATTACHMENT
Grantee (Buyer)		
		·····
LAST NAME / COMPANY	FIRST NAME	
Grantor (Seller)		
LISAL, LLC		
LAST NAME / COMPANY	FIRST NAME	
Grantee (Buyer)		
LAST NAME / COMPANY	FIRST NAME	
Grantor (Seller)		
MICHELET, LLC		
LAST NAME / COMPANY	FIRST NAME	
Grantee (Buyer)		
LAST NAME / COMPANY	FIRST NAME	
Grantor (Seller)		
LAST NAME / COMPANY	FIRST NAME	<u> </u>
Grantee (Buyer)		
LAST NAME / COMPANY	FIRST NAME	
Grantor (Seller)		
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Grantee (Buyer)		
LAST NAME / COMPANY	FIRST NAME	
Grantor (Seller)		
LAST NAME / COMPANY	FIRST NAME	
Grantee (Buyer)		
LAST NAME / COMPANY	FIRST NAME	
Grantor (Seller)		
LAST NAME / COMPANY	FIRST NAME	

CERTIFICATION

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

BUYERS		SELLERS	
Buyer Signature	Date	Seller Signature	Date
Jacob Kohn, authorized signatory			
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
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Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date

undani N. V. B. I. I. Form 2003 - Freezuro

-Frecuror v Deed -I relividual or Corporation (Single Mices)

Andrea Mark Maria

REEL 1532 PAGE 207

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS IN TRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 25th day of May , nineteen hundred and eighty-four BETWEEN ETHEL SILFEN, GOI Three Tiles Old, Hallendale Florick,

· 120

as executor of ESTATE OF JOSEPH SILFEN JOSEPH SILFEN

the last will and testament of , late of , deceased.

party of the first part, and

EDITH WOLBROM 75-15 180th Street ' ' ' Flushing, NY - F1366 - .

party of the second part,

WITNESSETH, that the party of the first part, by virtue of the power and authority given in and by said last will and testament, and in consideration of ONE HUNDRED ETGHTY THOUSAND (\$180.000.00)

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

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

BEGINNING at a point on the northerly side of Clay Street, distant four hundred and thirty (430) feet, six (6) inches westerly from the nortwesterly corner of Manhattan Avenue and Clay Street; running thence northerly and parallel with Manhattan Avenue seventy - five (75) feet, eight and one-half (8 1/2) inches through a party wall to the dividing line of the block; thence along said dividing line of the block, eighty-three (83) feet, three-eights (3/8) of an Inch to a point three hundred and fifty (350) feet westerly from Manhattan Avenue measured on a line parallel with Clay Street and which said point is ninety-six 196) feet one and one-quarter (1 1/4) inches northerly from Clay Street measured on a line parallel with Manhattan Avenue; thence running northerly and parallel with Manhattan Avenue; three (3) feet, ten and three-quarter (10 3/4) inches; thence running easterly and parallel with Clay Street, twenty-five (25) feet; thence running southerly parallel with Manhattan Avenue and one hundred (100) feet to the northerly side of Clay Street; thence westerly along the northerly side of Clay Street, one hundred and five (105) feet, six (6) inches to the point or place of BEGINNING.

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 also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purposes. A Party 18. The party of the payment of 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 purposes. A Party 18. The par

The word "party!" shall be construed as "f" it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the day and year first above written.

IN PRESENCE OF:

POTATE OF INCEDU CILERN

By: The Sufer ETHEL SILFEN, Executrix

REEL 1532 PAGE 208 STATE OF NEW YORK, COUNTY OF North ss: | STATE OF NEW YORK, COUNTY OF On the Was day of V On the 1984, before me day of , before me personally came to me known to be the individual described in and who to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the foregoing instrument, and acknowledged that she executed the same, executed the same. STATE OF NEW YORK, COUNTY OF STATE OF NEW YORK, COUNTY OF day of 19 , before me On the , before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No. personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. that he knows or , the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporations and other than the search of to be the individual knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that the signed home thereto by like order. In the same time subscribing witness, was present and saw affixed by order of the board of directors of said corporation, and that the signed home thereto by like order. 2482 Executor's Beed BLOCK 53 115-K-5404 LOT COUNTY OR TOWN Kings THE ESTATE OF JOSEPH SILFEN, by ETHEL SILFEN, EXECUTRIX FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK 188 MONTAGUE STREET BROOKLYN N Y 1121 tem Title Guaranty Com **EDITH WOLBROM** RETURN BY MAIL TO Breitbart & Breitbart, Esqs. 287 Northern Boulevard Great Neck, NY 11021 NORTHEASTERN ATT: Robert Breitbart, Esq. TITLE GUARANTY CORPORATION 320 00 40-52-70F H3-47-700 <u>=</u> ।यो। P 0 9 6 0 37

- GURLANT ER BEFORE LIGHING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY MINIMOENTERS - MERCHAN PAR dayof May. nineteen hundred and ninety-dervise ETHECK Trying Malbron as to 2/3 interest, and Edith Wolbrom, as to 1/3 interest, with cospect to the property described on Exhibit A and Trances Leving M. Wolbrom and Renay Weisberg, as tomante in two with respect to the property described in Exhibit B. 1944 of the itest part, and Electe Association, LLC, a New York limited liability company, having an office at 41 Box Street, Brooklyn, New York 11222. party of the second part. VITNESSETH, that the party of the first part, in consideration of Ten Dollars and other variance conference 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 passent of the party of the second part forever. VLL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situ-Borough of Brooklyn, County of Kings, State of New York, as more particularly described in Exhibit A and B. DGETHER with a right, they and interest, if any, of the party of the first part of, in and to any streets I he party of the second part forever. The party of the second part, the heirs or successors and assigns the party of the second part, the heirs or successors and assigns of the party of the first part in and to said premises: TO HaVE AND the premises are granted unto the party of the second part, the heirs or successors and assigns the party of the second part forever. The party of the second part foreser.

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

Define party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of first part will receive the consideration for this conveyance and will hold the right to receive such coneration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will by the same first to the payment of the cost of the improvement before using any part of the total of the e word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires. WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above PRESENCE OF: Grantors for 19 Clay Street: Irving Wolbrom (2/3) Edith Wolb Edith Wolbrom (1/3) Grantors for 29 Clay Street: A ZRVING WALLEAM, A Irving Wolbrom

constitution of the second sec		MAJ971PG 1221
ST. T	P. CH. was	70 mg - 7
STAT	to or new YORK, COUNTY OF SN. 5 JAN Cay of the County of the 1997, before me thanks to the only of the deltar	On the day of 10 Selections
	known to be the individual's insented in and who extended the insumment and acknowledged that	
Transport of the Control of the Cont	Notary Public, Statu of New York No. 02PC5038520 Qualified in King County Commission Expires 1/30/59	
On the personal personal to me	Jay of 19 , before me chown, who, being by me duly sworn, did depose and the resides at No 3 , the corporation described the seal of said corporation; that the seal of said corporation; that the seal affixed instrument is such corporate seal; that it was so by order of the board of directors of said corporated that he signed homes make thereto by like order.	On the day of 19 before me the subscribing witness to the foregoing instrument, with sworn, did depose and say that he resides at No that he knows that he knows to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same as witness thereto.
170	Wargain and Ball Bird North Corporational Constant Acts K 335 999 Nolbrom, Walbrom, Levine + weisberg TO Nicole Associates LLC	SECTION 9 BLOCK 2482 LOT 53 + 9 COUNTY OR YOWN KINGS
The state of the s	CONTINENTAL ABSTRACT CORPORATION ONE OLD COUNTRY ROAD CARLE FLACE, NEW YORK 11514 (212) 838-2666 (518) 246-1180	Recorded At Request of American Title Insurance Company RETURN BY MAIL TO: David Baron Esq. 1/8-21 Queens Blud. Forest Hills NY.
331		And the state of t

MEL3971161222 Ognoss

who my said attorney in fact executed the foregoing instrument, and known to me to be the actorney in fact of and adknowledged to be that be executed the same as the act and individual described in and who executed the foregoing instrument the individual described in and by virtue of a power of to me known to be the

intended to be recorded simultaneously with this instrument.

M.cw 1997 and

REL397(PET 222 038815

State of My.

County of My.

On this 3 day of Mount to me known to be the individual described in and who executed the foregoing instrument who by said attorney in fact executed the same as the act and does of said Thomas to me that he executed the same as the act and does of said Thomas the county of by virtue of a power of attorney dated the

CAROL GHISBERG
Notery Purin, State of New York
Notery Purin, State of New York

intended to be recorded simultaneously with this instrument.

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A Market and the Comments of t

EL13971 PE. 1223

EXHIBLE A

ALL that certain plot, piece of 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 northerly side of Clay Street distant 430 feet 6 inches westerly from the intersection of the northerly side of Clay Street and the westerly side of Manhattan Avenue;

RUNNING THENCE northerly parallel with Manhattan Avenue and through a party wall 75 feet 8-1/2 inches to the center line of the block between Clay Street and Commercial Street;

RUNNING THENCE easterly along the center line of the block a distance of 0 fect (-3/16 inches to the westerly line of Lot 9 on a certain Map entitled, "Map of Property belonging to the heirs of John Meserole, deceased", and filed in the Office of the Kings County Register's as Map No. 633;

RUNNING THENCE northerly at right angles to the southerly side of Commercial Street along the westerly line of Lot 9 on said Map a distance of 75 feet 10 inches to the southerly side of Commercial Street;

RUNNING THENCE westerly along the southerly side of Commercial Street a distance of 54 feet 10-1/2 inches;

RUNNING THENCE southerly and at right angles to Commercial Street a distance of 61 feet 11-1/4 inches to the center line of the block;

RUNNING THENCE westerly along the center line of the block a distance of 52 feet 2-15/16 inches;

RUNNING THENCE southerly and at right angles to Clay Street and through a party wall a distance of 49 feet 1-1/4 inches to the northerly side of Clay Street.

THERCE easterly along the northerty side of Clay Street a distance of 105 0 inches to the point or place of HIGHNING.

For conveyancing only, if intended to be conveyed:

Together with all right, title and interest of, in and to any streets and roads abutting the above described premises, to the center line thereof.

WEL3971181224

A STATE OF THE PROPERTY OF THE

All that Certain plot, piece or Parcel of land, situate, lying and being in the Borough of Brooklyn. County of Kinos. City and State All that certain plot, piece or parcet or land, situate, lying and of Mon Volk hounded and described in Tollows to wit. of New York, bounded and described an reflows, to wit:

BECINEING at a point on the northerly side of Clay Street, distant and thirty (A30) fact of the inches worked inches BEGINMING at a point on the northerly sade of Clay Street, distant the northwesterly corner of Manhaltan Avenue and Clay Street. the northwesterly corner of Manhattan Avenue and Clay Street;

The second of th

RUNNING THENCE northerly and parallel with Manhattan Avenue seventy-five (75) feet, eight and one-half (8-1/2) inches through a party wall to the dividing line of the block;

THENCE along said dividing line of the block, eighty-three (83) feet, three-eights (3/8) of an inch to a point three hundred and feet, three hundred and measured on a line feet, three-eights (3/8) of an inch to a point three numbered and normal with clay chreat and which said noint is ninervasiv (96) parallel with Clay Street and which said point is ninety-six (96) parallel with Clay Street and which said Point is ninety-six (96) feet, one and one-quarter (1-1/4) inches northerly from Clay Street Manhattan Avenue: measured on a line parallel with Manhattan Avenue;

THENCE RUNNING northerly and parallel with Manhattan Avenue, three

THENCE RUNNING easterly and parallel with Clay Street, twenty-five

THENCE RUNNING southerly parallel with Manhattan Avenue one hundred

RUNNING THENCE Westerly along the northerly side of Clay Street one hundred and five (ins) feet sir (6) inches to the point or place RUNNING THENCE westerly along the northerly side of clay street one hundred and five (105) feet, six (6) inches to the point or place of BEGINNING.

For conveyancing only, if intended to be conveyed:

Together with all right, title and interest of, in and to any streets and roads abutting the

CITY REGISTER RECORDING AND ENDORSEMENT PAGE - KINGS COUNTY -

	(this page forms part of the in	istrument)
Plock(s) 248 2 1.01(s) 53 + 2 Plants 19 4 20 PROCESS 19 4 20	Title/Agent Company namber:	1154-7779-111-5-1171-5-444-4-444-4-4-4-4-4-4-4-4-4-4-4-4-4-
	Examined by (A): Mige Tax Serial No. Migs Amount.	City Register Sorial Number O38816 Indexed By (A): United As FOLLOWS: Verified By (A):
	Taxable Amount	Block(s) and Lot(s) verified by (e'): Address
• • • • • • • • • • • • • • • • • • •	Dwelling Type: [1 to 2] [3] [4 to 6] [OVER 6] TAX RECEIVED ON ABOVE MORTGAGE County (basic)\$	Recording Fee
•	City (Addf1) \$ Spec Addf1 \$ TASF \$	HPD-A HPD-C U New York State Real Estate Transfer Tax ▼ \$ 2520
	MTA\$ NYCTA\$ TOTAL TAX\$ Apportionment Mortgags () YES \(\textstyle \textstyl</td <td>Sertal Number 4 10717 Naw York City Real 10717 Property Transfer Tex Sertal Number 2</td>	Sertal Number 4 10717 Naw York City Real 10717 Property Transfer Tex Sertal Number 2
	Joy A. Bobrow, City Register	Here York State Gains Tax Serial Number. ED IN KINGS COUNTY OF THE CITY REGISTER.
PAITS PAITS		1997 July 30 A 9 44
1613 1613	1625	And the second s

CONSULT YOUR LAWYER REFORE SIGNING THIS INSTRUMENT.—THIS INSTRUMENT SHOULD WE WANTED

THIS INDENTURE, made the 4 dd day of January, nineteen hundred and eighty-eight Edith Wolbrom residing at 75-15 180th Street. Flushing, New York 11366

party of the first part, and

party of the first part, and
Frances Levine residing at 101 Ash Drive, Great Neck, NY 11201,
Frances Levine residing at 44 Ravview Avenue, Great Neck, NY 11201 Trying M. Wolbrom residing at 44 Bayview Avenue, Great Neck, NY 11: and Renay Weisberg residing at 122 Caramel Road, Commack, NY 11725

party of the second part,

WIINESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

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

BEGINNING at a point on the northerly side of Clay Street, distant four hundred and thirty (430) feet, six (6) inches westerly from the northwesterly corner of Manhattan Avenue and Clay Street; running thence northerly and parallel with Manhattan Avenue seventy-five (75) feet, eight and one-half (8 1/2) inches through a party wall to the dividing line of the block; thence along said dividing line of the block, eighty-three (83) feet, three-eights (3/8) of an inch to a point three hundred and fifty (350) feet wasterly from Manhattan Avenue measured on a line parallel with westerly from Manhattan Avenue measured on a line parallel with Clay Street and which said point is ninety-six (96) feet, one and Clay Street and which said point is ninety-six (96) reet, one and one-quarter (1 1/4) inches northerly from Clay Street measured on a line parallel with Manhattan Avenue; thence running northerly and parallel with Manhattan Avenue; three (3) feet, ten and threeand parallel with Manhattan Avenue; three (3) feet, ten and three-quarter (10 3/4) inches; thence running easterly and parallel with Clay Street, twenty-five (25) feet; thence running southerly parallel with Manhattan Avenue and one hundred (100) feet to the northerly side of Clay Street, one hundred and five (105) feet, six (6) inches to the point or place of BEGINNING.

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 the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply any other purpose.

any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires. IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above

IN PRESENCE OF:

Edith Wolbrom
Edith Wolbrom

STATE OF NEW YORK, COUNTY OF REEL 2193 PAGE 1244 STATE OF NEW YORK, COUNTY OF NASSAU day of On the 4 day of JANUARY 1988, before me On the personally came 19 , before me personally came Edith Wolbrom to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same. to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that She executed the same. Rotary Printed and Control New York
The Control of New York
Qualified in National County
Communication Expires SEP 730, 1888 STATE OF NEW YORK, COUNTY OF STATE OF NEW YORK, COUNTY OF , before me On the day ci day of on the personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. on the personally came to me known, who, being by me duly sworn, did depose and say that he resides at No. that he knows in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed h name thereto by like order. to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed h name as witness thereto. Bargain and frais Acch With Covenant Against Granioks Acis 2482 SEC.ION 53 BLOCK TITLE NO LOT Kings COUNTY OR TOWN Edith Wolbrom TO Recorded At Request of Frances Levine, Irving M. Wolbrom First American Title Insurance Company of New York and Renay Weisberg RETURN BY MAIL TO: HOLZKA, DONAHUE and KUHN, P.C. 358 St. Marks Place Staten Island, NY 10301. Distributed by First American Title Insurance Company of New York Attention: Richard D. Kuhn ដូ - 8 1042 3 1988 48

simplified by Born Compagnet and AM Chine land Cheef Indicated in Conference on Country there.

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

REEL 1105 PAGE 114

THIS INDENTURE, made the 21st day of September . numeteen hundred and seventy-nine RETWEEN

29 Clay Street Corp., a New York corporation, with offices at 438 Bunker Drive, Oceanside, New York,

party of the first part, and

Joseph Silfen
residing at 601 Three Island Boulevard
Hollandale, Florida

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars paid by the party of the second part, noes hereby remise, release and quitclaim unto the party of the second part, the heits or successors and assigns of the party of the second part forever,

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

BEGINNING at a point on the northerly side of Clay Street, distant four hundred and thirty (430) feet, six (6) inches westerly from the northwesterly corner of Manhattan Avenue and Clay Street; RUNNING THENCE northerly and parallel with Manhattan Avenue seventy-five (75) feet, eight and one-half (8 1/2) inches through a party wall to the dividing line of the block; THENCE along said dividing line of the block, eighty-three (83) feet, three-eighths (3/8) of an inch to a point three hundred and fifty (350) feet westerly from Manhattan Avenue measured on a line parallel with Clay Street and which said point is ninety-six (96) feet one and one-quarter (1 1/4) inches northerly from Clay Street measured on a line parallel with Manhattan Avenue; THENCE running northerly and parallel with Manhattan Avenue, three (3) feet, ten and three-quarter (10-3/4) inches; THENCE running easterly and parallel with Clay Street, twenty-five (25) feet;
THENCE running southerly, parallel with Manhattan Avenue one hundred (100) feet to the northerly side of Clay Street, one hundred and five (105) feet, six (6) inches to the point or place of BEGINNING.

Subject to an existing mortgage held by the Long Island Savings Bank for \$23,481.10.

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, hereby covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires. IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF

29 Clay Street Corp.

By: Joseph Molfen Pres

STATE OF NEW YORK, COUNTY OF On the day of , before me On the day of netsonally came personally came RELL 1105 MGE 115 to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same. to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same. STATE OF NEW YORK, COUNTY OF NASSAU ssi , STATE OF NEW YORK, COUNTY OF On the 21stday of September, 1979 before me On the day of personally came JOSEPH SILFEN personally came to me known, who being by me duly sworn, did depose and the substituting witness to the noregoing instrument, with say that he resides at No. 601 Three Islands whom I am personally appropriately who, being by me duly Boulevard, Hallandale, Florida sworn did depose and say that he resides at No. before me of 29 Clay Street Corp.

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed he order of the board of directors of said corporation and that he signed his name thereto by like order.

that he knows

to be the individual described in and who executed the foregoing instrument; to said instrument is such corporate seal; that it was so that the said obsertibing witness, was present and has executed the same; and that he said witness, that the same time salscribed he mane as witness thereto Quitclaim Deeb ---- 2482 HHE NO 1 : 1 53 COUNTY OF TOWN 29 CLAY STREET CORP. 10 JOSEPH SILFEN RETURN BY MAIL TO MELVIN W. WOLFF STANDARD FORM OF NEW YORK SOARD OF TITLE UNDERWRITERS 1551 Franklin Avenue Mineola, New York THE TITLE GUARANTEE COMPANY 11501 · 1 - ÷ 153 Q. 3815 SERVE THIS SPACE FOR USE OF RECORDING

Appendix F Document Repository Letters



PREFERRED ENVIRONMENTAL SERVICES

323 Merrick Avenue - North Merrick, New York 11566

Tel: (516) 546-1100 Fax: (516) 213-8156

February 13, 2024

Brooklyn Public Library – Greenpoint Branch c/o Acia Thompson 107 Norman Avenue Brooklyn, NY 11211

To Whom it May Concern:

Preferred Environmental Services (Preferred) is the Environmental Consulting Firm for a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program Application for a proposed redevelopment site located at 19 Clay Street and 60-62 Commercial Street, Brooklyn, New York.

Preferred is requesting to have the Brooklyn Public Library serve as the repository to which all pertinent documents generated for this project will be sent. These documents will have to be made available to the public when requested.

Please sign the bottom of this letter as your understanding/agreement to act as the public repository.

Should you have any questions, please contact us at (516) 546-1100.

Thank you, Preferred Environmental Services,

Victoria Whelan, PG

Victoria Whelan, PG Senior Associate

Brooklyn Public Library:

Name: Acacia Thompson
Signature: Acacia Thompson

Date: 2/14/24

From: <u>Victoria Whelan</u>
To: <u>BK01 (CB)</u>

Subject: RE: [EXTERNAL] RE: Document Repository Request - 29 Clay Street Brooklyn

Date: Tuesday, February 13, 2024 10:16:00 AM

Good morning,

Please be advised that this site is going to be split into two BCP sites. We would like to have the community board be the document repository for both sites, 19 Clay Street and 29 Clay Street.

Please confirm receipt.

Thank you!

Victoria Whelan, **NYS Licensed PG**Senior Associate, QEP, CPG
PREFERRED ENVIRONMENTAL SERVICES

NYS, NYC, PANY/NJ, New York City School Construction Authority-certified WBE

323 Merrick Avenue North Merrick, New York 11566 516 546 1100 cell 631 793 8821

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From: BK01 (CB) <bk01@cb.nyc.gov>
Sent: Wednesday, July 12, 2023 10:43 AM

To: Victoria Whelan < whelan@preferredenv.com>

Subject: Re: [EXTERNAL] RE: Document Repository Request - 29 Clay Street Brooklyn

Kindly be advised that your email has been forwarded to Chair Dealice Fuller.

Thank you.

From: Victoria Whelan <<u>vwhelan@preferredenv.com</u>>

Sent: Wednesday, July 12, 2023 10:08 AM

To: BK01 (CB) < <u>bk01@cb.nyc.gov</u>>

Subject: RE: [EXTERNAL] RE: Document Repository Request - 29 Clay Street Brooklyn

Good morning – I have not received any response. Can the community board be a document repository for this site?

Victoria Whelan, **NYS Licensed PG**Senior Associate, QEP, CPG
PREFERRED ENVIRONMENTAL SERVICES

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From: BK01 (CB) < bk01@cb.nyc.gov > Sent: Friday, May 26, 2023 11:49 AM

To: Victoria Whelan < <u>vwhelan@preferredenv.com</u>>

Subject: Re: [EXTERNAL] RE: Document Repository Request - 29 Clay Street Brooklyn

Kindly be advised that your email has been forwarded to Chair Dealice Fuller.

Thank you.

From: Victoria Whelan < <u>vwhelan@preferredenv.com</u>>

Sent: Thursday, May 25, 2023 4:01 PM **To:** BK01 (CB) < <u>bk01@cb.nyc.gov</u>>

Subject: [EXTERNAL] RE: Document Repository Request - 29 Clay Street Brooklyn

You don't often get email from www.elan@preferredenv.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@oti.nyc.gov as an attachment (Click the More button, then forward as attachment).

Good afternoon - just wondering if anyone is getting this email? We are looking to have the Community Board be the document repository. This is my third request.

Victoria Whelan, **NYS Licensed PG** Senior Associate, QEP, CPG

PREFERRED ENVIRONMENTAL SERVICES

NYS, NYC, PANY/NJ, New York City School Construction Authority-certified WBE

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From: Victoria Whelan

Sent: Friday, May 19, 2023 1:41 PM

To: bk01@cb.nyc.gov

Subject: RE: Document Repository Request - 29 Clay Street Brooklyn

Hi happy Friday – I have not heard back about the request for the community board to be the document repository. Can you please confirm?

Thank you!

Victoria Whelan, **NYS Licensed PG**Senior Associate, QEP, CPG
PREFERRED ENVIRONMENTAL SERVICES

NYS, NYC, PANY/NJ, New York City School Construction Authority-certified WBE

323 Merrick Avenue North Merrick, New York 11566 516 546 1100 cell 631 793 8821

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From: Victoria Whelan

Sent: Tuesday, April 25, 2023 4:08 PM

To: bk01@cb.nyc.gov

Subject: Document Repository Request - 29 Clay Street Brooklyn

Good afternoon,

I am working on a NYSDEC Brownfield Application. I am looking to have the community board serve as a document repository for the project. Please see the attached letter.

Please let me know if you have any questions. If the community board is willing, please sign the acknowledgment and send back.

Thank you!

Victoria Whelan, **NYS Licensed PG**Senior Associate, QEP, CPG
PREFERRED ENVIRONMENTAL SERVICES **NYS, NYC, PANY/NJ, New York City School Construction Authority-certified WBE**323 Merrick Avenue

North Merrick, New York 11566
516 546 1100 cell 631 793 8821

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PREFERRED ENVIRONMENTAL SERVICES

323 Merrick Avenue - North Merrick, New York 11566

Tel: (516) 546-1100 Fax: (516) 213-8156

April 25, 2023

Brooklyn Community Board 435 Graham Avenue Brooklyn, NY 11211

To Whom it May Concern:

Preferred Environmental Services (Preferred) is the Environmental Consulting Firm for a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program Application for a proposed redevelopment site located at 29 Clay Street, Brooklyn, New York.

Preferred is requesting to have the Brooklyn Community Board serve as the repository to which all pertinent documents generated for this project will be sent. These documents will have to be made available to the public when requested.

Please sign the bottom of this letter as your understanding/agreement to act as the public repository.

Should you have any questions, please contact us at (516) 546-1100.

Thank you, Preferred Environmental Services,

Victoria Whelan, PG Victoria Whelan, PG

Senior Associate

Community Board 1:

Name:		
C: .		
Signature:		
Date:		

Appendix G

Underutilized Supportive Documentation

AMENDED CITY CERTIFICATION

In Support of New York State Brownfield Cleanup Program ("BCP")

Tangible Property Tax Credit Underutilized Site Analysis

CERTIFIC	ATE HO	LDER(S)):
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BCP Party: Clay Properties LLC Address: 123 North 4th Street

Brooklyn, NY 11249

NYSDEC BROWNFIELD CLEANUP AGREEMENT:

Agreement Execution: Pending Agreement Index: Pending

SITE INFORMATION:

NYSDEC Site No.: C224390 Site Name: Clay Properties LLC

Site Owner: Clay Properties LLC

Site Address: 19 Clay Street and 60–62 Commercial Street

Municipality: City of New York County: Kings NYSDEC Region: 2

Site Size: 0.237

Tax Map Identification Number(s): Block 2482, Lot 9 and Tentative Lot 10

Percentage of Site located in an EnZone: 0%

CERTIFICATE ISSUANCE

This City of New York ("City") Certificate, hereinafter referred to as the "Certificate," is issued pursuant to Title 6 of New York State's Code of Rules and Regulations ("NYCRR"), Part 375, Section 3.2(l)(2)(ii). This Certificate relies upon the Financial Assessment attached hereto in Exhibit A.

The City hereby certifies that the proposed development could not take place without substantial government assistance in satisfaction of the criterion set forth in Title 6 of NYCRR, Part 375, Section 3.2(1)(2)(ii).

Date: February 22, 2024

By: Shaminder Chawla

Acting Director, Mayor's Office of Environmental Remediation

City of New York

EXHIBIT A FINANCIAL ASSESSMENT

Former Interflow Technologies ("P" Site No. 224390)

Amended Financial Analysis in Support of "Underutilized" Certification

New York State Brownfield Cleanup Program Application 19-27 Clay Street and 60-62 Commercial Street Brooklyn, NY 11231 (the "Project Site")

I. Introduction

Clay Properties LLC (the "Applicant") is the owner of the above-referenced Project Site and desires to enroll the Project Site into the New York State Brownfield Cleanup Program ("BCP"). The Applicant is seeking a determination from the New York State Department of Environmental Conservation ("NYSDEC") that the Project Site is entitled to qualified tangible property tax credits available under the BCP on the grounds that the Project Site is "underutilized" within the meaning of 6 NYCRR § 375-3.2(1).

To obtain this determination, the Applicant must first obtain from the New York City Mayor's Office of Environmental Remediation ("OER") a certification that the development proposed on the Project Site (the "Proposed Development") "could not take place without substantial government assistance."

The reason the Applicant seeks to enroll in the BCP is because the NYSDEC notified the Applicant on February 21, 2023 that the Project Site had been assigned a "P" listing because of historical releases of hazardous substances that pre-date the Applicant's ownership of the Project Site. The NYSDEC stated that the owner could either remediate the Project Site under the BCP or that the agency would complete the remediation under the state Superfund ("SSF") program under which the owner could be liable for NYSDEC's remedial costs.

The NYSDEC determination that the Project Site requires remediation will substantially increase the costs of the Proposed Development because of the need to complete a BCP remedial program or to reimburse the NYSDEC for its SSF remediation costs. Either remedial option will significantly delay project completion and postpone occupancy by tenants. This loss of income will exacerbate the fiscal impact of the "P" listing.

On July 27, 2023, OER issued a City Certification that the proposed development could not take place without substantial government assistance in satisfaction of the criterion set forth in Title 6 of NYC RR, Part 375, Section 3.2(1)(2)(ii). After submitting the BCP application, the Applicant determined it was necessary to withdraw Lot 53 from the BCP application so that the Project site would only consist of lot 9 and tentative lot 10. As a result, the NYSDEC advised the Applicant that it would be necessary for the Applicant to obtain an amended City Certification for the reconfigured BCP site. ¹

In accordance with NYSDEC's request, the Applicant is submitting the following amended

¹ Lot 53 will be the subject of a separate BCP application that will not require a City Certification since the Applicant will be waiving tangible tax credits for the application for lot 53.

financial analysis for the re-configured Project Site showing how these unanticipated costs and project delays render the Proposed Development economically unfeasible without the substantial government assistance that would be provided by the tangible property tax credits available under the BCP.

II. Project Overview

The Project Site comprises two contiguous tax lot parcels (Block 2482 – Lot Nos. 9 and tentative lot 10 located in the Greenpoint neighborhood of Brooklyn with street address of 19-27 Clay Street and 60-62 Commercial Street. The Project Site currently consists of one vacant lot (tentative lots 10) and a 1-story industrial building that was last used for warehouse and office purposes (Lot No. 9). The Project Site is bounded by Commercial Street and a MTA Storgae lot to the north, Clay Street to the south, a 5-story (residential) building to the east, and a contractor storage yard and building supply warehouse to the west. The current zoning designation is M1-2/R6/MX-8.

Historically, the Project Site was used for various industrial and manufacturing operations including iron works, tin can storage facility, cotton batting company, paper storage warehouse, and "non-specific manufacturing use." Interflo Technologies previously operated at 19 Clay Street and was registered as a small quantity hazardous waste generator under the Resource Conservation and Recovery Act (RCRA) from at least July 1994 to January 1997. Interflo Technologies generated ignitable, halogenated, non-halogenated solvents and mercury waste under USEPA ID No. NY0000374314. Multiple RCRA violations were identified for the Project Site though they were subsequently addressed to the satisfaction of United States Environmental Protection Agency.

The Project Development will include renovation of the existing 10,200 square feet ("sf") warehouse building and construction of one mixed-use building. The existing warehouse building located at 19-27 Clay Street will be renovated into a 2-story recreation space. A 20,000 sf mixed-use building including a 6-story community facility space and a 2,200 sf ground floor retail space will be constructed at 60-62 Commercial Street.

During the construction phase, there will be hundreds of construction personnel on site including steel workers, masons, electricians, plumbers, carpenters, laborers, subcontractors, material suppliers, etc. The developer will collaborate with local contractors and aim to hire local residents where possible. After construction, there will be an estimated 8 permanent jobs created by the operation of the residential building and an estimated 25 permanent jobs created by the commercial spaces.

The Applicant initially contemplated commencing project development in July 2023. However, because of the need to implement the BCP remedial program, the Applicant anticipates project development will not start until September 2024 with the Certificate of Completion being issued in December 2025.

III. Financial Analysis

A. Estimated Revenues

The Proposed Development will result in revenue from:

- •
- Rental income from leasing 16,500 sf. community facility
- Rental income from leasing 10,200 sf. the retail warehouse.

Category		Table 1	
		Retail	Community facility
SF (net)		10,212	16,500
Income Retail		\$3,217,753	
Annual Rent assumption		\$720,000	\$742,500
CAP 5.75%		\$12,521,739	\$12,913,043
Total Income Assumption	\$ 28,652,53		
Sales costs + Transfer Taxes	\$1,780,435		
Net Income Assumption	\$ 26 ,872,101	Net income without Brownfield Program	

B. Estimated Costs

Costs incurred in connection with the Proposed Development fall within three categories:

- (i) upfront costs associated with the construction of the Proposed Development;
- (ii) additional costs associated with the BCP remedial program.
- (iii) additional costs associated with delays due to completion of the BCP remedial program.

1. Upfront Costs

The Applicant estimates that it will incur approximately \$22,707,533 in upfront costs for the Proposed Development, consisting of site acquisition costs, hard costs (construction-related costs) and soft costs (e.g., architectural costs, etc.). These costs are broken down as follows:

Table 2 Development Assumptions (before "P" Listing)		
Acquisition costs	\$5,899,905	
Renovation Retail costs	\$3,000,000	
Hard costs	\$9,209,953	
Soft costs	\$4,597,676	
Total costs	\$22,707,533	
Timing assumptions		
Construction start	7/1/23	
Retail rent start	6/1/24	
C/O and sale	7/1/26	
Financing assumptions		
Loan to Value	65%	\$14,759,897
Loan closing costs	4.50%	\$664,195
Interest (bank+investors)	on average 9%-10%	\$1,853,113
Average Loan term (years)	3	
Profit	\$4,164,568	
IRR	15.08%	

(2) Project Costs without Government Assistance

As depicted in the tables below, the increased costs and project completion delays associated with the BCP remedial program will negatively impact the project by **approximately \$2.2 MM**. This will **reduce the IRR** from **15.08% to only 4.79%-** a rate that investors can obtain in risk-free government bonds.

TABLE 3 Development Assumption (includes BCP costs and delays)	
Hard costs increase by for NYSDEC	\$343,083
Less Retail Income	\$812,467
Increase in soft costs	\$15,731
Increased bank interest due to 15 month BCP-related delays*	\$877,826
Additional investor interest costs due to 15 month BCP-related delays	\$186,895
Total reduction in profit	\$2,236,001

^{*}Delays due to applying to the program, additional investigation, reporting, etc.

(3) Costs Resulting from the BCP and impact on IRR

TABLE 4		
Brownfield-related costs		\$343,083
Lost Retail Income due to BCP delays		\$812,467
Increase in soft costs		\$15,731
Increased bank interest due to 15 month BCP-related delays		\$877,826
Additional investor interest costs due to 15 month BCP-related delays		\$186,895
Total reduction in profit		\$2,236,001
Total Income Assumption [this includes both costs and lost income!]	\$ 26,059,63	
Acquisition costs	\$5,899,905	
Renovation Retail costs	\$3,000,000	
Hard costs	\$9,553,035	
Soft costs	\$5,678,127	
Total costs	\$24,131,067	
Profit	\$1,928,567	
IRR (Yield)	4.79%	

(4) BCP Tax Credit Impact on Project Feasibility

Before the Project Site was assigned a "P" listing, the Project Development IRR was anticipated to be 15.08%. This IRR was consistent with that required for development projects in the outer boroughs. However, the costs and delays associated with BCP reduces the IRR to 4.79% which renders the project financially unfeasible as investors can obtain a similar yield from current fixed income instruments.

Levered IRR is computed from these figures along with the financing assumptions on the attached tables (see page 8).

	Levered IRR (Yield)	
Without BCP QTP tax credit	4.79%	
With BCP QTP tax credits	15.08%	

Income	\$26,059,634
Tax credit	\$2,000,000
Total Income	\$ 28,059,634
Acquisition costs	\$5,899,905
Renovation Retail costs	\$3,000,000
Hard costs	\$9,553,035
Soft costs	\$5,678,127
Total Costs	\$24,131,067
Profit	\$3,928,567
IRR (Yield)	14.00%

IV. Summary & Comparison to Levered IRR (Yield)

In summary, the Applicant expected to incur approximately \$22,707,533 in development costs before learning the Project Site was assigned a "P" listing. This increased the project costs by \$1,423,534 and another \$812,467 lost in Retail income, Total of \$2,236,001 in lost due to BCP. Prior to the "P" listing, the project was expected to generate approximately \$26,872,101 in revenue Because delays associated with the BCP will postpone the time when the Project may be sold, this will reduce the projected profit by \$2,236,001. This will reduce the anticipated IRR from 15.08% which is within the range required for development projects in the outer boroughs to 4.79% which would render the project financially unfeasible. If the project qualifies for the tangible property tax credit, the projected project profits would be \$3,928,567 which would return the projected IRR to an acceptable 14.00%.

V. Conclusion

Within the commercial real estate development industry, developers typically consider proposed projects with a levered IRR at the **minimum of 13.5% to be acceptable**. Below that threshold, it is difficult to secure financing in the current financial environment with increased borrowing costs and where fixed income instruments provide competitive returns.

The foregoing financial assessment indicates that the Proposed Development would not generate a sufficient return to attract investment capital without the BCP QTP tax credits. If the Project cannot qualify for the BCP QTP tax credits, the Proposed Development results in a levered IRR that is nearly 68% below of what is ordinarily sought in the commercial real estate market. In

contrast, the QTP tax credits will boost the levered IRR to the customary range required by the commercial real estate investors.

If the Applicant cannot qualify for the BCP QTP tax credits, it simply cannot undertake the Proposed Development. This would mean that the Applicant would default on its current mortgage and the Project Site would proceed to foreclosure. With a "P" listing, any foreclosing lender would have difficulty finding a purchaser for the Project Site. With no viable developer, the taxpayers would bear the costs of remediation because there would not be any viable responsible party from which to seek reimbursement.

Therefore, the public interest would be best served by allowing the Project Development to qualify for the BCP QTP tax credits. This would not only result in a cleanup funded by the Applicant but also result in a development that will provide much needed community services. Qualifying for the BCP QTP tax credits will allow the Proposed Development to generate acceptable returns required by commercial real estate investors and lenders.

Idan Shitrit Managing Member Clay Properties LLC

Dated: February 2,2024

Cash Flow Before NYSDEC Letter

	2022	2023	2024	2025	2026	2027	Total
Income from Retail		\$360,000	\$730,800	\$752,724	\$775,306	\$598,924	\$3,217,753
Income sale Retail						\$11,645,217	\$11,645,217
Income from Commercial facility				\$12,009,130			\$12,009,130
Total Income	\$0	\$360,000	\$730,800	\$12,761,854	\$775,306	\$12,244,141	\$26,872,101
Acquisition costs	\$5,899,905						\$5,899,905
Renovation Retail	\$1,500,000	\$1,500,000					\$3,000,000
Hard Costs		\$1,206,899	\$4,437,853	\$3,565,200		i	\$9,209,952
Soft costs (exc finance)	\$343,083	\$1,052,350	\$214,427				\$1,609,859
Closing costs loan		\$664,195					\$664,195
Interest bank	\$211,625	\$185,110	\$550,365	\$295,485		i	\$1,242,586
Pref. Interest investors	\$87,218	\$149,517	\$149,517	\$149,517	\$74,759		\$610,528
Total Costs	\$8,041,831	\$4,758,071	\$5,352,162	\$4,010,202	\$74,759	\$0	\$22,237,025
Profit (loss)	-\$8,041,831	-\$4,398,071	-\$4,621,362	\$8,751,652	\$700,547	\$12,244,141	\$4,635,076

Cash Flow Including NYSDEC BCP without Tax Credit

	2022	2023	2024	2025	2026	2027	Total
Income from Retail			\$180,000	\$1,096,200	\$1,129,086		\$2,405,286
Income sale Retail						\$11,645,217	\$11,645,217
Income from Commercial facility						\$12,009,130	\$12,009,130
Total Income	\$0	\$0	\$180,000	\$1,096,200	\$1,129,086	\$23,654,348	\$26,059,634
Acquisition costs	\$5,899,905						\$5,899,905
Renovation Retail	\$1,500,000	\$400,000	\$1,100,000				\$3,000,000
Hard Costs			\$1,549,982	\$4,437,853	\$3,565,200		\$9,553,035
Soft costs (exc finance)	\$343,083	\$142,951	\$909,398	\$225,863			\$1,621,295
Closing costs loan		\$664,195					\$664,195
Interest bank	\$211,625	\$185,110	\$444,550	\$574,667	\$704,459		\$2,120,411
Pref. Interest investors	\$87,218	\$149,517	\$149,517	\$149,517	\$149,517	\$112,138	\$797,424
Total Costs	\$8,041,831	\$1,541,773	\$4,153,448	\$5,387,900	\$4,419,176	\$112,138	\$23,656,266
Profit (loss)	-\$8,041,831	-\$1,541,773	-\$3,973,448	-\$4,291,700	\$-3,290,090	\$23,542,210	\$2,403,368

Difference	\$0	-\$2,856,298	\$647,914	\$13,043,352	\$3,990,636	- \$11,298,069	-\$2,231,708

Hard costs in crease for BCP	\$343,083
Less Retail Income	\$812,467
Increase in soft costs	\$11,436
Increased bank interest due to 15 month BCP-related delays	\$877,826
Additional investor interest costs due to 15 month BCP-related delays	\$186,896
Total reduction in profit	\$2,231,708

Project with BCP tax credit

	2022	2023	2024	2025	2026	2027	Tota
Income from Retail			\$180,000	\$1,096,200	\$1,129,086		\$2,405,286
Income sale Retail						\$11,645,217	\$11,645,217
Income from Commercial facility						\$12,009,130	\$12,009,130
BCP tax credit					\$2,000,00		\$2,000,000
Total Income			\$180,000	\$1,096,200	\$3,129,086	\$23,654,348	\$28,059,634
Acquisition costs	\$5,899,905						\$5,899,905
Renovation Retail	\$1,500,000	\$400,000	\$1,100,000				\$3,000,000
Hard Costs			\$1,549,982	\$4,437,853	\$3,565,200		\$9,553,035
Soft costs (exc finance)	\$343,083	\$142,951	\$909,398	\$225,863			\$1,621,295
Closing costs loan		\$664,195					\$664,195
Interest bank	\$211,625	\$185,110	\$444,550	\$574,667	\$704,459		\$2,120,411
Pref. Interest investors	\$87,218	\$149,517	\$149,517	\$149,517	\$149,517	\$112,138	\$797,424
Total Costs	\$8,041,831	\$1,541,773	\$4,153,448	\$5,387,900	\$4,419,176	\$112,138	\$23,656,266
Profit (loss)	-\$8,041,831	-\$1,541,773	-\$3,973,448	-\$4,291,700	\$-1,290,090	\$23,542,210	\$4,403,368

Architect & Design	142,951
Specialized Engineering/Consulta	114,361
Permits & Expeditor	57,180
Inspections & Testing	74,335
Legal & General Consulting	82,371
Administrative Expense	28,590
Accounting	31,449
Management	428,854
Survey	32,879
Insurance	321,869
Real Estate Taxes	114,361
Utilities	34,308
Other (10%) Site safety, PM	146,351
Total	1,609,859





				Date:	4/5/2022	
Line#	CSI Division / Trades	Comments / Scope	Clay St.	Commercial St.	Section Totals	
		Sidewalk shed				
		Clay @ 12 months; After 12 months, \$4,308/month	\$ 110,572.00	\$ 14,840.00		
		Commercial @ 4 months; After 4 months, \$840/month				
		Construction Fence	\$ 19,550.00	\$ 14,550.00		
		Hoist @8 months After 8 Months, \$14,074/month	\$ 202,472.00	- \$		
		Site Safety Plan (Allowance)				
		Incl SSP logistics, Filing fees and DOT plan for OCMC (One PAA incl, additional PAA's	-	\$ 5,000.00		
		drawings and filings \$250 each)				
⊣	010000 - Site Protection	Suspended Scaffolding			\$ 1,092,130.00	
		Clay @6 months; After 6 months, \$19,386/month	\$ 193,862.00	\$ 45,127.00		
		Commercial @4 months; After 4 months, \$5,328/month				
		Pipe Scaffold				
		Clay @6 months; After 6 months, \$10,697/month	\$ 210,354.00	\$ 53,802.00		
		Commercial @4 months; After 4 months, \$3,045/month				
		Horizontal Netting @ 2 months; After 2 months, \$1,503/month	\$ 105,331.00	- \$		
		Roof Protection				
		Clay @12 months; After 12 months, \$2,778/month	\$ 71,302.00	\$ 45,368.00		
		Commerical @12 months; After 12 months, \$2,560/month				
٠	1014E00 011E00	Testing and Special Inspection Services	\$ 105,000.00	\$ 66,000.00		
7	ortson - Quality Collinol	Vibration Monitoring @1 month	\$ 10,000.00	00.000,6 \$	\$ 19,000.00	
		Excavation Loading Only				
	310000 - Earthwork	Clean fill, level lot Backfilling(Cost of import soil not included)				
4	(Excavation)	Soil Trucking and Dumping / Soil Import Clean only and gravel to be paid by owner.	\$ 10,000.00	\$ 5,000.00	\$ 15,000.00	
		Soil disposal is subject to change based on the soil characterization test reports and				
		acceptance of soil disposal facilities				
	316000 - Folipdation	IMAT Slab				
2	Construction	Footings Buttress, Grade Beams, Strap Beams, Gravel under the MAT & SOG under slab gravel	\$ 965,590.00	\$ 234,084.00	\$ 1,199,674.00	
		Side Side				

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Ī		Slake Roams Columns Stairs & Shear walls		ŀ			
	033000 - Superstructure		\$ 3,540,221.00	1.00 \$	1,144,746.00	\$ 4,684,967.00	
	040000 - Masonry	3 sides on the 60 building 8"CMU part grouted @ \$23/5F	\$	\$·	368,000.00	\$ 368,000.00	
8	050000 - Miscellaneous Metals	Handrail, Staircase Railing, Ladders with cage, Manhole Cover, Metal Brackets, SE pump metal cover, Elev Sump Pump Cover, Elevator 1" shaft grate, Staircase with Platform to elevator machine room, railings around all balconies, roof and bulkhead	\$ 62,000.00	00:00	75,000.00	\$ 503,000.00	
		Glass railings and Metal Railings Clay St: 840 LF Glass Railings	\$ 336,000.00	\$ 00:00	30,000.00		
		Shop drawings					
		Exterior Heavy Gauge Framing					
		Sheeting					
		Interior Framing including Ceiling					
		Taping, Compounding & Kadex	_				
		Steel Doors and Frames Includes - H.M Door (20 Ga)					
		Wood Doors & Moldings Particle Core	\$ 2,300,000.00	0.00	680,000.00		
	060000-Carpentry	Finish Carpentry		-		3,400,000.00	
		(includes - Shelving, casing, hardware and accessory installation, access doors)					
		Exterior wall open cell spray insulation					
		Ceiling open cell spray insulation	_				
		Ceiling open cell spray insulation					
		Therma Fiber Between Apartment Walls					
		099100 - Painting and Coating (Allowance)	\$ 270,000.00	\$ 00:00	150,000.00		
Ĭ		Clay St. 37,300/ Apartillerin					





		Dodfina	ų	00 000 300		1 00 000 00		
		FDN Waterproofing Tie In	٠ ٠	-	\$ 2	10.881.00		
					+	2		
		Door Pans Balconies & Roof door openings)	\$	4,400.00	\$	1,200.00		
0.0		Aluminum Coping	÷,	21.330.00	\$ 13	12.150.00		
10	070000 - Rooting and	Aluminum Counter-Flashing	٠\$	12,898.00	\$	4,865.00 \$	537,547.00	
	Waterproofing	Waterproof all openings windows doors etc. Interior and exterior	\$	67,600.00	\$ 1.	13,600.00	•	
		Façade Waterproofing		TBD	\$ 4.	42,849.00		
		Aluminum Drip Edges over the windows and balconies	\$	90,453.00	\$	9,520.00		
		Parking Area binder	\$	8,640.00	\$	1		
		Balcony waterproofing	\$	126,306.00	\$			
11	070413 - Fire stopping	Head of wall Through Penetrations(Wall and Slab)		inclded in ca	inclded in carpentry price			
		Stucco	\$	-	\$ 16	161,797.50		
12	074200 Façade	Panels (ACM & Porcelain Cladding) \$85/SF	\$	2,340,000.00	\$ 26	262,500.00	5,343,695.05	
		Windows	\$	2,194,388.40	\$385,009.15	.15		
;		Door Hardware (Allowance) Apt entry (latch, mortise lock, peep) - \$400, privacy - \$75, passage - \$75, dummy with magnetic latch - \$75, Privacy(key) - \$125, door stops - \$15	\$	43,000.00	\$	10,000.00	00000	
-T	usuuun - Obenings	084213 - Aluminum Framed Doors and Entrances (Storefront Allowance)			\$ 12	120,800.00	1/8,800.00	
		087113 - Garage roller door (allowance)	\$	5,000.00	\$			
		088010 - Interior Glass and Glazing (allowance) Includes :Gym						





		093000 - Tile Installation (allowance based on SF) (\$5.5/SF Wall tile; \$6.5/SF floor tile; \$35/saddles)	\$ 217,000.00	\$ 36,000.00		
		Waterproofing Bathroom	Included in installation	Included in installation		
		(Hydro Ban - \$450/bathroom)	price	price		
		Glass shower doors @\$650 per glass	\$ 40,300.00	- \$		
		093000 - Tile Material Procurement (Allowance)				
		Incl - \$20/SF for hallway &Lobby, \$4/SF bathrooms & trash room walls, \$40/saddle,	\$ 300,000.00	\$ 24,000.00		
		Grout - \$3,000				
14	090000 - Finishes	Bathroom Vanities & Medicine Cabinets Allowance: \$1600/bathroom	\$ 99,200.00	\$ 4,200.00	\$ 1.250.179.30	
i		096400 - Flooring - Self Levelling (approx. 1") (\$2/5F)	\$ 67,914.00	\$ 2,564.00		
		096400 - Wooden Flooring	\$ 195,890.00	\$ 72,945.80		
		096400 - Floor Protection with reinforcement paper post hardwood flooring				
		installation	\$ 50,935.50	\$ 19,230.00		
		\$1.5/st				
		099100 - Painting & Coating Exterior neighbor walls(garage area)	\$ 20,000.00	· ·		
		Lobby Millwork & Finishing walls and flooring (Allowance)	4	100 000 00		
		Gym walls and Flooring (Allowance)	٨	100,000.00		
		101419 - Signage - Allowance				
15	100000 - Specialties	Inc All units, ADA Stair ID, ADA Stairwell sign, Floor Markers, Elevator Egress Map, Unisex/Handicap ADA Signs, BOH Signs, Amenity Signs, apt numbers, building	\$ 20,000.00	\$ 5,000.00	\$ 34,500.00	
	•	address etc.				
		105510 - Mailbox	\$ 4,500.00	\$ 5,000.00		
		113216 - Wood Kitchens - Kitchen Cabinets @\$4800 per kitchen (Allowance)	00 000 021			
		113216 - Countertops (Allowance)	\$ 172,800.00			
	110000 - Equipment	Gym Equipment (Allowance)	00'000'05 \$			
16	(Kitchen Cabinets and Appliances)	113013.13 - Residential Kitchen Appliances & Installation Fridge, Cooktop & Oven, dishwasher, Hood, Microwave, W/D for units, rec room Appliance Installation Allowance	\$ 250,632.00	٠ «	\$ 473,432.00	

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Clay St
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17	120000 - Furnishing	129313 Bike Racks (Allowance)	\$ 5,000.00	- \$		
6	140000 - Conveying	Elevators	\$ 977,000.00	\$ 285,000.00	4 201 150 00	
18	Equipment	149182 - Trash Chute	\$ 45,150.00		5 1,307,150.00	
19	210000 Fire Suppression	Includes - Fire Pump, Jockey Pump, Switches and Valves, Gauges, Drains, Siamese 210000 Fire Suppression connection, Signage, Temporary Standpipe, system sprinkler system Temp standpipe included	\$ 1,200,000.00 \$	\$ 155,000.00	\$ 1,355,000.00	
		Water and Sewer Main (Pending Approvals SD1 & SD2 / Cross Connection) Equipment/Installation Cost: RP2, Water Meter, DCDA, Meter (Allowance Pending Cross Connection and Final Approvals)	\$ 50,000.00	\$ 50,000.00		
20	220000 - Plumbing	Roughing and Finishes per plan including but not limited to house traps, toilets, lavatory sinks, mop sinks, hose bib, floor drains, funnel drains, condensation drains, triplex water pump, elevator sump pump, piping to the detention tank, overhang storm piping, overhang copper piping, overhang gas piping, Electric HWH, Bath tubs, kitchen sinks, dishwasher, washing machines, terrace drains, PVC drain, return lines, copper risers, roof drains piping for dish washer and washer dryer plumbing and sleeve shop drawings Add alternate: refrigerator water lines: \$600/apt Copper - \$27,600.00; PVC Lines - Fiber Glass Piping Insulation Bath tubs	\$ 1,150,000.00	\$ 210,000.00	\$ 1,494,200.00	
	230000 - Heating.	Labelinder Frank Air 11AN/C av. form FDV/s ADI/s				
21	Ventilation, Air Conditioning	incudes - riesii Aii, ravc, ex idiis, crv s Anv s Electrical Heaters - EUH,CUH,WUH (To be installed by the electrician)	\$ 1,800,000.00	\$	\$ 1,800,000.00	





ю.		00:		00:	35
\$ \$85,000.00		\$ 231,800.00		\$ 85,000.00	\$ 26,358,074.35
175,000.00	10,000.00	21,000.00	82,000.00	35,000.00	
720,000.00	80,000.00 \$	55,400.00 \$	73,400.00 \$	\$ 00,000,00	
Install Temporary Power and Lighting(not enclouded monthly electric bill) Service Risers and Panels Power Plan Including but not limited to receptacles, direct lines, GFI Receptacles, USB Receptacles, HVAC Power, Smoke Carbon Mono-oxide Heat Detectors, Equipment Power Including Plan Including Plan Including - Lighting Power, Fixture Installation and Hook-up, Lights, Ceiling Occupancy Sensors, Switches, Outdoor Lights-Roughing and Installation, Exit/Emergency Fixtures-Roughing and Installation, Photo-Cells, Under-cabinet Lighting, Wall Occupancy Sensors Lighting control wiring Included	supply Lighting Fixtures, exit signs, emergence lights etc.	Access Control - Card Access System Marked up Drawing for locations shall be confirmed with client prior to the execution. Surveillance Cameras (DW Viewing System) Marked up Drawing for locations shall be confirmed with client prior to the execution.	Fire Alarm \$	4" Thick Concrete Sidewalk to meet DOT/BBP Gravel under sidewalk (6") Steel Curb and Curb Cut Paving Striping Temporary Fencing and Barriers to protect BPP work (while wet) (Option of using the existing project barriers may exist) BPP & Curb Cut Permits (DOT & DOB)	
260000 - Electrical		280000 - Electronic Safety and Security Roccution. Execution.		320000 - Exterior Improvements	Total
22		23		25	

\$ 338.82	Price Per SF (Based on Job Total)
84420.7	Proposed Total Gross SF (not includeding exterior spaces)
\$ 30,606,060.49	Grand Total
\$ 2,002,265.64	Contingency - 7% of job total
\$ 28,603,794.85	Job Total
\$ 833,120.50	GC Fee 3% ofHard Cost
\$ 1,412,600.00	General Conditions

Trade Cost Breakdown





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General Conditions		
Trades / Scope		Amount
Project Manager (3000 a week @14 months)	\$	168,000.00
Assistant Site Super (\$2,000 a week @14 months)	\$	112,000.00
Site Super (\$3,500 per week @ 14 months))	\$	196,000.00
Safety Manager		
Allowance (\$105/hour - 14 months); Overtime Allowance @\$157 per hr	\$	235,200.00
(20hr/month)		
Labor / Debris Removal	\$	450,000.00
Post Construction Cleaning	\$	35,000.00
Site Security (18 Month Allowance) (Remote Camera Surveillance Monitoring)	\$	15,000.00
Soil Characterization Tests (Soil Disposal Facility Acceptance)		
DOT/ FDNY Permits Logistics	\$	2,000.00
Portable Restrooms (Qty-5)@\$1280 per month @14months	\$	22,400.00
Office Trailer / Internet / Supplies@\$400 per month +delivery and pickup	\$	12,000.00
Temp Power Usage @ \$500 per month (TBD-Neighbor access agreement)		
Misc. Cost / General Materials	\$	85,000.00
Equipment Rentals (scissor lifts, boom trucks, Genorator and fuel etc)		
Environmental Controls	\$	2,000.00
Pre Construction Survey (Inc. 2 side buildings)	\$	3,000.00
Survey (Includes Initial Survey, Building stake out, Axis Line stake out per floor,		
Final BPP Survey, Neighbor Building Horizontal & Vertical intrusion and As-built	\$	15,000.00
survey floor) grid lines per floor		
Postage/Mailings/Printing/Travel	\$	5,000.00
Construction fence		
DOT & SSP Plans & Amendments	\$	10,000.00
Fire extinguishers for construction	\$	5,000.00
DOB / DOT Signs	\$	3,000.00
Sidewalk repair	\$	5,000.00
Temp Winter Heating & Dehumidifiers	\$	15,000.00
Winter Protection	\$	10,000.00
First Aid	\$	2,000.00
As-Built & Record Documentation	\$	5,000.00
Total Cost for General Conditions	\$	1,412,600.00

AMENDED AFFIRMATION OF IDAN SHITRIT IN SUPPORT OF THE CERTIFICATION OF UNDERUTILIZATION

- I, Idan Shitrit, affirms under penalty of perjury as follows:
 - 1. I submit this affirmation in support of the application of Clay Properties LLC for a certification by the New York City Mayor's Office of Environmental Remediation ("OER") pursuant to 6 NYCRR Section 375-3.2(1) that the Proposed Development for the Project Site "could not take place without substantial government assistance."
 - 2. I have personally confirmed that the established New York City outer borough real estate developers that are identified in paragraph 5, currently must demonstrate a Levered IRR of between 13% and 14% to attract investment capital for commercial real estate development projects. Institutional investors might consider projects with lower risks and IRRs as low as 12% depending on project-specific factor.
 - 3. As set forth in the attached Financial Analysis for Underutilized Certification, at the time that Clay Properties LLC acquired the Project Site, the Project Development IRR was anticipated to be 15.08% which exceeded the acceptable minimum IRR for commercial real estate projects in the outer boroughs.
 - 4. After Clay Properties LLC acquired the Project Site, it was notified by NYSDEC that was assigned the a "P" listing and would require remediation. Thus, it became necessary for Clay Properties LLC to

enroll the site in the BCP as a volunteer. The costs and project delays associated with the BCP would reduce the IRR to 4.79%.

- 5. I spoke with the following real estate developers:
 - a. 74-76 South 2nd LLC
 - b. 153 Green LLC
 - c. Madison Realty Capital
 - d. M. Hiller & Sons Inc.
 - e. 1133 Manhattan Ave LLC
- 6. These conversations unanimously confirmed that the Proposed Project with a Levered IRR of 4.79% without government assistance such as the tangible property tax credits that may be available under the Brownfield Cleanup Program (BCP) could not undertaken.
- 7. However, if the Project Site receives an underutilized certification from OER, the availability of BCP Qualified Tangible Property Credits would further increase the IRR to an acceptable 14.00%, therefore ensuring the economic viability of the Proposed Project.
- 8. Accordingly, the Development Project "could not take place without substantial government assistance."

February 2, 2024: New York, New York

By: ____

Idan Shitrit

Clay Properties LLC Manager



August 9, 2023

Idan Shitrit InvestMates 134 North 4th Street Brooklyn, NY 11249

RE: 19 Clay Street,

Brooklyn, NY 11222

Re: 2nd Floor Framing Reinforcement

Mr. Shitrit,

Ancora Engineering, PLLC (Ancora) is the engineer of record (EoR) for the Structural Alteration drawing set "2nd Floor Reinforcement and Lintel for Window Enlargement Drawing" dated January 19, 2023. An investigation of the existing structural framing was done and as a result of the required 75psf (interior) and 100psf (exterior) live load demand, it was determined that reinforcement would be required to achieve this minimum live load rating. The existing building, as is, is currently structurally deficient, which presents a public safety hazard in case of occupancy per code. To accomplish this, Ancora proposes that the existing wood joists be reinforced by sistering and existing steel beams/girders be reinforced with new plates/WTs; refer to below photos.

If you should have any further questions, please don't hesitate to contact me directly, you can reach me via email at slampard@ancoraengineering.com, or call me at (917) 939-2347 to discuss.

Sincerely,



Stephen J. Lampard, P.E. Principal Ancora Engineering, PLLC 494 8th Avenue – PH New York, NY 10001 P: (917) 939-2347



E: slampard@ancoraengineering.com

Photos:



Photo 1: Existing 2nd Floor Framing



Photo 2: Existing 2nd Floor Framing

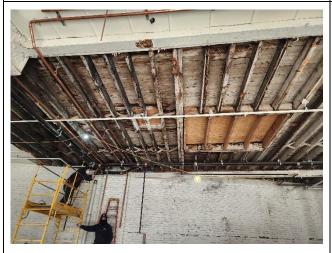


Photo 3: Existing 2nd Floor Framing



Photo 4: Existing 2nd Floor Framing





Photo 5: Existing 2nd Floor Framing



Photo 6: Existing 2nd Floor Framing



Photo 7: Existing 2nd Floor Framing



Photo 8: Existing 2nd Floor Framing

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Photo 9: Existing 2nd Floor Framing



Photo 10: Existing 2nd Floor Framing

AFFIRMATION OF MICHAEL SALVATICO

- I, Michael Salvatico, affirms under penalty of perjury as follows:
 - 1. I submit this affirmation in support of the application of Clay Properties LLC for an underutilized determination by the New York State Department of Environmental Conservation under its Brownfield Cleanup Program (BCP).
 - 2. I am a Senior Managing Director of Marcus and Millichap and was the broker for the properties located at 19 Clay Street, and 60-62 Commercial Street, Brooklyn, New York which comprise the BCP site and am familiar the occupancy of the building during the prior three years:
 - 3. On June 16, 2022, Clay Properties LLC acquired title to a two-story warehouse building with a street address of 19 Clay Street along with a yard area with an address of 60-62 Commercial Street located on tax lot 9.
 - 4. In the three years prior to the acquisition by Clay Properties LLC, the warehouse building at 19 Clay Street had been occupied by month-to-month tenants. These tenants occupied less than 50% of the tenantable space. Indeed, during the at times, the vacancy rate was as low as 20%.

Mach 24, 2024: New York, New York

Michael Salvatico