



**Department of
Environmental
Conservation**

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT

Please refer to the attached instructions for guidance on completing this application.

Submission of a full BCP application will be required should this application be determined to be a major amendment. If the amendment seeks to add or subtract more than an insignificant acreage of property to the BCA, applicants are encouraged to consult with the DEC project team prior to submitting this application.

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

1. Check the appropriate box(es) below based on the nature of the amendment modification(s) requested:

☒	Amendment to modify the existing BCA (check one or more boxes below):
☒	Add applicant(s)
☐	Substitute applicant(s)
☐	Remove applicant(s)
☐	Change in name of applicant(s)
☐	Amendment to reflect a transfer of title to all or part of the brownfield site:
	a. A copy of the recorded deed must be provided. Is this attached? ☐ Yes ☐ No b. ☐ Change in ownership ☐ Additional owner (such as a beneficial owner) c. Pursuant to 6 NYCRR Part 375-1.11(d), a Change of Use form should have been submitted prior to a transfer of ownership. If this has not yet been submitted, include the form with this application. Is this form attached? ☐ Yes ☐ No Submitted on: _____
☐	Amendment to modify description of the property(ies) listed in the existing BCA
☒	Amendment to expand or reduce property boundaries of the property(ies) listed in the existing BCA
☐	Sites in Bronx, Kings, New York, Queens or Richmond Counties ONLY: amendment to request determination that the site is eligible for tangible property credit component of the brownfield redevelopment tax credit.
☐	Other (explain in detail below)

2. REQUIRED: Please provide a brief narrative describing the specific requests included in this amendment:

729 Van Sinderen LLC (f/k/a 725 Van Sinderen LLC), one of the prospective beneficial owners of the BCP Site, is being added to the Brownfield Cleanup Agreement ("BCA") as a Volunteer. Please see Exhibit A – NYS DOS Entity Information and Exhibit B - Organization Chart. Current Volunteer, SPEQ88 LLC is the other prospective beneficial owner of the BCP Site. 729 Van Sinderen LLC did not cause any of the contamination on the Site and has no relationship with any of the current or past owners and/or operators of the BCP Site; therefore, 729 Van Sinderen LLC is being added to the BCA as a Volunteer. Please see Exhibit C - Volunteer Statement.

The Brownfield Cleanup Program ("BCP") is also being expanded to include 719 Van Sinderen Avenue (Brooklyn, Block 3865, Lot 21) ("Lot 21"). Please see Exhibit D-1 – Current BCP Tax Map and Exhibit D - 2 - Revised BCP Tax Map and Exhibit E – Site Location Map. Lot 21 is 0.083-acres; therefore, the total acreage of the revised BCP Site will be 0.603-acres. Please see Exhibit F – Lot 21 Phase I ESA, Exhibit G – Lot 21 Spider Drawing Maps and Exhibit H – Lot 21 Data Summary Tables.

Lot 21 is currently owned by 719 Van Sinderen Corp. Please see Exhibit I – Deed, Exhibit J - Site Access Agreements and Exhibit K – Written Consents.

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

BCP SITE NAME: 749 Van Sinderen Avenue	BCP SITE NUMBER: C224405
NAME OF CURRENT APPLICANT(S): SPEQ88 LLC	
INDEX NUMBER OF AGREEMENT: C224405	DATE OF ORIGINAL AGREEMENT: 09/11/24
APPLICANT'S SIGNATORY: Teghvir Sethi	

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

NAME: 729 Van Sinderen LLC			
ADDRESS: 447 Broadway, 2nd Floor			
CITY/TOWN: New York, New York			ZIP CODE: 10013
PHONE: (585) 658-1700	EMAIL: teg@spatialequity.com		
REQUESTOR CONTACT: Teghvir Sethi			
ADDRESS: 447 Broadway, 2nd Floor			
CITY/TOWN: New York, New York			ZIP CODE: 10013
PHONE: (585) 658-1700	EMAIL: teg@spatialequity.com		
REQUESTOR'S CONSULTANT: PVE Engineering	CONTACT: Erik Draijer		
ADDRESS: 25 West 29th Street, 12th Floor			
CITY/TOWN: New York, New York			ZIP CODE: 10018
PHONE: (973) 975-7135	EMAIL: edraijer@pve-llc.com		
REQUESTOR'S ATTORNEY: Knauf Shaw LLP	CONTACT: Linda R. Shaw, Esq.		
ADDRESS: 2600 Innovation Square, 100 S. Clinton Avenue			
CITY/TOWN: Rochester, New York			ZIP CODE: 14604
PHONE: (585) 546-8430	EMAIL: lshaw@nyenvlaw.com		
		Y	N
1. Is the requestor authorized to conduct business in New York State?		☒	☐
2. If the requestor is a corporation, LLC, LLP, or other entity requiring authorization from the NYS Department of State (NYSDOS) to conduct business in NYS, the requestor's name must appear exactly as given above in the NYSDOS Corporation & Business Entity Database. A print-out of entity information from the NYSDOS database must be submitted with this application. Is this print-out attached?		☒	☐
3. Requestor must submit proof that the party signing this application and amendment has the authority to bind the requestor. This would be documentation showing the authority to bind the requestor in the form of corporate organizational papers, a Corporate Resolution or an Operating Agreement or Resolution for an LLC. Is this proof attached?		☒	☐
4. If the requestor is an LLC, the names of the members/owners must be provided. Is this information attached?	N/A	☐	☒
5. Describe the new requestor's relationship to all existing applicants: SPEQ88 LLC is the managing member of 729 Van Sinderen Partners LLC, which is the managing member of 729 Van Sinderen LLC - Please see Organization Chart attached as Exhibit B			

SECTION III: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Complete this section only if a transfer of ownership has taken place. Attach additional pages if necessary.

Owner listed below is: ☐ Existing Applicant ☐ New Applicant ☐ Non-Applicant		
OWNER'S NAME:		CONTACT:
ADDRESS:		
CITY/TOWN:		ZIP CODE:
PHONE:	EMAIL:	
OPERATOR:		CONTACT:
ADDRESS:		
CITY/TOWN:		ZIP CODE:
PHONE:	EMAIL:	

SECTION IV: NEW REQUESTOR ELIGIBILITY INFORMATION

Complete this section only if adding new requestor(s). Attach additional pages if necessary.

If answering "yes" to any of the following questions, please provide additional information as an attachment. Please refer to ECL § 27-1407 for details.

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	☐	☒
2. Is the requestor presently subject to an existing order for the investigation, removal or remediation relating to contamination at the site?	☐	☒
3. Is the requestor subject to an outstanding claim by the Spill Fund for the site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	☐	☒
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the subject law; (ii) any order or determination; (iii) any regulation implementing ECL Article 27 Title 14; or (iv) any similar statute or regulation of the state or federal government? If so, provide additional information as an attachment.	☐	☒
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as site name, address, DEC site number, reason for denial, and any other relevant information.	☐	☒
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting or contaminants?	☐	☒
7. Has the requestor been convicted of a criminal offense (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state?	☐	☒
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of the Department, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to the Department?	☐	☒

SECTION IV: NEW REQUESTOR ELIGIBILITY INFORMATION (continued)		Y	N
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	☐	☒	
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?	☐	☒	
12. THE NEW REQUESTOR MUST CERTIFY THAT IT IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL § 27-1405(1) BY CHECKING ONE OF THE BOXES BELOW:			
☐ PARTICIPANT A requestor who either (1) was the owner of the site at the time of the disposal of contamination or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of contamination.	☒ VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of a hazardous waste or discharge of petroleum. NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that they have exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste. If a requestor's liability arises solely as a result of ownership, operation of or involvement with the site, they must submit a statement describing why they should be considered a volunteer – be specific as to the appropriate care taken.		
13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?	N/A ☐	Y ☒	N ☐
14. Requestor's relationship to the property (check all that apply): ☐ Prior Owner ☐ Current Owner ☐ Potential/Future Purchaser ☒ Other: <u>Future Beneficial Owner</u>			
15. If the requestor is not the current site owner, proof of site access sufficient to complete the remediation must be submitted. Proof must show that the requestor will have access to the property before being added to the BCA and throughout the BCP project, including the ability to place an easement on the site. Is this proof attached?	N/A ☐	Y ☒	N ☐

SECTION V: PROPERTY DESCRIPTION AND REQUESTED CHANGES

Complete this section only if property is being added to or removed from the site, a lot merger or other change to site SBL(s) has occurred, or if modifying the site address for any reason.

1. Property information on current agreement (as modified by any previous amendments, if applicable):

ADDRESS: 723-753 Van Sinderen Avenue

CITY/TOWN: Brooklyn, New York

ZIP CODE: 11207

CURRENT PROPERTY INFORMATION	TOTAL ACREAGE OF CURRENT SITE: 0.520 Acres			
PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE
749 Van Sinderen Avenue	Brooklyn	3865	9	0.520

2. Requested change (check appropriate boxes below):

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

PARCELS ADDED:

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE
719 Van Sinderen Avenue	Brooklyn	3865	21	0.083

TOTAL ACREAGE TO BE ADDED: 0.083

b. Reduction of property

PARCELS REMOVED:

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE

TOTAL ACREAGE TO BE REMOVED: _____

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

NEW PROPERTY INFORMATION:

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE

3. TOTAL REVISED SITE ACREAGE: 0.603

4. For all changes requested in this section, documentation must be provided. Required attachments are listed in the application instructions. Is the required documentation attached?

Y	N
☒	☐

SECTION V: PROPERTY DESCRIPTION AND REQUESTED CHANGES (continued)

Complete this section for any addition of property. Use additional copies of this section as necessary.

5. Property information for parcels being added to the BCA

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE
719 Van Sinderen Avenue	Brooklyn	3865	21	0.083
CURRENT OWNER: 719 Van Sinderen Corp.	CONTACT NAME: Edward Downer			
ADDRESS: 719 Van Sinderen Avenue				
CITY: Brooklyn		STATE: NY		ZIP: 11207
PHONE: (718) 600-9468		EMAIL: downeredward@gmail.com		
OWNERSHIP START DATE: May 22, 2003				
CURRENT OPERATOR: Same as Owner		CONTACT NAME:		
PHONE:		EMAIL:		
REQUESTOR RELATIONSHIP TO NEW PROPERTY (select from below)				
☐ PREVIOUS OWNER	☐ CURRENT OWNER	☒ POTENTIAL/FUTURE PURCHASER	☐ OTHER: _____	

If the applicant is not the current owner of the property, documentation demonstrating site access (which includes the ability to place an environmental easement on the site) must be provided. If the applicant currently owns the property being added to the site, a copy of the deed must be included.

IS PROOF OF ACCESS / OWNERSHIP ATTACHED? ☒ YES ☐ NO ☐ N/A

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE
CURRENT OWNER:	CONTACT NAME:			
ADDRESS:				
CITY:		STATE:		ZIP:
PHONE:		EMAIL:		
OWNERSHIP START DATE:				
CURRENT OPERATOR:		CONTACT NAME:		
PHONE:		EMAIL:		
REQUESTOR RELATIONSHIP TO NEW PROPERTY (select from below)				
☐ PREVIOUS OWNER	☐ CURRENT OWNER	☐ POTENTIAL/FUTURE PURCHASER	☐ OTHER: _____	

If the applicant is not the current owner of the property, documentation demonstrating site access (which includes the ability to place an environmental easement on the site) must be provided. If the applicant currently owns the property being added to the site, a copy of the deed must be included.

IS PROOF OF ACCESS / OWNERSHIP ATTACHED? ☐ YES ☐ NO ☐ N/A

6. Data supporting the addition of property to the site must be included. Please refer to the instructions for a list of required tables and figures.

ARE THE REQUIRED FIGURES AND TABLES ATTACHED?

☒ YES ☐ NO ☐ N/A (land being added has been merged with an existing BCP lot and the applicant is not seeking to add more than an insignificant acreage of property to the BCA)

**APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT SUPPLEMENT
QUESTIONS FOR SITE SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY**

Complete this section only if the site is located within the five counties comprising New York City and the requestor is seeking a determination of eligibility for tangible property credits. Provide supporting documentation as required. Refer to the application instructions for additional information.

	Y	N
1. Is the site located in Bronx, Kings, New York, Queens or Richmond County?	☐	☐
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	☐	☐
3. Is at least 50% of the site area located within an environmental zone pursuant to Tax Law 21(6)? Please see DEC's website for more information.	☐	☐
4. Is the property upside down as defined below? 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.	☐	☐
5. <u>For new tax parcels being added to the BCA through this amendment ONLY:</u> Are the parcels being added underutilized as defined below? From 6 NYCRR 375-3.2(I) as of August 12, 2016 (Please note: Eligibility determination for the underutilized category for the new tax parcels can only be made at the time of amendment 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.	☐	☐

6. Is the project and affordable housing project as defined below? 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.	☐	☐
7. Is the project a planned renewable energy facility site as defined below? 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, sub-transmission, 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.	☐	☐
8. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and meets the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law? 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.	☐	☐

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

BCP SITE NAME: 749 Van Sinderen Avenue

BCP SITE NUMBER: C224405

NAME OF CURRENT APPLICANT(S): SPEQ88 LLC

INDEX NUMBER OF AGREEMENT: C224405

DATE OF ORIGINAL AGREEMENT: 09/11/2024

Declaration of Amendment:

By the requestor(s) and/or applicant(s) signature(s) below, and subsequent signature by the Department, the above application to amend the Brownfield Cleanup Agreement described above is hereby approved. This Amendment is made in accordance with and subject to all of the BCA and all applicable guidance, regulations and state laws applicable thereto. All other substantive and procedural terms of the Agreement will remain unchanged and in full force and effect regarding the parties to the Agreement.

Nothing contained herein constitutes a waiver by the Department or the State of New York of any rights held in accordance with the Agreement or any applicable state and/or federal law or a release for any party from obligations held under the Agreement or those same laws.

STATEMENT OF CERTIFICATION AND SIGNATURES: NEW REQUESTOR

Complete the appropriate section (individual or entity) below only if this Amendment adds a new requestor. Attach additional pages as needed.

(Individual)

I hereby affirm that the information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Authorized Signatory (title) of 729 Van Sinderen LLC (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

_____ signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 10/2/2025 Signature: Print Name: Teghvir Sethi

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)

An authorized representative of each applicant must complete and sign the appropriate section (individual or entity) below. Attach additional pages as needed.

(Individual)

I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Authorized Signatory (title) of SPEQ88 LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. Teghviri Sethi's signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 10/2/2025 Signature: Print Name: Teghviri Sethi**PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS****REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT**

Status of Agreement:

**PARTICIPANT**

A requestor who either (1) was the owner of the site at the time of the disposal of contamination or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of contamination.

**VOLUNTEER**

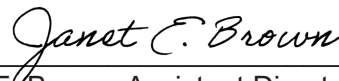
A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.

Effective Date of the Original Agreement: 09/11/2024

Signature by the Department:

DATED: 11/20/2025NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By:

Janet E. Brown, Assistant Director
Division of Environmental Remediation

SUBMITTAL REQUIREMENTS:

- The Department accepts both hard copy and electronic submittal of the *Application to Amend Brownfield Cleanup Agreement and Amendment* form.
- Hard copy submissions must also include an electronic version of the complete application form and attachments, in final, non-fillable Portable Document Format (PDF), on an external storage device (such as a thumb drive or CD). Applications must be sent to:
 - Chief, Site Control Section
 - New York State Department of Environmental Conservation
 - Division of Environmental Remediation
 - 625 Broadway, 12th Floor
 - Albany, NY 12233-7015
- NOTE: Electronic applications submitted in fillable format will be rejected.

EXHIBIT A



Department of State

Division of Corporations

Entity Information

Return to Results

Return to Search

Entity Details



ENTITY NAME: 729 VAN SINDEREN LLC
DOS ID: 7375764
FOREIGN LEGAL NAME:
FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY
DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTIONOF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 07/17/2024
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING:
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: CURRENT
COUNTY: NASSAU
NEXT STATEMENT DUE DATE: 07/31/2026
JURISDICTION: NEW YORK, UNITED STATES
NFP CATEGORY:



ENTITY DISPLAY

NAME HISTORY

FILING HISTORY

MERGER HISTORY

ASSUMED NAME HISTORY

Service of Process on the Secretary of State as Agent

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

Name: C/O SPATIAL EQUITY CO. LLC
Address: 447 BROADWAY, 2ND FLOOR, NEW YORK, NY, UNITED STATES, 10013

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

Chief Executive Officer's Name and Address

Name:
Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share



Department of State

Division of Corporations

Entity Name History

Return to Results

Return to Search

Entity Details

ENTITY NAME: 729 VAN SINDEREN LLC
DOS ID: 7375764
FOREIGN LEGAL NAME:
FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY
DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTIONOF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 07/17/2024
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING:
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: CURRENT
COUNTY: NASSAU
NEXT STATEMENT DUE DATE: 07/31/2026
JURISDICTION: NEW YORK, UNITED STATES
NFP CATEGORY:



ENTITY DISPLAY

NAME HISTORY

FILING HISTORY

MERGER HISTORY

ASSUMED NAME HISTORY

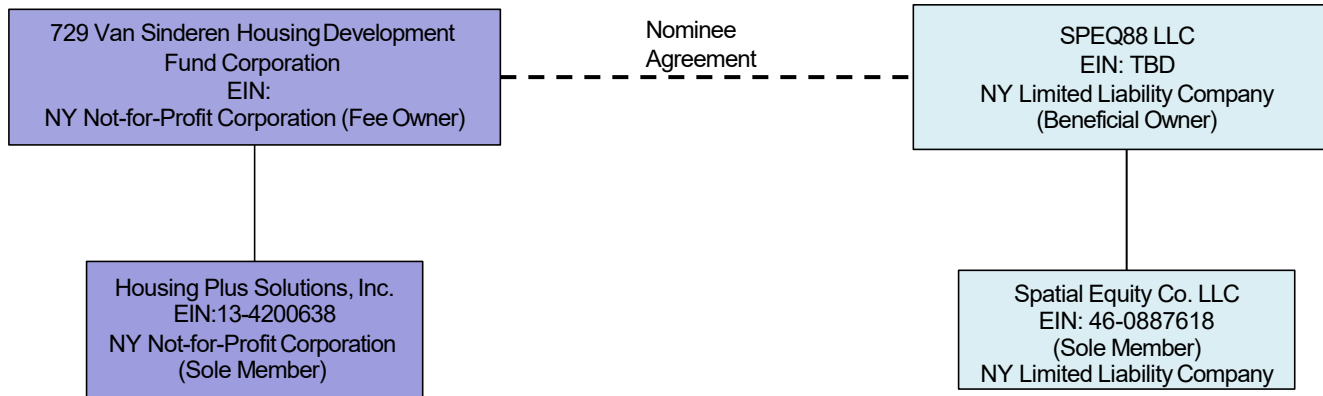
Search

File Date	Document Type	Entity Name	File Number
07/17/2024	ARTICLES OF ORGANIZATION	725 VAN SINDEREN LLC	240717002965
12/26/2024	CERTIFICATE OF AMENDMENT	729 VAN SINDEREN LLC	241227002044

Rows per page: 5 1-2 of 2 < >

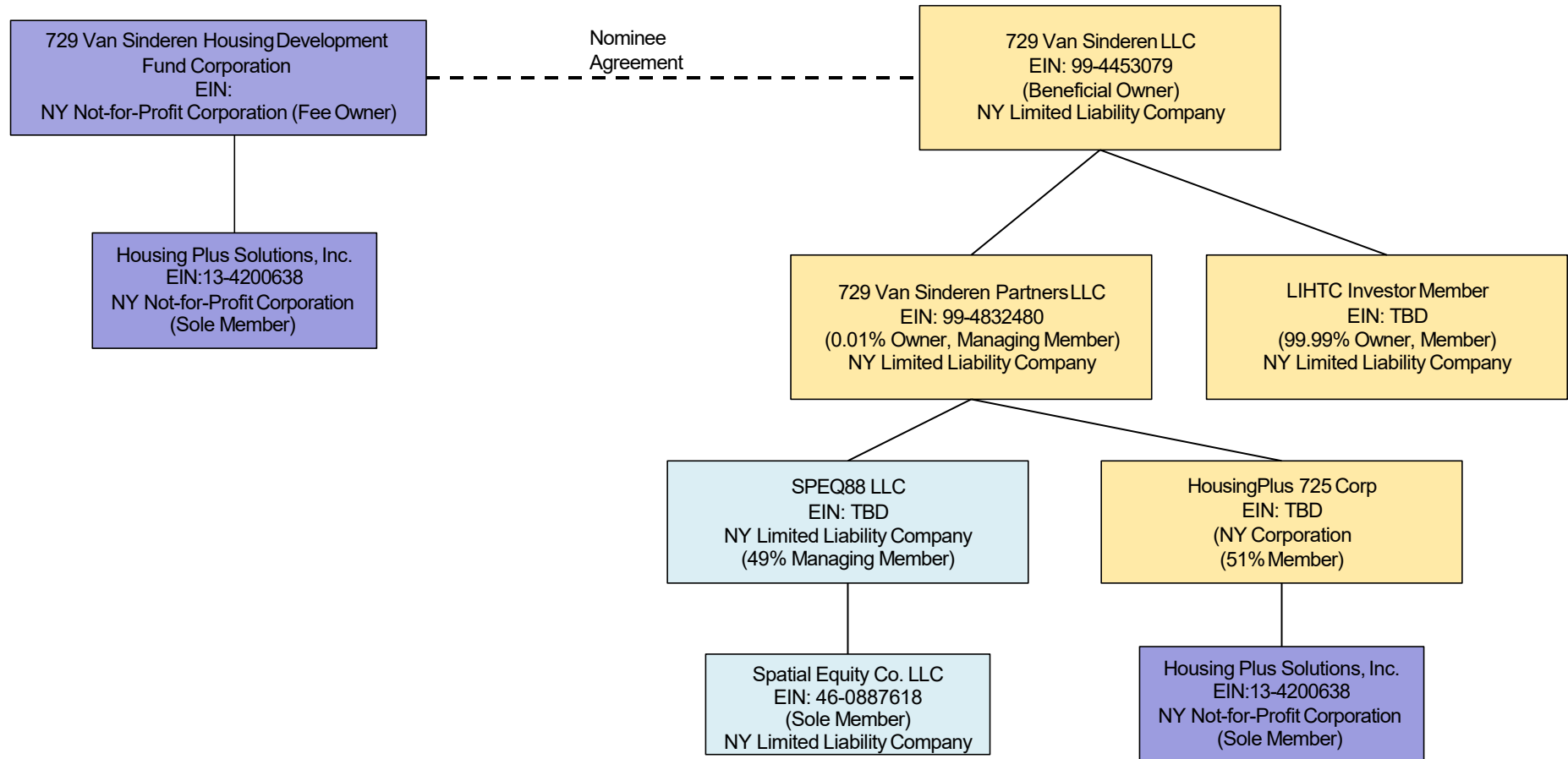
EXHIBIT B

729 Van Sinderen Project
729 Van Sinderen Avenue., Brooklyn, NY 11207
Organizational Structure (Pre-Dev Closing)



Updated: August 26, 2025

729 Van Sinderen Project
729 Van Sinderen Avenue., Brooklyn, NY 11207
Organizational Structure (Construction Closing)



Updated: August 26, 2025

EXHIBIT C

VOLUNTEER STATEMENT

A Volunteer is defined as a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

729 VAN SINDEREN LLC

The Requestor 729 Van Sinderen LLC certifies that it is a Volunteer, since it did not have, nor has ever had a relationship with any of the past owners or operators that caused the contamination of the Brownfield Cleanup Program (“BCP”) site known as 749 Van Sinderen Avenue, Site No.: C224405 (“BCP Site”), other than to become the beneficial owner in 2026. Requestor did not have any involvement with the BCP Site at the time of disposal. The Requestor will perform all required environmental due diligence prior to becoming the beneficial owner of the Site and will implement due care of the BCP Site during any BCP Site access activities.

EXHIBIT D

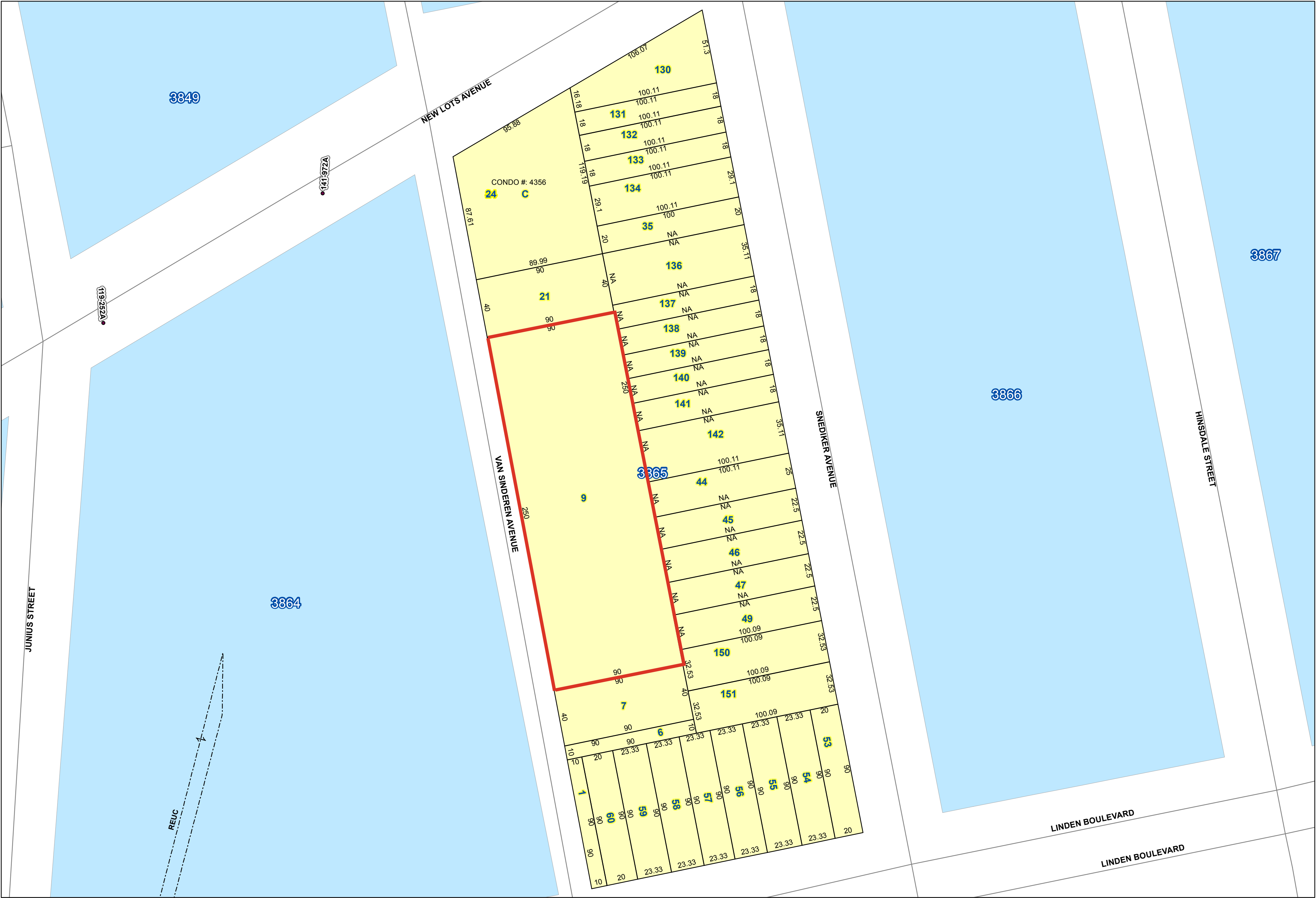


NYC Digital Tax Map

Effective Date : 02-25-2020 10:41:42
End Date : Current
Brooklyn Block: 3865



- Legend**
- Streets
 - Miscellaneous Text
 - Possession Hooks
 - Boundary Lines
 - Lot Face Possession Hooks
 - Regular
 - Underwater
 - Tax Lot Polygon
 - Condo Number
 - Tax Block Polygon
 - Current BCP Site Boundary





NYC Digital Tax Map

Effective Date : 02-25-2020 10:41:42
End Date : Current
Brooklyn Block: 3865



- Legend
- Streets
 - Miscellaneous Text
 - Possession Hooks
 - Boundary Lines
 - Lot Face Possession Hooks
 - Regular
 - Underwater
 - Tax Lot Polygon
 - Condo Number
 - Tax Block Polygon
 - Revised BCP Site Boundary

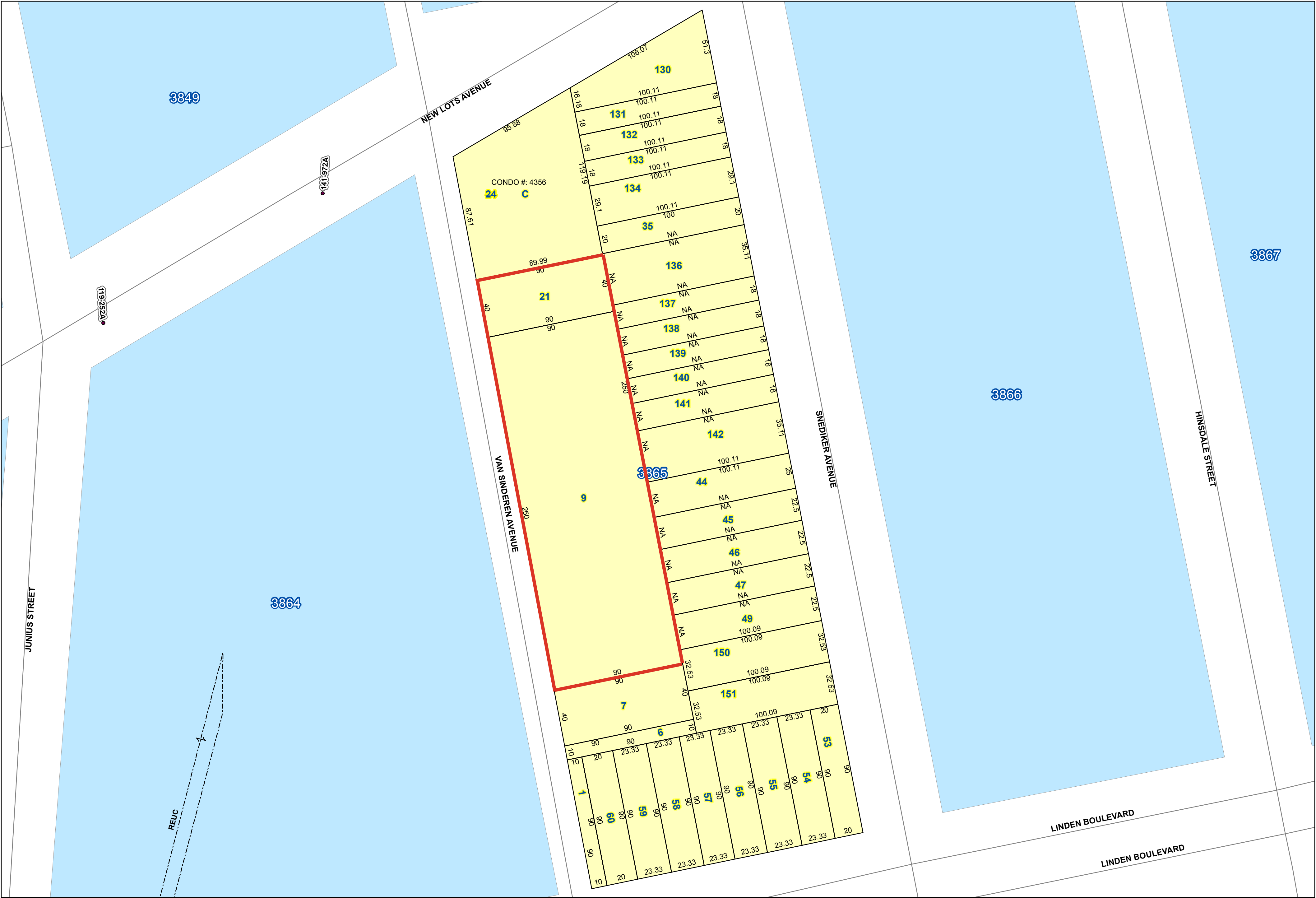


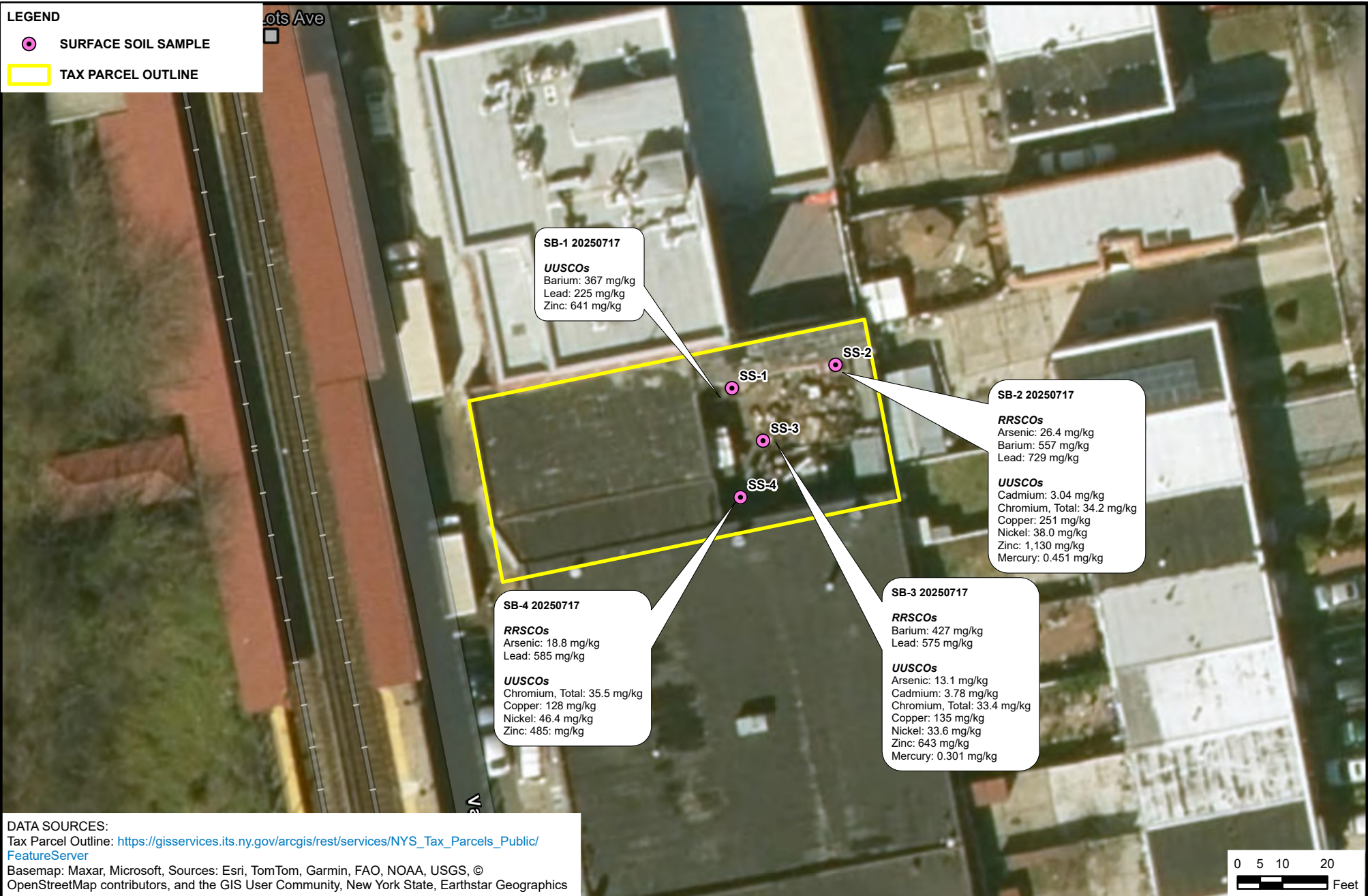
EXHIBIT G



 25 W. 39th St. 12th Floor New York, NY 10018 Phone: (646) 602-4999 Fax: (212) 682-1991	SAMPLE LOCATIONS MAP 719-721 VAN SINDEREN AVENUE BROOKLYN, NEW YORK 11207 BLOCK 3869 LOT 21	PROJECT NO. 20250316	FIGURE 3
			DATE: 09/06/2025
			SCALE: AS INDICATED
			PROJECTION: STATE PLANE NAD83 NY LONG ISLAND
			ALL LOCATIONS APPROXIMATE



 25 W. 39th St. 12th Floor New York, NY 10018 Phone: (646) 602-4999 Fax: (212) 682-1991	SVOCs EXCEEDING RRSCOs, PGW, and UUSCOs IN SURFACE SOIL SAMPLES 719-721 VAN SINDEREN AVENUE BROOKLYN, NEW YORK 11207 BLOCK 3869 LOT 21	PROJECT NO.	FIGURE 4
		20250316	DATE: 09/06/2025
			SCALE: AS INDICATED
			PROJECTION: STATE PLANE NAD83 NY LONG ISLAND
			ALL LOCATIONS APPROXIMATE



 25 W. 39th St. 12th Floor New York, NY 10018 Phone: (646) 602-4999 Fax: (212) 682-1991	METALS EXCEEDING RRSCOs and UUSCOs IN SURFACE SOIL SAMPLES 719-721 VAN SINDEREN AVENUE BROOKLYN, NEW YORK 11207 BLOCK 3869 LOT 21	PROJECT NO.	FIGURE 5
		20250316	DATE: 09/06/2025
			SCALE: AS INDICATED
			PROJECTION: STATE PLANE NAD83 NY LONG ISLAND
			ALL LOCATIONS APPROXIMATE



 25 W. 39th St. 12th Floor New York, NY 10018 Phone: (646) 602-4999 Fax: (212) 682-1991	PESTICIDES EXCEEDING UUSCOs IN SURFACE SOIL SAMPLES 719-721 VAN SINDEREN AVENUE BROOKLYN, NEW YORK 11207 BLOCK 3869 LOT 21		PROJECT NO. 20250316	FIGURE 6
				DATE: 09/06/2025
				SCALE: AS INDICATED
				PROJECTION: STATE PLANE NAD83 NY LONG ISLAND
				ALL LOCATIONS APPROXIMATE

EXHIBIT H

Exhibit G – Lot 21 Data Summary Table

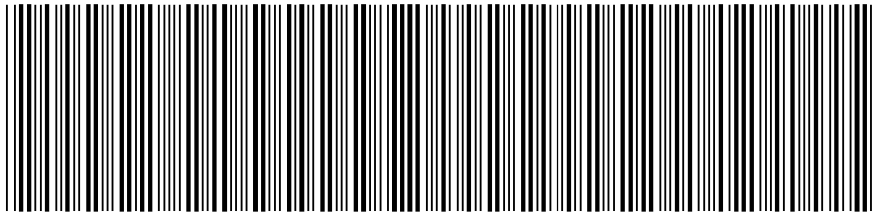
Soil:

Analytes > RRSCOs	Detections > RRSCOs	Maximum Detection (mg/kg)	RRSCO (mg/kg)	Sample ID	Depth (ft-bgs)
SVOCs					
Benzo(a)anthracene	1	3.02	1	SB-1	0'-1'
Benzo(a)pyrene	1	3.32	1	SB-1	0'-1'
Benzo(b)fluoranthene	1	3.76	1	SB-1	0'-1'
Dibenzo(a,h)anthracene	1	0.424	0.33	SB-1	0'-1'
Indeno(1,2,3-cd)pyrene	3	1.96	0.5	SB-1	0'-1'
Metals					
Arsenic	2	26.4	16	SB-2	0'-1'
Barium	2	557	400	SB-2	0'-1'
Lead	3	729	400	SB-2	0'-1'

Exhibit I

**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.



2003060400731001003ED35B

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2003060400731001

Document Date: 05-22-2003

Preparation Date: 10-27-2006

Document Type: DEED, OTHER

Document Page Count: 2

PRESENTER:

KINGDOM SECURITY CORP
OLD REPUBLIC TITLE
GARDEN CITY, NY 11530

RETURN TO:

JEFFREY R. NOTARBARTOLO, ESQ.
1978 FLATBUSH AVENUE
BROOKLYN, NY 11234

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	3865	21	Entire Lot	719 VAN SINDEREN AVENUE
Property Type: OTHER				

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR:

MARION MARION SOLOTOFF F/K/A LAHMANI
18761 FLAGSTAFF LANE
HUNTINGTON, CA 92646

GRANTEE:

719 VAN SINDEREN CORP.
24 EAST 32ND STREET
BROOKLYN, NY 11226

x Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 47.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 165.00

NYC Real Property Transfer Tax:

\$ 1,068.75

NYS Real Estate Transfer Tax:

\$ 300.00

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

Recorded/Filed 11-14-2006 13:40

City Register File No.(CRFN):

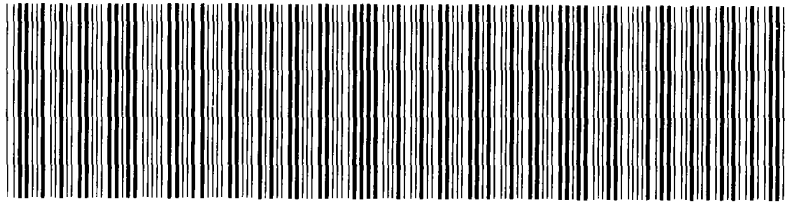
2006000630964



Annette McHill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2003060400731001003CD1DB

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 4

Document ID: 2003060400731001

Document Date: 05-22-2003

Preparation Date: 10-27-2006

Document Type: DEED, OTHER

PARTIES

GRANTOR:

STIVEN BASS

2529 HOWARD ROAD

NORTH BELMORE, NY 11710

THIS INDENTURE, made the as of 22nd day of May, 2003

BETWEEN

MARION SOLOTOFF (formerly known as MARION LAHMANI), residing at 18761 Flagstaff Lane, Huntington Beach, CA and STEVEN BASS, residing at 2529 Howard Road, North Bellmore, NY

party of the first part, and

719 VAN SINDEREN CORP., 24 East 32nd Street, Brooklyn, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN (\$10.00)

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

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

BEGINNING at a point on the easterly side of Van Sinderen Avenue, distant 390 feet northerly from the corner formed by the intersection of the easterly side of Van Sinderen Avenue with the northerly side of Linden Boulevard (formerly Hegeman Avenue); **RUNNING THENCE** easterly parallel with Linden Boulevard, 90 feet; **THENCE** northerly parallel with Van Sinderen Avenue, 40 feet; **THENCE** westerly parallel with Linden Boulevard, 90 feet to the easterly side of Van Sinderen Avenue; **THENCE** southerly along the easterly side of Van Sinderen Avenue, 40 feet to the point or place of **BEGINNING**.

SAID PREMISES being known as 719-721 Van Sinderen Avenue, Brooklyn, New York.

SUBJECT to covenants, restrictions and easements of record.

PREMISES herein are the same as described in the deed to the Grantor herein, dated 10/10/93, recorded 08/19/93 in Reel 3362, Page 996.

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

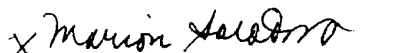
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" when ever 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:




MARION SOLOTOFF


STEVEN BASS

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

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

State of New York, County of Kings ss: State of New York, County of _____ ss: On the <u>22nd</u> day of <u>May</u> in the year 2003 On the _____ day of _____ in the year _____ before me, the undersigned, personally appeared _____ before me, the undersigned, personally appeared _____ STEVEN BASS personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument. _____ (signature and office of individual taking acknowledgment) Marie Notarbartolo Notary Public New York State No. 04899810 Nassau Co. Commission Expires 7/6/09	personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument. _____ (signature and office of individual taking acknowledgment) Marie Notarbartolo Notary Public New York State No. 04899810 Nassau Co. Commission Expires 7/6/09
--	--

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

State (or District of Columbia, Territory, or Foreign Country) of **CALIFORNIA** ss:

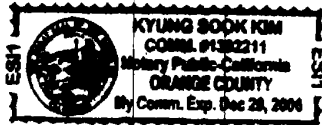
On the 15 day of May in the year **2003** before me, the undersigned, personally appeared **MARION SOLOTOFF (formerly known as MARION LAHMANN)**

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the County of _____

Orange in California

(Insert the City or other political subdivision) (and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)



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

Title No. _____

SOLOTOFF & BASS

TO

719 VAN SINDEREN CORP.

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by



Commonwealth

A LANDAMERICA COMPANY

COMMONWEALTH LAND TITLE INSURANCE COMPANY

SECTION

BLOCK 3865

LOT 21

COUNTY **SARATOGA** Kings

STREET ADDRESS 719-721 Van Sinderen Ave.

Recorded at Request of

COMMONWEALTH LAND TITLE INSURANCE COMPANY

RETURN BY MAIL TO:

JEFFREY R. NOTARBARTOLO, ESQ.
 1978 Flatbush Avenue
 Brooklyn, NY 11234

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

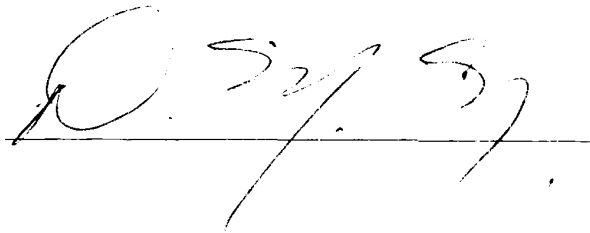
STATE OF NEW YORK)
SS
COUNTY OF NASSAU)

October 30, 2006

Affidavit of Execution of Deed and Mortgage

Diane Notarbartolo being duly sworn deposes and says:

- 1) I attended a closing for the sale of premises 719 Van Sinderen Avenue, Brooklyn, New York on May 22, 2003, Marion Solotoff a/k/a Marion Lahmani and Steven Bass, Grantors to 719 Van Sinereen Corp., Grantees.
- 2) I was the title closer at the closing and at the closing reviewed photo ID for the individuals and they acknowledged to me that these were their signatures on the Deed and Mortgage and same were notarized by me.
- 3) I understand that the original documents, affidavits and transfer tax forms were misplaced. Copies of the original documents, affidavits and transfer tax forms are being presented herewith to the City Register for recording.
- 4) I am making this affidavit to acknowledge that the notary stamp and signature on the copies of these documents were made by me.
- 5) I am further acknowledging that the unsigned copies of the transfer tax forms and affidavits which are being presented herewith were duly executed by the above grantors and grantees at the above closing and that executed copies were submitted with the original documents which have been misplaced.

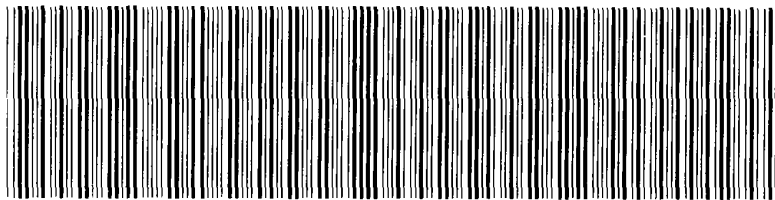


Sworn to before me this 30th
day of October, 2006

NOTARY PUBLIC

JEFFREY P. NOTARBARTOLO
Notary Public New York State
No. 24-01N04753160 Kings Co.
Commission Expires April 30, 2007

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**



2003060400731001003S1DDA

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2003060400731001

Document Date: 05-22-2003

Preparation Date: 10-27-2006

Document Type: DEED, OTHER

SUPPORTING DOCUMENTS SUBMITTED:

RP - 5217 REAL PROPERTY TRANSFER REPORT

Page Count

1

FOR CITY USE ONLY

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

C3. Book OR C4. Page
 C5. CRFN



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

(Rev 11/2002)

PROPERTY INFORMATION

1. Property Location 716 VAN SINDEREN BROOKLYN 11207
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 19 VAN SINDEREN CORP
 LAST NAME COMPANY FIRST NAME

3. Tax Billing Address
 LAST NAME COMPANY FIRST NAME
 STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel

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

5. Deed Property Size 40 ☐ X 90 ☐ OR ACRES

6. Ownership Type is Condominium ☐
 7. New Construction on Vacant Land ☐

8. Seller Name SOLOTOFF EKA MARION LAHMANI MARION
 LAST NAME COMPANY FIRST NAME
 BASS STEVEN
 LAST NAME COMPANY FIRST NAME

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

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

SALE INFORMATION

10. Sale Contract Date 3 / 20 / 2002
 Month Day Year

11. Date of Sale / Transfer 5 / 22 / 2003
 Month Day Year

12. Full Sale Price \$ 7 5 0 0 0
 Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations. Please round to the nearest whole dollar amount.

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

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

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

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

15. Building Class G 9 16. Total Assessed Value (of all parcels in transfer) 2 4 2 1 0

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 BROOKLYN 3865 21

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 I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER

SIGNATURE DATE

STREET NUMBER STREET NAME (AFTER SALE)

CITY OR TOWN STATE ZIP CODE

BUYER'S ATTORNEY

LAST NAME FIRST NAME

718 258-3434
 AREA CODE TELEPHONE NUMBER

SELLER

SELLER SIGNATURE DATE

2006102700023201

CERTIFICATION

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

BUYER**BUYER'S ATTORNEY**

PERMANENT		DATE		LAST NAME		FIRST NAME	
RESIDENTIAL		STREET NAME (AFTER SALE)		718		258-3434	
TELEPHONE		AREA CODE		TELEPHONE NUMBER			
SELLER							
LOCALITY		STATE		ZIP CODE		SELLER SIGNATURE	
						DATE	

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

State of New York)
) SS.:
County of)

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

719 VAN SINDEREN

	Street Address	Unit/Apt.
BROOKLYN	New York.	21
Borough	Block	Lot
		(the "Premises");

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

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

Name of Grantor (Type or Print) Signature of Grantor Sworn to before me this date of 19		Name of Grantee (Type or Print) Signature of Grantee Sworn to before me this date of 19
--	--	--

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

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

Exhibit J

SPEQ88 LLC and 729 Van Sinderen LLC
1207 Broadway, Suite 907
New York, New York 10001

719 Van Sinderen Corp.
Attn: Edward Downer
719 Van Sinderen Avenue
Brooklyn, New York 11207

**Re: Site Access to Perform Brownfield Cleanup Program Work
749 Van Sinderen Avenue and 719 Van Sinderen Avenue
Brooklyn, New York 11207**

Dear Mr. Downer:

SPEQ88 LLC and 729 Van Sinderen LLC (collectively the "Volunteers") are Volunteers in Brownfield Cleanup Program ("BCP") pursuant to a Brownfield Cleanup Agreement ("BCA") and any amendments thereof, with the New York State Department of Environmental Conservation to voluntarily investigate and remediate 749 Van Sinderen Avenue (Brooklyn-3865-9), Brooklyn, NY 11207. The BCP site is known as 749 Van Sinderen Avenue, Site No.: C224405 (the "BCP Site"). The Volunteers are currently in the process of amending the BCA to add 719 Van Sinderen Avenue (Brooklyn-3865-21), Brooklyn, NY ("Lot 21") to the BCP Site. Since 719 Van Sinderen Corp. is the current owner of Lot 21, the Volunteers need your written permission below, as a representative of the current owner, to access Lot 21 for the purpose of performing environmental investigation and remediation work.

If you agree to sign below, you are granting the Volunteers what is known as a "temporary license" to allow an appropriate contractor hired to enter Lot 21 to perform investigation and remediation work. The Volunteers promise to provide you with copies of any information generated about Lot 21, and if your property is accidentally damaged in any way, the Volunteers agree to repair the damage to restore the property to the way it was before entered. The contractor will also maintain insurance that would cover any accidents on the job. The Volunteers promise to minimize any and all inconvenience to you in connection with this work and will give you one week notice before the work begins.

In addition, in the unlikely circumstance that 719 Van Sinderen Corp. still owns Lot 21 when the remediation is complete and the Certificate of Completion is about to be obtained, and a Track 1 remediation level is not achieved, you are hereby also agreeing to impose an environmental easement on Lot 21, as part of the BCP Site, if required by the New York State Department of Environmental Conservation.

Thank you for your cooperation.

Sincerely,

Teghvir Sethi

Teghvir Sethi, Authorized Signatory
SPEQ88 LLC
729 Van Sinderen LLC

As a member of the site owner, I am authorized to grant this temporary license and agree to allow SPEQ88 LLC, 729 Van Sinderen LLC and 729 Van Sinderen Partners LLC and thier agents to enter Lot 21 to perform the BCP Investigation and/or remediation work required.

Edwad Downer

Edwad Downer
719 Van Sinderen Corp.
Owner

729 Van Sinderen LLC
c/o Spatial Equity Co. LLC
447 Broadway, 2nd Floor
New York, NY 10013

Calmer Than You Are LLC
Attn: Jacob Sacks
159 Frontage Road
Manchester, NJ 03103
jsacks@cayugacapital.com

Re: Site Access to Perform Brownfield Cleanup Program Work
749 Van Sinderen Avenue, Brooklyn, New York 11207

Dear Mr. Sacks:

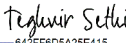
SPEQ88 LLC is a Volunteer in Brownfield Cleanup Program (“BCP”) pursuant to a Brownfield Cleanup Agreement (“BCA”) and any amendments thereof, with the New York State Department of Environmental Conservation to voluntarily investigate and remediate 749 Van Sinderen Avenue (Brooklyn-3865-9), Brooklyn, NY 11207 (“Lot 9”). The BCP site is known as 749 Van Sinderen Avenue, Site No.: C224405 (the “BCP Site”). 729 Van Sinderen LLC is being added to the BCA as a Volunteer, via an amendment. As you are aware, Calmer Than You Are LLC is the current owner of Lot 9. 729 Van Sinderen LLC needs your written permission below, as a representative of the current owner, to access Lot 9 for the purpose of performing environmental investigation and remediation work to be added to the BCA.

If you agree to sign below, you are granting 729 Van Sinderen LLC what is known as a “temporary license” to allow an appropriate contractor hired to enter Lot 9 to perform investigation and remediation work. 729 Van Sinderen LLC promises to provide you with copies of any information generated about Lot 9, and if your property is accidentally damaged in any way, 729 Van Sinderen LLC agrees to repair the damage to restore the property to the way it was before entered. The contractor will also maintain insurance that would cover any accidents on the job. 729 Van Sinderen LLC promises to minimize any and all inconvenience to you in connection with this work and will give you one week notice before the work begins.

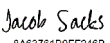
In addition, in the unlikely circumstance that Calmer Than You Are LLC still own Lot 9 when the remediation is complete and the Certificate of Completion is about to be obtained, and a Track 1 remediation level is not achieved, you are hereby also agreeing to impose an environmental easement on Lot 9, as part of the BCP Site, if required by the New York State Department of Environmental Conservation.

Thank you for your cooperation.

Sincerely,

Signed by:

642FF8D5A25E415...
Teghvir Sethi, Authorized Signatory
729 Van Sinderen LLC

As a member of the site owner, I am authorized to grant this temporary license and agree to allow 729 Van Sinderen LLC and 729 Van Sinderen Partners LLC and their agents to enter my property to perform the BCP Investigation and/or remediation work required.

Signed by:

8A63761B0FF246B...
Jacob Sacks, Manager
Calmer Than You Are LLC

SPEQ88 LLC

240 Kent Avenue, #B13
Brooklyn, NY 11249

Via Electronic Mail
jsacks@cayugacapital.com

Calmer Than You Are LLC
Attn: Jacob Sacks
159 Frontage Road,
Manchester, NJ 03103

Re: Site Access to Perform Brownfield Cleanup Program Work
749 Van Sinderen Avenue, Brooklyn, NY 11207

Dear Mr. Sacks,

As you know, SPEQ88 LLC (the “BCP Party”) will be submitting a Brownfield Cleanup Program (“BCP”) Brownfield Cleanup Agreement (“BCA”) to the New York State Department of Environmental Conservation in relation to 749 Van Sinderen Avenue, Brooklyn, NY 11207 (the “BCP Site”) initially to be added as prospective beneficial owners of the BCP Site, and then after closing, to complete the voluntary remaining investigation and remediation of the BCP Site. Since Calmer Than You Are LLC (“Owner”) owns the BCP Site, the BCP Party needs your written permission below to access the Site pursuant to the terms and provisions of the Purchase Agreement and this Site Access Agreement, enabling access to the BCP Site by the BCP Party to undertake any environmental investigation or remediation work as BCP “volunteer” parties as defined in the BCP Law at NY Environmental Conservation Law Article 27 Title 14 (“BCP Law”) and then subsequently after closing to assume the remedial party role for the purpose of performing environmental investigation and remediation work.

By Owner agreeing to sign below, the Owner is granting the BCP Party what is known as a “temporary license” to allow an appropriate contractor the New BCP Parties hire to enter the BCP Site to perform any required remaining investigation and remediation work. The BCP Party promises to provide you with copies of any environmental information generated about the BCP Site before closing, and the BCP Party does accidentally damage the BCP Site in any way, the BCP Party agrees to repair the damages to restore the BCP Site to the way it was before entering the BCP Site. Our contractor will also maintain insurance that would cover any accidents on the job. We promise to minimize any and all inconvenience to you in connection with this work and will give you one week notice before the work begins.

In addition, in the unlikely circumstance that you still own the BCP Site when the remediation is complete and the Certificate of Completion is about to be obtained, and a Track 1 remediation level is not achieved, you are hereby also agreeing to impose an environmental easement on the BCP Site if required by the New York State Department of Environmental Conservation (“NYSDEC”).

2

If you have any questions, please do not hesitate to call Teghviri Sethi (516) 658-1700. Otherwise, please sign below so that the respective BCA Amendments can be submitted to NYSDEC.

Thank you for your cooperation.

Sincerely,



SPEQ88 LLC

By: Teghviri Sethi
Title: Authorized Signatory

As a Manager of the BCP Site owner, I am authorized to grant this temporary license and agree to allow SPEQ88 LLC and its agents to enter my property to perform the BCP Investigation and/or remediation work required.

DocuSigned by:



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Calmer Than You Are LLC

By: Jacob Sacks
Title: Manager

Exhibit K

WRITTEN CONSENT

The undersigned, being the sole member of Spatial Equity Co. LLC, which is the sole member of SPEQ88 LLC, which is the managing member of 729 Van Sinderen Partners LLC, which is the managing member of 729 Van Sinderen LLC, does hereby certify as follows:

1. 729 Van Sinderen LLC is a prospective volunteer for the Brownfield Cleanup Program (“BCP”) Site located at 749 Van Sinderen Avenue (Brooklyn-3865-9) and 719 Van Sinderen Avenue (Brooklyn-3865-21), Brooklyn, NY 11207, known as 749 Van Sinderen Avenue, Site No.: C224405 (the “BCP Site”).

2. Teghvir Sethi has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of BCP Site Volunteer 729 Van Sinderen LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 2nd day of October, 2025.



Teghvir Sethi

The Sole Member of Spatial Equity Co. LLC, which is
the Sole Member of SPEQ88 LLC, which is
Managing Member of 729 Van Sinderen Partners LLC, which is
Managing Member of 729 Van Sinderen LLC

**WRITTEN CONSENT
OF SOLE MEMBER**

The undersigned being the Sole Member of SPEQ88 LLC, a New York limited liability company (the "Company"), pursuant to and in accordance with the provisions of the New York Limited Liability Company Act, hereby waives notice of a meeting and consents to and adopts the following resolutions:

RESOLVED, that the Company be, and it hereby is, authorized and directed to enter into, execute and deliver, all documents, agreements and instruments and to take any and all action necessary or desirable on behalf of, and for the benefit of, the Company, to implement, secure and/or consummate the entering into a Brownfield Cleanup Agreement (BCA) with the State of New York by the New York State Department of Environmental Conservation as the volunteer for the 749 Van Sinderen BCP Site No. C224405 located at 749 Van Sinderen Avenue, Brooklyn, New York (Tax parcel identification no. 3865-9 (the "Site")); and

RESOLVED, that Teghviri Sethi, as the sole member of the Company, is authorized to sign on behalf of the Company, is authorized to execute any and all instruments and documents and to take any and all actions as he deems necessary or desirable to evidence, implement, secure and/or consummate the transactions as described above, including but not limited to the execution of a BCA with the State of New York by the New York State Department of Environmental Conservation and any and all future documents required in the Brownfield Cleanup Program including the environmental easement; and

RESOLVED, that all actions heretofore taken and all documents heretofore executed and all present and future actions taken in connection with the above and/or these resolutions, be, and they hereby are, ratified, confirmed and approved.



Teghviri Sethi, Sole Member
SPEQ88 LLC

Date: 8/21/2024