



**Department of
Environmental
Conservation**

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

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

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

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

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

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

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

The Volunteer seeks to extend the current site boundary, adding Block 3100, former Lots 69 and 71 to the existing BCP site extents. The 215 Moore Street and 232 Seigel Site BCA currently defines this Site's area by reference to Block 3100, part of Lot 22 and Lot 45 on the Brooklyn Borough Tax Map. An RP-602 Lot Merger Application was approved by the NYC Department of Finance to merge Block 3100, Lots 22, 45, 69, and 71 on June 30, 2025. A Site Location Map showing the existing and proposed BCP site boundaries is provided as Figure 1A; a Tax Map showing the existing BCP site boundary with reference to Lots 22 and 45 is provided as Figure 1B; a USGS 7.5-minute quadrangle map is provided as Figure 1C; and a disadvantaged communities map with Brownfield Opportunity Area overlay is provided as Figure 1D. A narrative is provided as Attachment 1, and the property deeds for Lot 69 and 71 are provided as Attachments 2A and 2B. The finalized Department of Finance-approved Lot Merger Application and a copy of the NYC Tax Map showing the incorporation of former Lots 45, 69, and 71 into Lot 22 are included as Attachments 3A and 3B. Environmental reports, including a Phase I ESA and Remedial Investigation Report, are being submitted with this application.

[See Attachment 1: Narrative](#)

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

BCP SITE NAME: 215 Moore Street and 232 Seigel Street

BCP SITE NUMBER: C224409

NAME OF CURRENT APPLICANT(S): NYM 215 Moore, LLC

INDEX NUMBER OF AGREEMENT: C224409-08-24

DATE OF ORIGINAL AGREEMENT: 09/12/24

APPLICANT'S SIGNATORY:

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

NAME:

ADDRESS:

CITY/TOWN:

ZIP CODE:

PHONE:

EMAIL:

REQUESTOR CONTACT:

ADDRESS:

CITY/TOWN:

ZIP CODE:

PHONE:

EMAIL:

REQUESTOR'S CONSULTANT:

CONTACT:

ADDRESS:

CITY/TOWN:

ZIP CODE:

PHONE:

EMAIL:

REQUESTOR'S ATTORNEY:

CONTACT:

ADDRESS:

CITY/TOWN:

ZIP CODE:

PHONE:

EMAIL:

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:

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

SECTION IV: NEW REQUESTOR ELIGIBILITY INFORMATION (continued)		Y	N
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
12. THE NEW REQUESTOR MUST CERTIFY THAT IT IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL § 27-1405(1) BY CHECKING ONE OF THE BOXES BELOW:			
<input type="radio"/> 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.	<input type="radio"/> 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 <input type="radio"/>	Y <input type="radio"/>	N <input type="radio"/>
14. Requestor's relationship to the property (check all that apply): <input type="checkbox"/> Prior Owner <input type="checkbox"/> Current Owner <input type="checkbox"/> Potential/Future Purchaser <input type="checkbox"/> Other: _____			
15. If the requestor is not the current site owner, proof of site access sufficient to complete the remediation must be submitted. Proof must show that the requestor will have access to the property before being added to the BCA and throughout the BCP project, including the ability to place an easement on the site. Is this proof attached?	N/A <input type="radio"/>	Y <input type="radio"/>	N <input type="radio"/>

SECTION V: PROPERTY DESCRIPTION AND REQUESTED CHANGES

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

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

ADDRESS: 215 Moore Street and 232 Seigel Street

CITY/TOWN: Brooklyn

ZIP CODE: 11206

CURRENT PROPERTY INFORMATION

TOTAL ACREAGE OF CURRENT SITE:

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE
215 Moore Street and 232 Seigel Street	3	3100	p/o 22	2.53
252 Seigel Street	3	3100	45	0.08
				2.61

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
185 Moore Street	3	3100	71	0.18
187 Moore Street	3	3100	69	0.09

TOTAL ACREAGE TO BE ADDED: 0.27

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
215 Moore Street	3	3100	P/O 22	2.88

3. TOTAL REVISED SITE ACREAGE: 2.88

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

Y	N
<input checked="checked" type="radio"/>	<input type="radio"/>

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
185 Moore Street	3	3100	71	0.18
CURRENT OWNER: NYM 215 Moore, LLC		CONTACT NAME: Susi Yu		
ADDRESS: 233 Broadway, 10th Floor				
CITY: New York		STATE: NY		ZIP: 10279
PHONE: (917) 816-8171		EMAIL: syu@bungalowre.com		
OWNERSHIP START DATE: 3/13/2025				
CURRENT OPERATOR: NYM 215 Moore, LLC		CONTACT NAME: Susi Yu		
PHONE: (917) 816-8171		EMAIL: syu@bungalowre.com		
REQUESTOR RELATIONSHIP TO NEW PROPERTY (select from below)				
<input type="checkbox"/> PREVIOUS OWNER	<input checked="" type="checkbox"/> CURRENT OWNER	<input type="checkbox"/> POTENTIAL/FUTURE PURCHASER	<input type="checkbox"/> OTHER: _____	
<p>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.</p> <p>IS PROOF OF ACCESS / OWNERSHIP ATTACHED? <input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> N/A</p>				

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE
187 Moore Street	3	3100	69	0.09
CURRENT OWNER: NYM 215 Moore, LLC		CONTACT NAME: Susi Yu		
ADDRESS: 233 Broadway, 10th Floor				
CITY: New York		STATE: NY		ZIP: 10279
PHONE: (917) 816-8171		EMAIL: syu@bungalowre.com		
OWNERSHIP START DATE: 4/24/2025				
CURRENT OPERATOR: NYM 215 Moore, LLC		CONTACT NAME: Susi Yu		
PHONE: (917) 816-8171		EMAIL: syu@bungalowre.com		
REQUESTOR RELATIONSHIP TO NEW PROPERTY (select from below)				
<input type="checkbox"/> PREVIOUS OWNER	<input checked="" type="checkbox"/> CURRENT OWNER	<input type="checkbox"/> POTENTIAL/FUTURE PURCHASER	<input type="checkbox"/> OTHER: _____	
<p>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.</p> <p>IS PROOF OF ACCESS / OWNERSHIP ATTACHED? <input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> N/A</p>				

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?	<input checked="" type="radio"/>	<input type="radio"/>
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	<input checked="" type="radio"/>	<input type="radio"/>
3. Is at least 50% of the site area located within an environmental zone pursuant to Tax Law 21(6)? Please see DEC's website for more information.	<input type="radio"/>	<input checked="" type="radio"/>
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.	<input type="radio"/>	<input checked="" type="radio"/>
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.	<input type="radio"/>	<input checked="" type="radio"/>

<p>6. Is the project and affordable housing project as defined below?</p> <p>From 6 NYCRR 375-3.2(a) as of August 12, 2016:</p> <p>(a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.</p> <p>(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' household's annual gross income.</p> <p>(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income.</p> <p>(3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States Department of Housing and Urban Development, or its successor, for a family of four, as adjusted for family size.</p>	<input type="radio"/>	<input checked="" type="radio"/>
<p>7. Is the project a planned renewable energy facility site as defined below?</p> <p>From ECL 27-1405(33) as of April 9, 2022:</p> <p>"Renewable energy facility site" shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system.</p> <p>From Public Service Law Article 4 Section 66-p as of April 23, 2021:</p> <p>(b) "renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.</p>	<input type="radio"/>	<input checked="" type="radio"/>
<p>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?</p> <p>From ECL 75-0111 as of April 9, 2022:</p> <p>(5) "Disadvantaged communities" means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.</p>	<input checked="" type="radio"/>	<input type="radio"/>

See Attachment 1:
Narrative

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

BCP SITE NAME: 215 Moore Street and 232 Seigel Street

BCP SITE NUMBER: C224409

NAME OF CURRENT APPLICANT(S): NYM 215 Moore, LLC

INDEX NUMBER OF AGREEMENT: C224409-08-24

DATE OF ORIGINAL AGREEMENT: 09/12/24

Declaration of Amendment:

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

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

STATEMENT OF CERTIFICATION AND SIGNATURES: NEW REQUESTOR

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

(Individual)

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

Date: _____ Signature: _____

Print Name: _____

(Entity)

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

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

Date: _____ Signature: _____

Print Name: _____

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)

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

(Individual)

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

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Vice President (title) of NYM 215 Moore, 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. Susi Yu's signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 08/07/2025 Signature: Print Name: Susi Yu**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**

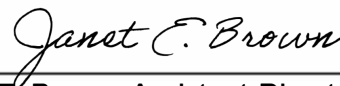
A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.

Effective Date of the Original Agreement: 09/12/24

Signature by the Department:

DATED: 8/25/2025NEW 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.

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.

INSTRUCTIONS FOR COMPLETING AN APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT

This form must be used to add or remove a party, reflect a change in property ownership to all or part of the site, modify a property description, or reduce/expand property boundaries for an existing BCP Agreement.

NOTE: DEC requires a standard full BCP application to request major changes to the description of the property set forth in the BCA (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). The application must be submitted to DEC in the same manner as the original application to participate.

COVER PAGE

Please select all options that apply. Provide a brief narrative of the nature of the amendment requested.

SECTION I: CURRENT AGREEMENT INFORMATION

This section must be completed in its entirety. The information entered here will auto-populate throughout the application and amendment.

Provide the site name, site code and name(s) of current requestor(s) exactly as this information appears on the existing agreement. This should reflect any changes made by previous amendments to the site name or parties on the BCA. Provide the agreement index number and the date of the initial BCA.

SECTION II: NEW REQUESTOR INFORMATION

This section is to be completed only if a new requestor is being added to the BCA, or if the name of the existing requestor has changed with the NYSDOS.

Requestor Name

Provide the name of the person(s)/entity requesting participation in the BCP. (If more than one, attach additional sheets with requested information.) The requestor is the person or entity seeking DEC review and approval of the remedial program.

If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State 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.

Requestor, Consultant and Attorney Contact Information

Provide the contact name, mailing address, telephone number and e-mail address for each of the following contacts:

Requestor's Representative: This is the person to whom all correspondence, notices, etc., will be sent, and who will be listed as the contact person in the BCA. Invoices will be sent to the representative unless another contact name and address is provided with the application.

Requestor's Consultant: Include the name of the consulting firm and the contact person.

Requestor's Attorney: Include the name of the law firm and the contact person.

Required Attachments for Section II:

- 1. NYSDOS Information: A print-out of entity information from the NYSDOS database to document that the applicant is authorized to do business in NYS. The requestor's name must appear throughout the application exactly as it does in the database.*
- 2. LLC Organization: If the requestor is an LLC, provide a list of the names of the members/owners of the LLC.*
- 3. Authority to Bind: Proof must be included that shows that the party signing this application and amendment is authorized to do so on behalf of the requestor. This documentation may be in the form of corporate organizational papers, a Corporate Resolution or Operating Agreement or Resolution.*

SECTION III: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Complete this section only if a transfer of ownership has taken place for all or part of the site property. Attach additional pages for each new owner if applicable.

Provide the relationship of the owner to the site by selecting one of the check-box options.

Owner Name, Address, etc.

Provide information for the new owner of the property. List all new parties holding an interest in the property. Attach separate pages as needed.

Operator Name, Address, etc.

Provide information for the new operator, if applicable.

NOTE: 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 form was not previously submitted, it must be included with this application. See <http://www.dec.ny.gov/chemical/76250.html> for additional information.

Required Attachments for Section III:

- 1. Copy of deed as proof of ownership.*
- 2. Ownership/Nominee Agreement, if applicable.*
- 3. Change of Use form, if not previously submitted to the Department.*

SECTION IV: NEW REQUESTOR ELIGIBILITY INFORMATION

For additional information regarding requestor eligibility, please refer to ECL §27-1407.

Provide a response to each question listed. If any question is answered in the affirmative, provide an attachment with detailed relevant information. It is permissible to reference specific sections of existing property reports; however, such information must be summarized in an attachment. For properties with multiple addresses or tax parcels, please include this information for each address or tax parcel.

If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.

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 signing the BCA and throughout the BCP project, including the ability to place an easement on the site. A purchase contract does not suffice as proof of access.

Required Attachments for Section IV:

- 1. Detailed information regarding any questions answered in the affirmation, if applicable.*
- 2. Statement describing why the requestor should be considered a volunteer, if applicable.*
- 3. Site access agreement, as described above, if applicable.*

SECTION V: PROPERTY DESCRIPTION AND REQUESTED CHANGES

NOTE: DEC requires a standard full BCP application to request major changes to the description of the property set forth in the BCA (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). The application must be submitted to DEC in the same manner as the original application to participate.

Property Information on Existing Agreement

Provide the site address and tax parcel information exactly as it appears on the current agreement (including as it has been modified in previous amendments).

Addition of Property

Provide the tax parcel information and acreage for each parcel to be added. Provide the total acreage to be added below the far-right column.

Reduction of Property

Provide the tax parcel information and acreage for each parcel to be removed. Provide the total acreage to be removed below the far-right column.

Change to address, SBL or metes and bounds description

Provide the new address and tax parcel information.

Total Revised Site Acreage

Provide the new total site acreage after addition or removal of property. If no change to site boundary, this should match the acreage provided above, under Property Information on Existing Agreement.

For all sites seeking to add property to the site, provide all requested information for each additional tax parcel (full or partial). Refer to the list below for additional required attachments.

All requested changes to this section should be accompanied by a revised survey or other acceptable map depicting the proposed new site boundary. Additionally, provide a county tax map with the site boundary outlined, as well as a USGS 7.5-minute quadrangle map with the site location clearly identified.

Required Attachments for Section V:

1. *For all additions and removal of property:*
 - a. *Site map clearly identifying the existing site boundary and proposed new site boundary*
 - b. *County tax map with the new site boundary clearly identified*
 - c. *USGS 7.5-minute quadrangle map with the site location clearly identified*
 - d. *For additions of property ONLY:*
 - i. *Data summary tables for each affected medium, highlighting exceedances of reasonably anticipated use SCOs*
 - ii. *Site drawings for each affected medium, identifying exceedances of reasonably anticipated use SCOs*
 - iii. *Proof of site access or ownership*
2. *For address changes, lot mergers, subdivisions and any other change to the property description:*
 - a. *County tax map with the site boundary and all SBL information clearly identified*
 - b. *USGS 7.5-minute quadrangle map with the site location clearly identified*
 - c. *Approved application for lot merger or apportionment, or the equivalent thereof, as proof from the municipality of the SBL change(s)*

SUPPLEMENT TO THE APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT – QUESTIONS FOR SITES 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 responses to each question. If any question is answered in the affirmative, provide required documentation as applicable.

Required Attachments for NYC Site Supplement:

- 1. For sites located all or partially in an En-zone: provide a map with the site boundary clearly identified and the En-zone overlay showing that all or a portion of the site is located within an En-zone. This map must also indicate the census tract number in which the site is located. See [DEC's website](#) for additional information.*
- 2. For sites requesting an upside down or underutilized determination, an affidavit from the applicant and any documentation in support of this determination must be included. Note that an eligibility determination for the underutilized category can only be made at the time of initial application, so that determination can only apply to new parcels being considered for addition to the BCA.*
- 3. For affordable housing projects: provide the affordable housing regulatory agreement and any additional relevant information.*
- 4. For renewable energy site projects: for (a) planned renewable energy facilities generating/storing less than twenty-five (25) megawatts, provide a local land use approval; or, for (b) planned renewable energy facilities generating/storing twenty-five (25) megawatts or greater, provide the permit issued by the NYS Office of Renewable Energy Siting.*
- 5. For sites located within a disadvantaged community and a conforming Brownfield Opportunity Area: provide a map with the site boundary clearly identified and the disadvantaged community overlay showing that the site is located within a disadvantaged community.*

PART II: BROWNFIELD CLEANUP PROGRAM AMENDMENT

The information in the “EXISTING AGREEMENT INFORMATION” section should auto-populate with the information provided on page 2.

If a new requestor is applying to enter the program, provide the required information and signature at the bottom of page 8 and the required information and signature on page 9.

If no new requestor is applying to the program but any other change has been made, provide the required information and signature on page 9.

ATTACHMENT 1 NARRATIVE

The Volunteer seeks to extend the current site boundary, adding Block 3100, former Lots 69 and 71 to the existing Brownfield Cleanup Program (BCP) site extents. The 215 Moore Street and 232 Seigel Site Brownfield Cleanup Agreement (BCA) currently defines this Site's area by reference to Block 3100, Part of Lot 22 and Lot 45 on the Brooklyn Borough Tax Map. An RP-602 Lot Merger Application was approved by the NYC Department of Finance to merge Block 3100, Lots 22, 45, 69, and 71 on 30 June 2025.

A Site Location Map showing the existing and proposed BCP site boundaries is provided as Figure 1A; a Tax Map showing the existing BCP site boundary with reference to Lots 22 and former lots 45, 69, and 71 is provided as Figure 1B; a USGS 7.5-minute quadrangle map is provided as Figure 1C; and a disadvantaged communities map is provided as Figure 1D. The current owner and operator of former Lots 69 and 71 is the Applicant, NYM 215 Moore, LLC. Copies of the property deeds for former Lots 69 and 71 are included as Attachments 2A and 2B, respectively. The finalized Department of Finance-approved Lot Merger Application and a copy of the NYC Tax Map showing the incorporation of former Lots 45, 69, and 71 into Lot 22 are included as Attachments 3A and 3B.

Environmental Reports

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. prepared a 12 December 2024 Phase I Environmental Site Assessment (ESA) for Block 3100, Lots 69 and 71. An August 2025 Remedial Investigation Report presenting subsurface conditions and evaluating the nature and extent of contamination was prepared for Block 3100, Lots 69 and 71.

These environmental reports are being submitted with this Application to Amend BCA and Amendment under separate cover.

Supplement for Sites Seeking Tangible Property Credits in New York City

The NYSDEC determined that the existing (unamended) BCP site is eligible for Tangible Property Credits as stated in the BCA because the BCP site is underutilized. In conformance with this determination, Block 3100, former Lots 69 and 71 would be eligible for Tangible Property Credits because they are located within the North Brooklyn Brownfield Opportunity Area (BOA) and within a disadvantaged community. A figure showing the BOA and disadvantaged community boundaries is provided as Figure 1D. A BOA certificate of conformance will be provided prior to issuance of a Certificate of Completion for the site. The BCP site (as amended) will remain underutilized.



Legend

Existing Site Boundary

Proposed New Site Boundary

Notes:
1. Aerial imagery provided through Langan's subscription to Near Map, dated 06/16/2024.

E

WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.



LANGAN

Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
368 Ninth Avenue, 8th Floor
New York, NY 10001

T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
**215 MOORE STREET
AND 232 SEIGEL STREET**

BLOCK NO. 3100,
PART OF LOT 22
BROOKLYN

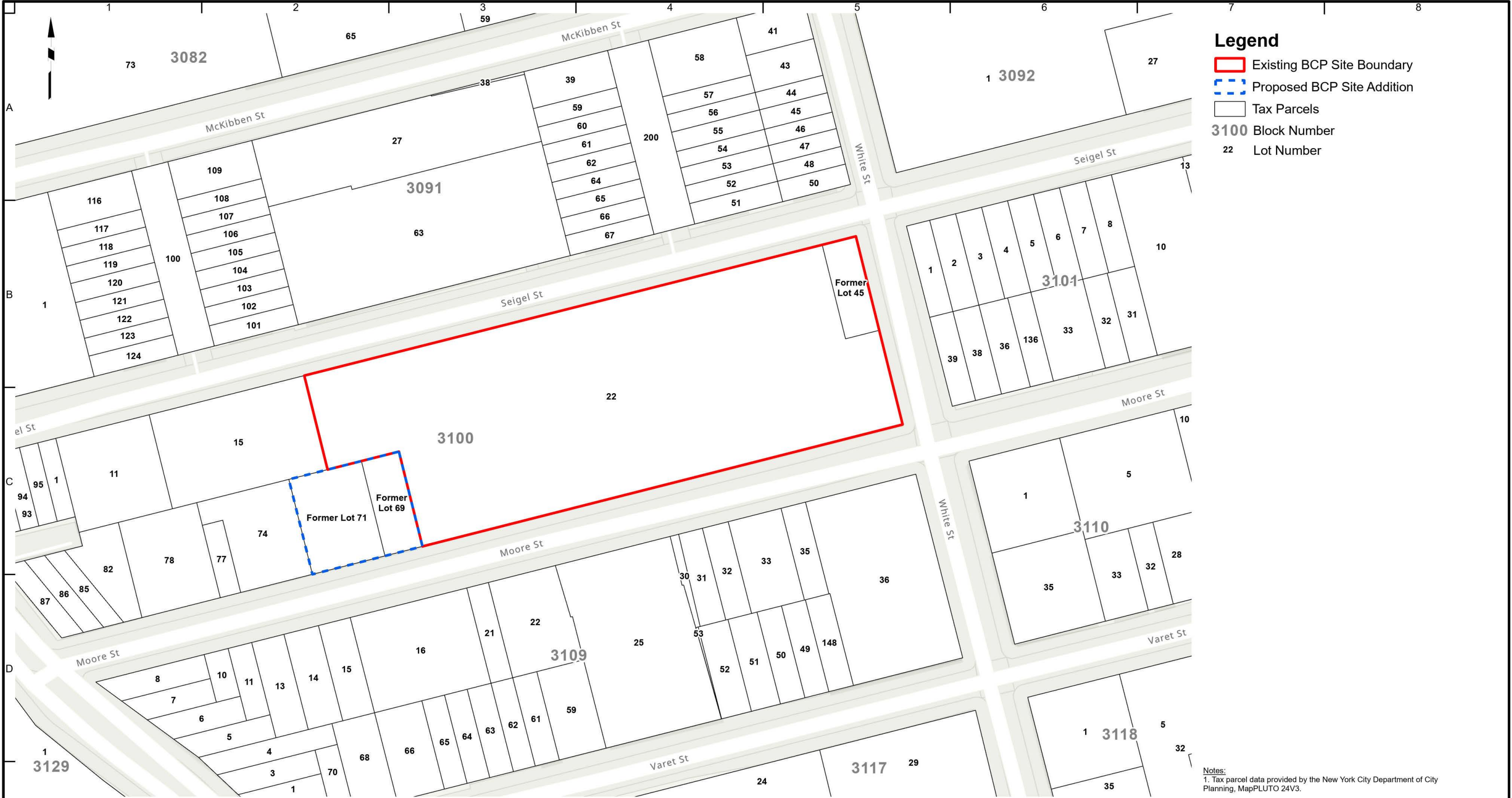
KINGS COUNTY

NEW YORK

Figure Title
**SITE LOCATION
MAP**

Project No.
170805302
Date
7/31/2025
Scale
1"=80'
Drawn By
MG

Figure
1A



Notes:
1. Tax parcel data provided by the New York City Department of City Planning, MapPLUTO 24V3.

WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.



LANGAN

Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.

368 Ninth Avenue, 8th Floor
New York, NY 10001

T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
**215 MOORE STREET
AND 232 SEIGEL STREET**

BLOCK NO. 3100,
PART OF LOT 22
BROOKLYN

KINGS COUNTY

NEW YORK

Figure Title

TAX MAP

Project No.
170805302

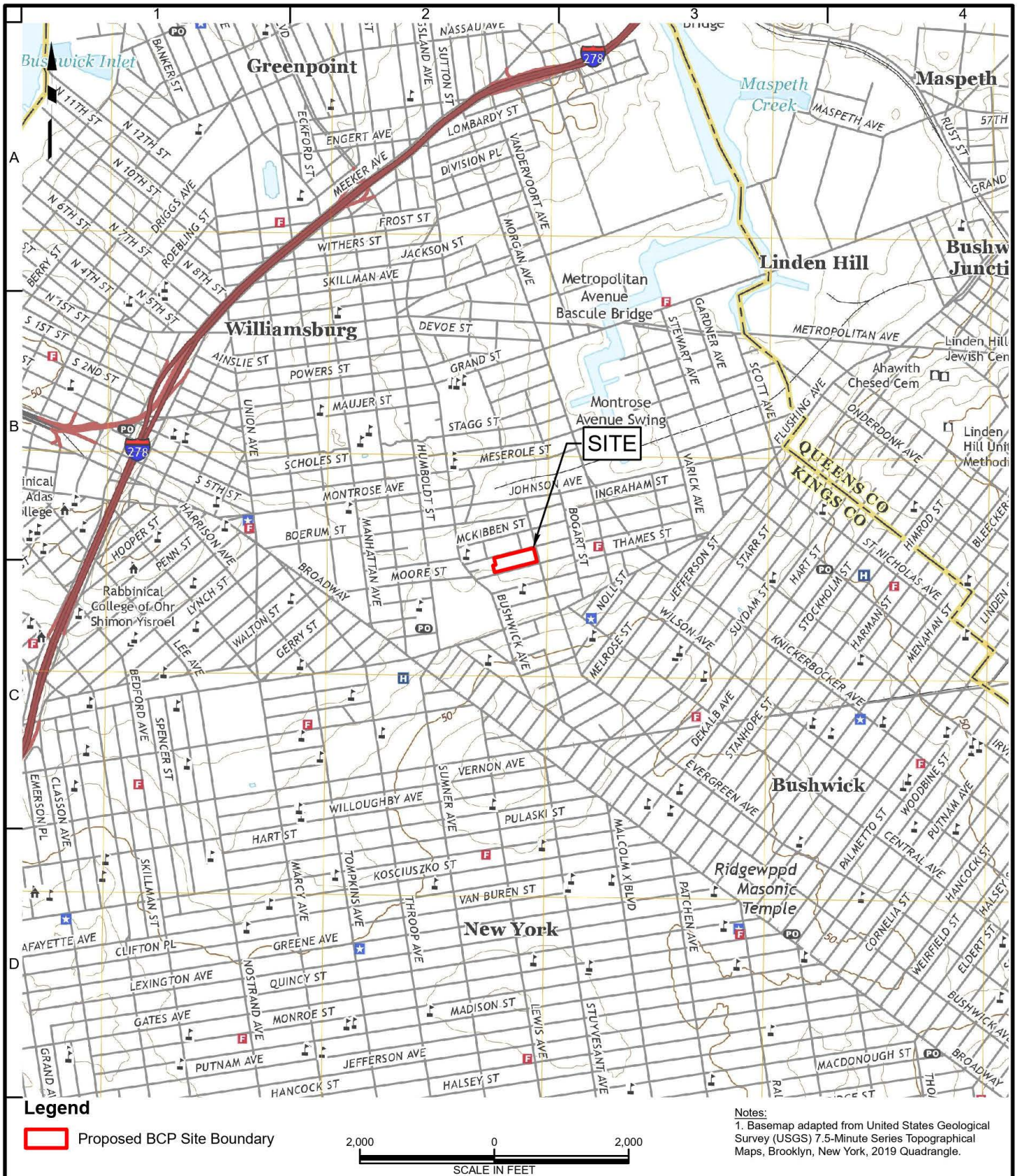
Date
7/31/2025

Scale
1"=100'

Drawn By
MG

Figure

1B



LANGAN

368 Ninth Avenue, 8th Floor
New York, NY 10001-2727
T: 212.479.5400 F: 212.479.5444 www.langan.com

Langan Engineering & Environmental Services, Inc.
Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
Langan International LLC
Collectively known as Langan

Project

**215 MOORE STREET
AND 232 SEIGEL STREET**

BLOCK NO. 3100,
PART OF LOT 22

BROOKLYN

KINGS COUNTY

NEW YORK

Figure Title

**USGS 7.5-MINUTE
QUADRANGLE MAP**

Project No.

170805302

Date

7/31/2025

Scale

1"=2,000'

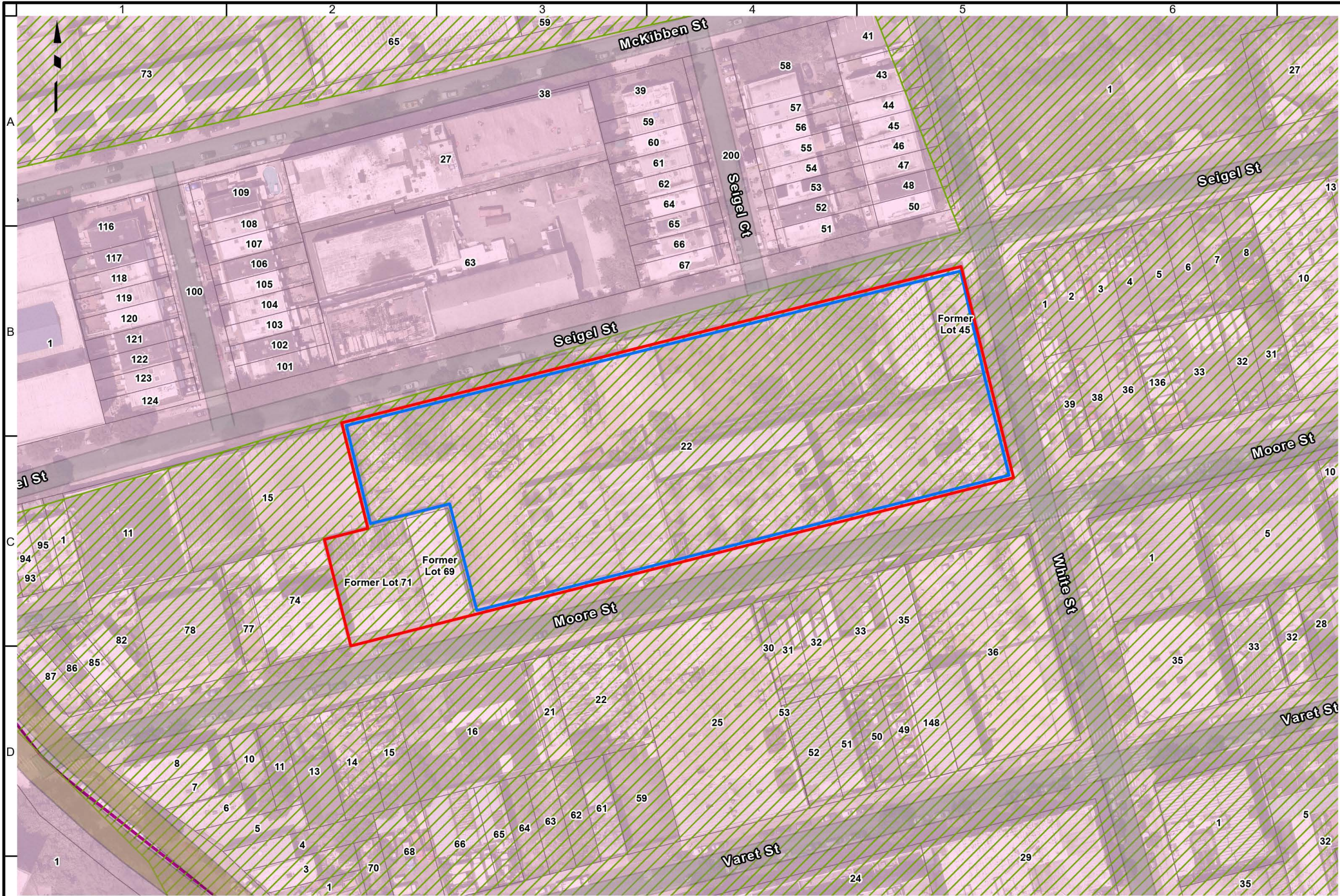
Drawn By

MG

Submission Date

Figure

1C

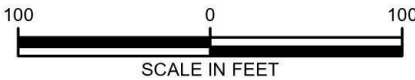


- Legend**
- Existing BCP Site Boundary
 - Proposed BCP Site Boundary
 - Tax Parcels
 - New York State Disadvantaged Communities
 - North Brooklyn Brownfield Opportunity Area (BOA) Boundary

Notes:
1. Aerial imagery provided through Langan's subscription to Near Map, dated 06/16/2024.
2. Tax parcel data provided by the New York City Department of City Planning, MapPLUTO 24v3.
3. Final Disadvantaged Communities (DAC) boundaries provided by New York State Energy Research and Development Authority (NYSERDA) October 10, 2023.
4. Brownfield Opportunity Area boundaries designated by New York State, Department of State, November 2021.

E

WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.



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Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.

368 Ninth Avenue, 8th Floor
New York, NY 10001

T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
**215 MOORE STREET
AND 232 SEIGEL STREET**

BLOCK NO. 3100,
PART OF LOT 22
BROOKLYN

KINGS COUNTY

NEW YORK

Figure Title
**DISADVANTAGED
COMMUNITIES AND
BOA MAP**

Project No.
170805301

Date
7/31/2025

Scale
1"=100'

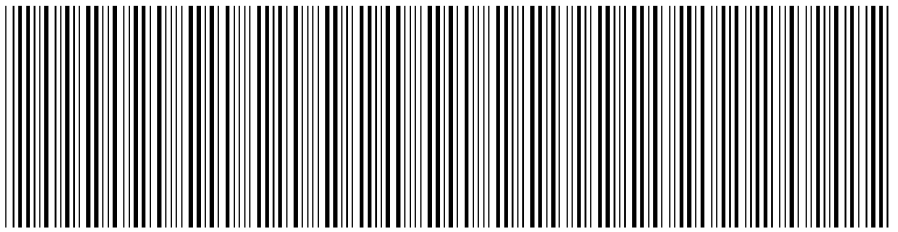
Drawn By
MG

Figure No.

1D

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

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2025050500605001001EEC1D

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 3

Document ID: 2025050500605001

Document Date: 04-24-2025

Preparation Date: 05-05-2025

Document Type: DEED

Document Page Count: 2

PRESENTER:

NEWMARK TITLE SERVICES LLC
1700 POST OAK BLVD SUITE 250
NTS-501071-K
HOUSTON, TX 77056
646-561-4742
RECORDINGS@NMRK.COM

RETURN TO:

FRIED FRANK HARRIS SHRIVER & JACOBSON LLP
ONE NEW YORK PLAZA
NEW YORK, NY 10004

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	3100	69	Entire Lot	187 MOORE STREET
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

AZNA REALTY LLC
919 81ST STREET
BROOKLYN, NY 11228

GRANTEE/BUYER:

NYM 215 MOORE, LLC
C/O BUNGALOW PROJECTS, 233 BROADWAY, 10TH FLOOR
NEW YORK, NY 10279

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:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 26,250.00

NYS Real Estate Transfer Tax:

\$ 4,000.00

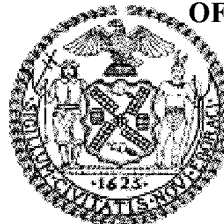
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OF THE CITY REGISTER OF THE

CITY OF NEW YORK

Recorded/Filed 05-05-2025 16:12

City Register File No.(CRFN):

2025000120978



Colette McChia-Jacques

City Register Official Signature

B 3100
L 69

Execution Version

THIS INDENTURE, made the 24th day of April, 2025, by and between **AZNA REALTY LLC**, a New York limited liability company, having an address at c/o Abdallah Njeim, M&N General Services, Inc., 546 77th St., Lower Level, Brooklyn, NY 11209 (hereinafter referred to as "**Grantor**") and **NYM 215 MOORE, LLC**, a Delaware limited liability company, having an address at c/o Bungalow Projects, 233 Broadway, 10th Floor, New York, New York 10279 (hereinafter referred to as "**Grantee**").

WITNESSETH:

That Grantor, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, the heirs or successors and assigns of the Grantee, forever:

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, being bounded and described as follows:

BEGINNING at a point on the northerly side of Moore Street, distant 357 feet easterly from the northeasterly corner of Bushwick Avenue and Moore Street;

RUNNING THENCE northerly at right angles to Moore Street, 100 feet;

THENCE easterly parallel with Moore Street, 39 feet 5-3/4 inches;

THENCE southerly at right angles to Moore Street, 100 feet to the northerly side of Moore Street;

THENCE westerly along the northerly side of Moore Street, 39 feet 5-3/4 inches to the point or place of BEGINNING.

Premises known as 187 Moore Street, Brooklyn, NY and designated as Block 3100, Lot 69 as shown on the Tax Map of the City of New York, County of Kings.

Being and intended to be the same premises conveyed to Grantor by Deed dated April 2, 2018 and recorded April 6, 2018 as CRFN 2018000115942.

TOGETHER with (a) all right, title and interest, if any, of Grantor in and to any streets and road abutting the above described premises to the center lines thereof and (b) the appurtenances and all the estate and rights of Grantor in and to said premises,

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

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

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has duly executed and delivered this Indenture as of the day and year first above written.

GRANTOR:

AZNA REALTY LLC,
a New York limited liability company

By: _____

Name: Abdallah Njeim

Title: Member

STATE OF NEW YORK)

COUNTY OF NY)

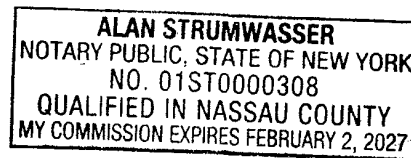
ss:

On the 24 day of April, 2025, before me, the undersigned, personally appeared Abdallah Njeim personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the person upon behalf of which the individual acted, executed the instruments.



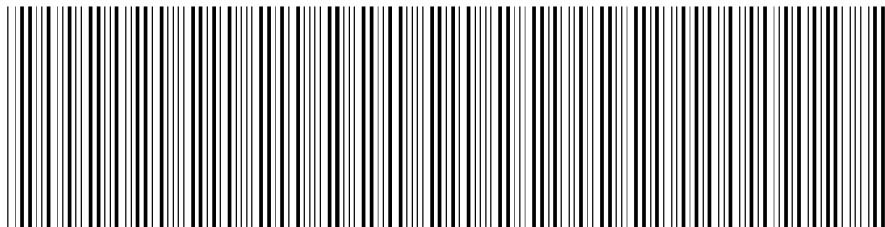
Signature and office of individual
Taking acknowledgment

[SEAL]



My commission expires: _____

NYC DEPARTMENT OF FINANCE
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2025050500605001001S229C

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2025050500605001

Document Date: 04-24-2025

Preparation Date: 05-05-2025

Document Type: DEED

ASSOCIATED TAX FORM ID: 2025042300166

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT

3

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

C3. Book
OR
C5. CRFN C4. Page



STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

1. Property Location	187	MOORE STREET	BROOKLYN	11206
	STREET NUMBER	STREET NAME	BOROUGH	ZIP CODE

2. Buyer Name	NYM 215 MOORE, LLC	
	LAST NAME / COMPANY	FIRST NAME
	LAST NAME / COMPANY	FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)

LAST NAME / COMPANY		FIRST NAME	
STREET NUMBER AND STREET NAME		CITY OR TOWN	STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 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

FRONT FEET X DEPTH OR ACRES

Check the boxes below as they apply:

6. Ownership Type is Condominium

7. New Construction on Vacant Land

8. Seller Name	AZNA REALTY LLC	
	LAST NAME / COMPANY	FIRST NAME
	LAST NAME / COMPANY	FIRST NAME

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

A	<input type="checkbox"/>	One Family Residential	C	<input type="checkbox"/>	Residential Vacant Land	E	<input checked="" type="checkbox"/>	Commercial	G	<input type="checkbox"/>	Entertainment / Amusement	I	<input type="checkbox"/>	Industrial
B	<input type="checkbox"/>	2 or 3 Family Residential	D	<input type="checkbox"/>	Non-Residential Vacant Land	F	<input type="checkbox"/>	Apartment	H	<input type="checkbox"/>	Community Service	J	<input type="checkbox"/>	Public Service

10. Sale Contract Date 9 / 16 / 2024
Month Day Year

11. Date of Sale / Transfer 4 / 24 / 2025
Month Day Year

12. Full Sale Price \$ 100000

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

15. Building Class E 9

16. Total Assessed Value (of all parcels in transfer) 2 2 0 9 5 0

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

BROOKLYN 3100 69

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	
<input checked="" type="checkbox"/> <small>BUYER SIGNATURE</small>	<small>DATE</small>		<small>LAST NAME</small>	<small>FIRST NAME</small>
C/O BUNGALOW PROJECTS 233 BROADWAY, 10TH FLOOR			Mayer	Jessica
<small>STREET NUMBER</small>	<small>STREET NAME (AFTER SALE)</small>		<small>AREA CODE</small>	<small>TELEPHONE NUMBER</small>
NEW YORK			212	859 - 8336
<small>CITY OR TOWN</small>	<small>STATE</small>	<small>ZIP CODE</small>	<small>SELLER</small>	
	NY	10279	by Abada Njeim	
			<small>SELLER SIGNATURE</small>	<small>DATE</small>
				4-24-25

SIGNATURE RIDER TO RP-5217NYC
NYC REAL PROPERTY TRANSFER REPORT

BUYER:

NYM 215 MOORE, LLC,
a Delaware limited liability company

By: 
Name: Travis Feehan
Title: President

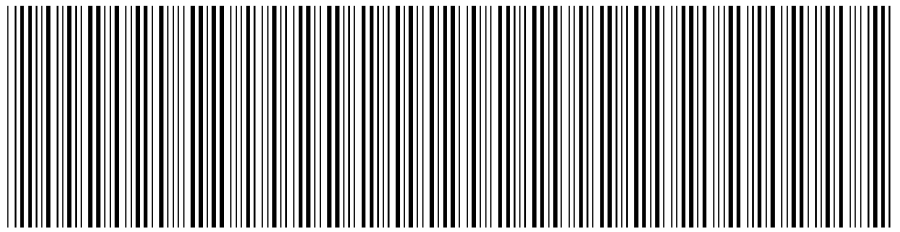
BUYER'S ATTORNEY:

Julianne Befeler, Esq.
Fried, Frank, Harris, Shriver &
Jacobson, LLP

Telephone Number: 212-859-8720

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

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2025031700448001001EFECE

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PAGE 1 OF 4

Document ID: 2025031700448001

Document Date: 03-13-2025

Preparation Date: 03-17-2025

Document Type: DEED

Document Page Count: 3

PRESENTER:

NEWMARK TITLE SERVICES LLC
1700 POST OAK BLVD SUITE 250
NTS-501072-K
HOUSTON, TX 77056
646-561-4742
RECORDINGS@NMRK.COM

RETURN TO:

FRIED FRANK HARRIS SHRIVER & JACOBSON LLP
JULIANNE BEFELER ESQ
1 NEW YORK PLAZA
NEW YORK, NY 10004

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	3100	71	Entire Lot	185 MOORE STREET
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

M.I.A. MANAGEMENT CORP.
68-40 ALDERTON STREET
REGO PARK, NY 11374

GRANTEE/BUYER:

NYM 215 MOORE, LLC
C/O: BUNGALOW PROJECTS, 233 BROADWAY, 10TH FLOOR
NEW YORK, NY 10279

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 52.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 122,062.50

NYS Real Estate Transfer Tax:

\$ 30,225.00

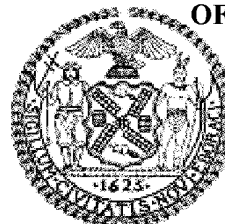
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OF THE CITY REGISTER OF THE

CITY OF NEW YORK

Recorded/Filed 03-17-2025 15:31

City Register File No.(CRFN):

2025000074042



Collette McChia-Jacques

City Register Official Signature

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

THIS INDENTURE, made as of the 13th day of March, in the year 2025
BETWEEN

M.I.A. MANAGEMENT CORP., a New York corporation with its principal place of business at 68-40 Alderton Street, Rego Park, New York 11374

party of the first part, and

NYM 215 MOORE, LLC, a Delaware limited liability company having an address at c/o Bungalow Projects 233 Broadway, 10th Floor, New York, NY 10279

party of the second part,

WITNESSETH, 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

SEE ATTACHED SCHEDULE A LEGAL DESCRIPTION

Tax Map
Designation

Premises: 185 Moore Street, Brooklyn, New York 11206

Dist.

Section:

Sec.

Block: 3100

Blk.

Lot: 71

Lot(s)

Being and intended to be the same premises as conveyed by deed dated July 29, 1998 and recorded October 8, 1998 under Reel 4297 Page 366 in the Office of the Register of Kings County

TOGETHER with all right, title and interest, if any, of the party of the first part of, 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.

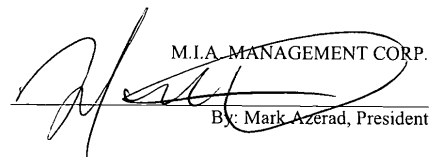
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

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 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:


M.I.A. MANAGEMENT CORP.
By: Mark Azerad, President

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of QUEENS } ss.:

On the 12 day of March in the year 2025
before me, the undersigned, personally appeared

MARK AZERAD
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.


MICHELLE ANNE MASONE
NOTARY PUBLIC, STATE OF NEW YORK
NO. 02MA6208749
QUALIFIED IN QUEENS COUNTY
COMMISSION EXPIRES JULY 6, 2025

ACKNOWLEDGMENT FORM FOR USE WITHIN NEW YORK STATE ONLY:
(New York Subscribing Witness Acknowledgment Certificate)

State of New York, County of } ss.:

On the day of in the year
before me, the undersigned, personally appeared

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/she/they reside(s) in

(if the place of residence is in a city, include the street and street number, if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of } ss.:

On the day of in the year
before me, the undersigned, personally appeared

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

ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY:
(Out of State or Foreign General Acknowledgment Certificate)

..... } ss.:

(Complete Venue with State, Country, Province or Municipality)

On the day of in the year
before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), 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

(Insert the city or other political subdivision and the state or country or other place the acknowledgment was taken).

BARGAIN & SALE DEED

WITH COVENANTS AGAINST GRANTOR'S ACTS

TITLE NO. NEW-8953

M.I.A. MANAGEMENT CORP..

TO

NYM 215 MOORE, LLC

DISTRICT

SECTION

BLOCK

LOT

COUNTY OR TOWN

PREMISES:

3100

71

Kings

185 Moore Street,
Brooklyn, NY 11206

RECORD AND RETURN TO:

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

Stewart Title Insurance Company

**SCHEDULE A
DESCRIPTION OF PREMISES**

Title No.: NTS-501072-K

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, being bounded and described as follows:

BEGINNING at a point on the northerly side of Moore Street, distant 277 feet easterly from the corner formed by the intersection of the northerly side of Moore Street with the easterly side of Bushwick Avenue;

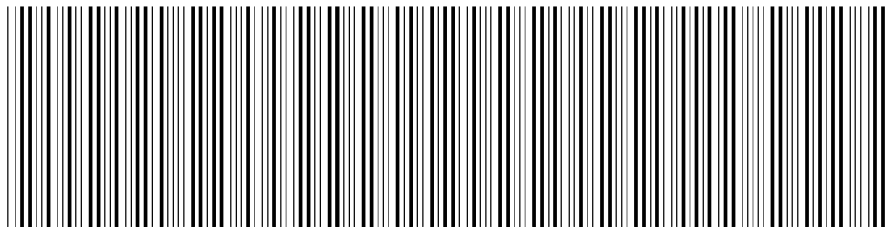
RUNNING THENCE northerly at right angles to Moore Street, 100 feet;

THENCE easterly parallel with Moore Street, 80 feet;

THENCE southerly at right angles to Moore Street, 100 feet to the northerly side of Moore Street;

THENCE westerly along the northerly side of Moore Street 80 feet to the point or place of BEGINNING.

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



2025031700448001001S304F

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2025031700448001

Document Date: 03-13-2025

Preparation Date: 03-17-2025

Document Type: DEED

ASSOCIATED TAX FORM ID: 2025031100247

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT

3

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded / /
 C3. Book OR C4. Page
 C5. CRFN



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 185 MOORE STREET BROOKLYN 11206
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name NYM 215 MOORE, LLC
 LAST NAME / COMPANY FIRST NAME

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

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

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

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

8. Seller Name M.I.A. MANAGEMENT CORP.
 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 11 / 15 / 2024
 Month Day Year

11. Date of Sale / Transfer 3 / 13 / 2025
 Month Day Year

12. Full Sale Price \$ 4 6 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

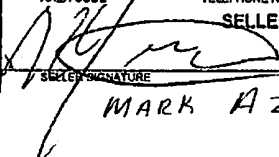
ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class E 9 16. Total Assessed Value (of all parcels in transfer) 2 0 8 3 5 0
 17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 BROOKLYN 3100 71

202503110024720102

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.

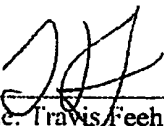
BUYER				BUYER'S ATTORNEY	
<small>BUYER SIGNATURE</small> <i>See ATTACHED</i>				<small>DATE</small> 	
<small>C/O: BUNGALOW PROJECTS 233 BROADWAY, 10TH FLOOR</small>				<small>LAST NAME</small> 	<small>FIRST NAME</small>
<small>STREET NUMBER</small> 		<small>STREET NAME (AFTER SALE)</small> 		<small>AREA CODE</small> 	<small>TELEPHONE NUMBER</small>
<small>NEW YORK</small>		<small>NY</small>	<small>10279</small>	<small>SELLER</small> 	
<small>CITY OR TOWN</small>	<small>STATE</small>	<small>ZIP CODE</small>	<small>SELLER SIGNATURE</small> 	<small>DATE</small> 	<small>3-12-25</small>
				<small>MARK A Zerach</small> <i>Authorized Signatory</i>	

2025031100247201

SIGNATURE RIDER TO RP-5217NYC
NYC REAL PROPERTY TRANSFER REPORT

BUYER:

NYM 215 MOORE, LLC,
a Delaware limited liability company

By: 
Name: Travis Feehan
Title: President

BUYER'S ATTORNEY:

Julianne Befeler, Esq.
Fried, Frank, Harris, Shriver &
Jacobson, LLP

Telephone Number: 212-859-8720

**APPLICATION FOR APPORTIONMENTS OR MERGERS**

Instructions: Please complete this application and submit in person to: **Department of Finance, Property Division - Tax Map Office, 66 John Street, 2nd floor, New York, NY 10038.** Please read the instructions for further details before completing this form. Print clearly.

SECTION A: PROPERTY INFORMATION

Borough: Brooklyn Block: 3100 Present Lot(s): 22, 45, 69, 71

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

☒ Merger ☐ Apportionment
☐ Air ☐ Subterranean
Number of
Lots Requested 1

Lot Number: 22

Lot(s) Usage: (check one) ☐ Residential Building Gross Sq/Ft: _____ ☒ Commercial Building Gross Sq/Ft: 135,390 SF ☐ Mix (Residential & Commercial) Building Gross Sq/Ft: _____

Property
1. Owner's Name (as per Deed): _____
OR
Company Name: NYM 215 Moore, LLC

Property
2. Address: 215 Moore Street Brooklyn NY 11206
NUMBER AND STREET CITY STATE ZIP CODE

3. Filing Representative (if applicable): Joshua Brown / Justin Medina

SECTION B: CERTIFICATION

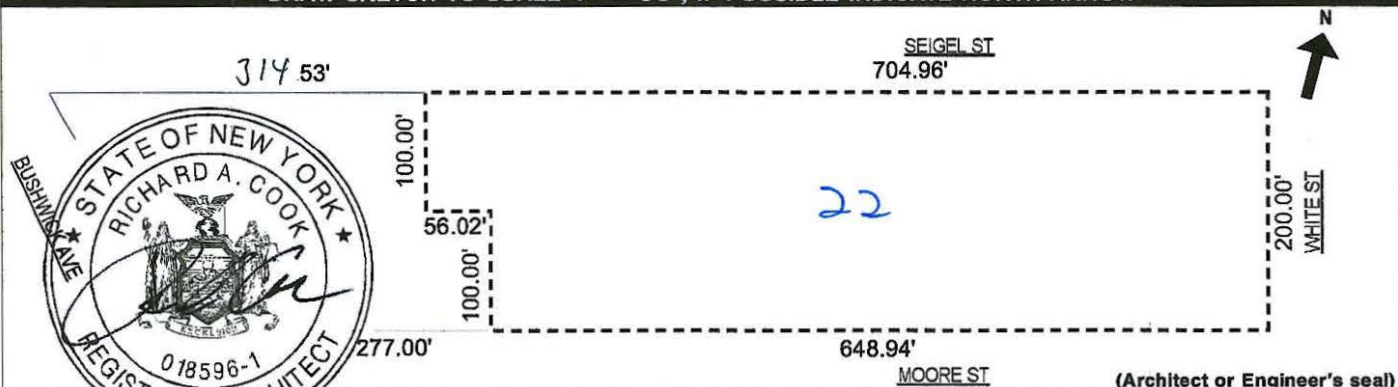
1. Architect/Engineer/Applicant's Name: Cook Richard
LAST NAME FIRST NAME
2. Address: 250 W 57TH ST., FL17 NEW YORK NY 10107
NUMBER AND STREET CITY STATE ZIP CODE
3. Telephone Number: 2124770287 4. Email Address: RCook@CookFox.com

The applicant hereby certifies that, in making this application for merger/apportionment, s/he is the owner, or acting under the direction of the owner.

Signature of Architect/ Engineer/Applicant: [Signature] Date: 06 / 05 / 2025

TAX MAP CHANGE WILL NOT BE MADE UNTIL PRESENTATION OF REQUIRED DOCUMENTS (see reverse for the required documents)

DRAW SKETCH TO SCALE 1" = 50', IF POSSIBLE INDICATE NORTH ARROW



Tentative Lot(s) Issued: 22 Date: 6/30/25 New Lot(s): — Lot(s) Affected: 22 Lot(s) Dropped: 45, 69, 71
Customer Service Representative: [Signature]
Please note: Map changes will not be made until presentation of all required documents is reviewed and approved by the Specialist.
Lots are tentative until final approval is received from the Tax Map Office.

Map Updated: _____
Tax Map Specialist: _____ Date: ____/____/____



Property Information
Portal

Quick
Links

Tax Map
▼

Exemptions and
Abatements ▼

Valuation, Assessments and
Taxes ▼

User
Guide

Map
Tool

Text-
Size

Property Details

[Find Another Property](#)

- Property Info
- Building
- Land
- Assessments
- Exemptions
- Sales
- Mortgages
- Tax Map History
- Neighborhood

Schedule Appointment

Update Property & Billing Info

Pay Online

Property Tax Account

Print

Request a Refund



215 MOORE STREET - BROOKLYN 11206

Borough: Brooklyn

Block: 3100

Lot: 22

Z9 - OTHER
Type MISCELLANEOUS

Tax
class 4

Building Information

[BISWEB](#)

7	-	2	87,902	4
Number of Buildings	Year Built	Number of stories	Total Area	Total Units
-	0	87,902		4
Residential Area	Residential Units	Commercial Area	Commercial Units	
-	455	100	-	
Building Style	Building Frontage	Building Depth	Construction Type	
-	-	-	-	
External Wall	Exterior Condition	Proximity	Basements	

