



SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
 - a. one file in non-fillable PDF of the application form plus supplemental information, excluding the previous environmental reports and work plans, if applicable;
 - b. one individual file (PDF) of each previous environmental report; and,
 - c. one file (PDF) of each work plan being submitted with the application, if applicable.
2. Compress all files (PDFs) into one zipped/compressed folder.
3. Submit the application to the Site Control Section either via email or ground mail, as described below.

Please select only ONE submittal method – do NOT submit both email and ground mail.

a. VIA EMAIL:

- Upload the compressed folder to the NYSDEC File Transfer Service. (<http://fts.dec.state.ny.us/fts>) or another file-sharing service.
- Copy the download link into the body of an email with any other pertinent information or cover letter attached to the email.
- Subject line of the email: “*BCP Application NEW - *Proposed Site Name**”
- Email your submission to DESiteControl@dec.ny.gov – do NOT copy Site Control staff.

b. VIA GROUND MAIL:

- Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
- Mail the external storage device to the following address:
Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233-7020

PROPOSED SITE NAME: 172 Montrose Avenue

Is this an application to amend an existing BCA with a major modification? Please refer to the application instructions for further guidance related to BCA amendments.

If yes, provide existing site number: _____

☐

Yes

☒

No

Is this a revised submission of an incomplete application?

If yes, provide existing site number: C224417

☒

Yes

☐

No



BCP App Rev 15 – May 2023

SECTION I: Property Information Included in Attachment A

PROPOSED SITE NAME **172 Montrose Avenue**

ADDRESS/LOCATION **172 Montrose Avenue**

CITY/TOWN **Brooklyn**

ZIP CODE **11206**

MUNICIPALITY (LIST ALL IF MORE THAN ONE) **Brooklyn**

COUNTY **Kings**

SITE SIZE (ACRES) **0.39**

LATITUDE

LONGITUDE

| | ° | ' | " | ° | ' | " |
|----|---|----|---------|-----|----|---------|
| 40 | | 42 | 26.2728 | -73 | 56 | 26.2728 |

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

ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.

| Parcel Address | Section | Block | Lot | Acreage |
|---------------------|---------|-------|-----|---------|
| 172 Montrose Avenue | 3 | 3062 | 12 | 0.39 |
| | | | | |
| | | | | |

| | Y | N |
|--|----------------------------------|----------------------------------|
| 1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description. | <input checked="" type="radio"/> | <input type="radio"/> |
| 2. Is the required property map included with the application? (Application will not be processed without a map) | <input checked="" type="radio"/> | <input type="radio"/> |
| 3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information) If yes, identify census tract: <u>493.02</u> Percentage of property in En-zone (check one): 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input type="radio"/> 100% <input checked="" type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> |
| 4. Is the project located within a disadvantaged community? See application instructions for additional information. | <input checked="" type="radio"/> | <input type="radio"/> |
| 5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information. | <input type="radio"/> | <input checked="" type="radio"/> |
| 6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications: _____ | <input type="radio"/> | <input checked="" type="radio"/> |

| SECTION I: Property Information (CONTINUED) Included in Attachment A | | Y | N |
|--|--|----------------------------------|----------------------------------|
| 7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? | | <input type="radio"/> | <input checked="" type="radio"/> |
| 8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation. | | <input type="radio"/> | <input checked="" type="radio"/> |
| 9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map. | | <input type="radio"/> | <input checked="" type="radio"/> |
| 10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____ | | <input type="radio"/> | <input checked="" type="radio"/> |
| 11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: _____ | | <input type="radio"/> | <input checked="" type="radio"/> |
| 12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. <div style="display: flex; justify-content: space-between;"> <div><u>Easement/Right-of-Way Holder</u></div> <div><u>Description</u></div> </div> | | <input type="radio"/> | <input checked="" type="radio"/> |
| 13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <div style="display: flex; justify-content: space-between;"> <div><u>Type</u></div> <div><u>Issuing Agency</u></div> <div><u>Description</u></div> </div> | | <input type="radio"/> | <input checked="" type="radio"/> |
| 14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format? | | <input checked="" type="radio"/> | <input type="radio"/> |
| Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City. | | | |
| 15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form. | | <input checked="" type="radio"/> | <input type="radio"/> |
| 16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down? | | <input type="radio"/> | <input checked="" type="radio"/> |
| 17. If you have answered YES to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application? N/A | | <input type="radio"/> | <input type="radio"/> |
| NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category. | | | |
| If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions. Initials of each Requestor: <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> </div> | | | |

SECTION II: Project Description

Included in Attachment B

1. The project will be starting at: ☒ Investigation ☐ Remediation

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

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

☐ Yes ☐ No ☒ N/A

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

☒ RIWP ☐ RAWP ☐ IRM ☐ No

4. Please provide a short description of the overall project development, including the date that the remedial program is to begin, and the date by which a Certificate of Completion is expected to be issued.

Is this information attached? ☒ Yes ☐ No

SECTION III: Land Use Factors

Included in Attachment C

1. What is the property's current municipal zoning designation? R6: Residence District

2. What uses are allowed by the property's current zoning (select all that apply)?

Residential ☒ Commercial ☐ Industrial ☐

3. Current use (select all that apply):

Residential ☐ Commercial ☒ Industrial ☐ Recreational ☐ Vacant ☐

4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant.
Is this summary included with the application?

Y ☒ N ☐

5. Reasonably anticipated post-remediation use (check all that apply):

Residential ☒ Commercial ☐ Industrial ☐

If residential, does it qualify as single-family housing?

N/A ☐ ☒

6. Please provide a statement detailing the specific proposed post-remediation use.
Is this summary attached?

☒ ☐

7. Is the proposed post-remediation use a renewable energy facility?
See application instructions for additional information.

☐ ☒

8. Do current and/or recent development patterns support the proposed use?

☒ ☐

9. Is the proposed use consistent with applicable zoning laws/maps?
Please provide a brief explanation. Include additional documentation if necessary.

☒ ☐

10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans?
Please provide a brief explanation. Include additional documentation if necessary.

☒ ☐

N/A

SECTION IV: Property's Environmental History

Included in Attachment D

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

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard ([ASTM E1903](#)). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do NOT submit paper copies of ANY supporting documents.**
2. **SAMPLING DATA: INDICATE (BY SELECTING THE OPTIONS BELOW) KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. DATA SUMMARY TABLES SHOULD BE INCLUDED AS AN ATTACHMENT, WITH LABORATORY REPORTS REFERENCED AND INCLUDED.**

| CONTAMINANT CATEGORY | SOIL | GROUNDWATER | SOIL GAS |
|-------------------------|-------------------------------------|-------------------------------------|--------------------------|
| Petroleum | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Chlorinated Solvents | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Other VOCs | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| SVOCs | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Metals | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pesticides | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| PCBs | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| PFAS | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 1,4-dioxane | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Other – indicated below | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

*Please describe other known contaminants and the media affected:

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

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

Are the required drawings included with this application?

☒ YES

☐ NO

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

| | | | |
|---|--|---|---|
| <input type="checkbox"/> Coal Gas Manufacturing | <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Agricultural Co-Op | <input type="checkbox"/> Dry Cleaner |
| <input type="checkbox"/> Salvage Yard | <input type="checkbox"/> Bulk Plant | <input type="checkbox"/> Pipeline | <input checked="" type="checkbox"/> Service Station |
| <input type="checkbox"/> Landfill | <input type="checkbox"/> Tannery | <input type="checkbox"/> Electroplating | <input type="checkbox"/> Unknown |

Other: Oil burner repair facility (1949 to present), garage with petroleum bulk storage (1947 to 1986), automotive repair facility (1965 to 1976), boiler rental/repair facility (1970 to 2017)

SECTION V: Requestor Information Included in Attachment E

NAME Montrose Meserole Owner LLC

ADDRESS 440 Park Avenue South, 3rd Floor

CITY/TOWN New York

STATE NY

ZIP CODE 10016

PHONE (646) 439-4000

EMAIL david@slatepg.com

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

SECTION VI: Requestor Eligibility Included in Attachment F

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

| | Y | N |
|---|-----------------------|----------------------------------|
| 1. Are any enforcement actions pending against the requestor regarding this site? | <input type="radio"/> | <input checked="" type="radio"/> |
| 2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? | <input type="radio"/> | <input checked="" type="radio"/> |
| 3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. | <input type="radio"/> | <input checked="" 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 ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government? | <input type="radio"/> | <input checked="" type="radio"/> |
| 5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application. | <input type="radio"/> | <input checked="" 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 of contaminants? | <input type="radio"/> | <input checked="" type="radio"/> |

SECTION VI: Requestor Eligibility (CONTINUED)

Included in Attachment F

| | Y | N | |
|---|--------------------------|--|-------------------------------------|
| 7. Has the requestor been convicted of a criminal offense (i) involving the handling, storing, treating, disposing or transporting or contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state? | <input type="radio"/> | <input checked="" type="radio"/> | |
| 8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC? | <input type="radio"/> | <input checked="" type="radio"/> | |
| 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 checked="" 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 checked="" type="radio"/> | |
| 11. Are there any unregistered bulk storage tanks on-site which require registration? | <input type="radio"/> | <input checked="" type="radio"/> | |
| 12. THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405(1) BY CHECKING ONE OF THE BOXES BELOW: | | | |
| PARTICIPANT A requestor who either (1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum, or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum. | <input type="checkbox"/> | VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum. NOTE: By selecting this option, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste. If a requestor whose liability arises solely as a result of ownership, operation of, or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken. | <input checked="" type="checkbox"/> |
| 13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached? | | | |
| Yes <input checked="" type="radio"/> No <input type="radio"/> N/A <input type="radio"/> | | | |

SECTION VI: Requestor Eligibility (CONTINUED) Included in Attachment F

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

☐ Previous Owner ☐ Current Owner ☐ Potential/Future Purchaser ☒ Other: Developer

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

Is this proof attached?



Yes



No



N/A

Note: A purchase contract or lease agreement does not suffice as proof of site access.**SECTION VII: Requestor Contact Information**

REQUESTOR'S REPRESENTATIVE David Schwartz

ADDRESS 440 Park Avenue South, 3rd Floor

CITY New York

STATE NY

ZIP CODE 10016

PHONE (646) 439-4000

EMAIL david@slatepg.com

REQUESTOR'S CONSULTANT (CONTACT NAME) Brian Gochenaur

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

ADDRESS 360 West 31st Street, 8th Floor

CITY New York

STATE NY

ZIP CODE 10001

PHONE (212) 479-5444

EMAIL bgochenaur@langan.com

REQUESTOR'S ATTORNEY (CONTACT NAME) Michael Bogin

COMPANY Sive, Paget & Riesel, P.C.

ADDRESS 560 Lexington Avenue, 15th Floor

CITY New York

STATE NY

ZIP CODE 10022

PHONE (212) 421-2150

EMAIL mbogin@sprlaw.com

SECTION VIII: Program Fee

Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor is required to pay a non-refundable program fee of \$50,000. Requestors may apply for a fee waiver based on demonstration of financial hardship.

| | Y | N |
|--|----------------------------------|----------------------------------|
| 1. Is the requestor applying for a fee waiver based on demonstration of financial hardship? | <input type="radio"/> | <input checked="" type="radio"/> |
| 2. If yes, appropriate documentation to demonstrate financial hardship must be provided with the application. See application instructions for additional information. | | |
| Is the appropriate documentation included with this application? N/A | <input checked="" type="radio"/> | <input type="radio"/> |

SECTION IX: Current Property Owner and Operator Information

Included in Attachment G

CURRENT OWNER 172 Montrose A LLC c/o Two Trees Management Co.

CONTACT NAME Amish Patel

ADDRESS 45 Main Street, Suite 602

CITY Brooklyn

STATE NY

ZIP CODE 11201

PHONE (718) 222-2500

EMAIL amish@twotrees.com

OWNERSHIP START DATE 07/25/2017

CURRENT OPERATOR See Appendix G

CONTACT NAME

ADDRESS

CITY

STATE

ZIP CODE

PHONE

EMAIL

OPERATION START DATE

SECTION X: Property Eligibility Information

| | Y | N |
|---|-----------------------|----------------------------------|
| 1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information as an attachment. | <input type="radio"/> | <input checked="" type="radio"/> |
| 2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____ | <input type="radio"/> | <input checked="" type="radio"/> |

SECTION X: Property Eligibility Information (continued)

| | Y | N |
|---|-----------------------|----------------------------------|
| <p>3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: _____ EPA ID Number: _____ Date Permit Issued: _____ Permit Expiration Date: _____</p> | <input type="radio"/> | <input checked="" type="radio"/> |
| <p>4. If the answer to question 2 or 3 above is YES, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents.</p> <p style="text-align: right;">N/A <input checked="" type="radio"/></p> | <input type="radio"/> | <input type="radio"/> |
| <p>5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____</p> | <input type="radio"/> | <input checked="" type="radio"/> |
| <p>6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.</p> | <input type="radio"/> | <input checked="" type="radio"/> |

SECTION XI: Site Contact List Included in Attachment H

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

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

SECTION XII: Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: _____

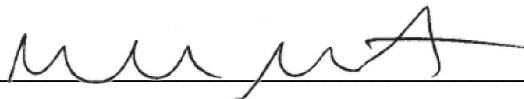
Signature: _____

Print Name: _____

(By a requestor other than an individual)

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

Date: 09/03/2024

Signature:  _____

Print Name: David Schwartz

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

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY

Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27-1407(1-a) must be submitted if requestor is seeking this determination.

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| Please respond to the questions below and provide additional information and/or documentation as required. <i>Please refer to the application instructions.</i> | Y | N |
|---|----------------------------------|----------------------------------|
| 1. Is the property 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 NYS Tax Law 21(b)(6)? | <input checked="" type="radio"/> | <input type="radio"/> |
| 4. Is the property upside down or underutilized as defined below? | | |
| Upside down | <input type="radio"/> | <input checked="" type="radio"/> |
| Underutilized | <input type="radio"/> | <input checked="" type="radio"/> |

From ECL 27-1405(31):

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

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

375-3.2:

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

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

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

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

Check appropriate box below:

- ☐ Project is an Affordable Housing Project – regulatory agreement attached
- ☒ Project is planned as Affordable Housing, but agreement is not yet available*
- *Selecting this option will result in a “pending” status. The regulatory agreement will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.
- ☐ This is not an Affordable Housing Project

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

- (a) “Affordable housing project” means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.
- (1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants’ household’s annual gross income.
- (2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income.
- (3) “Area median income” means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

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

6. Is the site a planned renewable energy facility site as defined below?

☐ Yes – planned renewable energy facility site with documentation

☐ Pending – planned renewable energy facility awaiting documentation

*Selecting this option will result in a “pending” status. The appropriate documentation will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

☒ No – not a planned renewable energy facility site

If yes, please provide any documentation available to demonstrate that the property is planned to be developed as a renewable energy facility site.

From ECL 27-1405(33) as of April 9, 2022:

“Renewable energy facility site” shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, 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.

7. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and plans to meet the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?

☐ Yes - *Selecting this option will result in a “pending” status, as a BOA conformance determination has not yet been made. Proof of conformance will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

☒ No

From ECL 75-0111 as of April 9, 2022:

(5) "Disadvantaged communities" means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.

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 - 2.4 Figure A-4 – Tax Block and Lot Map
 - 2.5 Figure A-5 – Environmental Zone Map
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ATTACHMENT A

SECTION I: PROPERTY INFORMATION

Item 1 – Metes and Bounds Description

The about 17,000-square-foot (0.39-acre) proposed New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) site is located at 172 Montrose Avenue in the East Williamsburg neighborhood of Brooklyn, Kings County, New York. The site is comprised of Brooklyn Tax Parcel Block 3062, Lot 12¹.

GIS Information (degrees/minutes/seconds):

- Latitude: 40°42'26.2728"
- Longitude: -73°56'32.3556"

Item 2 – Property Maps

Figure A-1: Site Location Map is the required United States Geological Survey 7.5-minute quadrangle map showing the location of the proposed BCP property.

Figure A-2: Site Plan provides a property base map that shows map scale, north arrow orientation, date, and location of the property with respect to adjacent streets and roadways.

Figure A-3: Adjacent Property and Surrounding Land Use Map provides a property base map that shows proposed brownfield property boundary lines, with adjacent property owners clearly identified, and surrounding land uses.

Figure A-4: Tax Block and Lot Map provides the tax parcel information.

Figure A-5: Environmental Zone Map provides a property base map showing the proposed brownfield property boundary lines with an overlay of the New York State (NYS) Environmental Zones (En-Zone).

Figure A-6: Disadvantaged Communities Map provides a property base map showing the proposed brownfield property boundary lines with an overlay of the New York State Disadvantaged Community Boundaries based on census tracts identified.

Item 3 – Environmental Zone (En-Zone)

According to the NYSDEC boundaries for the NYS En-Zone, 100% of the site is located within Kings County Census Tract 493.02, a designated En-Zone. The site is located within a census

¹ The site was formerly identified as Block 3062, Lots 12 and 17. The lot merger was recorded with the New York City Department of Finance (NYCDOF) on 05 April 2016.

tract that has a poverty rate of 36.2% and an unemployment rate of 8.1%; these data satisfy En-Zone criteria pursuant to Tax Law 21(b)(6). Figure A-5 shows the property boundary within the En-Zone.

Item 14 - Property Description Narrative

Location

The site is located at 172 Montrose Avenue within an urbanized area in the East Williamsburg neighborhood of Brooklyn, New York and is identified on the Kings County Tax Map as Tax Block 3062 Lot 12. Block 3062 is bordered by Montrose Street to the north; Humboldt Street to the east; Johnson Street to the south; and Avenue of Puerto Rico to the west.

Site Features

The site is improved with two one-story buildings with two partial cellars located on the northeastern part of the site. The site is operated by GoGo Bus Tours and Overton Studios, a tour bus company garage and artist studio, respectively. According to the 24 June 2014 Phase I Environmental Site Assessment (ESA) prepared by Hydro Tech Environmental, Corp (Hydro Tech), the building was constructed in 1964. According to the United States Geological Survey (USGS) 7.5 Minute Brooklyn, New York Quadrangle (2013), the elevation of the site is about 30 feet above mean sea level and the topography of the site is generally flat with the surrounding area gently sloping towards the southwest. The nearest ecological receptor is the English Kills branch of Newtown Creek, located approximately 0.5 miles northeast of the site.

Current Zoning and Land Use

According to the New York City Planning Commission (NYCPC) Zoning Map 13b, the site is located within an R6: Residence District. R6 zoning districts are widely mapped in built-up, medium-density areas that can range from neighborhoods with a diverse mix of building types and heights to large-scale "tower in the park" developments. The surrounding properties are zoned for R6: Residence Districts, C4: Commercial Districts, and M1: Manufacturing Districts. A copy of the zoning map is included in Attachment C.

Land use within a half-mile radius is urban and includes residential, commercial, institutional, and industrial uses, public parks, parking and vacant lots.

The proposed use is consistent with applicable zoning laws and maps.

Past Use of the Site

A review of historical records revealed that the site is in a densely developed urban area that has been characterized by commercial, residential, and institutional uses, since at least 1887. The site has historically been used for various residential, commercial, and industrial purposes

including commercial stores (1887 to 1950), residential housing (1934 to 1949), and a private garage (1964 to 2007) on the former Lot 12; and a carpenter (1987), residential housing (1887 to 1918), a private garage with petroleum bulk storage (1950 to 1986), an oil burner repair company (1949 to 1973), an auto repair facility (1965 to 1976), a mobile electric generator company (1985 to 1997), a mobile steam boiler rental/repair company (1970 to 2017), a solar energy company (2005), and a locksmith (2013) on the former Lot 17.

Petroleum impacts to soil and groundwater were observed during the July/August 2015 Phase II Subsurface Investigation (ESI) conducted by Environmental Business Consultants (EBC), and Spill No. 1505573 was reported to the NYSDEC on 24 August 2015. According to the spill listing, EBC prepared a Remedial Action Work Plan (RAWP) for the former prospective buyer; however, this formerly proposed RAWP was not implemented because the related property transaction was terminated. The most recent correspondence in the listing (November 2016) further states that remediation will not be implemented until the property is sold and the existing buildings are demolished. No further investigation or remedial work has been documented at the site. Available spill information from the Environmental Data Resources Inc. (EDR) SPILLS database entry for WAREHOUSE (EDR ID: S118260826; NYSDEC Spill No. 1505573) and NYSDEC Spill Incident Database Search Details for Spill Number 1505573, are included with Attachment A.

Site Geology and Hydrogeology

According to the 24 August 2015 EBC Phase II Subsurface Investigation Report, soil at the site consists of non-native fill comprised primarily of brown silty sand with varying amounts of gravel, brick, and pockets of compacted ash from 0 to about 5 feet below grade surface (bgs). This layer is underlain by brown to sandy silt from about 5 feet bgs to the terminal depth of each boring (up to 35 feet bgs). Bedrock was not encountered during the subsurface investigation; however, the "Bedrock and Engineering Geologic Maps of New York County" by Charles A. Baskerville indicate the site is underlain by the Hartland Formation, consisting of interbedded schist, granite, and amphibolite.

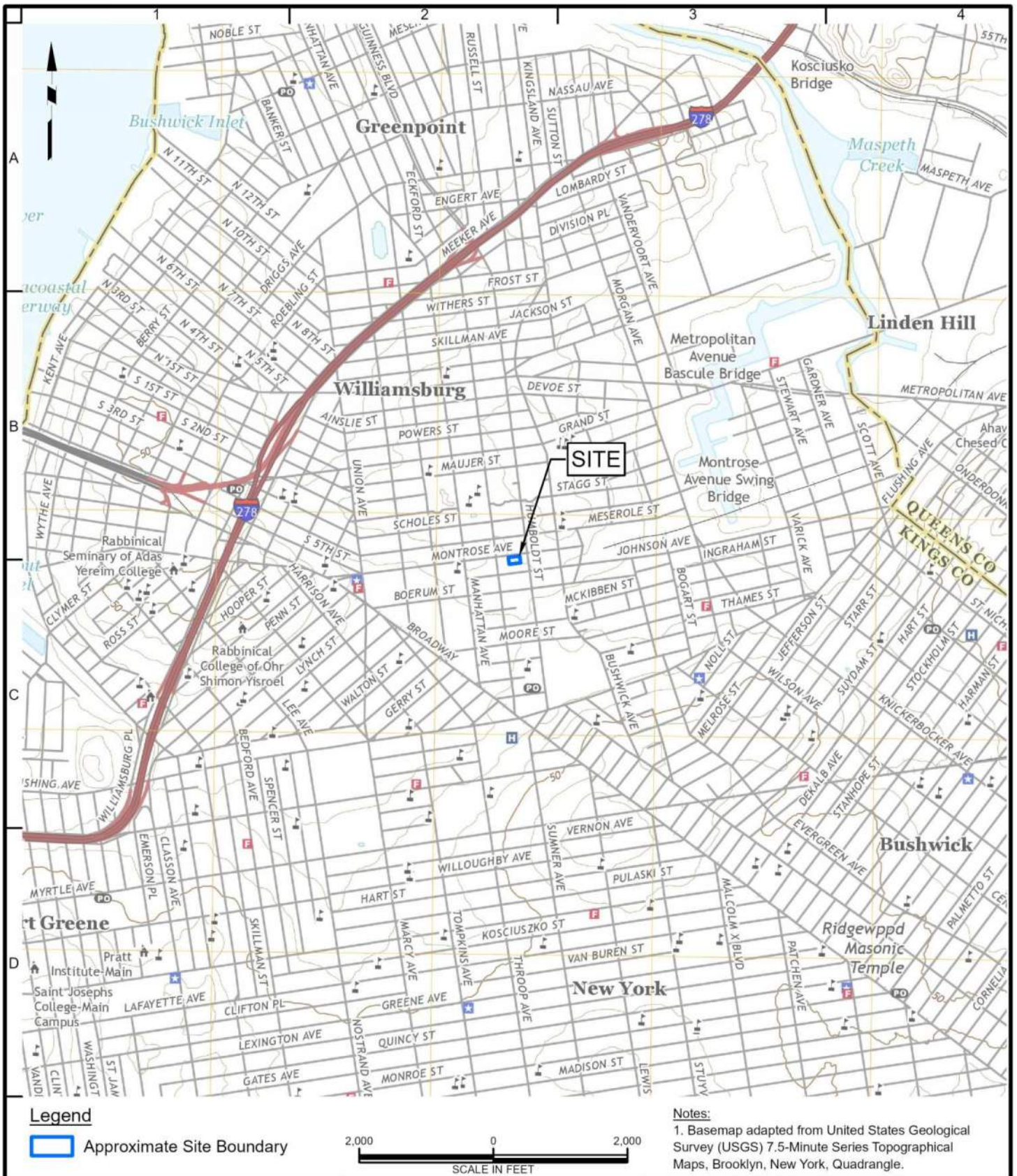
Based on observations made by EBC during the Phase II investigation, groundwater at the site flows northeast, following local topography, towards the English Kills branch of Newtown Creek. Groundwater was observed at depths ranging from about 25 to 30 feet bgs.

Environmental Assessment

Previous environmental investigations have identified contamination associated with the historic uses of the site as auto repair, oil burner repair and boiler repair facilities, and petroleum bulk storage associated with historical site operations. Primary contaminants of concern include volatile organic compounds (VOCs) in soil, and VOCs and semivolatile organic compounds (SVOCs) in groundwater. Further details regarding documented soil and groundwater contamination are provided below.

Soil: VOCs including 1,2,4-trimethylbenzene (maximum concentration 120 milligrams per kilogram [mg/kg]), ethylbenzene (max. 24 mg/kg), 1,3,5-trimethylbenzene (max. 43 mg/kg), n-propylbenzene (max. 20 mg/kg), toluene (14 mg/kg), and naphthalene (max. 30 mg/kg) were detected at concentrations exceeding Title 6 of the New York Codes, Rules and Regulations (NYCRR) Part 375 Unrestricted Use (UU), Restricted Use Restricted-Residential (RURR), and/or Protection of Groundwater (PGW) Soil Cleanup Objectives (SCO). M,P-xylenes (max. 98 mg/kg) and o-xylenes (max 45 mg/kg) were also detected in soil samples. There are currently no 375 SCOs for these individual compounds; however, when compared to the SCOs for total xylenes, these compounds exceeded the PGW SCOs in one or more soil samples. Visual, olfactory, and/or instrumental evidence of petroleum-like impacts (maximum photoionization detector [PID] readings of 297 parts per million [ppm]) was observed in six borings between about 1 and 35 feet bgs in the central-northeastern and northwestern parts of the site.

Groundwater: VOCs and SVOCs including 1,2,4-trimethylbenzene (max. 1,900 micrograms per liter [$\mu\text{g/L}$]), 1,3,5- Trimethylbenzene (max. 500 $\mu\text{g/L}$), naphthalene (max. 370 $\mu\text{g/L}$), m,p-xylene (max. 2,600 $\mu\text{g/L}$), ethylbenzene (820 $\mu\text{g/L}$), n-propylbenzene (max. 220 $\mu\text{g/L}$), isopropylbenzene (max. 71 $\mu\text{g/L}$), and n-butylbenzene (max. 36 $\mu\text{g/L}$), sec-Butylbenzene (20 $\mu\text{g/L}$), o-xylene (18 $\mu\text{g/L}$), toluene (18 $\mu\text{g/L}$), 4-Isopropyltoluene (12 $\mu\text{g/L}$), cis-1,2-Dichloroethene (7 $\mu\text{g/L}$), 1,2-dichlorobenzene (6.6 $\mu\text{g/L}$), and chloromethane (5.1 $\mu\text{g/L}$) were detected in groundwater at concentrations above the NYSDEC Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) and Guidance Values for Drinking Water (Class GA) (collectively referred to as "SGVs") in groundwater samples collected along the northern part of the site.



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

Collectively known as Langan

Project

**172 MONTROSE
AVENUE**

BLOCK No. 3062, LOT No. 12

BROOKLYN

NEW YORK

Figure Title

**SITE LOCATION
MAP**

Project No.

170824801

Date

7/19/2024

Scale

1"=2,000'

Drawn By

MG

Submission Date

Figure No.

A-1



Legend

Approximate Site Boundary

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



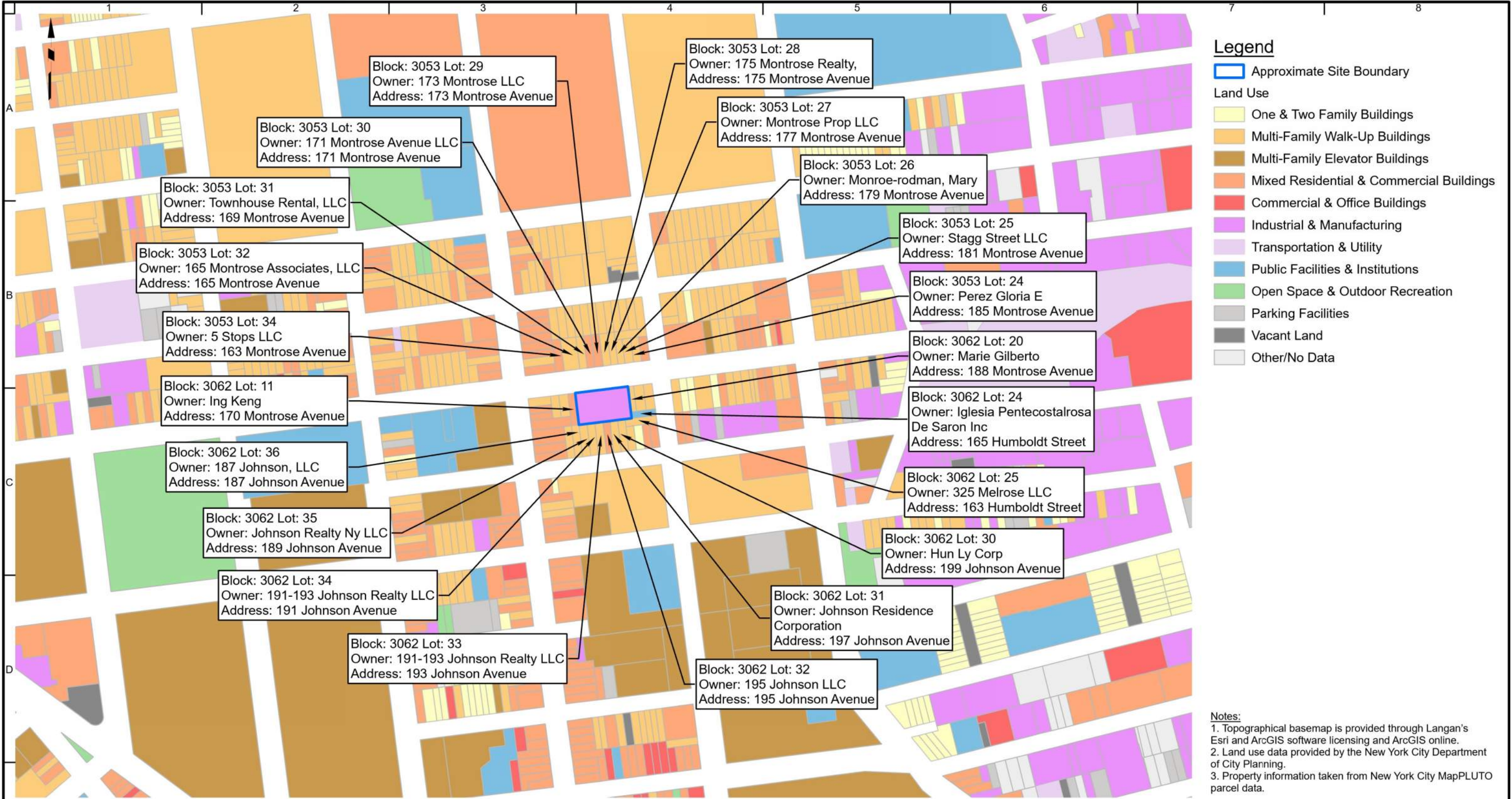
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Project
**172 MONTROSE
AVENUE**
BLOCK No. 3062, LOT No. 12
BROOKLYN NEW YORK

Figure Title
SITE PLAN

Project No.
170824801
Date
7/19/2024
Scale
1"=40'
Drawn By
MG

Figure No.
A-2



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Project

**172 MONTROSE
AVENUE**

BLOCK No. 3062, LOT No. 12

BROOKLYN

NEW YORK

Figure Title

**ADJACENT PROPERTY
AND SURROUNDING
LAND USE MAP**

Project No.

170824801

Date

7/19/2024

Scale

1"=300'

Drawn By

MG

Figure No.

A-3



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



LANGAN

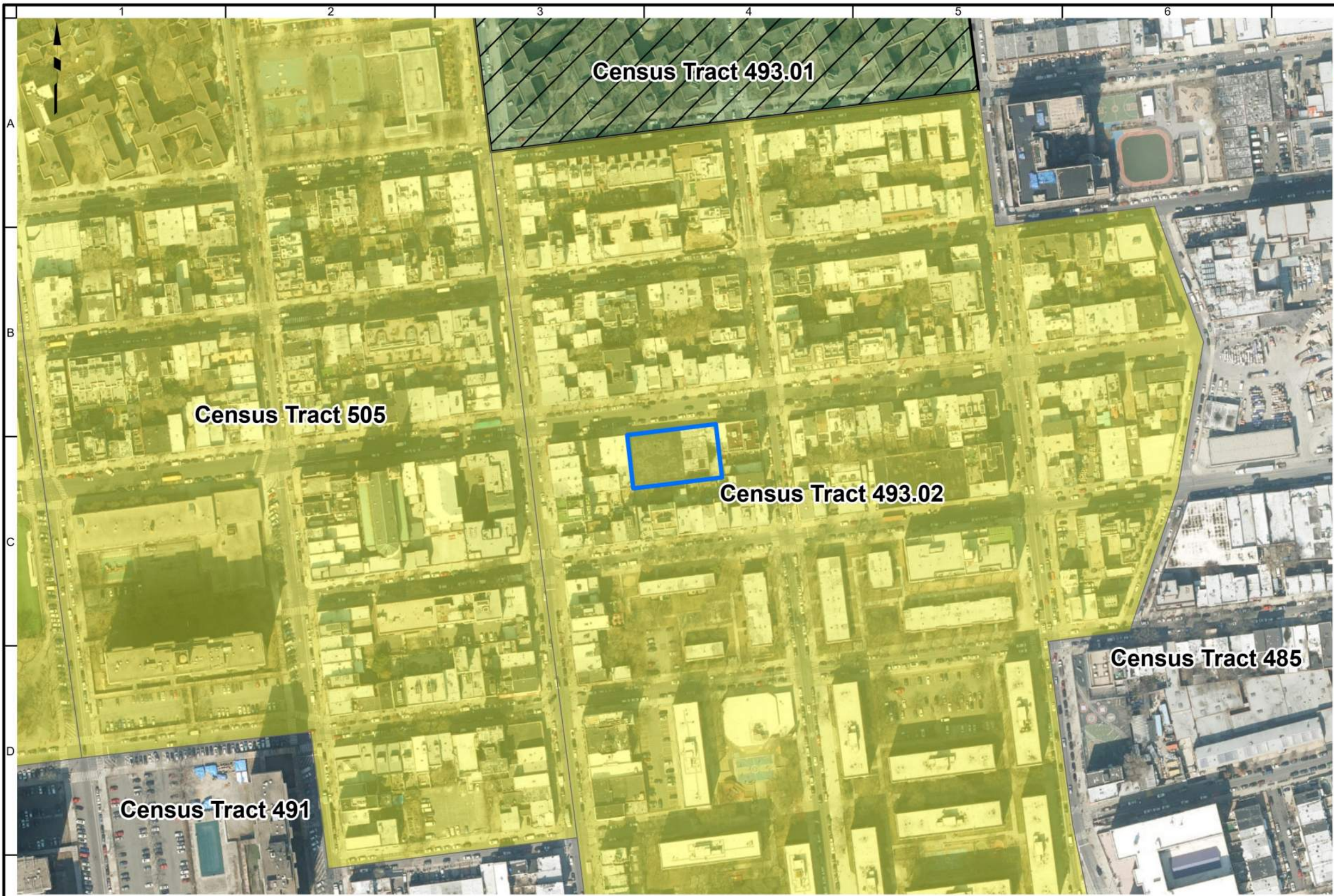
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Project
172 MONTROSE AVENUE
BLOCK No. 3062, LOT No. 12
BROOKLYN NEW YORK

Figure Title
TAX BLOCK AND LOT MAP

| | |
|--------------------------|--------------------------|
| Project No. 170824801 | Figure No. A-4 |
| Date 7/19/2024 | |
| Scale 1"=50' | |
| Drawn By MG | |



Legend

- Approximate Site Boundary
- Poverty Rate of at least 20% and Unemployment Rate of at least 125% the Statewide Unemployment Rate.
- Poverty Rate of at least 20% and Unemployment Rate of at least 125% the Statewide Unemployment Rate, and Poverty Rate of at least 2 times the Poverty Rate for the County

Notes:
1. World aerial imagery basemap is provided through Langan's Esri and ArcGIS software licensing and ArcGIS online.
2. Environmental zone data provided by the New York State Department of Environmental Conservation.



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Project
172 MONTROSE AVENUE
BLOCK No. 3062, LOT No. 12
BROOKLYN NEW YORK


Figure Title
ENVIRONMENTAL ZONE MAP

| | |
|--------------------------|----------------------|
| Project No. 170824801 | Figure A-5 |
| Date 7/19/2024 | |
| Scale 1"=200' | |
| Drawn By MG | |



Legend

 Approximate Site Boundary

 Disadvantaged Communities

Notes:
1. World aerial imagery basemap is provided through Langan's Esri and ArcGIS software licensing and ArcGIS online.
2. Disadvantaged communities data provided by the State of New York.



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Project
172 MONTROSE AVENUE
BLOCK No. 3062, LOT No. 12
BROOKLYN NEW YORK

Figure Title
DISADVANTAGED COMMUNITIES MAP

| | |
|-------------|-----------|
| Project No. | 170824801 |
| Date | 7/19/2024 |
| Scale | 1"=200' |
| Drawn By | MG |

Figure
A-6

WAREHOUSE

182 Montrose Ave, Brooklyn, NY 11206

 SHOW MAP ()

Map ID: 2
 Direction: ENE
 Distance (mi.): 0.011
 Distance (ft.): 56
 Relative: Higher
 Actual: 31 FT AS
 L

EDR ID: S118260826
 EPA ID: -

SPILLS

| | |
|----------------------------------|---|
| Name: | WAREHOUSE |
| Address: | 182 MONTROSE AVE |
| City,State,Zip: | BROOKLYN, NY |
| Spill Number/Closed Date: | 1505573 / Not Reported |
| Facility ID: | 1505573 |
| Facility Type: | ER |
| DER Facility ID: | 249324 |
| Site ID: | 512945 |
| DEC Region: | 2 |
| Spill Cause: | Unknown |
| Spill Class: | Not reported |
| SWIS: | 2401 |
| Spill Date: | 2015-08-24 |
| Investigator: | vszhune |
| Referred To: | Not reported |
| Reported to Dept: | 2015-08-24 |
| CID: | Not reported |
| Water Affected: | Not reported |
| Spill Source: | Commercial/Industrial |
| Spill Notifier: | Other |
| Cleanup Ceased: | Not reported |
| Cleanup Meets Std: | False |
| Last Inspection: | Not reported |
| Recommended Penalty: | False |
| UST Trust: | False |
| Remediation Phase: | 1 |
| Date Entered In Computer: | 2015-08-24 |
| Spill Record Last Update: | 2017-02-24 |
| Spiller Name: | MOSES SILBERSTEIN |
| Spiller Company: | UNKNOWN |
| Spiller Address: | 182 MONTROSE AVE |
| Spiller Company: | 999 |
| Contact Name: | MOSES SILBERSTEIN |
| DEC Memo: | <p>8/25/2015: Rashad Called Moses to clarify address for CSL, it is 184 Montrose Avenue, 184 Montrose Avenue does not have an entry in NYC property records. Kumar found that 184 Montrose might possibly be the same building as 182 Montrose and we called Jeff Moskowitz 718-384-1110 to clarify address and spill, Jeff and Leonard's names and contact information were found by Kumar using various internet searches. Leonard Moskowitz listed as president of Mobile Steam, Leonard's email is len@mobilesteam.com, Jeff email: jmosk5@yahoo.com. When speaking with Jeffrey Moskowitz he said he will speak to Larry because he has no knowledge of spill report, gave him my (Rashads) phone number. Moses called back and confirmed 184 Montrose is the same building as 182 Montrose Avenue (address was corrected in spill report), he indicated that I should also include his company who will be assisting with the cleanup because they were looking into purchasing it: Ben Montrose LLC 320 Roebling Street Suite 125 Brooklyn, NY 11211 8/26/2015: Rashad Owners address from property tax bill quarterly statement: FGI Realty Corp 182 Montrose Ave Brooklyn, NY 11206 CSL will be sent to property owner, with CC to Ben Montrose LLC (sent letter), and emailed to both Jeffery Moskowitz and Leonard Moskowitz. Letter uploaded to D2. Email: Please see attached contaminated soil letter for spill#1505573. Original letter will be sent to FGI Realty Corp at 182 Montrose Ave and copy will be sent to Moses</p> |

Silberstein. If you have any questions Veronica Zhune will be the project manager of this case she can be contacted at 718-482-7305, she is also copied in this email. 9/24/15-Emely Lamond called and said the Remedial Action Plan will be sent in two month. 11/15/15-Emely Lamond sent the following email, including the RAWP. In response to the August 26, 2015 letter from the NYSDEC to FGI Realty Corp. regarding Spill Case No. 1505573, and our subsequent communications, below please find a link to the Remedial Action Work Plan for 172 182 Montrose Avenue, Brooklyn, NY (the Property), dated November 2015 and prepared by Environmental Business Consultants (EBC) for Domes Properties, Inc. (Domes). As you may recall, the Property is under contract to be purchased by Silber Montrose LLC (Buyer), an entity related to Domes. Pursuant to the contract, as amended, Buyer is responsible for all environmental investigation, remediation and other such work for the Property. The closing is scheduled for Spring 2016, at which time the existing buildings will be demolished and the Property will be redeveloped. EBC will implement the Remedial Action Work Plan during redevelopment of the Property. Moving forward, EBC, as the consultant for Domes/Buyer, should be the primary contact with respect to the Remedial Action Work Plan and any other matters relating to Spill Case No. 1505573. 12/15/15- Zhune sent the following email to Emely. I reviewed Phase II and the Remedial Action Work Plan for the above site. I need to send a letter to the owner and I will send a copy of the letter to you. Can you email the owner information (name and address). 11/22/16-Emely Lamond sent the following email. As you may recall, I am environmental counsel for F.G.I. Realty Corp. (FGI), the owner of 182 Montrose Ave., Brooklyn, NY (Property). I am writing you to notify DEC that the Agreement of Purchase and Sale between FGI and Silber Montrose LLC (Purchaser) for the sale of the Property has been cancelled and Purchaser s interest in the Property has been terminated. As memorialized in the email chain below, the Remedial Action Work Plan is planned to be implemented when the existing buildings are demolished and the Property is redeveloped. FGI is actively evaluating other opportunities to sell the property for redevelopment and we will notify you of the new buyer and the schedule for redevelopment and remediation once that is finalized. In the meantime, no changes are planned for the existing structure or foundation on the Property. Until further notice, any correspondence relating to the spill case should be sent to FGI at: F.G.I. Realty Corp. 182 Montrose Avenue Brooklyn, New York 11206 Please also copy me at the address below.

Remarks: testing revealed unknown product in soil & sm traces in ground water clean up pending

All Materials

| | |
|---------------------------|-------------------|
| Site ID: | 512945 |
| Operable Unit ID: | 1262188 |
| Operable Unit: | 01 |
| Material ID: | 2265703 |
| Material Code: | 0066A |
| Material Name: | unknown petroleum |
| Case No.: | Not reported |
| Material FA: | Petroleum |
| Quantity: | Not reported |
| Units: | Not reported |
| Recovered: | Not reported |
| Resource Affected: | Soil, Groundwater |
| Oxygenate: | Not reported |
| Site ID: | 512945 |
| Operable Unit ID: | 1262188 |
| Operable Unit: | 01 |
| Material ID: | 2265695 |
| Material Code: | 0066A |
| Material Name: | unknown petroleum |
| Case No.: | Not reported |
| Material FA: | Petroleum |
| Quantity: | Not reported |
| Units: | Not reported |
| Recovered: | Not reported |

Resource Affected:
Oxygenate:

Soil, Groundwater
Not reported



Department of
Environmental
Conservation

Spill Incidents Database Search Details

Spill Record

Administrative Information

DEC Region: 2

Spill Number: 1505573

Spill Date/Time

Spill Date: 08/24/2015 **Spill Time:** 03:30:00 PM

Call Received Date: 08/24/2015 **Call Received Time:** 04:13:00 PM

Location

Spill Name: WAREHOUSE

Address: 182 MONTROSE AVE

City: BROOKLYN **County:** Kings

Spill Description

| Material Spilled | Amount Spilled | Resource Affected |
|-------------------|----------------|---|
| unknown petroleum | UNKNOWN | Soil , Soil , Groundwater , Groundwater |

Cause: Unknown

Source: Commercial/Industrial

Waterbody:

Record Close

Date Spill Closed: Not closed

If you have questions about this reported incident, please contact the [Regional Office](#) where the incident occurred.

[Refine This Search](#)

[Return To Results](#)

ATTACHMENT B

SECTION II: PROJECT DESCRIPTION

Purpose and Scope of the Project

The purpose of the project is to remediate and redevelop this about 17,000-square-foot (0.39 acre) contaminated site into a residential building comprised of 100% affordable housing and community space.

Current plans call for the development of a new 11-story residential building with a cellar level. The cellar floor will contain mechanical and utility rooms and residential amenity space. The ground floor will contain a lobby, community space, amenity space, and residential units, and floors 2 through 11 will contain residential units. All residential units will be designated as affordable housing.

A Remedial Investigation Work Plan (RIWP) summarizing the forthcoming Remedial Investigation (RI) is being submitted concurrently with this application for the New York State Department of Environmental Conservation's (NYSDEC) review. Findings of the investigation outlined in the RIWP will be documented in a Remedial Investigation Report (RIR). Future remediation plans to address the identified impacts will be detailed in the RAWP, which will be implemented concurrently with the contemplated development. The RIR and RAWP will be prepared in accordance with all applicable NYSDEC guidelines. An estimated timeline of anticipated Brownfield Cleanup Program (BCP) milestones is provided in the following schedule:

Estimated Project Schedule

| Estimated Project Schedule | | 2024 | | | | | | 2025 | | | | | | | | | | | |
|-----------------------------------|---|-------------|-----|-----|-----|-----|-----|-------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| | | JUL | AUG | SEP | OCT | NOV | DEC | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
| 1 | Preparation and Submission of BCP Application and RIWP | | | | | | | | | | | | | | | | | | |
| 2 | NYSDEC Review of the BCP Application and RIWP | | | | | | | | | | | | | | | | | | |
| 3 | Address NYSDEC Comments to BCP Application and RIWP | | | | | | | | | | | | | | | | | | |
| 4 | 30-Day Public Comment Period for BCP Application and RIWP | | | | | | | | | | | | | | | | | | |
| 5 | Execute BCA | | | | | | | | | | | | | | | | | | |
| 6 | Implementation of Remedial Investigation and RIR Preparation | | | | | | | | | | | | | | | | | | |
| 7 | Preparation and Submission of CPP | | | | | | | | | | | | | | | | | | |
| 8 | RAWP Preparation | | | | | | | | | | | | | | | | | | |
| 9 | NYSDEC & NYSDOH Review of RIR and RAWP, including 45-day public comment | | | | | | | | | | | | | | | | | | |
| 10 | NYSDEC Approval of RAWP and Issuance of Decision Document | | | | | | | | | | | | | | | | | | |
| 11 | Implementation of RAWP with Engineering Oversight | | | | | | | | | | | | | | | | | | |
| 12 | Preparation of an Environmental Easement, FER, and SMP (if required) | | | | | | | | | | | | | | | | | | |
| 13 | NYSDEC & NYSDOH Review of FER (and SMP, if required) | | | | | | | | | | | | | | | | | | |
| 14 | NYSDEC Issues COC | | | | | | | | | | | | | | | | | | |

Notes:

- a) This is an estimated schedule; all items are subject to change.
- b) BCP = Brownfield Cleanup Program
- c) NYSDEC = New York State Department of Environmental Conservation
- d) BCA = Brownfield Cleanup Agreement
- e) NYSDOH = New York State Department of Health
- f) CPP = Citizen Participation Plan
- g) RIWP = Remedial Investigation Work Plan
- h) RIR = Remedial Investigation Report
- i) RAWP = Remedial Action Work Plan
- j) FER = Final Engineering Report
- k) SMP = Site Management Plan
- l) COC = Certificate of Completion

ATTACHMENT C

SECTION III: LAND USE FACTORS

Items 1 and 2 - Current Zoning

According to the New York City Planning Commission (NYCPC) Zoning Map 13b, the site is located within a R6: Residence District. The R6 zoning district is generally characterized as built-up, medium-density areas, with residential uses and non-residential uses that offer goods and services to surrounding neighborhoods. The proposed use is consistent with the current zoning. A copy of the zoning map is included in this attachment.

Item 4 - Current Use

The about 17,000-sqaure-foot (0.39 acre) site is located at 172 Montrose Avenue in the East Williamsburg neighborhood of Brooklyn, New York and is identified on the Kings County Tax Map as Tax Block 3062, Lot 12. The site is improved with a two connected single-story buildings with two partial cellars on the northeastern part of the site. The site is operated by GoGo Bus Tours and Overton Studios, a tour bus company garage and artist studio, respectively. Block 3062 is bound by Montrose Avenue to the north, Humboldt Street to the east, Johnson Street to the south, and Avenue of Puerto Rico to the east.

Item 6 - Intended Use Post Remediation

Current redevelopment plans propose a new 11-story residential building with a cellar level. The cellar floor will be comprised of mechanical and utility rooms and residential amenity space. The ground floor will contain a lobby, community space, amenity space, and residential units, and floors 2 through 11 contain residential units. All residential units will be designated as affordable housing. Post remediation use would be consistent with the current zoning.

Item 9 - Consistency with Applicable Zoning Laws/Maps

This project responds to and is fully consistent with the goals of the City Council as embodied in the NYC Zoning Districts and provides additional affordable housing in a growing neighborhood. The site is located in an R6: Residence District, which is characterized as built-up, medium-density areas, with residential uses and non-residential uses that offer goods and services to surrounding neighborhoods.



THE NEW YORK CITY PLANNING COMMISSION

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

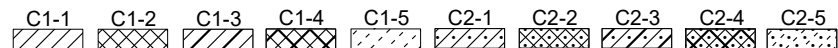
SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

03/19/2024 C 230255 ZMK

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

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



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

ATTACHMENT D

SECTION IV: PROPERTY'S ENVIRONMENTAL HISTORY

The about 17,000-square-foot (0.39-acre) site is located at 172 Montrose Avenue in the East Williamsburg neighborhood of Brooklyn, New York and is identified as Brooklyn Tax Block 3062 Lot 12. Based on the historic uses of the site and the presence of corresponding contaminants at concentrations exceeding the applicable criteria for the reasonably anticipated future use of the site (restricted-residential), the site is eligible for the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP).

Item 1 - Previous Reports

The following environmental reports were prepared for the site prior to the Requestor's application:

- *24 June 2014 Phase I Environmental Site Assessment (ESA), prepared by Hydro Tech Environmental, Corp (Hydro Tech)*
- *24 August 2015 Phase II Subsurface Investigation Report, prepared by Environmental Business Consultants (EBC)*

Environmental reports and sampling events are summarized below and included with this attachment.

24 June 2014 Phase I ESA Report, prepared by Hydro Tech

Hydro Tech prepared a Phase I ESA in June 2014 for Mobile Steam Boiler. The Phase I ESA identified the following recognized environmental conditions (REC):

- The suspect and known presence of underground storage tanks (UST) on-site.
- The historical and current use of the site as an oil burner repair facility. Hydro Tech noted that this type of operation involves the use of petroleum products that may have resulted in an environmental discharge.
- The site was historically used as a motor vehicle repair shop. Hydro Tech noted that this type of operation involves the use of petroleum and/or hazardous materials, which products may have discharged to the environment.
- The presence of a potential vapor encroachment condition, based on the presence of a dry-cleaning facility about 90 feet to the southwest and upgradient of the site.

24 August 2015 Phase II Subsurface Investigation Report, prepared by EBC

EBC conducted a Phase II subsurface investigation on behalf of Cornell Realty Management for the 172-184 Montrose Avenue property between 9 July 2015 and 10 August 2015. The

investigation consisted of a geophysical survey, advancement of 12 soil borings, installation of three temporary groundwater monitoring wells, and collection of 12 soil samples and three groundwater samples. Soil and groundwater samples were analyzed for Commissioner Policy (CP)-51 list volatile organic compounds (VOCs) and semivolatile organic compounds (SVOCs). Field observations and laboratory analytical results are summarized below:

- Site Geology and Hydrogeology: Soil at the site consists of non-native fill comprised primarily of brown silty sand with varying amounts of gravel, brick, and compacted ash from 0 to about 5 feet below grade surface (bgs). This layer is underlain by brown native sandy silt from about 5 feet bgs to the terminal depth of the borings at about 35 feet bgs. Bedrock was not encountered during the subsurface investigation. Groundwater was encountered at about 25 to 30 feet bgs.
- Soil: Petroleum-like impacts (e.g., staining, odors, and photoionization detector [PID] readings up to 297 parts per million [ppm]) were observed in four soil borings (B1, B2, B8, and B10) located in the northeastern part of the site at depths ranging from 1 to 35 feet bgs, and soil boring B12 located on the northwestern part of the site at depths ranging from and 10 to 15 feet bgs. VOCs and SVOCs were detected in soil at concentrations exceeding the NYSDEC Chapter 6 New York Codes, Rules and Regulations (6 NYCRR) Unrestricted Use (UU), Restricted Use Restricted-Residential (RURR), and/or Protection of Groundwater (PGW) Soil Cleanup Objectives (SCO).
- Groundwater: Petroleum-related VOCs were reported in groundwater above NYSDEC Technical Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) and Guidance Values for Class GA Water (collectively referred to as "NYSDEC SGVs").

Based on petroleum impacts to soil and groundwater documented in the August 2015 Phase II ESI, Spill No. 1505573 was reported to the NYSDEC on August 24, 2015. According to the spill listing, EBC prepared a Remedial Action Work Plan (RAWP) for the former prospective buyer; however, this formerly proposed RAWP was not implemented because the related property transaction was terminated. The most recent correspondence in the listing (November 2016) further states that remediation will not be implemented until the property is sold and the existing buildings are demolished. No further investigation or remedial work has been documented at the site.

The associated laboratory analytical tables and boring and groundwater sampling logs from the 2015 Phase II investigation are included herein as an attachment. Sample locations are displayed on the accompanying site drawings.

Item 2 – Sampling Data

Based on the previous reports discussed in Item 1, the following summary was prepared to identify analytes detected above applicable regulatory standards for each media tested. The referenced reports and available laboratory data packages for the investigations are included in this attachment.

Soil:

Soil sample analytical results were compared to the 6 NYCRR Part 375 UU, RURR, and PWG SCOs. As depicted in Table D-1 and on Figure D-1, the following contaminants were detected at concentrations above the UU, RURR and/or PGW SCOs. PGW exceedances are underlined, RURR exceedances are shown in bold, and maximum detections are shown in parentheses.

VOCs

- 1,2,4-Trimethylbenzene (**120 milligrams per kilogram [mg/kg]**)
- 1,3,5-Trimethylbenzene (Mesitylene) (43 mg/kg)
- Ethylbenzene (24 mg/kg)
- M,P-Xylene (98 mg/kg)*
- Naphthalene (30 mg/kg)
- n-Propylbenzene (20 mg/kg)
- o-Xylene (45 mg/kg)*
- Toluene (14 mg/kg)

*= Currently, 6 NYCRR Part 375 standards do not exist for m&p-xylenes or o-xylene, only total xylenes.

Groundwater:

Groundwater sample analytical results were compared to the NYSDEC SGVs. Groundwater samples GW1, GW2, and B12GW were analyzed for VOCs; GW1 and GW2 were also analyzed for SVOCs. Contaminants that were detected at concentrations above the NYSDEC SGVs are depicted in Table D-2 and on Figure D-2 and are summarized below. Maximum detected concentrations are shown in parentheses.

VOCs

- 1,2,4-Trimethylbenzene (1,900 micrograms per liter [µg/L])
- 1,2-Dichlorobenzene (6.6 µg/L)
- 1,3,5-Trimethylbenzene (Mesitylene) (500 µg/L)
- 4-Isopropyltoluene (12 µg/L)
- Chloromethane (5.1 µg/L)
- Cis-1,2-Dichloroethene (7 µg/L)

- Ethylbenzene (820 µg/L)
- Isopropylbenzene (Cumene) (71 µg/L)
- M,P-Xylene (2,600 µg/L)
- Naphthalene (370 µg/L)
- N-Butylbenzene (36 µg/L)
- N-Propylbenzene (220 µg/L)
- O-Xylene (1,2-Dimethylbenzene) (18 µg/L)
- Sec-Butylbenzene (20 µg/L)
- Toluene (18 µg/L)

SVOCs

- Benzo(a)anthracene (0.03 µg/L)
- Chrysene (0.02 µg/L)
- Naphthalene (49 µg/L)

Item 3 - Site Drawings

Figure D-1: Soil Sample Location and Analytical Results Map including soil sample locations advanced during the 2015 Phase II subsurface investigation (EBC). Analytical results exceeding the NYSDEC Title 6 NYCRR Part 375 UU, PGW, and RURR SCOs are bolded, shaded, and underlined, respectively.

Figure D-2: Groundwater Sample Location and Analytical Results Map including groundwater sample locations advanced during the 2015 Phase II investigation completed by EBC. Analytical results exceeding the NYSDEC SGVs are bolded and shaded.

Item 4 – Past Uses of the Site

Previous reports and historical documents indicate that the site has existed within an urban area characterized by residential, commercial, and industrial uses since the late 1800s. The site has been used for various residential, commercial, and industrial purposes including an oil burner repair facility (1949 to 1973), a garage with petroleum bulk storage (1950 to 1986), an auto repair facility (1965 to 1976), and steam boiler rental and repairs (1970 to 2017).

The 2014 Hydro Tech Phase I ESA identified five fill ports along the site building adjoining sidewalk and two fill ports attached to the building exterior during the site reconnaissance, indicating the presence of on-site USTs. Seven associated vent pipes we also observed along the building exterior or roof. Based on the information provided during the site reconnaissance, the USTs may be related to historic site operations including former auto repair and oil burner repair operations; however, information on the size and condition of the USTs was not documented. Four aboveground storage tanks (AST) were also observed, including one inactive 550-gallon fuel oil AST contain fuel oil, two active 275-gallon ASTs containing unknown product,

and one 275-gallon fuel oil AST, located in the partial cellar, and at-grade in the east-central and north-central parts of the building, respectively. The source of VOCs and SVOCs identified in site soil and groundwater is likely attributed to historical operations of the site including an oil burner repair facility, garage, auto repair facility and boiler repair facility, and petroleum bulk storage associated with these site operations.

Table D-1
Soil Data Summary

Brownfield Cleanup Program (BCP) Application
172 Montrose Avenue
Brooklyn, New York
Langan Project No.: 170824801

| Analytes > UU SCOs | Number of Samples Analyzed | Detections > UU SCOs | Max Detection (mg/kg) | UU SCOs (mg/kg) | Sample Depth of Max Detection (feet bgs) |
|-------------------------------------|-----------------------------------|----------------------------------|------------------------------|--------------------------|---|
| Volatile Organic Compounds | | | | | |
| 1,2,4-Trimethylbenzene | 10 | 6 | 120 | 3.6 | 3-5 |
| 1,3,5-Trimethylbenzene (Mesitylene) | 10 | 3 | 43 | 8.4 | 3-5 |
| Ethylbenzene | 10 | 4 | 24 | 1 | 3-5 |
| Naphthalene | 10 | 2 | 30 | 12 | 3-5 |
| n-Propylbenzene | 10 | 3 | 20 | 3.9 | 3-5 |
| Toluene | 10 | 3 | 14 | 0.7 | 3-5 |
| Analytes > UU SCOs | Number of Samples Analyzed | Detections > RURR SCOs | Max Detection (mg/kg) | RURR SCOs (mg/kg) | Sample Depth of Max Detection (feet bgs) |
| Volatile Organic Compounds | | | | | |
| 1,2,4-Trimethylbenzene | 10 | 2 | 120 | 52 | 3-5 |
| Analytes > PGW SCOs | Number of Samples Analyzed | Detections > PGW SCOs | Max Detection (mg/kg) | PGW SCOs (mg/kg) | Sample Depth of Max Detection (feet bgs) |
| Volatile Organic Compounds | | | | | |
| 1,2,4-Trimethylbenzene | 10 | 6 | 120 | 3.6 | 3-5 |
| 1,3,5-Trimethylbenzene (Mesitylene) | 10 | 3 | 43 | 8.4 | 3-5 |
| Ethylbenzene | 10 | 4 | 24 | 1 | 3-5 |
| M,P-Xylene | 10 | 5 | 98 | 1.6* | 3-5 |
| Naphthalene | 10 | 2 | 30 | 12 | 3-5 |
| n-Propylbenzene | 10 | 3 | 20 | 3.9 | 3-5 |
| o-Xylene (1,2-Dimethylbenzene) | 10 | 5 | 45 | 1.6* | 3-5 |
| Toluene | 10 | 3 | 14 | 0.7 | 3-5 |

Notes and Abbreviations:

bgs = below grade surface

mg/kg = milligram per kilogram

UU SCOs = New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules, and Regulations

RURR SCOs = NYSDEC 6 NYCRR Part 375 Restricted Use Restricted-Residential Soil Cleanup Objectives

PGW SCOs = NYSDEC 6 NYCRR Part 375 Protection of Groundwater Soil Cleanup Objectives

Only compounds detected at concentrations above the noted SCOs are shown in the table, unless otherwise requested by NYSDEC

NA = Not Applicable

NS = No Standard

* = Currently, there are no 6 NYCRR Part 375 SCOs for m&p-xylenes or o-xylenes; the PGW SCO referenced above is the Total Xylenes SCO.

Table D-2
Groundwater Data Summary

Brownfield Cleanup Program (BCP) Application
172 Montrose Avenue
Brooklyn, New York
Langan Project No.: 170824801

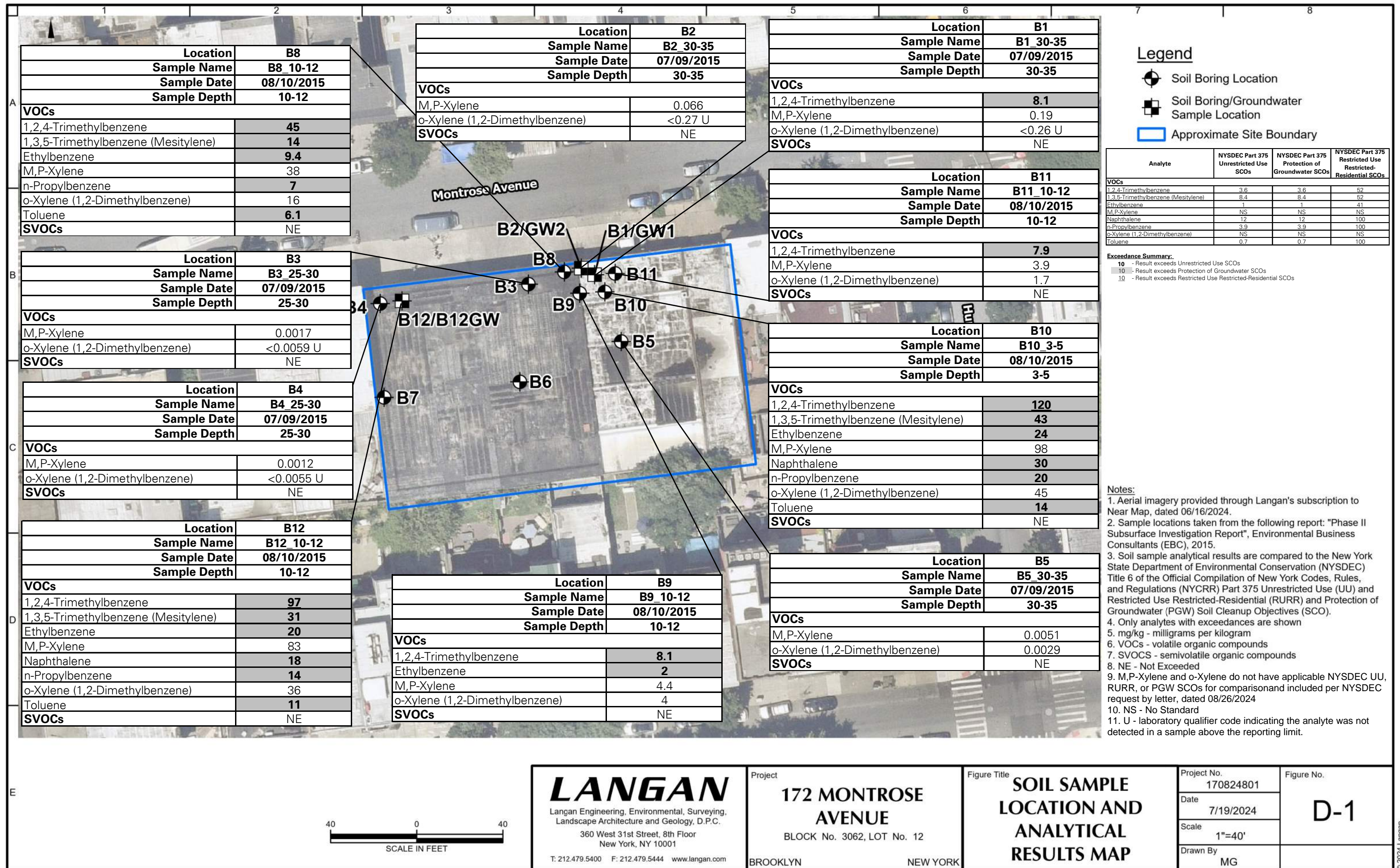
| Analytes > AWQS | Detections > AWQS | Max Detection (µg/L) | AWQS (µg/L) |
|---------------------------------------|-----------------------------|-----------------------------|--------------------|
| Volatile Organic Compounds | | | |
| 1,2,4-Trimethylbenzene | 3 | 1,900 | 5 |
| 1,2-Dichlorobenzene | 1 | 6.6 | 3 |
| 1,3,5-Trimethylbenzene (Mesitylene) | 3 | 500 | 5 |
| 4-Isopropyltoluene | 1 | 12 | 5 |
| Chloromethane | 1 | 5.1 | 5 |
| Cis-1,2-Dichloroethene | 1 | 7 | 5 |
| Ethylbenzene | 2 | 820 | 5 |
| Isopropylbenzene (Cumene) | 2 | 71 | 5 |
| M,P-Xylene | 2 | 2,600 | 5 |
| Naphthalene | 3 | 370 | 10 |
| n-Butylbenzene | 2 | 36 | 5 |
| n-Propylbenzene | 2 | 220 | 5 |
| o-Xylene (1,2-Dimethylbenzene) | 1 | 18 | 5 |
| Sec-Butylbenzene | 1 | 20 | 5 |
| Toluene | 1 | 18 | 5 |
| Semivolatile Organic Compounds | | | |
| Benzo(a)anthracene | 2 | 0.03 | 0.002 |
| Chrysene | 1 | 0.02 | 0.002 |
| Naphthalene | 1 | 49 | 10 |

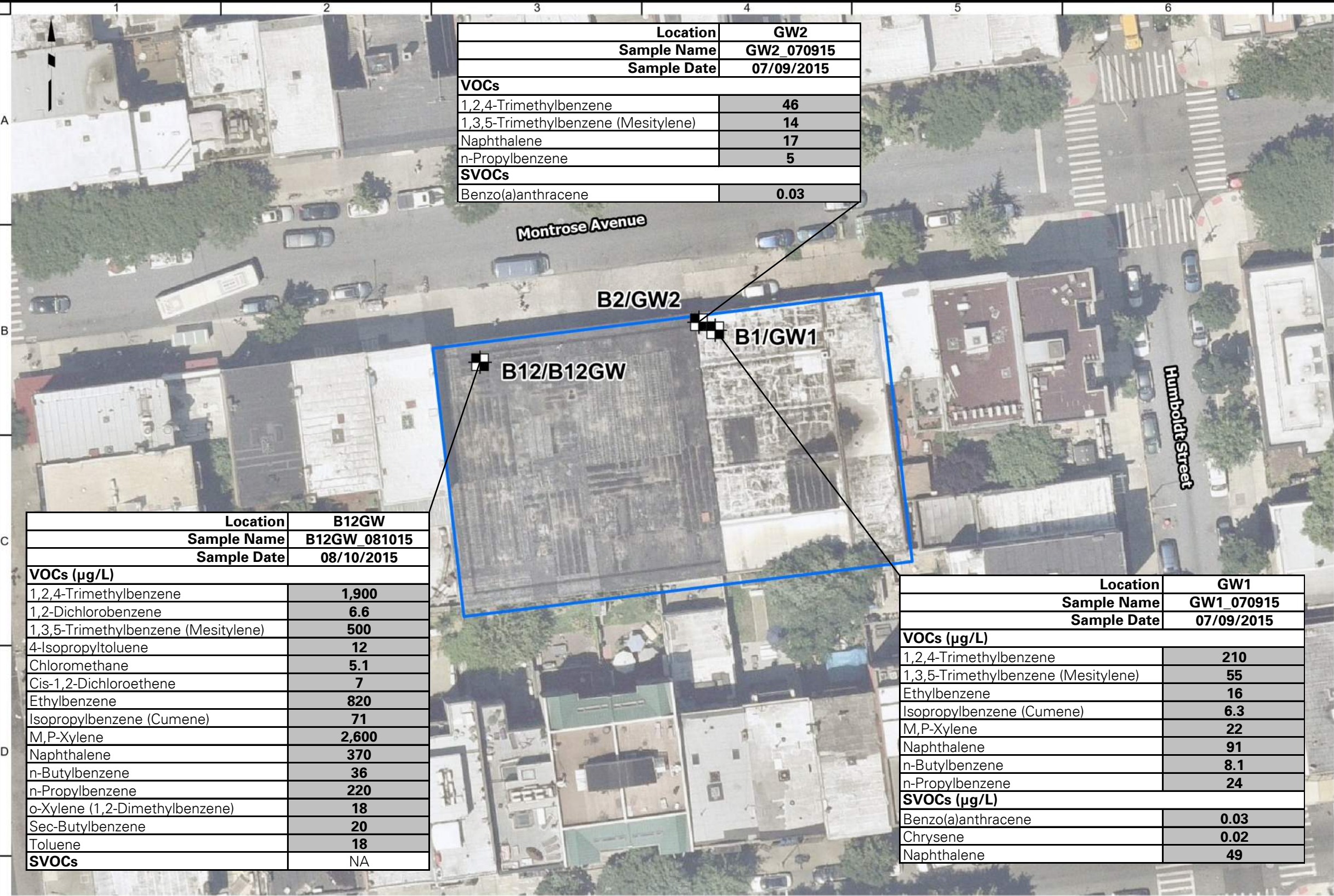
Notes and Abbreviations:

AWQS = New York State Department of Environmental Conservation (NYSDEC) Technical and Operational Guidance Series 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water

Only compounds with detections above the AWQS are shown in the table

µg/L = microgram per liter





Legend

- Soil Boring/Groundwater Sample Location
- Approximate Site Boundary

| Analyte | NYSDEC SGVs |
|-------------------------------------|-------------|
| VOCs | |
| 1,2,4-Trimethylbenzene | 5 |
| 1,2-Dichlorobenzene | 3 |
| 1,3,5-Trimethylbenzene (Mesitylene) | 5 |
| 4-Isopropyltoluene | 5 |
| Chloromethane | 5 |
| Cis-1,2-Dichloroethene | 5 |
| Ethylbenzene | 5 |
| Isopropylbenzene (Cumene) | 5 |
| M,P-Xylene | 5 |
| Naphthalene | 10 |
| n-Butylbenzene | 5 |
| n-Propylbenzene | 5 |
| o-Xylene (1,2-Dimethylbenzene) | 5 |
| Sec-Butylbenzene | 5 |
| Toluene | 5 |
| SVOCs | |
| 1,2-Dichlorobenzene | 3 |
| Benzo(a)anthracene | 0.002 |
| Chrysene | 0.002 |
| Naphthalene | 10 |

Exceedance Summary:
10 - Result exceeds NYSDEC SGVs

- Notes:
- Aerial imagery provided through Langan's subscription to Near Map, dated 06/16/2024.
 - Sample locations taken from the following report: "Phase II Subsurface Investigation Report", Environmental Business Consultants (EBC), 2015.
 - Groundwater sample analytical results are compared to New York Department of Environmental Conservation (NYSDEC) Technical Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) and Guidance Values for Class GA Water (collectively referred to as "NYSDEC SGVs").
 - Only analytes with exceedances are shown
 - µg/L - micrograms per liter
 - VOCs - volatile organic compounds
 - SVOCs - semivolatile organic compounds
 - NA - Not Analyzed



LANGAN

Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
360 West 31st Street, 8th Floor
New York, NY 10001

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Project
172 MONTROSE
AVENUE
BLOCK No. 3062, LOT No. 12
BROOKLYN NEW YORK

Figure Title
GROUNDWATER
SAMPLE LOCATION
AND ANALYTICAL
RESULTS MAP

| | |
|--------------------------|-------------------|
| Project No. 170824801 | Figure No. D-2 |
| Date 7/19/2024 | |
| Scale 1"=40' | |
| Drawn By MG | |

ATTACHMENT E

SECTION V: REQUESTOR INFORMATION

The Requestor, Montrose Meserole Owner LLC, is a New York domestic limited liability corporation and the developer of the proposed Brownfield Cleanup Program (BCP) site at 172 Montrose Avenue, identified on the Kings County Tax Map as Block 3062, Lot 12 (herein referred to as "the site"). A copy of the New York State Department of State Division of Corporations entity information for Montrose Meserole LLC (herein referred to as the "Requestor") is included with this attachment.

The members of Montrose Meserole Owner LLC include:

David Schwartz

Martin Nussbaum

Dror Rosenfield

NEW YORK STATE DEPARTMENT OF STATE
DIVISION OF CORPORATIONS, STATE RECORDS AND UNIFORM COMMERCIAL CODE
FILING RECEIPT

ENTITY NAME : MONTROSE MESEROLE OWNER LLC
DOCUMENT TYPE : ARTICLES OF ORGANIZATION
ENTITY TYPE : DOMESTIC LIMITED LIABILITY COMPANY

DOS ID : 7382977
FILE DATE : 07/26/2024
FILE NUMBER : 240726001454
TRANSACTION NUMBER : 202407260001509-3490799
EXISTENCE DATE : 07/26/2024
DURATION/DISSOLUTION : PERPETUAL
COUNTY : NEW YORK



SERVICE OF PROCESS ADDRESS : C/O SLATE PROPERTY GROUP LLC
440 PARK AVENUE SOUTH 3RD FL,
NEW YORK, NY, 10016, USA

ELECTRONIC SERVICE OF PROCESS
EMAIL ADDRESS : N/A

FILER : SEYFARTH SHAW LLP
620 EIGHTH AVENUE,
NEW YORK, NY, 10018-1405, USA
SERVICE COMPANY : UNITED CORPORATE SERVICES, INC.
SERVICE COMPANY ACCOUNT : 37
CUSTOMER REFERENCE : MONTR13768

You may verify this document online at : <http://ecorp.dos.ny.gov>
AUTHENTICATION NUMBER : 100006154175

| | | | |
|-------------------------------|-----------------|---------------------------------|-----------------|
| TOTAL FEES: | \$210.00 | TOTAL PAYMENTS RECEIVED: | \$210.00 |
| FILING FEE: | \$200.00 | CASH: | \$0.00 |
| CERTIFICATE OF STATUS: | \$0.00 | CHECK/MONEY ORDER: | \$0.00 |
| CERTIFIED COPY: | \$10.00 | CREDIT CARD: | \$0.00 |
| COPY REQUEST: | \$0.00 | DRAWDOWN ACCOUNT: | \$210.00 |
| EXPEDITED HANDLING: | \$0.00 | REFUND DUE: | \$0.00 |

**STATE OF NEW YORK
DEPARTMENT OF STATE**

I hereby certify that the annexed copy for MONTROSE MESEROLE OWNER LLC, File Number 240726001454 has been compared with the original document in the custody of the Secretary of State and that the same is true copy of said original.

WITNESS my hand and official seal of the
Department of State, at the City of Albany,
on July 26, 2024.

WALTER T. MOSLEY
Secretary of State



BRENDAN C. HUGHES
Executive Deputy Secretary of State



**ARTICLES OF ORGANIZATION
OF
MONTROSE MESEROLE OWNER LLC
Under Section 203 of the Limited Liability Company Law**

- FIRST: The Name of the limited liability company is: **MONTROSE MESEROLE OWNER LLC**
- SECOND: The county, within this state, in which the office of the limited liability company is to be located is **NEW YORK**
- THIRD: The Secretary of State is designated as agent of the limited liability company upon whom process against the limited liability company may be served. The post office address to which the Secretary of State shall mail a copy of any process against the limited liability company served upon the Secretary of State by personal delivery is:
**C/O SLATE PROPERTY GROUP LLC
440 PARK AVENUE SOUTH 3RD FL
NEW YORK, NY 10016**

I certify that I have read the above statements, I am authorized to sign these Articles of Organization, that the above statements are true and correct to the best of my knowledge and belief and that my signature typed below constitutes my signature.

MARTIN NUSSBAUM (Signature)

MARTIN NUSSBAUM, ORGANIZER

Filed by:

**SEYFARTH SHAW LLP
620 EIGHTH AVENUE
NEW YORK, NY 10018-1405**

Department of State

Division of Corporations

Entity Information

[Return to Results](#)[Return to Search](#)

Entity Details



ENTITY NAME: MONTROSE MESEROLE OWNER LLC
DOS ID: 7382977
FOREIGN LEGAL NAME:
FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY
DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTION OF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 07/26/2024
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 07/26/2024
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: CURRENT
COUNTY: NEW YORK
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 SLATE PROPERTY GROUP LLC
Address: 440 PARK AVENUE SOUTH 3RD FL, NEW YORK, NY, UNITED STATES, 10016

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

Department of State

Division of Corporations

Entity Information

Return to Results

Return to Search

Entity Details



ENTITY NAME: SLATE ACQUISITION LLC
DOS ID: 4512554
FOREIGN LEGAL NAME:
FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY
DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTIONOF LAW: 203 LLC - LIMITED LIABILITY COMPANY LAW
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 01/13/2014
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 01/13/2014
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: PAST DUE DATE
COUNTY: NEW YORK
NEXT STATEMENT DUE DATE: 01/31/2020
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 SLATE PROPERTY GROUP LLC
Address: 38 EAST 29TH ST., 9TH FL., NEW YORK, NY, UNITED STATES, 10016

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

Chief Executive Officer's Name and Address

Name:
Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

| Share Value | Number Of Shares | Value Per Share |
|-------------|------------------|-----------------|
|-------------|------------------|-----------------|

ATTACHMENT F

SECTION VI: REQUESTOR ELIGIBILITY INFORMATION

Item 13 - Requestor Eligibility Statement

Montrose Meserole Owner LLC (the Requestor) is properly designated as a Volunteer, because its liability with respect to the site will arise solely from its future acquisition and ownership of the site after the release/discharge of contamination. The Requestor is not responsible for, nor did it contribute to or exacerbate, the release of any hazardous substances on or from the site. Neither the Requestor nor its members are affiliated with any past owners/operators of the site who contributed to site contamination.

The Requestor is a New York domestic limited liability company. The Requestor will purchase the site from the current tenant-in-common owners (172 Montrose A LLC, 172 Montrose B LLC, 172 Montrose C LLC, and 172 Montrose D LLC [collectively, the "Two Trees Owners", c/o Two Trees Management Co.]), at a future date. As part of its due diligence effort, the Requestor requested previous environmental reports from the Two Trees Owners, which outline documented subsurface contamination at the site. Based on the information provided by the Two Trees Owners, the Requestor is applying to the BCP to further investigate and remediate the site. The Requestor has taken appropriate care with respect to current site conditions, to prevent any threatened future release, and to prevent or limit human, environmental or natural resource exposures to any previously released contamination. Furthermore, the Requestor is prepared to undertake all necessary remediation required to address the identified site contamination. As such, the Requestor qualifies as a Volunteer pursuant to ECL § 27-1405(1).

Item 14 - Requestor Relationship To Property

The site is currently owned by the Two Trees Owners (as defined above), c/o Two Trees Management Co. The Requestor has executed an access agreement that allows the Requestor to have unfettered access to the site for all necessary investigation and remediation under the BCP, including the recording of an environmental easement if deemed necessary. A copy of the access agreement is provided as part of this attachment.

**Montrose Meserole Owner LLC
440 Park Avenue South, 3rd Floor
New York, New York 10016**

August 26, 2024

172 Montrose A LLC, 172 Montrose B LLC
172 Montrose C LLC, 172 Montrose D LLC
(collectively referred to as "Two Trees Owners")
c/o Two Trees Management Co.
45 Main Street, Suite 602
Brooklyn, NY 11201

Re: Site Access for Brownfield Cleanup Program Work
172 Montrose Avenue
Brooklyn, New York

Dear Sir/Madam:

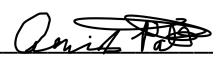
As you are aware, Montrose Meserole Owner LLC will be submitting an application to the Brownfield Cleanup Program (BCP) for 172 Montrose Avenue in Brooklyn, New York ("the site"). The site is currently owned by 172 Montrose A LLC, 172 Montrose B LLC, 172 Montrose C LLC, and 172 Montrose D LLC as tenants in common (collectively, the "Two Trees Owners"). As the BCP applicant, we are required to seek access from the current property owner for acceptance into the BCP. In order to file the application, we need written permission from you to access the site throughout the BCP Project. Additionally, the selected remedy may require the imposition of an environmental easement. By execution of this site access agreement letter, you are hereby allowing site access for this purpose, and agreeing to the imposition of an environmental easement if deemed necessary.

Sincerely,

David Schwartz

By: 
David Schwartz, Authorized Signatory
Montrose Meserole Owner LLC

As owner of the site, I agree to allow Montrose Meserole Owner LLC and its contractors, to access the above referenced property currently owned by Two Trees Owners as tenants in common to perform the required BCP investigation work, remediation, and to place an easement on the site if determined to be necessary.

By: 
(Name / Signature)

Authorized Signatory
(Title)
Two Trees Owners

ATTACHMENT G

SECTION IX: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Current Site Owner(s)

The proposed Brownfield Cleanup Program (BCP) site is located at 172 Montrose Avenue and is comprised of the Brooklyn Tax Parcel Block 3062, Lot 12¹. The Requestor is not the owner of the site. Contact information for the current tenant-in-common owners (collectively, the “Two Trees Owners”) is provided below. The Requestor is developing the property on behalf of the Two Trees Owners. A letter from 172 Montrose A LLC c/o Two Trees Management Co. indicating that the Two Trees Owners have granted site access to the Requestor throughout the BCP is provided in Attachment E.

Property Owner and Contact Information

172 Montrose A LLC (25%)
172 Montrose B LLC (20.70%)
172 Montrose C LLC (29.40%)
172 Montrose D LLC (24.90%)
Collectively referred to as “Two Trees Owners”
c/o Two Trees Management Co.
Attn: Amish Patel
45 Main Street, Suite 602
Brooklyn, New York 11201
(718) 222-2500
Amish@Twotreesny.com

Current Operators

| Operator Name/Site Use | Relationship to Property | Address and Phone Number | Relationship to Applicant |
|------------------------|----------------------------|---|---------------------------|
| GoGo Bus Tours | Occupant (207 to present) | 172 – 180 Montrose Avenue (917-807-1358) | None |
| Overton Studios | Occupant (2017 to present) | 182 Montrose Avenue (917-753-3293) | None |

¹ The site was formerly identified as Block 3062, Lots 12 and 17. The lot merger was recorded with the New York City Department of Finance (NYCDOF) on 05 April 2016.

Previous Site Owners

Deeds prior to 1967 were not available on the NYC DOF ACRIIS website. Property transactions after 1967 are summarized in the table on the following page.

| Date | Document Type | First Party | Second Party | Relationship to Owner |
|----------------------|---------------|--|---|-----------------------|
| Former Lot 17 | | | | |
| 12/27/1973 | DEED | Solveve Realty Corp | David Moskowitz, and Max Moskowitz | None |
| 8/16/1974 | DEED | David Moskowitz, and Max Moskowitz | F. G. I. Realty Corp | None |
| Former Lot 12 | | | | |
| 12/27/1973 | DEED | Solveve Realty Corp | David Moskowitz, and Max Moskowitz | None |
| 8/16/1974 | DEED | David Moskowitz, and Max Moskowitz | F. G. I. Realty Corp | None |
| Lot 17 | | | | |
| 7/25/2017 | DEED | F. G. I. Realty Corp | Two Trees Owners c/o Two Trees Management Co. | Current Owners |

Reference: Automated City Register Information System (ACRIIS):

<https://a836-acris.nyc.gov/DS/DocumentSearch/Index>

Previous Site Operators

A review of historical records revealed that the site has been located in a densely developed urban area that has been characterized by residential, commercial, and industrial uses since as early as 1887. The site has historically been used for various residential and commercial purposes, including commercial stores (1887 to 1950), residential housing (1934 to 1949), and a private garage (1964 to 2007) on the former Lot 12; and a carpenter (1987), residential housing (1887 to 1918), a private garage with petroleum bulk storage (1947 to 1986), an oil burner repair company (1949 to 1973), an auto repair facility (1965 to 1976), a mobile electric generator company (1985 to 1997), a mobile steam boiler rental company (1970 to 2013), a solar energy company (2005), and a locksmith (2013) on the former Lot 17.

Langan reviewed historical records including Sanborn® Fire Insurance Maps, City Directories, certificates of occupancy, and an Environmental Data Resources (EDR)® radius map report that were included in the Phase I Environmental Site Assessment (ESA), dated 24 June 2014, prepared by Hydro Tech Environmental, Corp (Hydro Tech).

Historical operator information is listed below:

| Operator Name/Site Use | Relationship to Property | Address and Phone Number | Relationship to Applicant |
|--|---------------------------------|---|----------------------------------|
| Commercial Stores | Occupant (1887 to 1950) | 172 – 180 Montrose Avenue (Phone Number Unknown) | None |
| Carpenter | Occupant (1887) | 182 Montrose Avenue (Phone Number Unknown) | None |
| Residential | Occupant (1887 to 1918) | 182 – 184 Montrose Avenue (Phone Number Unknown) | None |
| Residential | Occupant (1934 to 1940) | 172 Montrose Avenue (Phone Number Unknown) | None |
| Residential | Occupant (1934 to 1949) | 180 Montrose Avenue (Phone Number Unknown) | None |
| Private Garage with Gasoline Tank | Occupant (1947 to 1986) | 182 – 184 Montrose Avenue (Phone Number Unknown) | None |
| Private Garage | Occupant (1964 to 2007) | 176 – 180 Montrose Avenue (Phone Number Unknown) | None |
| MacDave Contracting Corp./ McDave Oil Burner Co. | Occupant (1949 to 1973) | 182 Montrose Avenue (Phone Number Unknown) | None |
| Lederman Eddie Auto Repairs | Occupant (1965) | 182 Montrose Avenue (Phone Number Unknown) | None |
| Mobile Steam Boiler Rental Corp | Occupant (1970 to 2017) | 182 Montrose Avenue (718-834-1110) | None |
| Mobile Electric Generators | Occupant (1985 to 1997) | 182 Montrose Avenue (Phone Number Unknown) | None |
| Commercial | Occupant (1987 to 2007) | 182 – 184 Montrose Avenue (Phone Number Unknown) | None |
| Spectro Energy Corp | Occupant (2005) | 182 Montrose Avenue (Phone Number Unknown) | None |
| All Day All Night Locksmith | Occupant (2013) | 182 Montrose Avenue (Phone Number Unknown) | None |

References:

1. 24 June 2014 Phase I Environmental Site Assessment Report, prepared by Hydro Tech Environmental, Corp

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

REEL 681 PAGE 321

THIS INDENTURE, made the 26th day of December, nineteen hundred and seventy-three, BETWEEN SOLREVE REALTY CORP., a New York corporation, having its office and principal place of business at 182 Montrose Avenue, County of Kings, City and State of New York,

party of the first part, and DAVID MOSKOWITZ, residing at 230 174th Street, Miami Beach, Dade County, State of Florida, and MAX MOSKOWITZ, residing at 50-66 Horatio Parkway, County of Queens, City and State of New York, as tenants in common in equal shares,

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 Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Montrose Avenue, distant 149 feet 8 inches westerly from the corner formed by the intersection of the southerly side of Montrose Avenue and the westerly side of Humboldt Street; running thence southerly parallel with Humboldt Street and part of the distance through a party wall, 100 feet; thence westerly parallel with Montrose Avenue, 100 feet 4 inches; thence northerly parallel with Humboldt Street, 100 feet to the southerly side of Montrose Avenue; thence easterly along the southerly side of Montrose Avenue, 100 feet 4 inches to the point or place of beginning.

Being the same premises conveyed to the party of the first part by deed dated July 19, 1956 and recorded on July 27, 1956 in liber 8463 cp 70.

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" 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:

SOLREVE REALTY CORP.

Vice-President



STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

REEL 681 PAGE 322

TRANSFER TAX NEW YORK 00.00

STATE OF NEW YORK, COUNTY OF Kings:

On the 26 day of December, 19 73, before me personally came Thelma Moskowitz, to me known, who, being by me duly sworn, did depose and say that he resides at No. 50-66 Horatio Parkway, Queens, New York; that he is the vice-president of Solreve Realty Corp.,

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

Loisita Moskowitz
LOISITA MOSKOWITZ
Notary Public, State of New York
No. 24-14465
Qualified in Kings County
Commission Expires March 30, 1975

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS
TITLE No.

SOLREVE REALTY CORP.

TO
DAVID MOSKOWITZ and MAX
MOSKOWITZ.

SECTION
BLOCK 3062
LOT 12
COUNTY OF-KINGS Kings

Recorded At Request of The Title Guarantee Company
RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
THE TITLE GUARANTEE COMPANY

Moses Kobrinetz, Esq.
10 Columbus Circle
New York, N.Y. 10019

Suite 2255

Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

1973 DEC 27 PM 1:12

REC. FEB 28
CITY &
RPT # 24565

OFFICE OF CITY REGISTER

Kings County

RECORDED

Witness my hand
and official seal

CITY REGISTER

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

REEL 729 PAGE 1760

BT 3062
12
LOT 12

THIS INDENTURE, made the 17th day of July, nineteen hundred and seventy-four, BETWEEN DAVID MOSKOWITZ, residing at 230 174th Street, Miami Beach, Dade County, State of Florida, and MAX MOSKOWITZ, residing at 50-66 Horatio Parkway, County of Queens, City and State of New York, as tenants in common in equal shares,

party of the first part, and F. G. I. REALTY CORP., a New York corporation, having its office and principal place of business at 182 Montrose Avenue, County of Kings, City and State of New York,

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 Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Montrose Avenue, distant 149 feet 8 inches westerly from the corner formed by the intersection of the southerly side of Montrose Avenue and the westerly side of Humboldt Street; running thence southerly parallel with Humboldt Street and part of the distance through a party wall, 100 feet; thence westerly parallel with Montrose Avenue, 100 feet 4 inches; thence northerly parallel with Humboldt Street, 100 feet to the southerly side of Montrose Avenue; thence easterly along the southerly side of Montrose Avenue, 100 feet 4 inches to the point or place of beginning.

Being the same premises conveyed to the party of the first part by deed dated December 26, 1973 and recorded on December 27, 1973 in Reel 681 Page 321.

RECORDED
INDEXED
JAN 10 1974
NEW YORK
165.00
EH

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" 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:

David Moskowitz
Max Moskowitz

STATE OF NEW YORK, COUNTY OF Kings:

On the 17th day of July, 1974, before me personally came David Moskowitz, and Max Moskowitz,

to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

Loretta Rosenfeld
LORETTA ROSENFELD
Notary Public, State of New York
No. 24-111165
Qualified in Kings County
Commission Expires March 30, 1975

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came

REEL 729 PAGE 1761

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS
TITLE NO.

DAVID MOSKOWITZ, and
MAX MOSKOWITZ

TO
F. G. I. REALTY CORP.

SECTION

BLOCK 3062

LOT 12

COUNTY ~~BRONX~~ Kings

Recorded At Request of The Title Guarantee Company

RETURN BY MAIL TO:

Moses Kobrinetz, Esq.
10 Columbus Circle
New York, N.Y. 10019

Suite 2255

Zip No.



RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

1974 AUG 16 AM 9:13

9-266 16-97-5

1992

TAX PAID

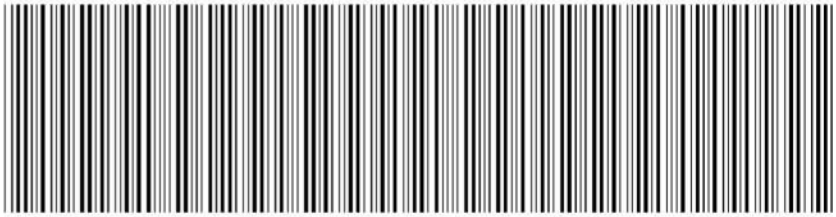
OFFICE OF CITY REGISTER
Kings County
RECORDED
Witness my hand
and official seal

Maximilian Dwyer

CITY 150-548

**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.



2016041801125002001E9227

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2016041801125002

Document Date: 04-13-2016

Preparation Date: 04-18-2016

Document Type: ZONING LOT DESCRIPTION

Document Page Count: 3

PRESENTER:

COMPLETE CONDO SERVICE-PICK UP
610 BROADWAY
BROOKLYN, NY 11206
ACRIS@COMPLETECONDOSERVICE.COM

RETURN TO:

COMPLETE CONDO SERVICE-PICK UP
610 BROADWAY
BROOKLYN, NY 11206
ACRIS@COMPLETECONDOSERVICE.COM

| Borough | Block | Lot | Unit | Address |
|-----------------------------|-------|-----|------------|-------------------------|
| BROOKLYN | 3062 | 12 | Entire Lot | 172-182 MONTROSE AVENUE |
| Property Type: OTHER | | | | |

CROSS REFERENCE DATA

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

PARTIES

PARTY ONE:

F.G.I. REALTY CORP.
172-182 MONTROSE AVENUE
BROOKLYN, NY 11206

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:

| | | |
|---------------------------------|----|------|
| | \$ | 0.00 |
| NYC Real Property Transfer Tax: | \$ | 0.00 |
| NYS Real Estate Transfer Tax: | \$ | 0.00 |

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



CITY OF NEW YORK

Recorded/Filed 04-19-2016 10:35
City Register File No.(CRFN):
2016000135477

Annette McMill

City Register Official Signature

N.B.# _____
Or
ALT# _____

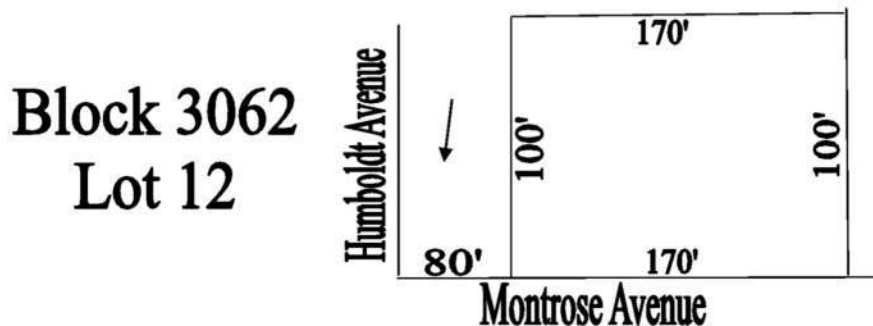
EXHIBIT "III"

ZONING LOT DESCRIPTION AND OWNERSHIP STATEMENT BY
BUILDING DEPARTMENT PERMIT APPLICANT
AND TO BE RECORDED IN THE
COUNTY CLERK'S OR REGISTER'S OFFICE

F. G. I Realty Corp. with an address at **172-182 Montrose Avenue, Brooklyn, New York 11206** the applicants for present or future permits pursuant to the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended states that the zoning lot to which the aforementioned permit or permits pertain are shown on the Tax Map of the City of **New York**, County of **Kings**, as lot **12** in Block **3062** as shown on the Tax Map of the City of **New York**, **Kings** County, and is more particularly described as:

SEE SCHEDULE A ATTACHED HERETO

that the said premises are known as and by street **172-182 Montrose Avenue (Lot 12 on Block 3062), Brooklyn, New York 11206**, as shown on the following diagram:



The above described zoning lot is presently owned by

| <u>BLOCK</u> | <u>TAX LOT</u> | <u>NAME</u> | <u>ADDRESS</u> |
|--------------|----------------|----------------------|---|
| 3062 | 12 | F. G. I Realty Corp. | 172-182 Montrose Avenue Brooklyn, New York 11206 |

In witness whereof the applicant for permit has executed this instrument this 13 day of April, 2016

F. G. I Realty Corp.

By: 

, Member

STATE OF NEW YORK
COUNTY OF KINGS) ss.:

On the 13 day of April in the year **2016** before me, the undersigned, a Notary Public in and for said State, personally appeared Larry Moskowitz 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.

Silvia I. Landaverde
Notary Public, State Of New York
No. 01LA5085233

Qualified In Queens County
Certificate Filed In Kings County
Commission Expires September 15, 2017


NOTARY PUBLIC

NOTE: Section C26-110.2 Subdivision (a) Paragraph (1) of the Administrative Code requires submission of an accurate lot diagram in accordance with an attached boundary survey made by a licensed surveyor, which need not be recorded but which must be submitted with the application for the permit.

SCHEDULE A

LEGAL DESCRIPTION FOR BLOCK 3062
LOT 12

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 southerly side of Montrose Avenue distant 80 feet westerly from the corner formed by the intersection of the southerly side of Montrose Avenue with the westerly side of Humboldt Street;

THENCE southerly, approximately parallel with Humboldt Street, 100 feet;

THENCE westerly, approximately parallel with Montrose Avenue, 170 feet;

THENCE northerly, approximately parallel with Humboldt Street, 100 feet;

THENCE easterly, along the southerly side of Montrose Avenue, 170 feet, to the point or place of **BEGINNING**.

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

REEL 681 PAGE 323

THIS INDENTURE, made the 26th day of December, nineteen hundred and seventy-three, BETWEEN SOLREVE REALTY CORP., a New York corporation, having its office and principal place of business at 182 Montrose Avenue, County of Kings, City and State of New York,

part of the first part, and DAVID MOSKOWITZ, residing at 230 174th Street, Miami Beach, Dade County, State of Florida, and MAX MOSKOWITZ, residing at 50-66 Horatio Parkway, County of Queens, City and State of New York, as tenants in common in equal shares,

part 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 Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Montrose Avenue distant 80 feet westerly from the corner formed by the intersection of the southerly side of Montrose Avenue and the westerly side of Humboldt Street; running thence southerly parallel with Humboldt Street and part of the distance through a party wall 100 feet; thence westerly parallel with Montrose Avenue 20 feet; thence northerly parallel with Humboldt Street 100 feet to the southerly side of Montrose Avenue; and thence easterly along the southerly side of Montrose Avenue 20 feet to the point or place of beginning.

Being the same premises conveyed to the party of the first part by deed dated February 10, 1961 and recorded on February 14, 1961 in liber 8897 cp 33.

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" 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:

SOLREVE REALTY CORP.

Shelma Moskowitz
Vice-President



STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

REEL 681 PAGE 324

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

REAL STATE TRANSFER TAX NEW YORK
Print of \$ 00.00

STATE OF NEW YORK, COUNTY OF Kings:

On the 26 day of December, 1973, before me personally came Thelma Moskowitz, to me known, who, being by me duly sworn, did depose and say that She resides at No. 50-66 Horatio Parkway, Queens, New York; that she is the vice-president of Solreve Realty Corp.,

the corporation described in and which executed the foregoing instrument; that she knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that she signed her name thereto by like order.

Doretta Rosenfeld

DORETTA ROSENFELD
Notary Public, State of New York
No. 21065
Qualified in Kings County
to expire on March 30, 1975

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTORS' ACTS
TITLE No.

45075 SOLREVE REALTY CORP.

TO
DAVID MOSKOWITZ and MAX
MOSKOWITZ.

SECTION
BLOCK 3062
LOT 17 CFS
COUNTY QUEENSLAND Kings

REC. VER.

Recorded At Request of The Title Guarantee Company
RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
THE TITLE GUARANTEE COMPANY

Moses Kobrinetz, Esq.
10 Columbus Circle
New York, N. Y. 10019

Suite 2255

Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

1973 DEC 27 PM 12:12

24566

OFFICE OF CITY REGISTER
Kings County
RECORDED

Witness my hand
and official seal

CITY REGISTER

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

REEL 729 PAGE 1766

3062
17
THIS INDENTURE, made the 17th day of July, nineteen hundred and seventy-four, BETWEEN DAVID MOSKOWITZ, residing at 230 174th Street, Miami Beach, Dade County, State of Florida, and MAX MOSKOWITZ, residing at 50-66 Horatio Parkway, County of Queens, City and State of New York, as tenants in common in equal shares,

party of the first part, and F. G. J. REALTY CORP., a New York corporation, having its office and principal place of business at 182 Montrose Avenue, County of Kings, City and State of New York,

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 Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

PARCEL I

BEGINNING at a point on the southerly side of Montrose Avenue distant 80 feet westerly from the corner formed by the intersection of the southerly side of Montrose Avenue and the westerly side of Humboldt Street; running thence southerly parallel with Humboldt Street and part of the distance through a party wall 100 feet; thence westerly parallel with Montrose Avenue 20 feet; thence northerly parallel with Humboldt Street 100 feet to the southerly side of Montrose Avenue; and thence easterly along the southerly side of Montrose Avenue 20 feet to the point or place of beginning.

Being the same premises conveyed to the party of the first part by deed dated December 26, 1973 and recorded on December 27, 1973 in Reel 681 Page 323.

Rider, with description of PARCEL II, attached.

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" 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:

David Moskowitz
Max Moskowitz

ESTATE TAX STATE OF NEW YORK
TRANSFER TAX
275.00
CH

RIDER

Parcel 11 - All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Sixteenth Ward of the Borough of Brooklyn, County of Kings, City and State of New York, known and distinguished on the assessment map of said Sixteenth Ward by the numbers thirty-one (31) and thirty-two (32) in Block fifty-nine (59) and taken together are bounded and described as follows:

BEGINNING at a point on the southerly side of Montrose Avenue, distant one hundred (100) feet westerly from the southwesterly corner of Humboldt Street (formerly Smith Street) and Montrose Avenue; thence running southerly, parallel with Humboldt Street, one hundred (100) feet; thence westerly parallel with Montrose Avenue fifty (50) feet; thence northerly, and again parallel with Humboldt Street, one hundred (100) feet to the southerly side of Montrose Avenue, and thence easterly, along said southerly side of Montrose Avenue, fifty (50) feet to the point or place of beginning, be the said dimensions more or less.

Being the same premises conveyed to the party of the first part by deed dated December 26, 1973 and recorded on December 27, 1973 in Reel 601 Page 329.

REEL 729 PAGE 1767

STATE OF NEW YORK, COUNTY OF Kings:

On the 17th day of July, 1974, before me personally came David Moskowitz and Max Moskowitz,

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that they executed the same.

Loritta Rosenfeld

LORITTA ROSENFELD
Notary Public, State of New York
No. 21-1065
Qualified in Kings County
Commission Expires March 24, 1975

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came

REEL 729 PAGE 1768

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTORS ACTS

TITLE No.

DAVID MOSKOWITZ and
MAX MOSKOWITZ,

TO
F.G.I. REALTY CORP.

SECTION

BLOCK 3062

LOT 17

COUNTY OF NEW YORK Kings

Recorded At Request of The Title Guarantee Company
RETURN BY MAIL TO:



Moses Kobrinetz, Esq.
10 Columbus Circle
New York, N.Y. 10019

Suite 2255

Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

1974 AUG 15 AM 9:13

1751

13993

TAX PAID

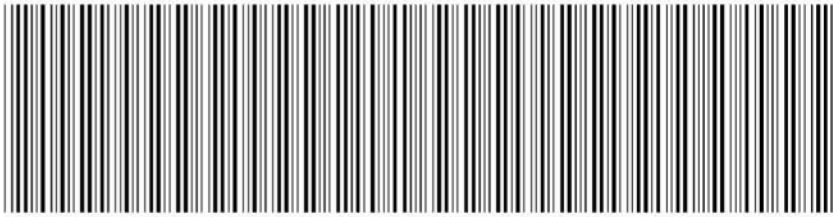
RECORD OF CITY RECORDS
Kings County
RECORDED
Witness my hand
and official seal

Moscowitz

CIT. REC. 5-68

**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.



2017072700567001001E3F90

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 6

Document ID: 2017072700567001

Document Date: 07-25-2017

Preparation Date: 07-27-2017

Document Type: DEED

Document Page Count: 4

PRESENTER:

ROYAL ABSTRACT OF NEW YORK LLC(910029)
125 PARK AVENUE
SUITE 1610
NEW YORK, NY 10017
212-376-0900
MBASALATAN@ROYALABSTRACT.COM

RETURN TO:

ROYAL ABSTRACT OF NEW YORK LLC(910029)
125 PARK AVENUE
SUITE 1610
NEW YORK, NY 10017
212-376-0900
MBASALATAN@ROYALABSTRACT.COM

| Borough | Block | Lot | Unit | Address |
|--|-------|-----|------------|---------------------|
| BROOKLYN | 3062 | 12 | Entire Lot | 172 MONTROSE AVENUE |
| Property Type: COMMERCIAL REAL ESTATE | | | | |

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

F. G. I. REALTY CORP.
525 HOMESTEAD AVENUE
MT. VERNON, NY 10550

GRANTEE/BUYER:

172 MONTROSE A LLC
C/O TWO TREES MANAGEMENT CO. , 45 MAIN
STREET, SUITE 602
BROOKLYN, NY 11201

☒ 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: | \$ | 57.00 |
| Affidavit Fee: | \$ | 0.00 |

Filing Fee:

| | | |
|---------------------------------|----|------------|
| | \$ | 250.00 |
| NYC Real Property Transfer Tax: | \$ | 380,625.00 |
| NYS Real Estate Transfer Tax: | \$ | 58,000.00 |

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



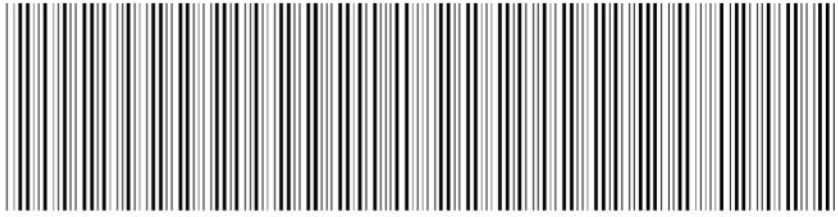
CITY OF NEW YORK

Recorded/Filed 08-02-2017 15:44
City Register File No.(CRFN):
2017000284011

Annette McHill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2017072700567001001C3D10

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 6

Document ID: 2017072700567001

Document Date: 07-25-2017

Preparation Date: 07-27-2017

Document Type: DEED

PARTIES

GRANTEE/BUYER:

172 MONTROSE B LLC
C/O TWO TREES MANAGEMENT CO. , 45 MAIN
STREET, SUITE 602
BROOKLYN , NY 11201

GRANTEE/BUYER:

172 MONTROSE C LLC
C/O TWO TREES MANAGEMENT CO. , 45 MAIN
STREET, SUITE 602
BROOKLYN , NY 11201

GRANTEE/BUYER:

172 MONTROSE D LLC
C/O TWO TREES MANAGEMENT CO. , 45 MAIN
STREET, SUITE 602
BROOKLYN , NY 11201

DEED

THIS INDENTURE, made as of the 25th day of July, 2017

BETWEEN

F. G. I. REALTY CORP., a New York corporation, having an office at 525 Homestead Avenue, Mt. Vernon, New York 10550,

party of the first part,

AND

172 MONTROSE A LLC, a New York limited liability company, having an address c/o Two Trees Management Co. LLC, 45 Main Street, Suite 602, Brooklyn, New York 11201, as to an undivided 25% tenancy-in-common interest;

172 MONTROSE B LLC, a New York limited liability company, having an address c/o Two Trees Management Co. LLC, 45 Main Street, Suite 602, Brooklyn, New York 11201, as to an undivided 20.70% tenancy-in-common interest;

172 MONTROSE C LLC, a New York limited liability company, having an address c/o Two Trees Management Co. LLC, 45 Main Street, Suite 602, Brooklyn, New York 11201, as to an undivided 29.40% tenancy-in-common interest;

172 MONTROSE D LLC, a New York limited liability company, having an address c/o Two Trees Management Co. LLC, 45 Main Street, Suite 602, Brooklyn, New York 11201, as to an undivided 24.90% tenancy-in-common interest;

collectively, 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:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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;

BEING THE SAME PREMISES, as to Block 3062, Lot 12, conveyed to the party of the first part by deed from David Moskowitz and Max Moskowitz, dated July 17, 1974, and recorded August 16, 1974, in the Office of the City Register of the City of New York, Kings County, in Reel 729, Page 1760, and being the same premises, and as to Block 3062, Lot 17, conveyed to the party of the first part by deed from David Moskowitz and Max Moskowitz, dated July 17, 1974, and recorded August 16, 1974, in the Office of the City Register of the City of New York, Kings County, in Reel 729, Page 1766.

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

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

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.

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

**EXHIBIT A
LEGAL DESCRIPTION**

As to Block 3062, Former Lot 12:

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 southerly side of Montrose Avenue, distant 149 feet 8 inches westerly from the corner formed by the intersection of the southerly side of Montrose Avenue and the westerly side of Humboldt Street; running thence southerly parallel with Humboldt Street and part of the distance through a party wall, 100 feet; thence westerly parallel with Montrose Avenue, 100 feet and 4 inches; thence northerly parallel with Humboldt Street, 100 feet to the southerly side of Montrose Avenue; thence easterly along the southerly side of Montrose Avenue, 100 feet 4 inches to the point or place of beginning.

As to Block 3062, Former Lot 17:

Parcel I:

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 southerly side of Montrose Avenue distant 80 feet westerly from the corner formed by the intersection of the southerly side of Montrose Avenue and the westerly side of Humboldt Street; running thence southerly parallel with Humboldt Street and part of the distance through a party wall 100 feet; thence westerly parallel with Montrose Avenue 20 feet; thence northerly parallel with Humboldt Street 100 feet to the southerly side of Montrose Avenue; and thence easterly along the southerly side of Montrose Avenue 20 feet to the point or place of beginning.

Parcel II:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Sixteenth Ward of the Borough of Brooklyn, County of Kings, City and State of New York, known and distinguished on the assessment map of said Sixteenth Ward by the numbers thirty-one (31) and thirty-two (32) in Block fifty-nine (59) and taken together are bounded and described as follows:

BEGINNING at a point on the southerly side of Montrose Avenue, distant one hundred (100) feet westerly from the southwest corner of Humboldt Street (formerly Smith Street) and

Montrose Avenue; thence running southerly, parallel with Humboldt Street, one hundred (100) feet; thence westerly parallel with Montrose Avenue fifty (50) feet; thence northerly, and again parallel with Humboldt Street, one hundred (100) feet to the southerly side of Montrose Avenue, and thence easterly, along said southerly side of Montrose Avenue, fifty (50) feet to the point or place of beginning, be the said dimensions more or less.

Premises known as 172-182 Montrose Avenue, Brooklyn, NY and designated as Block 3062 Lot 12 as shown on the Tax Map of the City of New York, County of Kings.

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

IN PRESENCE OF:

F. G. I. REALTY CORP.,
a New York corporation

By: 

Print Name: Jeffrey Moskowitz
Print Title: Pres.



Print Name: Laurence Moskowitz

STATE OF NEW YORK)

COUNTY OF NY)

ss:

On the 25th day of JULY in the year 2017 before me, the undersigned, a Notary Public for said state, personally appeared JEFFREY MOSKOWITZ, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or person upon behalf of which the individual acted, executed the instrument.


Notary Public

CYNTHIA MARGARETEN
Notary Public, State of New York
No. 01-MA4884255
Qualified in Nassau County
Commission Expires January 26, 2019

Bargain and Sale Deed
Without Covenants Against Grantor's Acts

TITLE NO.

F. G. I. REALTY CORP.

TO

**172 MONTROSE A LLC, 172 MONTROSE B LLC, 172 MONTROSE C LLC AND 172
MONTROSE D LLC**

SECTION

BLOCK 3062

LOTS 12

COUNTY OR TOWN Kings County

RETURN BY MAIL TO:

GOLDBERG WEPRIN FINKEL GOLDSTEIN LLP

1501 BROADWAY, 22ND FLOOR

NEW YORK, NEW YORK 10036

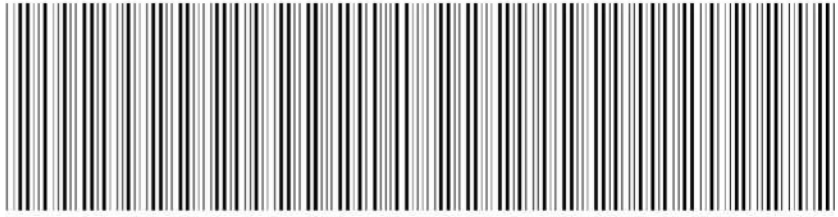
ATTENTION: ANDREW W. ALBESTEIN, ESQ.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE.

53816/0001-14720307v1

910029
Royal Abstract of New York, LLC
125 Park Avenue, Suite 1610
New York, N.Y. 10017
(212) 376-0900

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2017072700567001001SF111

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2017072700567001

Document Date: 07-25-2017

Preparation Date: 07-27-2017

Document Type: DEED

ASSOCIATED TAX FORM ID: 2017072400389

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

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

1

4

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

PROPERTY INFORMATION

1. Property Location 172 MONTROSE AVENUE BROOKLYN 11206
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 172 MONTROSE A LLC
 LAST NAME / COMPANY FIRST NAME

172 MONTROSE B 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
 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 F. G. I. REALTY CORP.
 LAST NAME / COMPANY FIRST NAME

 LAST NAME / COMPANY FIRST NAME

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

A ☐ One Family Residential 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 7 / 25 / 2017
 Month Day Year

11. Date of Sale / Transfer 7 / 25 / 2017
 Month Day Year

12. Full Sale Price \$ 1,450,000
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

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

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

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

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

15. Building Class E, 1 16. Total Assessed Value (of all parcels in transfer) 5,121,000
 17. Borough, Block and Lot / Roll Identifier(s) (if more than three, attach sheet with additional identifier(s))
 BROOKLYN 3062 12

201707240038920102

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

7/25/17

BUYER'S ATTORNEY

C/O TWO TREES MANAGEMENT CO. 45 MAIN STREET, SUITE 602

STREET/NUMBER

STREET NAME (AFTER SALE)

BROOKLYN

NY

11201

CITY OR TOWN

STATE

ZIP CODE

LAST NAME

FIRST NAME

AREA CODE

TELEPHONE NUMBER

SELLER

SELLER SIGNATURE

DATE

JEFFREY MOSKOWITZ
PRESIDENT

2017072400389201

Grantee (Buyer)

172 MONTROSE C LLC

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

172 MONTROSE D LLC

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

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LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

LAST NAME / COMPANY

FIRST NAME

201707240038920102

CERTIFICATION

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

BUYERS

| | |
|-----------------|------|
| Buyer Signature | Date |
| Buyer Signature | Date |
| Buyer Signature | Date |
| Buyer Signature | Date |
| Buyer Signature | Date |
| Buyer Signature | Date |
| Buyer Signature | Date |
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| Buyer Signature | Date |

SELLERS

| | |
|------------------|------|
| Seller Signature | Date |
| Seller Signature | Date |
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2017072400389201



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

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 3062 LOT: 12
- (2) Property Address: 172 MONTROSE AVENUE, BROOKLYN, NY 11206
- (3) Owner's Name: 172 MONTROSE A LLC
Additional Name: 172 MONTROSE B LLC

Affirmation:



Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

Signature:

Date (mm/dd/yyyy) 7/25/17

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

DAVID WALCOTAS, AUTHORIZED SIGNATORY

ATTACHMENT H

SECTION IX: CONTACT LIST INFORMATION

Item 1 – Chief Executive Officer and Planning Board

Chief Executive Officer

Eric Adams
City Hall
250 Broadway Avenue
New York, NY 10007

Mayor's Office of Environmental Coordination

Hilary Semel, Director
100 Gold Street - 2nd Floor
New York, NY 10038

New York City Planning Commission

Dan Garodnick, Chairperson
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Borough of Brooklyn, Borough President

Antonio Reynoso
Brooklyn Borough Hall
209 Joralemon Street
Brooklyn, NY 11201
(718) 802-3700

Item 2 - Residents, Owners, and Occupants, of the Property and Adjacent Properties

Residents, owners, and occupants of the site and properties adjacent to the site

Current Property Owner and Contact Information

172 Montrose A LLC
172 Montrose B LLC
172 Montrose D LLC
172 Montrose C LLC
Collectively referred to as "Two Trees Owners"
c/o Two Trees Management Co.

45 Main Street
Brooklyn, New York 11201
Attn: Amish Patel
(718) 222-2500
amish@twotrees.com
Site operators include:

GoGo Bus Tours
Attn: Jay Lin
172 Montrose Avenue
Brooklyn, NY 11222
info@2gobus.com

Overton Studios
Attn: Virginia Overton
182 Montrose Avenue
Brooklyn, NY 11206
vloverton@gmail.com

Adjacent properties include:

165 Montrose Associates, LLC
P.O. Box 110525
Brooklyn, NY 11211

Townhouse Rental, L.L.C.
c/o: Allegretti & Associates LLC, 445
Hamilton Avenue, 11th Floor
White Plains, NY 10601

171 Montrose Avenue LLC
710 Leonard St #1
Brooklyn, NY 11222

173 Montrose LLC
173 Montrose Avenue
Brooklyn, NY 11206

175 Montrose Realty
175 Montrose Avenue
Brooklyn, NY 11206

Montrose Prop LLC
543 Bedford Avenue Suite 283
Brooklyn, NY 11211

Monroe-Rodman, Mary
179 Montrose Avenue
Brooklyn, NY 11206

Marie Gilberto
604 Park Place
Brooklyn, NY 11238

Iglesia Pentecostalrosa De Saron Inc
165 Humboldt Street
Brooklyn, NY 11206

325 Melrose LLC
320 Roebling Street, Room 230
Brooklyn, NY 11211

Hun Ly Corp
117 Henry Street
Brooklyn, NY 11201

Johnson Residence Corporation
70 Emerson Drive
Great Neck, NY 11023

195 Johnson LLC
377 Park Avenue South
New York, NY 10016

191-193 Johnson Realty LLC
434 East 165 Street
Bronx, NY 10456

Johnson Realty NY LLC
199 Lee Avenue, Suite 138
Brooklyn, NY 11211

Ing Keng
211 Montrose Avenue
Brooklyn, NY 11206

Item 3 - Local News Media

Local news media from which the community typically obtains information

Spectrum News
420 Lexington Avenue
New York, NY 10171
(212) 986-1270

PIX11
220 East 42nd Street
New York, NY 10017
(212) 949-1100

New York Daily News
220 E 42nd Street
New York, NY 10017
(212) 210-6397

Brooklyn Daily Eagle
16 Court Street, Suite 1208
Brooklyn, NY 11241
(718) 422-7400

Item 4 - Public Water Supply

The responsibility for supplying water in New York City is shared between the NYC Department of Environmental Protection (NYCDEP), the Municipal Water Finance Authority, and the New York City Water Board. The site receives potable water from the Croton Systems, located in Westchester, Putnam, and Dutchess Counties.

New York City Department of Environmental Protection

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

New York City Municipal Water Finance Authority

255 Greenwich Street, 6th Floor
New York, NY 10007

New York City Water Board

Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
Flushing, NY 11373

Item 5 - Request for Contact

We are unaware of any requests for inclusion on the contact list.

Item 6 - Schools and Day Care Facilities

There are no schools or day care facilities located on the site. The following are schools or day care facilities located within ½ mile of the site:

K449 The Brooklyn Latin School
(about 0.2 miles north of the site)
Katrina Billy-Wilkinson, Headmaster
223 Graham Avenue
Brooklyn, NY 11206
(718) 366-0154

Green School: An Academy for
Environmental Careers
(about 0.2 miles north of the site)
No Contact Available
223 Graham Avenue #337b
Brooklyn, NY 11206
(718) 599-1207

Lyons Community School
(about 0.2 miles north of the site)
Taeko Onishi, Principal
223 Graham Avenue
Brooklyn, NY 11206
(718) 782-0918

K454 - The Williamsburg High School of Art
and Technology
(about 0.2 miles north of the site)
Cordel Blair, Principal
223 Graham Avenue
Brooklyn, NY 11206
(718) 599-1207

Graham Child Care Center
(about 0.2 miles north of the site)
No Contact Available
222 Graham Avenue
Brooklyn, NY 11206
(718) 387-9482

Bushwick United Early Learn
(about 0.2 miles north of the site)
No Contact Available
212 Graham Avenue
Brooklyn, NY 11206
(718) 443-0134

IS 49 W.J. Gaynor
(about 0.2 miles north of the site)
Claytisha Walden, Principal
223 Graham Avenue
Brooklyn, NY 11206
(407) 319-3961

School of Rock
(about 0.4 miles north of the site)
Ken Kramer, Owner/General Manager
294 Graham Avenue
Brooklyn, NY 11211
(718) 210-1720

The High School for Enterprise, Business
and Technology
(about 0.4 miles northeast of the site)
Holger Carrillo, Principal
850 Grand Street
Brooklyn, NY 11211
(718) 387- 2800

Progress High School for Professional
Careers
(about 0.4 miles northeast of the site)
Dr. Jasmine Peña, Principal
850 Grand Street
Brooklyn, NY 11211
(718) 387-0228

East Williamsburg Scholars Academy
(about 0.4 miles northeast of the site)
Rosemary Vega, Principal
850 Grand Street
Brooklyn, NY 11211
(718) 387-2800

P.S. 196 Ten Eyck
(about 0.2 miles northeast of the site)
Janine Santaromita, Principal
207 Bushwick Avenue
Brooklyn, NY 11206
(718) 497-0139

MS 582 The Magnet School for Multimedia,
Technology, and Urban Planning
(about 0.2 miles northeast of the site)
Jeffery Merced, Principal
207 Bushwick Avenue
Brooklyn, NY 11206
(718) 456-8218

Creative Academy
(about 0.2 miles east of the site)
No Contact Available
228 Bushwick Avenue
Brooklyn, NY 11206
(347) 689-2222

P.S. 147 Isaac Remsen
(about 0.2 miles southeast of the site)
Sandra Noyola, Principal
325 Bushwick Avenue
Brooklyn, NY 11206
(718) 497-0326

Young Women's Leadership School of
Brooklyn
(about 0.2 miles southeast of the site)
Catherine Mitchell, Principal
325 Bushwick Avenue
Brooklyn, NY 11206
(718) 387-5641

Riddick, Saquana Daycare
(about 0.3 miles southeast of the site)
No Contact Available
370 Bushwick Avenue, Apt 4I
Brooklyn, NY 11206
(862) 292-9209

House Of Hope Group Family Daycare
(about 0.3 miles southeast of the site)
No Contact Available
370 Bushwick Avenue
Brooklyn, NY 11206
(929) 240-3148

Yve's Daycare
(about 0.2 miles south of the site)
Yvelisse, Director
130 Humboldt Street Apt 3H
Brooklyn, NY 11206
(551) 239-8524

Teodora Rodriguez Group Family Day Care
(about 0.3 miles south of the site)
Teodora Rodriguez
130 Moore Street, Apt 4D
Brooklyn, NY 11206
(908) 495-7245

Torres Day Care Daycare
(about 0.3 miles south of the site)
Alexandra, Director
50 Manhattan Avenue, Apt 5D
Brooklyn, NY 11206
(551) 313-9446

P.S. 257 John F. Hylan
(about 0.4 miles south of the site)
Melvin Martinez, Principal
60 Cook Street
Brooklyn, NY 11206
(718) 384-7128

Most Holy Trinity School
(about 0.2 miles southwest of the site)
No Contact Available
153 Johnson Avenue
Brooklyn, NY 11206
(718) 388-3176

Central Brooklyn Seventh Day Adventist
School
(about 0.2 miles southwest of the site)
No Contact Available
130 Boerum Street
Brooklyn, NY 11206
(718) 388-9338

The Baby Play Place Preschool
(about 0.3 miles west of the site)
Tiffany Taylor, Owner
25 Boerum Street, Suite 7S
Brooklyn, NY 11206
(347) 987-4905

Young Garden Day Care
(about 0.4 miles west of the site)
No Contact Available
11 Meserole Street
Brooklyn, NY 11206
(347) 987-4720

Stagg Street Center for Children
(about 0.4 miles northwest of the site)
No Contact Available
77 Stagg Street
Brooklyn, NY 11206
(718) 388-1395

Item 7 - Document Repository

A signed letter from the public library is included with this attachment. Brooklyn Community Board No. 1 has provided verbal confirmation that they will act as a document repository for the site and will provide written confirmation as documents are received in the future.

Brooklyn Public Library – Bushwick Branch

Marc Waldron, Managing Librarian
340 Bushwick Avenue.
Brooklyn, NY 11206
(718) 602-1348

Hours

| | |
|-------------------------------|--------------|
| Monday, Wednesday and Friday: | 10 AM – 6 PM |
| Tuesday: | 1 PM – 8 PM |
| Thursday: | 10 AM – 8 PM |
| Saturday: | 10 AM – 5 PM |
| Sunday: | Closed |

Brooklyn Community Board 1

Dealice Fuller, Chair Person
435 Graham Avenue
Brooklyn, NY 11211
(718) 839-0009
Email: bk01@cb.nyc.gov
Website: <https://www1.nyc.gov/site/brooklyncb01/index.page>

Thank You For Filling Out This Form.

Shown below is your submission to NYC.gov

Monday, July 1, 2024, at 10:56:07 AM

This form resides at:

<https://www.nyc.gov/site/brooklyncb1/about/for-inquiry.page>

The following data was submitted:

First Name _____ Mat
Last Name _____ Frankel
Address _____ 21 Penn Plaza
City _____ New York
State _____ NY
Zip Code _____ 10001
Phone Number _____ 347-527-0691
Email _____ mfrankel@languan.com

Please Leave Your Message Here

Hello, We represent Slate Acquisition LLC for their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the 172 Montrose development project in Brooklyn, New York. It is a NYSDEC requirement that we supply them a letter certifying that the local community board is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. We sent an email to last week requesting if your community board is willing and able to act as the temporary public repository for this BCP project. We have not received an acknowledgement of receipt, so we are hoping our request is received via this contact form. Thank you and please feel free to call my cell with any questions, Mat Frankel 347-527-0691

Directory of City Agencies

Notify NYC

NYC Mobile Apps

Contact NYC Government

City Store

Maps

City Employees

Stay Connected

Residents Toolkit

Mat Frankel

From: agencymail <agencymail@customercare.nyc.gov>
Sent: Monday, July 1, 2024 10:57 AM
To: Mat Frankel
Subject: [External] Your City of New York Correspondence Number is #1-1-1447126

Thank you for contacting the City of New York. Your message has been forwarded to the appropriate agency for review and handling.

For future reference, your correspondence number is 1-1-1447126

Sincerely,

The City of New York

This is an auto-generated system message. Please do not reply to this message. Messages received through this address are not processed.

Thank you.

This email, including any attachments, may contain confidential, privileged, or otherwise legally protected information intended solely for the person(s) or entity(ies) to which it is addressed. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, copying, or other use of the email or its attachments is prohibited. Please immediately notify the sender of your access to the email or its attachments by replying to the message and delete all copies.

June 26, 2024


Marc Waldron – Managing Librarian
Brooklyn Public Library – Bushwick Branch
340 Bushwick Avenue
Brooklyn, NY 11206
(718) 602-1348

**Re: Brownfield Cleanup Program Application
172 Montrose Avenue
172 Montrose Avenue (Block 3062, Lot 12)
Brooklyn, NY 11206**

Mr. Waldron:


We represent Slate Acquisition LLC in their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced development in Brooklyn, New York. It is a NYSDEC requirement that we supply them a letter certifying that the local library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below if you are able to certify that your library would be willing and able to act as the public repository for this BCP project.


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



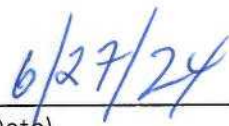
Kimberly Semon, PE
Senior Project Manager

Yes, the Brooklyn Public Library – Bushwick Branch is willing and able to act as a public repository on behalf of Slate Acquisition LLC in their cleanup of the 172 Montrose Avenue project under the NYSDEC BCP.



(Name)


(Title)



(Date)