



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: 67 Meserole Street

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: C224419

☒

Yes

☐

No



BCP App Rev 15 – May 2023

SECTION I: Property Information Included in Attachment A

PROPOSED SITE NAME **67 Meserole Street**

ADDRESS/LOCATION **67 Meserole Street**

CITY/TOWN **Brooklyn**

ZIP CODE **11206**

MUNICIPALITY (LIST ALL IF MORE THAN ONE)

COUNTY **Kings**

SITE SIZE (ACRES) **0.22**

LATITUDE

LONGITUDE

	°	'	"	°	'	"
40		42	28.28	-73	56	50.46

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
67 Meserole Street	3	3041	25	0.11
69 Meserole Street	3	3041	23	0.11

	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>511</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)		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: Residential 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
<input checked="" type="radio"/>	<input type="radio"/>

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?

<input checked="" type="radio"/>	<input type="radio"/>
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7. Is the proposed post-remediation use a renewable energy facility?
See application instructions for additional information.

<input type="radio"/>	<input checked="" type="radio"/>
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8. Do current and/or recent development patterns support the proposed use?

<input checked="" type="radio"/>	<input type="radio"/>
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9. Is the proposed use consistent with applicable zoning laws/maps?
Please provide a brief explanation. Include additional documentation if necessary.

<input checked="" type="radio"/>	<input type="radio"/>
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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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chlorinated Solvents	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other VOCs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SVOCs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metals	<input checked="" 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 type="checkbox"/> Service Station
<input type="checkbox"/> Landfill	<input type="checkbox"/> Tannery	<input type="checkbox"/> Electroplating	<input checked="" type="checkbox"/> Unknown

Other: The site was historically used for residential and unknown commercial purposes from the late 1800s through 1970. Certificates of Occupancy indicate oil-burning furnaces were present during this time. Currently operated as a construction equipment storage and maintenance yard.



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 Cha Lee

ADDRESS 440 Park Avenue South, 3rd Floor

CITY New York

STATE NY

ZIP CODE 10016

PHONE (646) 439-4000

EMAIL clee@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, Esq.

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 67 Meserole A LLC, 67 Meserole B LLC, 67 Meserole C LLC

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 4/21/2016

CURRENT OPERATOR No Limit Lifting and Logistics LLC

CONTACT NAME Donald Senese

ADDRESS 41 Flatbush Avenue

CITY Brooklyn

STATE New York

ZIP CODE 11217

PHONE (646) 643-3666

EMAIL nl3llc@gmail.com

OPERATION START DATE 2022

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.

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.

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: _____

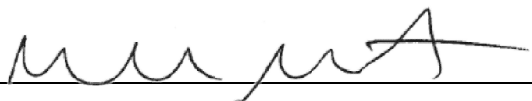
Signature: _____

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: 10/09/2024

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 (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.

ATTACHMENT A

SECTION I: PROPERTY INFORMATION

Item 1 – Metes and Bounds Description

The about 10,000-square-foot (0.22-acre) proposed New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) site is located at 67 Meserole Street in the East Williamsburg neighborhood of Brooklyn, Kings County, New York. The site comprises Brooklyn Tax Parcel Block 3041, Lots 23 and 25.

GIS Information (degrees/minutes/seconds):

- Latitude: 40°42'28.28"
- Longitude: -73°56'50.46"

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 2022 En-Zones, 100% of the site is located within Kings County Census Tract 511, a designated "Type A" En-Zone. The site is located within a census tract that has a poverty rate of 26.2% and an unemployment rate of 11%; these data

satisfy En-Zone criteria pursuant to Tax Law 21(b)(6)(A). Figure A-5 shows the property boundary within the En-Zone.

Item 14 - Property Description Narrative

Location

The about 10,000-square-foot (0.22-acre) site is located at 67 Meserole Street 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 3041, Lots 23 and 25. Block 3041 is bordered by Scholes Street to the north; Leonard Street to the east; Meserole Street to the south; and Lorimer Street to the west.

Site Features

The site is currently used as an equipment yard for a concrete cutting business and for storage and maintenance of construction equipment rentals. The northern part of the site is occupied by seven small- to medium-sized storage containers which are used as an office, a locker room, and storage area of products and equipment. 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 0.85 miles east-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, with some commercial uses including retail and small offices allowed. 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 residential, commercial, and institutional uses since at least 1887. The site has historically been used for various residential and commercial purposes through the late

1960s. Certificates of Occupancy (CO) from 1963, 1966, and 1967 indicated the presence of fuel oil burners on Lot 25. New York Telephone Company (NYEX, now Verizon New York Inc.) purchased the site in 1970, demolished the former structures, infilled the site, and operated the site as a parking lot through 2016. The site was purchased by the current tenant-in-common property owners in 2016 and was used as a materials storage and laydown area during construction of the northern-adjointing residential building (Block 3041, Lot 9) prior to its current use.

Site Geology and Hydrogeology

According to the 14 August 2024 Limited Subsurface Investigation (LSI) Report prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, DPC (Langan), soil at the site consists of non-native fill comprised primarily of brown silty sand with varying amounts of gravel and brick from 0 to about 8 feet below grade surface (bgs). This layer is underlain by brown sandy silt from about 8 feet bgs to the terminal depth of each boring (up to 30 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.

Groundwater was not encountered in the borings during the LSI and is anticipated to be over 30 feet bgs; however, based on topographic maps, the inferred direction of groundwater flow at the site is to the southwest, following local topography, towards the topographically low area of South Williamsburg.

Environmental Assessment

The limited subsurface investigation identified contamination associated with 1) the current use of the site as a construction equipment storage and maintenance yard, 2) historic presence of oil-burning furnaces and petroleum bulk storage on site, and 3) infilling of the site with contaminated fill after demolition of the former structures circa 1970. Primary contaminants of concern include semivolatile organic compounds (SVOCs) and metals in soil, and volatile organic compounds (VOC) in soil vapor. Further details regarding documented soil and soil vapor contamination are provided below.

Soil: The highest concentrations of SVOCs on-site were detected in the eastern part of the site at 7 to 8 feet bgs. Benzo(a)anthracene was detected in multiple locations throughout the site at a maximum concentration of 3.3 part per million (ppm), which exceeds the applicable Title 6 New York Codes, Rules, and Regulations (NYCRR) Part 375 Restricted Use – Restricted Residential (RURR) Soil Cleanup Objective (SCO) of 1 ppm and Unrestricted Use (UU) SCO of 1 ppm. Benzo(a)pyrene was detected in multiple locations throughout the site at a maximum concentration of 3.5 ppm, which exceeds the applicable RURR SCO of 1 ppm and UU SCO of 1

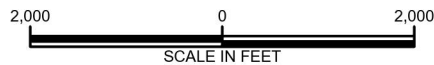
ppm. Benzo(b)fluoranthene was detected in multiple locations throughout the site at a maximum concentration of 5 ppm, which exceeds the applicable RURR SCO of 1ppm and UU SCO of 1 ppm. Dibenz(a,h,)anthracene was detected in two locations on the site at a maximum concentration of 0.48 ppm, which exceeds the applicable RURR SCO of 0.33 ppm and UU SCO of 0.33 ppm. Indeno(1,2,3-cd)pyrene was detected in multiple locations throughout the site at a maximum concentration of 1.7 ppm, which exceeds the applicable RURR SCO of 0.5 ppm and UU SCO of 0.5 ppm. Barium was detected in multiple locations throughout the site and at a maximum concentration of 631 ppm, which exceeds the applicable RURR SCO of 400 ppm and UU SCO of 350 ppm. Visual, olfactory, and/or instrumental evidence of petroleum-like impacts (maximum photoionization detector [PID] readings of 16.4 ppm) was observed in two borings between about 3 and 8 feet bgs in the northeastern and eastern parts of the site.

Soil Vapor: Total VOC detected in soil vapor samples ranged between 1,001.8 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) in SV05 located on the northeastern part of the site to 2,155.9 $\mu\text{g}/\text{m}^3$ in SV06 located on the southeastern part of the site. Benzene, toluene, ethylbenzene, and xylenes (BTEX) detected in soil vapor samples ranged between 369.8 $\mu\text{g}/\text{m}^3$ in SV05 to 546.5 $\mu\text{g}/\text{m}^3$ in SV06. The highest concentrations of petroleum VOCs on-site were detected in the southeastern part of the site. 1,2,4-trimethylbenzene was detected in soil vapor samples throughout the site at a maximum concentration of 115 $\mu\text{g}/\text{m}^3$. O-xylene was detected in soil vapor samples throughout the site at a maximum concentration of 87.7 $\mu\text{g}/\text{m}^3$. M,p-xylene was detected in soil vapor samples throughout the site at a maximum concentration of 208 $\mu\text{g}/\text{m}^3$. Cis-1,2-dichloroethene DCE was detected in one soil vapor sample at a concentration of 11.2 $\mu\text{g}/\text{m}^3$.



Legend

 Approximate Site Boundary



Notes:

1. Basemap adapted from United States Geological Survey (USGS) 7.5-Minute Series Topographical Maps, Brooklyn, New York, Quadrangle.

LANGAN

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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

67 MESEROLE STREET

BLOCK No. 3041, LOT Nos. 23 & 25

BROOKLYN

NEW YORK

Figure Title

SITE LOCATION MAP

Project No.

170824801

Date

8/7/2024

Scale

1"=2,000'

Drawn By

GS

Submission Date

Figure No.

A-1



Legend

- Approximate Site Boundary
- Tax Block
- Tax Parcel

Notes:
1. Aerial imagery provided through Langan's subscription to Near Map, dated 06/18/2024.

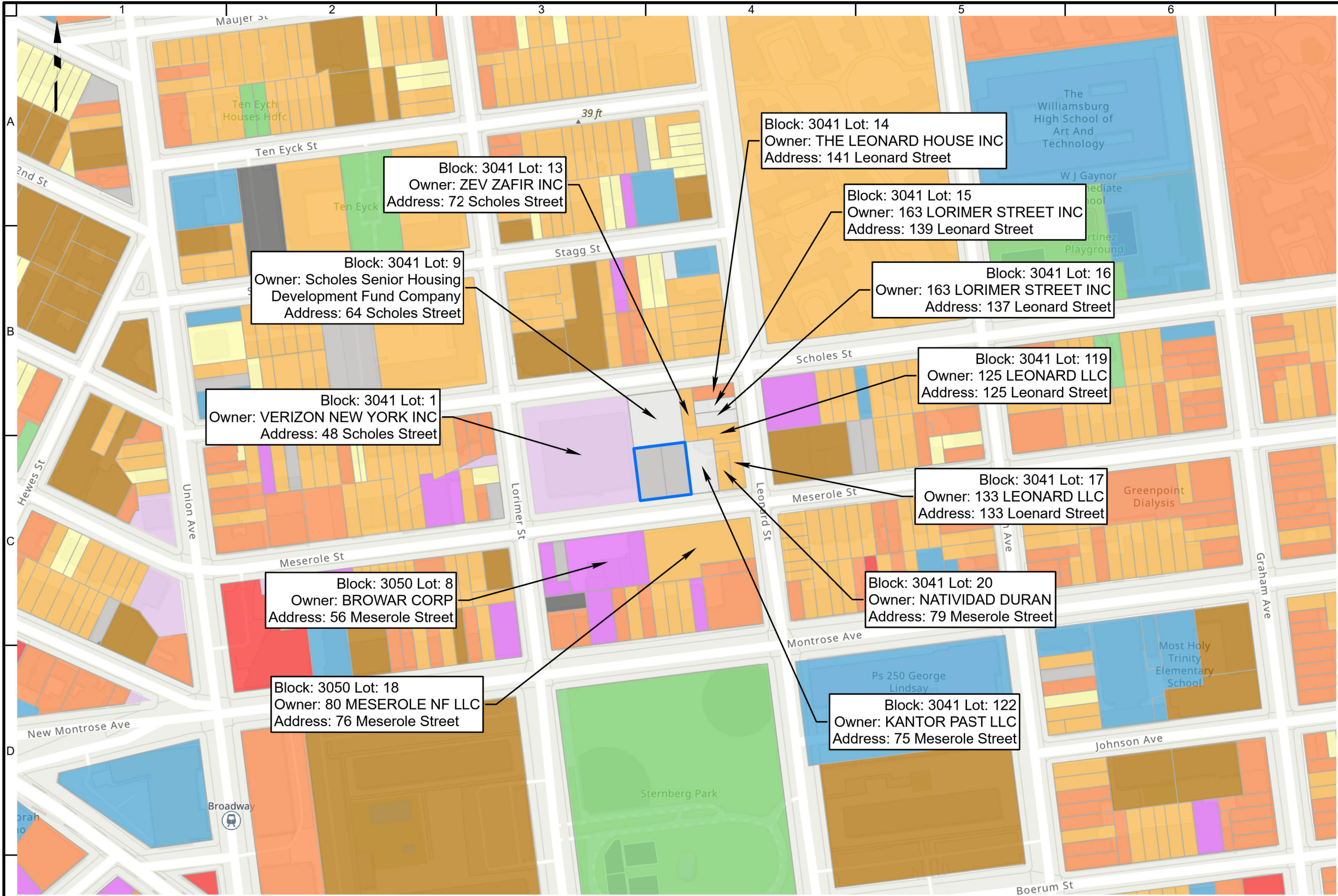


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Project
67 MESEROLE STREET
BLOCK No. 3041, LOT Nos. 23 & 25
BROOKLYN NEW YORK

Figure Title
SITE PLAN

Project No. 170824801	Figure No. A-2
Date 8/26/2024	
Scale 1"=20'	
Drawn By GS	



Legend

Approximate Site Boundary

Land Use

- One & Two Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-Family Elevator Buildings
- Mixed Residential & Commercial Buildings
- Commercial & Office Buildings
- Industrial & Manufacturing
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking Facilities
- Vacant Land
- Other/No Data

Notes:

- Topographical basemap is provided through Langan's Esri and ArcGIS software licensing and ArcGIS online.
- Land use data provided by the New York City Department of City Planning.
- Property information taken from New York City MapPLUTO parcel data.
- Property information for Block 3041, Lot 9 was taken from New York City Department of Finance Office of the City Register Automated City Register Information System (ACRIS)



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Project

67 MESEROLE STREET

BLOCK No. 3041, LOT Nos. 23 & 25

BROOKLYN

Figure Title

**ADJACENT PROPERTY
AND SURROUNDING
LAND USE MAP**

NEW YORK

Project No.

170824801

Date

8/26/2024

Scale

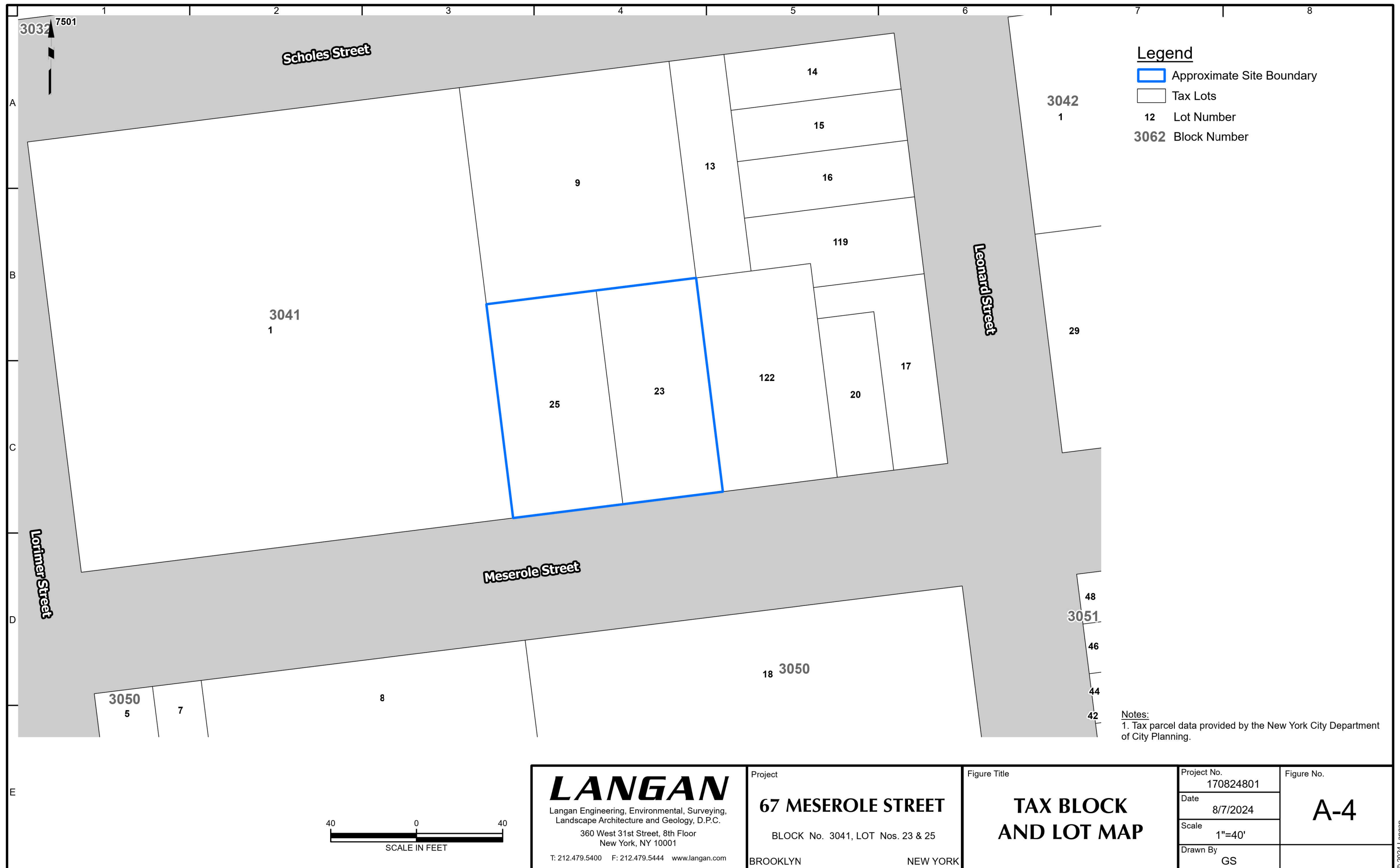
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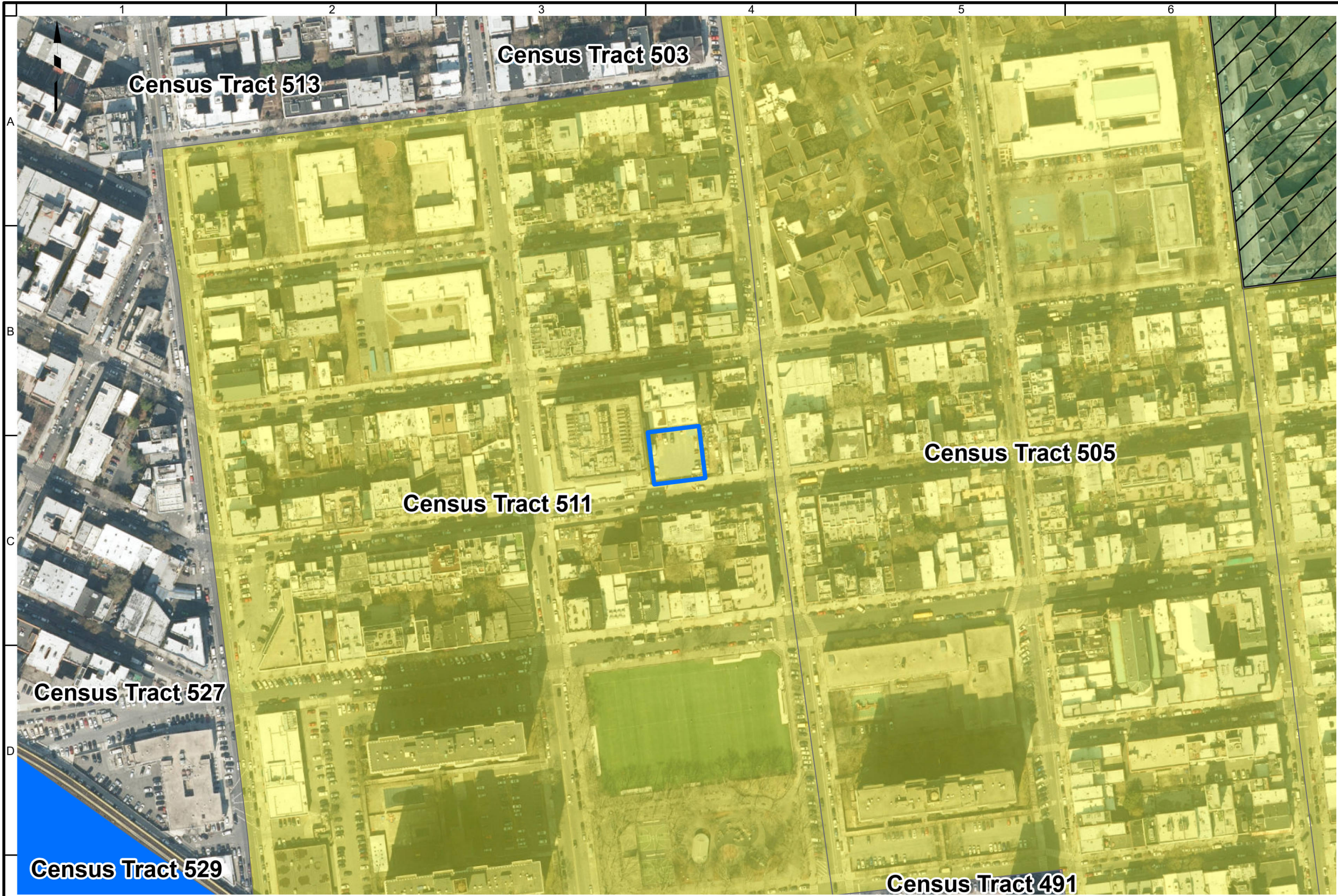
Drawn By

GS

Figure No.

A-3

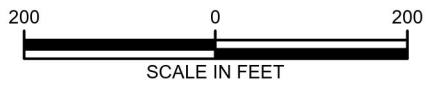




Legend

- 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 2 times the Poverty Rate for the County
- 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
67 MESEROLE STREET
BLOCK No. 3041, LOT Nos. 23 & 25
BROOKLYN NEW YORK

Figure Title
**ENVIRONMENTAL
ZONE MAP**

Project No. 170824801
Date 8/7/2024
Scale 1"=200'
Drawn By GS

Figure
A-5



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

67 MESEROLE STREET

BLOCK No. 3041, LOT Nos. 23 & 25

BROOKLYN

Figure Title

**DISADVANTAGED
COMMUNITIES MAP**

NEW YORK

Project No.
170824801

Date
8/7/2024

Scale
1"=200'

Drawn By
GS

Figure

A-6

ATTACHMENT B

SECTION II: PROJECT DESCRIPTION

Purpose and Scope of the Project

The purpose of the project is to remediate and redevelop this about 10,000-square-foot (0.22 acre) contaminated site into a residential building comprised of 100% affordable housing and community space.

Current plans call for the development of a new 13-story residential building with a cellar level. The cellar floor will contain mechanical and utility rooms and residential amenity space. The ground floor through floor 13 will contain residential units. All residential units will be designated as affordable housing.

A draft 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 subsequent Remedial Investigation Report (RIR). Future remediation plans to address the identified impacts will be detailed in the Remedial Action Work Plan (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											
		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. 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, with some commercial uses including retail and small offices allowed. The proposed use is consistent with the current zoning. A copy of the zoning map is included in this attachment.

Item 4 - Current Use

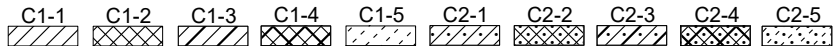
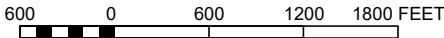
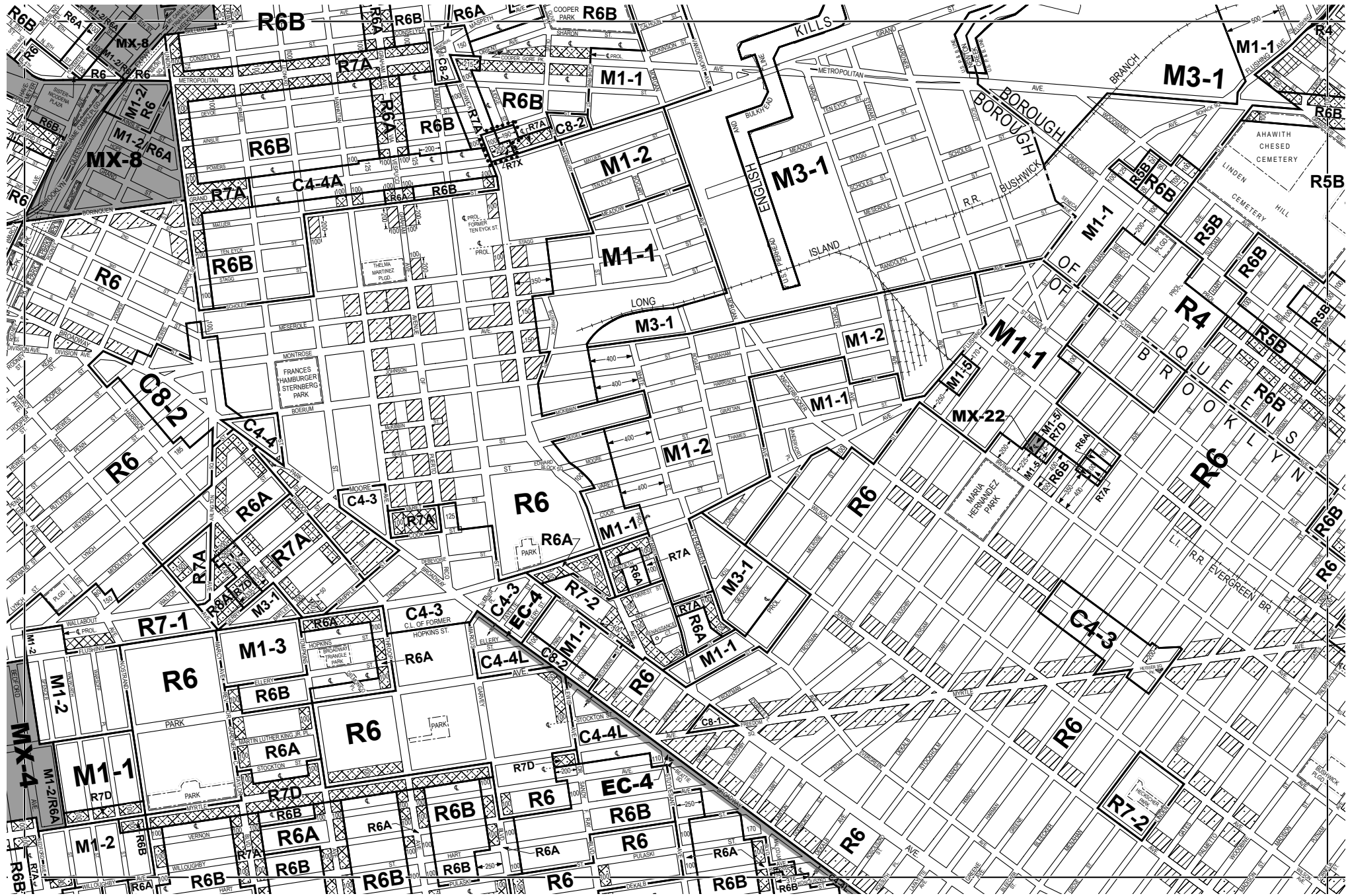
The about 10,000-square-foot (0.22 acre) site is located at 67 Meserole Street in the East Williamsburg neighborhood of Brooklyn, New York and is identified on the Kings County Tax Map as Tax Block 3041, Lots 23 and 25. The site is currently used as an equipment yard for a concrete cutting business and for storage and maintenance of rental construction equipment. The property is occupied by seven small- to medium-sized storage containers which are used as an office, a locker room, and storage area for products and equipment. Block 3041 is bordered by Scholes Street to the north; Leonard Street to the east; Meserole Street to the south; and Lorimer Street to the west.

Item 6 - Intended Use Post Remediation

Current redevelopment plans propose a new 13-story residential building with a cellar level. The cellar floor will comprise mechanical and utility rooms and residential amenity space. The ground floor through floor 13 will 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.



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

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

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


R - RESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT

 SPECIAL PURPOSE DISTRICT

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

 AREA(S) REZONED

Effective Date(s) of Rezoning:

03/19/2024 C 230255 ZMK

Special Requirements:

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

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

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

MAP KEY

12c	13a	13c
12d	13b	13d
16c	17a	17c

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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.

ZONING
MAP
13b

ATTACHMENT D

SECTION IV: PROPERTY'S ENVIRONMENTAL HISTORY

The about 10,000-square-foot (0.22-acre) site is located at 67 Meserole Street in the East Williamsburg neighborhood of Brooklyn, New York and is identified as Brooklyn Tax Block 3041, Lots 23 and 25. Based on the current and historic uses of the site, and the presence of corresponding contaminants at concentrations exceeding the applicable regulatory 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:

- *23 May 2024 Phase I Environmental Site Assessment (ESA), prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology (Langan)*
- *14 August 2024 Limited Subsurface Investigation (LSI) Report, prepared by Langan*

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

23 May 2024 Phase I ESA Report, prepared by Langan

Langan prepared a Phase I ESA in May 2024 for 67 Meserole Street. The Phase I ESA identified the following recognized environmental conditions (REC):

Current Use of the Site - The site has operated as an industrial equipment and maintenance yard since 2022. Unreported spills or releases of solvents and/or petroleum products used to fuel or maintain equipment may have impacted soil, groundwater and/or soil vapor at the site.

Historical On-Site Petroleum Storage - According to historical New York City Department of Buildings (NYCDOB) Certificates of Occupancy, three oil burner applications were filed for the property on Lot 25, indicating a fuel source was present. No additional information was available regarding the type of containment, decommissioning, or removal of these fuel sources once the buildings were demolished. Unreported spills or releases of petroleum products related to the operations of the oil burners may have resulted in soil, groundwater, and/or soil vapor impacts at the site.

Historical and Current Use of the Western Adjoining Property - The western adjoining property (Lot 1) has operated as telecommunications building housing a 20,000-gallon underground storage tank (UST) from circa 1970 to present. Multiple closed spills are listed for the property;

however, no documentation is available regarding potential remediation of those spills. Unreported releases and/or spills related to operations at the adjoining property may have impacted groundwater and/or soil vapor at the site.

14 August 2024 LSI Report, prepared by Langan

Langan conducted an LSI on behalf of Montrose Meserole Owner LLC for the 67 Meserole Street property between 8 July 2024 and 10 July 2024. The investigation consisted of a geophysical survey, advancement of 10 soil borings, installation of three temporary soil vapor points, and collection of 10 soil samples and three soil-vapor samples, and one ambient air sample. Soil samples were analyzed for Part 375/Total Compound List (TCL) volatile organic compounds (VOC), semivolatile organic compounds (SVOC), polychlorinated biphenyls (PCB), pesticides and/or Total Analyte List (TAL) metals. Soil-vapor samples were analyzed for VOCs via USEPA Method TO-15. 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 and brick from 0 to about 8 feet below grade surface (bgs). This layer is underlain by brown to sandy silt from about 8 feet bgs to the terminal depth of each boring (up to 30 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. Groundwater was not encountered on site during the LSI; groundwater is believed to be greater than 30 feet bgs in this area of Brooklyn.
- Soil: Petroleum-like impacts (e.g., staining, odors, and photoionization detector [PID] readings up to 16.4 parts per million [ppm]) were observed in soil boring SB05 located in the northeastern part of the site from 7 to 8 feet bgs, and in soil boring SB06 located on the northwestern part of the site from 3 to 4 feet bgs. SVOCs, metals, and pesticides were detected in soil at concentrations exceeding the NYSDEC Chapter 6 New York Codes, Rules and Regulations (6 NYCRR) Unrestricted Use (UU) and/or Restricted Use Restricted-Residential (RURR) Soil Cleanup Objectives (SCO).
- Soil Vapor: Total VOCs detected in soil vapor samples ranged from between 1,001.8 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) in SV05 to 2,155.9 $\mu\text{g}/\text{m}^3$ in SV06. Benzene, toluene, ethylbenzene, and xylenes (BTEX) detected in soil vapor samples ranged between 369.8 $\mu\text{g}/\text{m}^3$ in SV05 to 546.5 $\mu\text{g}/\text{m}^3$ in SV06.

The LSI report, including associated laboratory analytical tables, boring logs and soil vapor point construction and sampling logs are included herein as an attachment. Sample locations are displayed on the accompanying site drawings.

Item 2 – Sampling Data

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 and RURR SCOs. As depicted in Table D-1 and on Figure D-1, the following contaminants were detected at concentrations above the UU and/or RURR SCOs. RURR exceedances are shown in bold, and maximum detections are shown in parentheses.

SVOCs

- **Benzo(a)anthracene (3.3 mg/kg)**
- **Benzo(a)pyrene (3.5 mg/kg)**
- **Benzo(b)fluoranthene (5 mg/kg)**
- Benzo(k)fluoranthene (1.2 mg/kg)
- Chrysene (3 mg/kg)
- **Dibenz(a,h)anthracene (0.48 mg/kg)**
- **Indeno(1,2,3-cd)pyrene (1.7 mg/kg)**

Metals

- **Barium (631 mg/kg)**
- Chromium, Total (15 mg/kg)
- Copper (94.4 mg/kg)
- Lead (377 mg/kg)
- Mercury (0.733 mg/kg)
- Zinc (653 mg/kg)

Pesticides

- 4,4'-DDD (0.0136 mg/kg)
- 4,4'-DDE (0.0169 mg/kg)
- 4,4'-DDT (0.125 mg/kg)
- Dieldrin (0.0228 mg/kg)

Soil Vapor

Soil vapor analytical results were compared to the New York State Department of Health (NYSDOH) Decision Matrices Minimum Concentrations that require monitoring or mitigation.

One chlorinated VOC (cis-1,2-dichloroethene [DCE]) and three petroleum VOCs (1,2,4-trimethylbenzene, m,p-xylene, and o-xylene) considered under the NYSDOH Soil Vapor Guidance for Evaluating Soil Vapor Intrusion Decision Matrices (Decision Matrices) were detected in soil vapor samples at a concentration that would likely warrant mitigation in the absence of remediation.

Total BTEX compounds were detected in soil vapor samples at concentrations ranging from 369.8 $\mu\text{g}/\text{m}^3$ in SV05 to 546.5 $\mu\text{g}/\text{m}^3$ in SV06.

Soil vapor concentrations are provided on Figure D-2 and Table D-2.

Item 3 - Site Drawings

Figure D-1: Soil Sample Location and Analytical Results Map including soil sample locations advanced during the 2024 LSI completed by Langan. Analytical results exceeding the NYSDEC Title 6 NYCRR Part 375 UU and RURR SCOs are bolded and shaded, respectively.

Figure D-2: Soil Vapor Sample Location and Analytical Results Map locations advanced during the 2024 LSI completed by Langan.

Item 4 – Past Uses of the Site

The site has been used for various residential and commercial purposes since the late 1800s. Historical Certificates of Occupancy (CO) from 1963, 1966 and 1967 indicated the presence of fuel oil burners on Lot 25. The former structures were demolished and the site was infilled prior to its operation as parking lot. Documentation regarding potential decommissioning or removal of on-site petroleum storage prior to demolition of the former structures was not identified. Additionally, information regarding the type of commercial operations performed at the site were not available.

The source of SVOCs, pesticides and metals identified in site soil are likely attributed to 1) the current use of the site as a construction equipment storage and maintenance yard, 2) historic presence of oil-burning furnaces and petroleum bulk storage on site, and 3) infilling of the site with contaminated fill after demolition of the former structures. VOC impacts to soil vapor are likely attributed to historical and current operations of the site.

**Table D-1
Soil Data Summary**

**Brownfield Cleanup Program (BCP) Application
67 Meserole Street
Brooklyn, New York
Langan Project No.: 170824801**

Analytes > UU SCOs	Detections > UU SCOs	Max Detection (mg/kg)	UU SCOs (mg/kg)	Sample Depth of Max Detection (feet bgs)
Volatile Organic Compounds				
Acetone	1	0.069	0.05	7-8
Semi-Volatile Organic Compounds				
Benzo(a)anthracene	4	3.3	1	7-8
Benzo(a)pyrene	4	3.5	1	7-8
Benzo(b)fluoranthene	5	5	1	7-8
Benzo(k)fluoranthene	2	1.2	0.8	7-8
Chrysene	4	3	1	7-8
Dibenz(a,h)anthracene	2	0.48	0.33	7-8
Indeno(1,2,3-cd)pyrene	4	1.7	0.5	7-8
Pesticides				
4,4'-DDD	1	0.0136	0.0033	7-8
4,4'-DDE	1	0.0169	0.0033	7-8
4,4'-DDT	2	0.125	0.0033	7-8
Dieldrin	1	0.0228	0.005	7-8
Metals				
Barium	1	631	350	7-8
Chromium, Total	10	15	1	3-4
Copper	2	94.4	50	7-8
Lead	9	377	63	7-8
Mercury	6	0.733	0.18	3-4
Zinc	5	653	109	7-8
Analytes > RURR SCOs	Detections > RURR SCOs	Max Detection (mg/kg)	RURR SCOs (mg/kg)	Sample Depth of Max Detection (feet bgs)
Semi-Volatile Organic Compounds				
Benzo(a)anthracene	4	3.3	1	7-8
Benzo(a)pyrene	4	3.5	1	7-8
Benzo(b)fluoranthene	5	5	1	7-8
Dibenz(a,h)anthracene	2	0.48	0.33	7-8
Indeno(1,2,3-cd)pyrene	4	1.7	0.5	7-8
Metals				
Barium	1	631	400	7-8

Notes and Abbreviations:

UU SCOs = New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (6 NYCRR) Part 375 Unrestricted Use Soil Cleanup Objectives

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

Only compounds detected at concentrations above the noted SCOs are shown in the table

mg/kg = milligram per kilogram

bgs = below grade surface

Soil analytical data can be found in laboratory analytical reports L2438451 and L2438842, which can be found in Attachment 5 of the Limited Surface Investigation (LSI) Report

**Table D-2
Soil Vapor Summary**

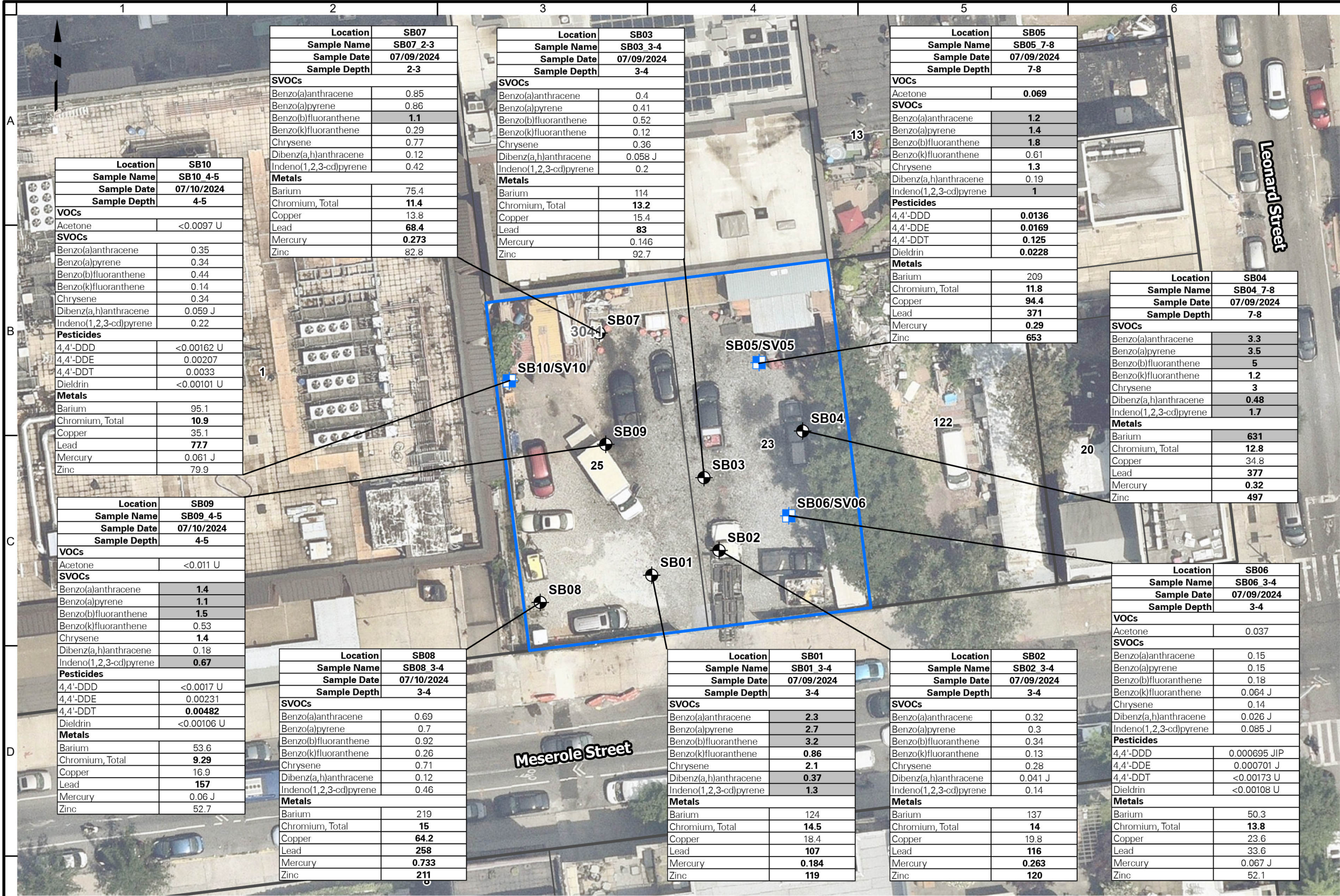
**Brownfield Cleanup Program (BCP) Application
67 Meserole Street
Brooklyn, New York
Langan Project No.: 170824801**

Analyte	Maximum Detected Concentration	Number of Detections
VOCs (ug/m3)		
1,1,1-Trichloroethane	1.23	1
1,1-Dichloroethane	1.02	1
1,2,4-Trimethylbenzene	115	4
1,3,5-Trimethylbenzene (Mesitylene)	32.2	3
1,3-Butadiene	98.4	3
2,2,4-Trimethylpentane	21.2	4
4-Ethyltoluene	22.1	3
Acetone	539	4
Benzene	45.4	4
Carbon Disulfide	141	3
Chloroethane	7.89	1
Chloroform	40.1	1
Chloromethane	4.96	3
Cis-1,2-Dichloroethene	11.2	1
Cyclohexane	25.5	3
Dichlorodifluoromethane	2.14	4
Ethanol	78.6	4
Ethylbenzene	53.4	3
Isopropanol	11.8	4
M,P-Xylene	208	4
Methyl Ethyl Ketone (2-Butanone)	65.2	4
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	7.17	2
Methylene Chloride	1.81	1
Naphthalene	11.8	3
n-Heptane	44.7	4
n-Hexane	88.8	4
o-Xylene (1,2-Dimethylbenzene)	87.7	4
Styrene	2.6	3
Tert-Butyl Alcohol	235	3
Tetrachloroethene (PCE)	45.6	3
Tetrahydrofuran	17.6	3
Toluene	152	4
Total 1,2-Dichloroethene (Cis and Trans)	14	1
Total Xylenes	296	4
Trans-1,2-Dichloroethene	2.85	1
Trichloroethene (TCE)	2.27	1
Trichlorofluoromethane	8.2	2
Vinyl Chloride	3.58	1

Notes and Abbreviations:

µg/m³ = micrograms per cubic meter

Soil vapor analytical data can be found in laboratory analytical report L2438858, which can be found in Attachment 5 of the Limited Surface Investigation (LSI) Report.



Legend

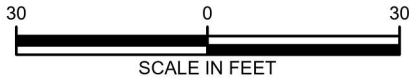
- Approximate Site Boundary
- Tax Block
- Tax Parcel
- 2024 Limited Subsurface Investigation Soil Boring Location
- 2024 Limited Subsurface Investigation Soil Boring and Soil Vapor Point Location

Analyte	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Restricted Use Residential SCOs
VOCs		
Acetone	0.05	100
SVOCs		
Benzo(a)anthracene	1	1
Benzo(a)pyrene	1	1
Benzo(b)fluoranthene	1	1
Benzo(k)fluoranthene	0.8	3.9
Chrysene	1	3.9
Dibenz(a,h)anthracene	0.33	0.33
Indeno(1,2,3-cd)pyrene	0.5	0.5
Pesticides		
4,4'-DDD	0.0033	13
4,4'-DDE	0.0033	8.9
4,4'-DDT	0.0033	7.9
Dieldrin	0.005	0.2
Metals		
Barium	350	400
Chromium, Total	1	110
Copper	50	270
Lead	63	400
Mercury	0.18	0.81
Zinc	109	10000

Summary:
10 - Result exceeds Unrestricted Use SCOs
10 - Result exceeds Restricted Use Residential SCOs

- Notes:
- Aerial imagery provided through Langan's subscription to Near Map, dated 06/18/2024.
 - Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use (UU) and Restricted Use Restricted-Residential (RURR) Soil Cleanup Objectives (SCO).
 - Criterion comparisons for 3- & 4-methylphenol (m&p cresol) are provided for reference. Promulgated SCOs are for 3-methylphenol (m-cresol) and 4-methylphenol (p-cresol).
 - The criteria comparison for total chromium is provided for reference. The promulgated SCO shown is for hexavalent chromium.
 - Results are shown in mg/kg (milligrams per kilogram)
 - VOCs - Volatile Organic Compounds
 - SVOCs - Semivolatile Organic Compounds

Qualifiers:
I - The lower value for the two columns has been reported due to obvious interference.
J - The analyte was detected above the method detection limit (MDL), but below the RL; therefore, the result is an estimated concentration.
P - The relative percent difference (RPD) between the results for the two columns exceeds the method-specified criteria.
U - The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.



LANGAN

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

360 West 31st Street, 8th Floor
New York, NY 10001

T: 212.479.5400 F: 212.479.5444 www.langan.com

Project

67 MESEROLE STREET

BLOCK No. 3041, LOT Nos. 23 & 25

BROOKLYN

NEW YORK

Figure Title

**SOIL SAMPLE
LOCATION AND
ANALYTICAL
RESULTS MAP**

Project No.

170824801

Date

8/28/2024

Scale

1"=30'

Drawn By

GS

Figure No.

D-1

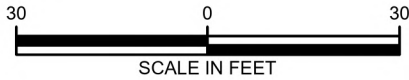


Legend

- 2024 Limited Subsurface Investigation
Soil Boring and Soil Vapor Point
Location
- Approximate Site Boundary
- Tax Block
- Tax Parcel

Notes:
1. Aerial imagery provided through Langan's subscription to Near Map, dated 06/18/2024.
2. Results are shown in ug/m³ (micrograms per cubic meter)
3. VOCs - Volatile Organic Compounds
4. Soil Vapor points were installed to about 5 feet below grade surface.

Qualifiers:
U - The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.



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Project

67 MESEROLE STREET

BLOCK No. 3041, LOT Nos. 23 & 25

BROOKLYN

NEW YORK

Figure Title

**SOIL VAPOR
SAMPLE LOCATION
AND ANALYTICAL
RESULTS MAP**

Project No.

170824801

Date

9/26/2024

Scale

1"=30'

Drawn By

GS

Figure No.

D-2

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 67 Meserole Street, identified on the Kings County Tax Map as Block 3041, Lots 23 and 25 (herein referred to as "the site"). A copy of the New York State Department of State Division of Corporations entity information for Montrose Meserole Owner LLC (herein referred to as the "Requestor") is included with this attachment.

The members of Montrose Meserole Owner LLC are:

David Schwartz

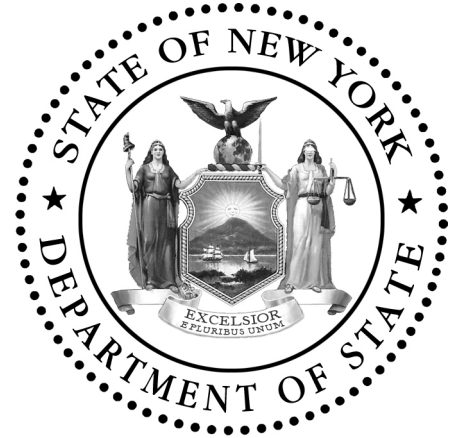
Martin Nussbaum

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

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 (67 Meserole A LLC, 67 Meserole B LLC, and 67 Meserole C 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 completed a Phase I Environmental Site Assessment (ESA) and Limited Subsurface Investigation (LSI) at the property. The LSI identified subsurface contamination at concentrations exceeding the applicable criteria for the intended future use. Based on this information, 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 15, 2024

67 Meserole A LLC, 67 Meserole B LLC
67 Meserole C 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
67 Meserole Street
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 67 Meserole Street in Brooklyn, New York ("the site"). The site is currently owned by 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 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 67 Meserole Street and comprises Brooklyn Tax Parcel Block 3041, Lots 23 and 25. The Requestor is not the current fee 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 the Two Trees Owners indicating that they have granted site access to the Requestor throughout the BCP is provided in Attachment E.

Property Owner and Contact Information

67 Meserole A LLC (51%)

67 Meserole B LLC (25%)

67 Meserole C LLC (24%)

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
No Limit Lifting and Logistics LLC	Occupant	41 Flatbush Avenue, Floor 1 and 2 Brooklyn, NY 11217 (646) 643-3666	None

Previous Site Owners

Deeds prior to 1970 were not available on the NYC DOF ACRIS website. Property transactions after 1967 are summarized in the table on the following page.

Date	Document Type	First Party	Second Party	Relationship to Owner
Lot 23				
5/1/1970	DEED	71-73 Meserole Street Realty Co	Saul Kaplan	None
8/27/1970	DEED	Saul Kaplan	NY Telephone Co	None
4/21/2016	DEED	Verizon New York Inc.	67 Meserole A LLC, 67 Meserole B LLC, and 67 Meserole C LLC	Current Owners
Lot 25				
6/20/1966	DEED	Samuel Feinberg	Liker Realty Corp	None
6/20/1966	DEED	Liker Realty Corp	67 Meserole Street Realty Co	None
5/1/1970	DEED	67 Meserole Realty Co	Saul Kaplan	None
8/27/1970	DEED	Saul Kaplan	NY Telephone Co	None
4/21/2016	DEED	Verizon New York Inc	67 Meserole A LLC, 67 Meserole B LLC, and 67 Meserole C LLC	Current Owners

Reference: Automated City Register Information System (ACRIS):

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

Previous Site Operators

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 and commercial purposes. New York Telephone Company (NYEX, now known as Verizon New York Inc.) purchased the site in 1970, demolished the former structures, and operated the site as a parking lot through 2016. Prior to its current use, the site was used as a materials storage and laydown area during construction of the northern-adjointing residential building (Block 3041, Lot 9).

Langan reviewed historical records including Sanborn® Fire Insurance Maps, City Directories, certificates of occupancy (CO), and an Environmental Data Resources (EDR)® radius map report that were included in the Phase I Environmental Site Assessment (ESA), dated 23 May 2024, prepared by Langan.

Historical operator information is listed below:

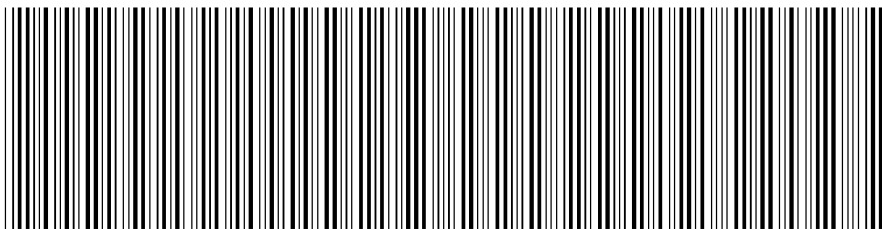
Operator Name/Site Use	Relationship to Property	Address and Phone Number	Relationship to Applicant
Residential and Retail Stores	Occupant (1887 to 1904)	67 Meserole Street (Phone Number Unknown)	None
Banquet Hall	Occupant (1904 to Unknown)	67 Meserole Street (Phone Number Unknown)	None
Residential	Occupant (1918 to 1970)	67 Meserole Street (Phone Number Unknown)	None
New York Telephone Company/Verizon/Bell Atlantic/Parking Lot	Occupant (1970 to 2016)	67 Meserole Street (Phone Number Unknown)	None
Vacant	(2016 to 2018)	67 Meserole Street (Phone Number Unknown)	None
No Limit Lifting and Logistics LLC	Occupant (2022 to Present)	67 Meserole Street (646) 643-3666	None

References:

1. 23 May 2024 Phase I ESA, prepared by Langan

**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.



2018122400130007002E0F13

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 8

Document ID: 2018122400130007

Document Date: 12-13-2018

Preparation Date: 12-26-2018

Document Type: ZONING LOT DESCRIPTION

Document Page Count: 6

PRESENTER:

KENSINGTON VANGUARD NATIONAL LAND SERVICES
39 W37TH STREET
TITLE NO. 837093(O-NY-CP-KV)A
NEW YORK, NY 10018
212-532-8686

RETURN TO:

KENSINGTON VANGUARD NATIONAL LAND SERVICES
39 WEST 37TH STREET, 3RD FLOOR
ATTN: BOB AUDETTE
NEW YORK, NY 10018

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	3041	23	Entire Lot	N/A MESEROLE STREET

Property Type: COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
BROOKLYN	3041	25	Entire Lot	N/A MESEROLE STREET

Property Type: COMMERCIAL REAL ESTATE

☒ Additional Properties on Continuation Page

CROSS REFERENCE DATA

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

PARTIES

PARTY ONE:

SCHOLES SENIOR HOUSING LIMITED PARTNERSHIP
C/O THE ARKER COMPANIES, 1044 NORTHERN BOULEVARD, 2ND FLOOR
ROSLYN, NY 11576

☒ 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: \$ 73.00

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 12-27-2018 11:24

City Register File No.(CRFN):

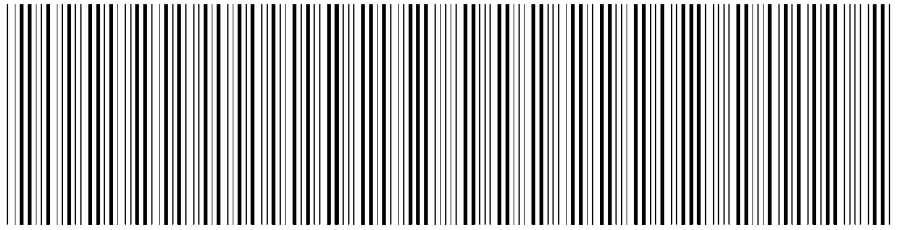
2018000425432



Annette McMill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2018122400130007002C0D93

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 8

Document ID: 2018122400130007

Document Date: 12-13-2018

Preparation Date: 12-26-2018

Document Type: ZONING LOT DESCRIPTION

PROPERTY DATA

Borough	Block Lot	Unit	Address
BROOKLYN	3041 9 Entire Lot		64 SCHOLLES STREET
Property Type: COMMERCIAL REAL ESTATE			

PARTIES

PARTY ONE:

SCHOLLES SENIOR HOUSING DEVELOPMENT FUND
COMPANY,
INC., C/O ALLIANCE FOR HOUSING, INC., 1044
NORTHERN BOULEVARD, 2ND FLOOR

837093

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

Scholes Senior Housing Limited Partnership c/o the Arker Companies, 1044 Northern Boulevard, 2nd Floor, Roslyn, NY 11576

And

Scholes Senior Housing Development Fund Company, Inc. c/o Alliance for Housing, Inc. 1044 Northern Boulevard, 2nd Floor, Roslyn, NY 11576

Applicant(s) for present and future permits pursuant to the Zoning Resolution of the City of New York, effective 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(s) 9, 23 & 25 in Block 3041 and is more particularly described as follows:

See Schedule A attached

The above-described zoning lot is presently owned by:

<u>Block</u>	<u>Tax Lot</u>	<u>Name</u>	<u>Address</u>
3041	9	Scholes Senior Housing Limited Partnership	c/o the Arker Companies 1044 Northern Boulevard, 2 nd Fl Roslyn, NY 11576
		And Scholes Senior Housing Development Fund Company, Inc.	c/o Alliance for Housing, Inc. 1044 Northern Boulevard, 2 nd Fl Roslyn, NY 11576
3041	23 & 25	67 Meserole A LLC, 67 Meserole B LLC & 67 Meserole C LLC, as Tenants in Common, as to their specific interests	67 Meserole Street Brooklyn, NY 11206

Schedule A Description

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

BEGINNING at a point on the southerly side of Scholes Street, distant 100 feet westerly from the corner formed by the intersection of the southerly side of Scholes with the westerly side of Leonard Street;

RUNNINGTHENCE southerly parallel with Leonard Street, 100 feet;

THENCE westerly parallel with Scholes Street, 100 feet;

THENCE northerly again parallel with Leonard Street, 100 feet to the southerly side of Scholes Street;

THENCE easterly along the southerly side of Scholes Street, 100 feet to the point or place of BEGINNING.

FOR INFORMATION ONLY:

The premises is known as 64 Scholes Street, Brooklyn, NY 11206
Block 3041 Lot: 9

The premises is formerly known as 64-66, 68 and 70 Scholes Street, Brooklyn, NY 11206
Block 3041 Lots: 9, 11 and 12

**SCHEDULE A
DESCRIPTION**

Block 3041 Lot 23

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

BEGINNING at a point on the northerly side of Meserole Street, distant 100 feet westerly from the corner formed by the intersection of the northerly side of Meserole Street and the westerly side of Leonard Street;

RUNNING THENCE northerly, parallel with Leonard Street, 100 feet;

THENCE westerly, parallel with Meserole Street, 50 feet;

THENCE southerly, again parallel with Leonard Street and part of the distance through a party wall, 100 feet to the northerly side of Meserole Street; and

THENCE easterly, along the northerly side of Meserole Street, 50 feet to the point or place of BEGINNING.

Block 3041 Lot 25

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

BEGINNING at a point on the northerly side of Meserole Street, distant 150 feet westerly from the corner formed by the intersection of the northerly side of Meserole Street with the westerly side of Leonard Street;

RUNNING THENCE northerly, parallel with Leonard Street, and part of the distance through a party wall, 100 feet;

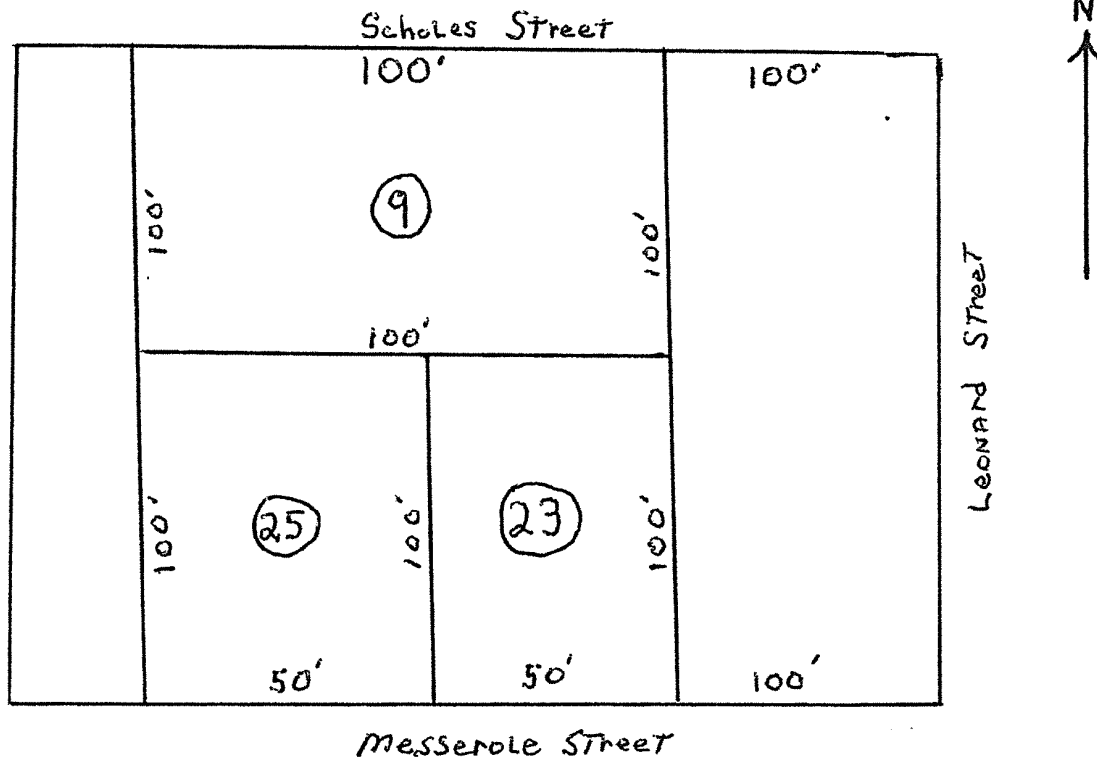
THENCE westerly, parallel with Meserole Street, 50 feet;

THENCE southerly, parallel with Lorimer Street, 100 feet to the northerly side of Meserole Street; and

THENCE easterly, along the northerly side of Meserole Street, 50 feet to the point or place of BEGINNING.

That the said premises are known as and by the street address: 64-70 Scholes Street & 67-69 Meserole Street, Brooklyn, NY as shown on the following diagram:

Block 3041



JAMES J. HUNTER
Notary Public, State of New York
No.01HU5005744
Qualified in Nassau County
Commission Expires December 14, 2022

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

99.00

EX

3041

23

THIS INDENTURE, made the 1st day of May, nineteen hundred and seventy
BETWEEN 71-73 MESEROLE STREET REALTY CO. a co-partnership consisting
of Jack Liker and Emanuel Baetich, having its principal place of
business at 731 Montgomery Street, Brooklyn, New York,

party of the first part, and SAUL KAPLAN, residing at 6 Ivy Street, Cedarhurst,
Long Island, N.Y.

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 northerly side of Meserole
Street distant 100 feet westerly from the corner formed by the
intersection of the northerly side of Meserole Street and the
westerly side of Leonard Street; running thence northerly parallel
with Leonard Street, 100 feet; thence westerly parallel with
Meserole Street, 50 feet; thence southerly again parallel with
Leonard Street and part of the distance through a party wall 100
feet to the northerly side of Meserole Street, and thence easterly
along the northerly side of Meserole Street, 50 feet to the point
or place of BEGINNING.

REAL ESTATE, STATE OF NEW YORK
RECORDED IN BOOK 10000
PAGE 10000
JUN 10 1970
AMLC

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 consid-
eration 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:

71-73 MESEROLE STREET REALTY CO.

Stanley Liker

By

Jack Liker
Emanuel Baetich

PARTNER

PARTNER

REEL 408 PAGE 1947

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

REEL 408 PAGE 1945

On this 1st day of May, 1970, before me personally came JACK LIKER AND EMANUEL BAETICH, to me known and known to me to be partners of 71-73 MESEROLE STREET REALTY CO., the firm described in, and which executed, the foregoing instrument and said JACK LIKER and EMANUEL BAETICH acknowledged that they executed the foregoing instrument for and in behalf of said firm.

Jacob H. Green
JACOB H. GREEN
Notary Public, State of New York
No. 41-6430223
Qualified in Queens County
Commission Expires March 30, 1972

to me known, who, being by me duly sworn, did depose and say that he resides at No.

whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he is the
of

that he knows

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.

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 COVENANTS, WARRANTIES AND CONDITIONS
TITLE No. 1309915
71-73 MESEROLE STREET REALTY CO.

SECTION 10
BLOCK 3041
LOT 23
COUNTY OR TOWN Kings

SAUL KAPLAN



RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

6:00 PM MAY -5 1970

44-570 64254

REC. FEE \$ 99

SST \$ 8.368

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

Victor M. Rivera
CITY REGISTRAR

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

REEL
432 PAGE 1851

THIS INDENTURE, made the 27th day of August, nineteen hundred and seventy
BETWEEN SAUL KAPLAN, residing at 6 Ivy Street, Cedarhurst, Long
Island, New York

in consideration
of \$3041

of 23 party of the first part, and NEW YORK TELEPHONE COMPANY, a domestic corporation
with principal office at 140 West Street, New York City

N. Y. STATE
TAX EXEMPT

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,

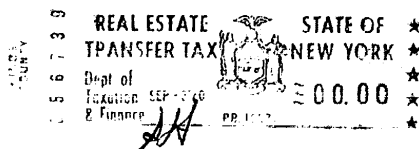
ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Meserole Street distant 100 feet westerly from the corner formed by the intersection of the northerly side of Meserole Street and the westerly side of Leonard Street; running thence northerly parallel with Leonard Street, 100 feet; thence westerly parallel with Meserole Street, 50 feet; thence southerly again parallel with Leonard Street and part of the distance through a party wall 100 feet to the northerly side of Meserole Street, and thence easterly along the northerly side of Meserole Street, 50 feet to the point or place of BEGINNING.

SAID PREMISES being known as 71-73 Meserole Street

TOGETHER with all stips and gores

SUBJECT to tenancies



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:

Saul Kaplan
SAUL KAPLAN

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 NEW YORK 231

On the 27 day of August 19 70, before me
personally came SAUL KAPLAN

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

DAVID E. DREXLER
NOTARY PUBLIC, STATE OF NEW YORK
No. 31-6100535
Qualified in New York County
Term Expires March 30, 1972

432 PAGE 1852

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

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

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. 1300 955

SAUL KAPLAN

TO

NEW YORK TELEPHONE COMPANY

SECTION 10
BLOCK 3041
LOT 23
COUNTY OR TOWN Kings

RETURN BY MAIL TO:

Please Record and Return to

CITY TITLE
INSURANCE COMPANY

153 Remsen St., Brooklyn, N. Y. 11201

NOT SUBJECT TO MGMT. PLAN

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

0.8
0.0

1978 SEP - 3 AM 10Z

769057 01-5--70 130694

569087 01-3-70 130695

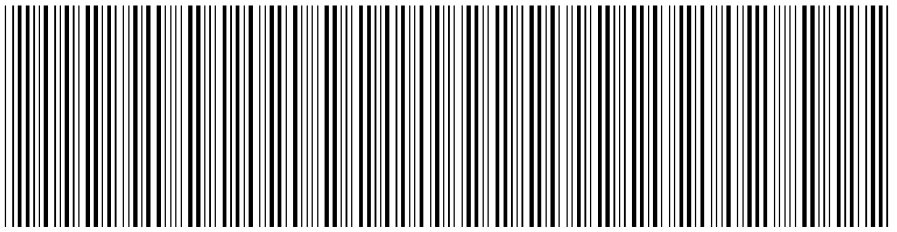
REC. IN
SST 2
RPT # 17056
INDEXED
MAR 1967

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

Victor M. Rivera
CITY REGISTER

**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.



2016042500997001001E2304

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 12

Document ID: 2016042500997001

Document Date: 04-21-2016

Preparation Date: 04-25-2016

Document Type: DEED

Document Page Count: 10

PRESENTER:

FIRST AMERICAN TITLE INSURANCE CO. NCS
666 THIRD AVENUE
3020-763857
NEW YORK, NY 10017
212-850-0644
JGAMBOA@FIRSTAM.COM

RETURN TO:

GOLDBERG WEPRIN FINKEL GOLDSTEIN LLP
1501 BROADWAY, 22ND FLOOR
NEW YORK, NY 10036

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	3041	9	Entire Lot	64 SCHOLLES STREET

Property Type: NON-RESIDENTIAL VACANT LAND

Borough	Block	Lot	Unit	Address
BROOKLYN	3041	11	Entire Lot	68 SCHOLLES STREET

Property Type: NON-RESIDENTIAL VACANT LAND

☒ Additional Properties on Continuation Page

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

VERIZON NEW YORK INC.
140 WEST STREET
NEW YORK, NY 10007

GRANTEE/BUYER:

67 MESEROLE A LLC
67 MESEROLE STREET
BROOKLYN, NY 11206

☒ 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:	\$	99.00
----------------	----	-------

Affidavit Fee:	\$	0.00
----------------	----	------

Filing Fee:

\$	250.00
----	--------

NYC Real Property Transfer Tax:

\$	410,812.50
----	------------

NYS Real Estate Transfer Tax:

\$	62,600.00
----	-----------

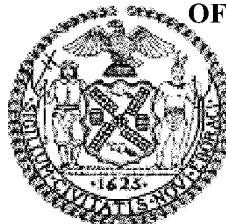
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 04-27-2016 08:56

City Register File No.(CRFN):

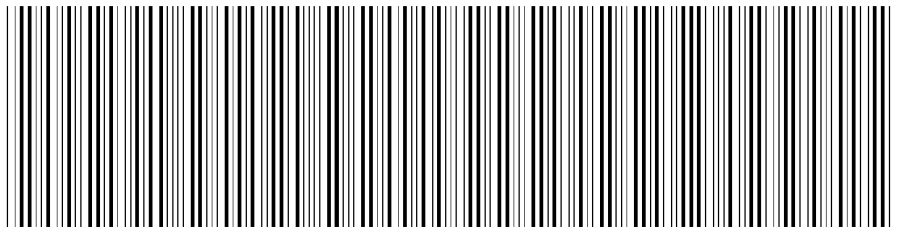
2016000145154



Annette McMill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2016042500997001001C2184

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 12

Document ID: 2016042500997001

Document Date: 04-21-2016

Preparation Date: 04-25-2016

Document Type: DEED

PROPERTY DATA

Borough	Block Lot	Unit	Address
BROOKLYN	3041 12 Entire Lot		70 SCHOLLES STREET
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
BROOKLYN	3041 23 Entire Lot		N/A MESEROLE STREET
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
BROOKLYN	3041 25 Entire Lot		N/A MESEROLE STREET
Property Type: NON-RESIDENTIAL VACANT LAND			

PARTIES

GRANTOR/SELLER:

NEW YORK TELEPHONE COMPANY
140 WEST STREET
NEW YORK, NY 10007

PARTIES

GRANTEE/BUYER:

67 MESEROLE B LLC
67 MESEROLE STREET
BROOKLYN, NY 11206

GRANTEE/BUYER:

MESEROLE C LLC
67 MESEROLE STREET
BROOKLYN, NY 11206

DEED

THIS INDENTURE made as of April 21, 2016 by and between VERIZON NEW YORK INC., a New York corporation formerly known as New York Telephone Company, having an office at 140 West Street, New York, New York 10007 ("Grantor") and 67 MESEROLE A LLC ("Meserole A"), 67 MESEROLE B LLC ("Meserole B") and 67 MESEROLE C LLC ("Meserole C"), as tenants in common, each a New York limited liability company, and each with an address at 67 Meserole Street, Brooklyn, NY 11206 (Meserole A, Meserole B, and Meserole C, collectively, "Grantee").

WITNESSETH, that Grantor, in consideration of ten dollars and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and release unto (i) Meserole A and its successors and assigns a 51% tenant in common interest in the premises described on Schedule A annexed hereto and made a part hereof (the "Premises"), (ii) Meserole B and its successors and assigns a 25% tenant in common interest in the Premises and (iii) Meserole C and its successors and assigns a 24% tenant in common interest in the Premises.

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

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

EXCEPTING AND RESERVING unto Grantor, its successors and assigns, forever, all the right, title and interest of Grantor, its successors and assigns, in and to all ducts, conduits, manholes, cables, wires, poles, fixtures, appurtenances and facilities for telecommunications purposes which may presently be located in, on, over, under and through the streets adjoining the Property, and further

EXCEPTING AND RESERVING unto Grantor, its successors and assigns, forever, the permanent and perpetual right, privilege, authority, easement and right of way to place, replace, construct, reconstruct, install, operate, use, repair, maintain, relocate and remove such ducts, conduits, manholes, cables, wires, poles, fixtures, appurtenances and facilities for telecommunications purposes as Grantor and its successors and assigns may from time to time deem necessary in, on, over, under and through the streets adjoining the Property; and further

EXCEPTING AND RESERVING unto Grantor, its successors and assigns, forever, the permanent and perpetual, exclusive easement in, on, under, through, upon, over and across a portion of the Property consisting of an area as more particularly described on Exhibit B (the "Easement Area") for the purposes of entering upon same from time to time, without notice, to install, construct, repair, replace, remove, operate,

Bk: 3041
Lots: 9, 11,
12, 23
and 25

maintain and use, such utilities as may be necessary or appropriate in the exclusive discretion and sole judgment of Grantor or its successors and assigns, together with free and unlimited access from and over all points of the Easement Area, for the full use, occupancy and enjoyment of the Easement Area.

BEING, (i) as to Lot 9, the same Premises described in the deed dated September 14, 1970 by Samuel W. Ingram, Jr. to Grantor, recorded September 18, 1970 in Reel 436 Page 122, (ii) as to Lot 11, the same Premises described in the deed dated September 14, 1970 by Samuel W. Ingram, Jr. to Grantor, recorded September 18, 1970 in Reel 436 Page 124, (iii) as to Lot 12, the same Premises described in the deed by Saul Kaplan to Grantor dated August 27, 1970 and recorded September 3, 1970 in Reel 432 page 1847, (iv) as to Lot 23, the same Premises described in the deed by Saul Kaplan to Grantor dated August 27, 1970 and recorded September 3, 1970 in Reel 432 page 1851 and (v) as to Lot 25, the same Premises described in the deed by Saul Kaplan to Grantor dated August 27, 1970 and recorded September 3, 1970 in Reel 432 page 1849.

TO HAVE AND TO HOLD the premises herein granted unto Grantee and Grantee's successors and assigns forever.

AND Grantor warrants that the Premises do not constitute all or substantially all of the assets of Grantor.

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

[signature page follows]

Section _____
Block 3041
Lots 9, 11, 12, 23 and 25
County Kings
Street Address:
64-70 Scholes Street and 67-73 Meserole
Street,
Brooklyn, New York

Return by Mail To:

Elizabeth Smith, Esq.
Goldberg Weprin Finkel Goldstein LLP
1501 Broadway, 22nd Floor
New York, New York 10036

**First American Title
Insurance Company**
666 Third Avenue 5th fl
New York, N.Y. 10017
Phone: (212) 922-9700
Fax: (212) 922-0881

EXHIBIT A



Title No. 3020-763857

SCHEDULE "A"

PARCEL I (FOR INFORMATION ONLY: BLOCK 3041 LOT 9)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF SCHOLLES STREET DISTANT ONE HUNDRED AND FIFTY (150) FEET WESTERLY FROM THE SOUTHWESTERLY CORNER OF SCHOLLES STREET AND LEONARD STREET,

RUNNING THENCE SOUTHERLY AND PARALLEL WITH LEONARD STREET, ONE HUNDRED (100) FEET;

THENCE WESTERLY AND PARALLEL WITH SCHOLLES STREET, FIFTY (50) FEET;

THENCE NORTHERLY AND AGAIN PARALLEL WITH LEONARD STREET, ONE HUNDRED (100) FEET TO THE SOUTHERLY SIDE OF SCHOLLES STREET, AND

THENCE EASTERLY ALONG THE SOUTHERLY SIDE OF SCHOLLES STREET, FIFTY (50) FEET TO THE POINT OR PLACE OF BEGINNING.

PARCEL II (FOR INFORMATION ONLY: BLOCK 3041 LOT 11)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF SCHOLLES STREET, DISTANT ONE HUNDRED TWENTY-FIVE (125) FEET WESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF SCHOLLES STREET WITH THE WESTERLY SIDE OF LEONARD STREET;

RUNNING THENCE SOUTHERLY PARALLEL WITH LEONARD STREET, ONE HUNDRED (100) FEET;

THENCE WESTERLY PARALLEL WITH SCHOLLES STREET TWENTY-FIVE (25) FEET;

THENCE NORTHERLY PARALLEL WITH LEONARD STREET ONE HUNDRED (100) FEET TO THE SOUTHERLY SIDE OF SCHOLLES STREET; AND

THENCE EASTERLY ALONG THE SOUTHERLY SIDE OF SCHOLLES STREET, TWENTY-FIVE (25) FEET TO THE POINT OR PLACE OF BEGINNING.

PARCEL III (FOR INFORMATION ONLY: BLOCK 3041 LOT 12)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

CONTINUED...



TITLE NO. 3020-763857
SCHEDULE "A" CONTINUED

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF SCHOLES STREET DISTANT 100 FEET WESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF SCHOLES STREET WITH THE WESTERLY SIDE OF LEONARD STREET;

RUNNING THENCE SOUTHERLY, PARALLEL WITH LEONARD STREET, 100 FEET;

THENCE WESTERLY, PARALLEL WITH SCHOLES STREET, 25 FEET;

THENCE NORTHERLY, AGAIN PARALLEL WITH LEONARD STREET, 100 FEET TO THE SOUTHERLY SIDE OF SCHOLES STREET; AND

THENCE EASTERLY, ALONG THE SOUTHERLY SIDE OF SCHOLES STREET, 25 FEET TO THE POINT OR PLACE OF BEGINNING.

PARCEL IV (FOR INFORMATION ONLY: BLOCK 3041 LOT 23)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF MESEROLE STREET DISTANT 100 FEET WESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF MESEROLE STREET AND THE WESTERLY SIDE OF LEONARD STREET;

RUNNING THENCE NORTHERLY PARALLEL WITH LEONARD STREET, 100 FEET;

THENCE WESTERLY PARALLEL WITH MESEROLE STREET, 50 FEET;

THENCE SOUTHERLY AGAIN PARALLEL WITH LEONARD STREET AND PART OF THE DISTANCE THROUGH A PARTY WALL 100 FEET TO THE NORTHERLY SIDE OF MESEROLE STREET, AND

THENCE EASTERLY ALONG THE NORTHERLY SIDE OF MESEROLE STREET, 50 FEET TO THE POINT OR PLACE OF BEGINNING.

PARCEL V (FOR INFORMATION ONLY: BLOCK 3041 LOT 25)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF MESEROLE STREET, DISTANT 150 FEET WESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF MESEROLE STREET WITH THE WESTERLY SIDE OF LEONARD STREET;

RUNNING THENCE NORTHERLY PARALLEL WITH LEONARD STREET, AND PART OF THE DISTANCE THROUGH A PARTY WALL 100 FEET;

THENCE WESTERLY PARALLEL WITH MESEROLE STREET, 50 FEET;

THENCE SOUTHERLY PARALLEL WITH LORIMER STREET, 100 FEET TO THE NORTHERLY SIDE OF MESEROLE STREET, AND

CONTINUED...



TITLE NO. 3020-763857
SCHEDULE "A" CONTINUED

THENCE EASTERLY ALONG THE NORTHERLY SIDE OF MESEROLE STREET, 50 FEET TO THE POINT OR PLACE OF BEGINNING.

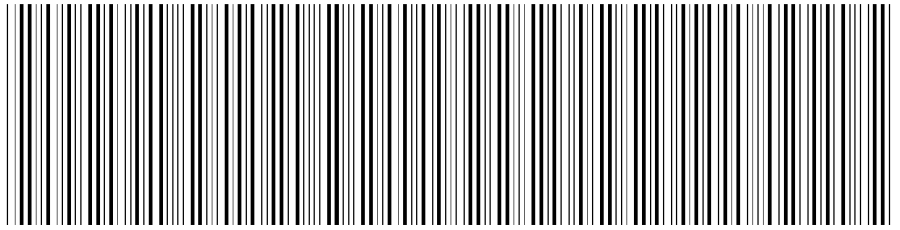
THE policy to be issued under this report will insure the title to such buildings and improvements erected on the premises, which by law constitute real property.

FOR CONVEYANCING ONLY: TOGETHER with all the right, title and interest of the party of the first part, of in and to the land lying in the street in front of and adjoining said premises.

EXHIBIT B

Phone (610) 438-5840 Fax (610) 438-0004

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



2016042500997001001SED85

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2016042500997001

Document Date: 04-21-2016

Preparation Date: 04-25-2016

Document Type: DEED

ASSOCIATED TAX FORM ID: 2016042000434

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING

2

RP - 5217 REAL PROPERTY TRANSFER REPORT

5



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: 3041 LOT: 9
- (2) Property Address: 64 SCHOLLES STREET, BROOKLYN, NY 11206
- (3) Owner's Name: 67 MESEROLE A LLC
- Additional Name: 67 MESEROLE 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)

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

DAVID WALINTAS, Manager

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES



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

Customer Registration Form for Water and Sewer Billing

Borough	Block	Lot	Street	City	State	Zip
BROOKLYN	3041	11	68 SCHOLLES STREET	NY	NY	11206
BROOKLYN	3041	12	70 SCHOLLES STREET	NY	NY	11206
BROOKLYN	3041	23	N/A MESEROLE STREET	NY	NY	11206
BROOKLYN	3041	25	N/A MESEROLE STREET	NY	NY	11206

201604200043410104

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 64 SCHOLLES STREET BROOKLYN 11206
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 67 MESEROLE A LLC
 LAST NAME / COMPANY FIRST NAME

67 MESEROLE 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 5 # of Parcels OR ☐ Part of a Parcel

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

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

Check the boxes below as they apply:

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

5. Deed Property Size X OR ACRES
 FRONT FEET DEPTH

8. Seller Name VERIZON NEW YORK INC.
 LAST NAME / COMPANY FIRST NAME

NEW YORK TELEPHONE COMPANY
 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 4 / 14 / 2016
 Month Day Year

11. Date of Sale / Transfer 4 / 21 / 2016
 Month Day Year

12. Full Sale Price \$ 1,565,000
 (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 G, 7 16. Total Assessed Value (of all parcels in transfer) 5,107,500
 5 1 0 7 5 0

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

BROOKLYN 3041 9

BROOKLYN 3041 11

BROOKLYN 3041 12

201604200043420104

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

4/21/16

DATE

BUYER'S ATTORNEY

BUYER SIGNATURE

67 MESEROLE STREET

LAST NAME

FIRST NAME

STREET NUMBER

STREET NAME (AFTER SALE)

AREA CODE

TELEPHONE NUMBER

BROOKLYN

NY

11206

BELDER - VERIZON NEW YORK INC.,

CITY OR TOWN

STATE

ZIP CODE

SELLER SIGNATURE

DATE

DAVID VALENTAS, manager

STEVEN D. COHEN,
AUTHORIZED SIGNATURE

RP - 5217 NYC

ATTACHMENT

Borough	Block	Lot
BROOKLYN	3041	23
BROOKLYN	3041	25

201604200043420104

Grantee (Buyer)

MESEROLE C LLC

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

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Grantor (Seller)

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Grantor (Seller)

FIRST NAME

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

201604200043420104

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

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Seller Signature

Date

Seller Signature

Date

Seller Signature

Date

2016042000434201

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

THIS INDENTURE, made the 20th day of June, nineteen hundred and sixty six
BETWEEN

SAMUEL FEINBERG,
residing at 1540 East 5th Street, Brooklyn, N. Y., as executor and
trustee, and Ruth Honig, residing at 9905-63rd Drive, Forest Hills,
N.Y. and Irving H. Feinberg residing at 1548 East 5th St., Brooklyn,
N. Y. as trustees
as executor of under the last will and testament of
BECKIE FEINBERG, late of
Brooklyn, Kings County, N. Y., deceased,
party of the first part, and

LIKER REALTY CORP., a domestic corporation,
having its principal office at 731 Montgomery Street,
Brooklyn, N. Y.

party of the second part,

WITNESSETH, that the party of the first part, by virtue of the power and authority given in and by said last
will and testament, and in consideration of Thirty Four Thousand

(\$34,000)

dollars,

paid by the party of the second part, does hereby grant and

release unto the party of the second part, the heirs or successors and assigns of the party of the second part
forever,

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

BEGINNING at a point on the northerly side of Meserole Street, distant
150 feet westerly from the corner formed by the intersection of the
northerly side of Meserole Street and the westerly side of Leonard
Street; running thence northerly parallel with Leonard Street and part
of the distance through a party wall, 100 feet; thence westerly parallel
with Meserole Street, 50 feet; thence southerly parallel with Leonard
Street, 100 feet to the northerly side of Meserole Street, thence east-
erly along the northerly side of Meserole Street, 50 feet to the point
or place of BEGINNING.

Said premises being known as and by the street number 67 Meserole
Street.

There has been executed and delivered simultaneously herewith
and intended to be recorded, a purchase money mortgage in the sum of
\$30,000, dated June 20th, 1966, made and executed by the vendee herein
to the vendor.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and
roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances,
and also all the estate which the said decedent had at the time of decedent's death in said premises, and also
the estate therein, which the party of the first part has or has power to convey or dispose of, whether individ-
ually, or by virtue of said will or otherwise; TO HAVE AND TO HOLD the premises herein granted unto
the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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

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

[Signature]

Samuel Feinberg
as executor and trustee

Ruth Honig
as trustee

Irving H. Feinberg
as trustee

under the last will and testament of BECKIE FEINBERG,
deceased, late of Kings County, N.Y.

STATE OF NEW YORK, COUNTY OF *Westchester*

On the *20th* day of *June*, 19*66*, before me personally came *Samuel Feinberg*

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

SAKON L. RUSH
Notary Public, State of New York
No. 31 - 8707085
Qualified in New York County

STATE OF NEW YORK, COUNTY OF *Westchester*

168 PAGE 129

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, 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.

Title No. *171121 13*

Samuel Feinberg
as executor *et al*

25119

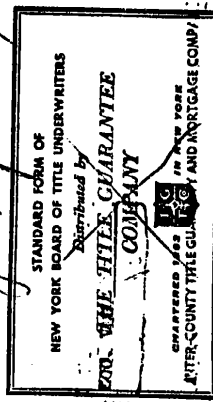
TO

Liker Realty Corp.,

Executor's Deed

The land affected by the within instrument lies in Section 10 in Block 3011-68 on the Land Map of the County of Kings
RECORDED AT REQUEST OF

EMANUEL BAETICH, Esq.
122 East 42nd Street
New York, N.Y. 10017



RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

22 PM 12 40 1966

2 100012 992266

RETURN RT # *11364*

TAX PAID

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

S. Michael Morris

CITY REGISTER

③

No
Documents
Required

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

THIS INDENTURE, made the 30th day of June, nineteen hundred and sixty six
BETWEEN

LIKER REALTY CORP., a domestic corporation,
having its principal place of business
at 731 Montgomery Street, Brooklyn, New York

party of the first part, and

67 MESEROLE STREET REALTY COMPANY,
a partnership, having its principal place of business
at 731 Montgomery Street, Brooklyn, N. Y.,

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 northerly side of Meserole Street, distant 150 feet westerly from the corner formed by the intersection of the northerly side of Meserole Street and the westerly side of Leonard Street; running thence northerly parallel with Leonard Street and part of the distance through a party wall, 100 feet; thence westerly parallel with Meserole Street, 50 feet; thence southerly parallel with Leonard Street, 100 feet to the northerly side of Meserole Street; thence easterly along the northerly side of Meserole Street, 50 feet to the point or place of BEGINNING.

"This conveyance has been made with the consent of the holders of at least two-thirds of the outstanding shares of the party of the first part entitled to vote thereon obtained at a meeting duly called."

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

Samuel Baitel



LIKER REALTY Corp

By: Jack Liker - Pres.

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,

REC. 168 PAGE 127
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 *New York*

On the 20 day of *June* 19 *66*, before me personally came *Joseph L. Liker*

to me known, who, being by me duly sworn, did depose and say that he resides at No. 731 *Kings Highway St*

that he is the *President* of *Liker 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 h/s 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 h name as witness thereto.

LEONARD L. ROSE
Notary Public, State of New York
No. 81 - 8707988
Qualified in New York County
Commission Expires March 30, 70

12
Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS
TITLE NO. *K71121*

25113
LIKER REALTY CORP
TO
2567 MESEROLE STREET REALTY COMPANY
a partnership



SECTION 10
BLOCK 3041
LOT 25
COUNTY OR TOWN KINGS

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

EMANUEL BAETICH, Esq.
122 EAST 42ND STREET
NEW YORK, N.Y. Zip No. 10017

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

sf

84 12 22 1966

06566 99-22-100

RETURN BY MAIL
11263

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

St. Michael Morris

CITY REGISTER

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

THIS INDENTURE, made the 1st day of May, nineteen hundred and seventy, BETWEEN 67 MESEROLE REALTY COMPANY (a co-partnership), consisting of Jack Liker and Stanley Liker, principal place of business at 731 Montgomery Street, Brooklyn, New York,

party of the first part, and SAUL KAPLAN, residing at 6 Ivy Street, Cedarhurst, Long Island, N.Y.

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 northerly side of Meserole Street, distant 150 feet westerly from the corner formed by the intersection of the northerly side of Meserole Street with the westerly side of Leonard Street; thence northerly parallel with Leonard Street, and part of the distance through a party wall 100 feet; thence westerly parallel with Meserole Street, 50 feet; thence southerly parallel with Lorimer Street, 100 feet to the northerly side of Meserole Street, and thence easterly along the northerly side of Meserole Street, 50 feet to the point or place of BEGINNING.

REAL ESTATE STATE OF
NEW YORK
203.00

Amk

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:

James B. Burt

67 MESEROLE REALTY COMPANY

By

Jack Liker

PARTNER

Stanley Liker

PARTNER

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

REEL 408 PAGE 1950

On this 1st day of May, 1970, before me personally came JACK LIKER and STANLEY LIKER, to me known and known to me to be partners of 67 MESEROLE REALTY COMPANY, the firm described in, and which executed, the foregoing instrument and said JACK LIKER and STANLEY LIKER acknowledged that they executed the foregoing instrument for and in behalf of said firm.

Jacob H. Green
JACOB H. GREEN
Notary Public, State of New York
No. 4-6439975
Qualified in Queens County
Commission Expires March 30, 1972

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 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.
On the _____ day of _____ 19____, before me personally came _____ 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
TITLE NO. *1300956*

67 MESEROLE REALTY COMPANY

TO

SAUL KAPLAN



NOT SUBJECT
TO MTCG LAY

SECTION 10
BLOCK 3041
LOT 25
COUNTY OR TOWN Kings

RETURN BY MAIL TO

Please Record and Return to
CITY TITLE
INSURANCE COMPANY

153 Remsen St., Brooklyn 11201, N. Y.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

1970 MAY -5 PM 2:55

1970 MAY -5 PM 2:55

09249

REC. FEE

SST \$

LOT #

8359

TAX 240

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

Victor M. Pirvica
CITY REGISTER

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

REEL 432 PAGE 1849

THIS INDENTURE, made the 27th day of August, nineteen hundred and seventy
BETWEEN SAUL KAPLAN, residing at 6 Ivy Street, Cedarhurst, Long
Island, New York

party of the first part, and NEW YORK TELEPHONE COMPANY, a domestic corporation
with principal office at 140 West Street, New York City

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 northerly side of Meserole Street, distant 150 feet westerly from the corner formed by the intersection of the northerly side of Meserole Street with the westerly side of Leonard Street; thence northerly parallel with Leonard Street, and part of the distance through a party wall 100 feet; thence westerly parallel with Meserole Street, 50 feet; thence southerly parallel with Lorimer Street, 100 feet to the northerly side of Meserole Street, and thence easterly along the northerly side of Meserole Street, 50 feet to the point or place of **BEGINNING**.

SAID PREMISES being known as #67 Meserole Street

TOGETHER with all strips and gores

SUBJECT to tenancies

8
5
1
5
5
REAL ESTATE
TRANSFER TAX
STATE OF
NEW YORK
Dept. of
Taxation
8 Figures
00.00

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:

SAUL KAPLAN

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 NEW YORK

On the 27th day of August 19 70, before me personally came SAUL KAPLAN

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

David E. Drexler
 DAVID E. DREXLER
 NOTARY PUBLIC, STATE OF NEW YORK
 No. 31-6100535
 Qualified in New York County
 Term Expires March 30, 1972

NEL 432 PAGE 1850

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.

1300.986

SAUL KAPLAN

TO

NEW YORK TELEPHONE COMPANY

SECTION 10
 BLOCK 3041
 LOT 25
 COUNTY OR TOWN Kings

REC. VER.

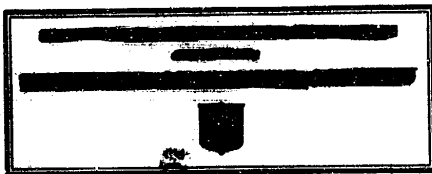
RETURN BY MAIL TO:

Please Record and Return to

CITY TITLE
INSURANCE COMPANY

153 Remsen St., Brooklyn, N. Y. 11201

FOR SUBJECT TO NYC TAX



RECEIVE THIS SPACE FOR USE OF RECORDING OFFICE

0.00

1970 SEP - 3

SS151

LP-3-70 130698

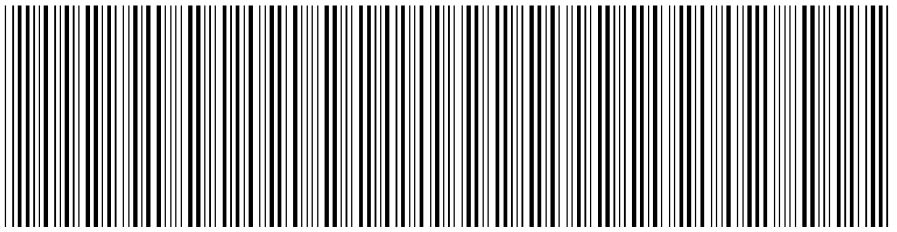
REC. FEE
 SST &
 RPT
 N. Y. STATE
 TAX EXEMPT
 17055
 OFFICE OF CITY REGISTER
 Kings County
 RECORDED
 Witness my hand
 and official seal

CITY REGISTER

Victor M. Rivera
 CITY REGISTER

**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.



2016042500997001001E2304

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 12

Document ID: 2016042500997001

Document Date: 04-21-2016

Preparation Date: 04-25-2016

Document Type: DEED

Document Page Count: 10

PRESENTER:

FIRST AMERICAN TITLE INSURANCE CO. NCS
666 THIRD AVENUE
3020-763857
NEW YORK, NY 10017
212-850-0644
JGAMBOA@FIRSTAM.COM

RETURN TO:

GOLDBERG WEPRIN FINKEL GOLDSTEIN LLP
1501 BROADWAY, 22ND FLOOR
NEW YORK, NY 10036

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	3041	9	Entire Lot	64 SCHOLLES STREET

Property Type: NON-RESIDENTIAL VACANT LAND

Borough	Block	Lot	Unit	Address
BROOKLYN	3041	11	Entire Lot	68 SCHOLLES STREET

Property Type: NON-RESIDENTIAL VACANT LAND

☒ Additional Properties on Continuation Page

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

VERIZON NEW YORK INC.
140 WEST STREET
NEW YORK, NY 10007

GRANTEE/BUYER:

67 MESEROLE A LLC
67 MESEROLE STREET
BROOKLYN, NY 11206

☒ Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage :

Mortgage Amount:	\$	0.00
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Taxable Mortgage Amount:	\$	0.00
--------------------------	----	------

Exemption:

TAXES: County (Basic):	\$	0.00
------------------------	----	------

City (Additional):	\$	0.00
--------------------	----	------

Spec (Additional):	\$	0.00
--------------------	----	------

TASF:	\$	0.00
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MTA:	\$	0.00
------	----	------

NYCTA:	\$	0.00
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Additional MRT:	\$	0.00
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TOTAL:	\$	0.00
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Recording Fee:	\$	99.00
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Affidavit Fee:	\$	0.00
----------------	----	------

Filing Fee:

\$	250.00
----	--------

NYC Real Property Transfer Tax:

\$	410,812.50
----	------------

NYS Real Estate Transfer Tax:

\$	62,600.00
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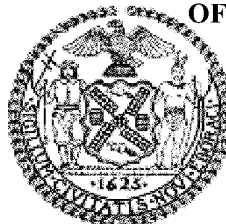
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 04-27-2016 08:56

City Register File No.(CRFN):

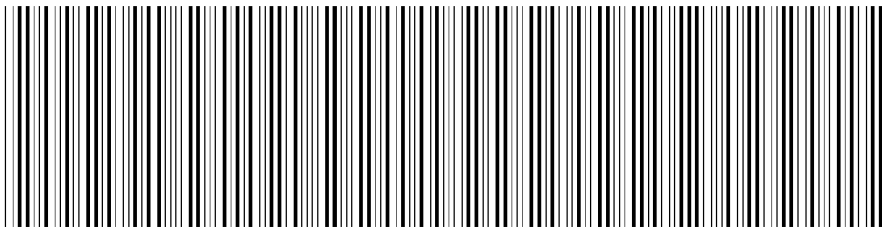
2016000145154



Annette McMill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2016042500997001001C2184

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 12

Document ID: 2016042500997001

Document Date: 04-21-2016

Preparation Date: 04-25-2016

Document Type: DEED

PROPERTY DATA

Borough	Block Lot	Unit	Address
BROOKLYN	3041 12 Entire Lot		70 SCHOLLES STREET
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
BROOKLYN	3041 23 Entire Lot		N/A MESEROLE STREET
Property Type: NON-RESIDENTIAL VACANT LAND			
Borough	Block Lot	Unit	Address
BROOKLYN	3041 25 Entire Lot		N/A MESEROLE STREET
Property Type: NON-RESIDENTIAL VACANT LAND			

PARTIES

GRANTOR/SELLER:

NEW YORK TELEPHONE COMPANY
140 WEST STREET
NEW YORK, NY 10007

PARTIES

GRANTEE/BUYER:

67 MESEROLE B LLC
67 MESEROLE STREET
BROOKLYN, NY 11206

GRANTEE/BUYER:

MESEROLE C LLC
67 MESEROLE STREET
BROOKLYN, NY 11206

DEED

THIS INDENTURE made as of April 21, 2016 by and between VERIZON NEW YORK INC., a New York corporation formerly known as New York Telephone Company, having an office at 140 West Street, New York, New York 10007 ("Grantor") and 67 MESEROLE A LLC ("Meserole A"), 67 MESEROLE B LLC ("Meserole B") and 67 MESEROLE C LLC ("Meserole C"), as tenants in common, each a New York limited liability company, and each with an address at 67 Meserole Street, Brooklyn, NY 11206 (Meserole A, Meserole B, and Meserole C, collectively, "Grantee").

WITNESSETH, that Grantor, in consideration of ten dollars and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and release unto (i) Meserole A and its successors and assigns a 51% tenant in common interest in the premises described on Schedule A annexed hereto and made a part hereof (the "Premises"), (ii) Meserole B and its successors and assigns a 25% tenant in common interest in the Premises and (iii) Meserole C and its successors and assigns a 24% tenant in common interest in the Premises.

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

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

EXCEPTING AND RESERVING unto Grantor, its successors and assigns, forever, all the right, title and interest of Grantor, its successors and assigns, in and to all ducts, conduits, manholes, cables, wires, poles, fixtures, appurtenances and facilities for telecommunications purposes which may presently be located in, on, over, under and through the streets adjoining the Property, and further

EXCEPTING AND RESERVING unto Grantor, its successors and assigns, forever, the permanent and perpetual right, privilege, authority, easement and right of way to place, replace, construct, reconstruct, install, operate, use, repair, maintain, relocate and remove such ducts, conduits, manholes, cables, wires, poles, fixtures, appurtenances and facilities for telecommunications purposes as Grantor and its successors and assigns may from time to time deem necessary in, on, over, under and through the streets adjoining the Property; and further

EXCEPTING AND RESERVING unto Grantor, its successors and assigns, forever, the permanent and perpetual, exclusive easement in, on, under, through, upon, over and across a portion of the Property consisting of an area as more particularly described on Exhibit B (the "Easement Area") for the purposes of entering upon same from time to time, without notice, to install, construct, repair, replace, remove, operate,

Bk: 3041
Lots: 9, 11,
12, 23
and 25

maintain and use, such utilities as may be necessary or appropriate in the exclusive discretion and sole judgment of Grantor or its successors and assigns, together with free and unlimited access from and over all points of the Easement Area, for the full use, occupancy and enjoyment of the Easement Area.

BEING, (i) as to Lot 9, the same Premises described in the deed dated September 14, 1970 by Samuel W. Ingram, Jr. to Grantor, recorded September 18, 1970 in Reel 436 Page 122, (ii) as to Lot 11, the same Premises described in the deed dated September 14, 1970 by Samuel W. Ingram, Jr. to Grantor, recorded September 18, 1970 in Reel 436 Page 124, (iii) as to Lot 12, the same Premises described in the deed by Saul Kaplan to Grantor dated August 27, 1970 and recorded September 3, 1970 in Reel 432 page 1847, (iv) as to Lot 23, the same Premises described in the deed by Saul Kaplan to Grantor dated August 27, 1970 and recorded September 3, 1970 in Reel 432 page 1851 and (v) as to Lot 25, the same Premises described in the deed by Saul Kaplan to Grantor dated August 27, 1970 and recorded September 3, 1970 in Reel 432 page 1849.

TO HAVE AND TO HOLD the premises herein granted unto Grantee and Grantee's successors and assigns forever.

AND Grantor warrants that the Premises do not constitute all or substantially all of the assets of Grantor.

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

[signature page follows]

Section _____
Block 3041
Lots 9, 11, 12, 23 and 25
County Kings
Street Address:
64-70 Scholes Street and 67-73 Meserole
Street,
Brooklyn, New York

Return by Mail To:

Elizabeth Smith, Esq.
Goldberg Weprin Finkel Goldstein LLP
1501 Broadway, 22nd Floor
New York, New York 10036

**First American Title
Insurance Company**
666 Third Avenue 5th fl
New York, N.Y. 10017
Phone: (212) 922-9700
Fax: (212) 922-0881

EXHIBIT A



Title No. 3020-763857

SCHEDULE "A"

PARCEL I (FOR INFORMATION ONLY: BLOCK 3041 LOT 9)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF SCHOLES STREET DISTANT ONE HUNDRED AND FIFTY (150) FEET WESTERLY FROM THE SOUTHWESTERLY CORNER OF SCHOLES STREET AND LEONARD STREET,

RUNNING THENCE SOUTHERLY AND PARALLEL WITH LEONARD STREET, ONE HUNDRED (100) FEET;

THENCE WESTERLY AND PARALLEL WITH SCHOLES STREET, FIFTY (50) FEET;

THENCE NORTHERLY AND AGAIN PARALLEL WITH LEONARD STREET, ONE HUNDRED (100) FEET TO THE SOUTHERLY SIDE OF SCHOLES STREET, AND

THENCE EASTERLY ALONG THE SOUTHERLY SIDE OF SCHOLES STREET, FIFTY (50) FEET TO THE POINT OR PLACE OF BEGINNING.

PARCEL II (FOR INFORMATION ONLY: BLOCK 3041 LOT 11)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF SCHOLES STREET, DISTANT ONE HUNDRED TWENTY-FIVE (125) FEET WESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF SCHOLES STREET WITH THE WESTERLY SIDE OF LEONARD STREET;

RUNNING THENCE SOUTHERLY PARALLEL WITH LEONARD STREET, ONE HUNDRED (100) FEET;

THENCE WESTERLY PARALLEL WITH SCHOLES STREET TWENTY-FIVE (25) FEET;

THENCE NORTHERLY PARALLEL WITH LEONARD STREET ONE HUNDRED (100) FEET TO THE SOUTHERLY SIDE OF SCHOLES STREET; AND

THENCE EASTERLY ALONG THE SOUTHERLY SIDE OF SCHOLES STREET, TWENTY-FIVE (25) FEET TO THE POINT OR PLACE OF BEGINNING.

PARCEL III (FOR INFORMATION ONLY: BLOCK 3041 LOT 12)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

CONTINUED...



TITLE NO. 3020-763857
SCHEDULE "A" CONTINUED

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF SCHOLES STREET DISTANT 100 FEET WESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF SCHOLES STREET WITH THE WESTERLY SIDE OF LEONARD STREET;

RUNNING THENCE SOUTHERLY, PARALLEL WITH LEONARD STREET, 100 FEET;

THENCE WESTERLY, PARALLEL WITH SCHOLES STREET, 25 FEET;

THENCE NORTHERLY, AGAIN PARALLEL WITH LEONARD STREET, 100 FEET TO THE SOUTHERLY SIDE OF SCHOLES STREET; AND

THENCE EASTERLY, ALONG THE SOUTHERLY SIDE OF SCHOLES STREET, 25 FEET TO THE POINT OR PLACE OF BEGINNING.

PARCEL IV (FOR INFORMATION ONLY: BLOCK 3041 LOT 23)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF MESEROLE STREET DISTANT 100 FEET WESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF MESEROLE STREET AND THE WESTERLY SIDE OF LEONARD STREET;

RUNNING THENCE NORTHERLY PARALLEL WITH LEONARD STREET, 100 FEET;

THENCE WESTERLY PARALLEL WITH MESEROLE STREET, 50 FEET;

THENCE SOUTHERLY AGAIN PARALLEL WITH LEONARD STREET AND PART OF THE DISTANCE THROUGH A PARTY WALL 100 FEET TO THE NORTHERLY SIDE OF MESEROLE STREET, AND

THENCE EASTERLY ALONG THE NORTHERLY SIDE OF MESEROLE STREET, 50 FEET TO THE POINT OR PLACE OF BEGINNING.

PARCEL V (FOR INFORMATION ONLY: BLOCK 3041 LOT 25)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF MESEROLE STREET, DISTANT 150 FEET WESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF MESEROLE STREET WITH THE WESTERLY SIDE OF LEONARD STREET;

RUNNING THENCE NORTHERLY PARALLEL WITH LEONARD STREET, AND PART OF THE DISTANCE THROUGH A PARTY WALL 100 FEET;

THENCE WESTERLY PARALLEL WITH MESEROLE STREET, 50 FEET;

THENCE SOUTHERLY PARALLEL WITH LORIMER STREET, 100 FEET TO THE NORTHERLY SIDE OF MESEROLE STREET, AND

CONTINUED...



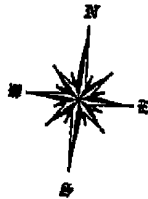
TITLE NO. 3020-763857
SCHEDULE "A" CONTINUED

THENCE EASTERLY ALONG THE NORTHERLY SIDE OF MESEROLE STREET, 50 FEET TO THE POINT OR PLACE OF BEGINNING.

THE policy to be issued under this report will insure the title to such buildings and improvements erected on the premises, which by law constitute real property.

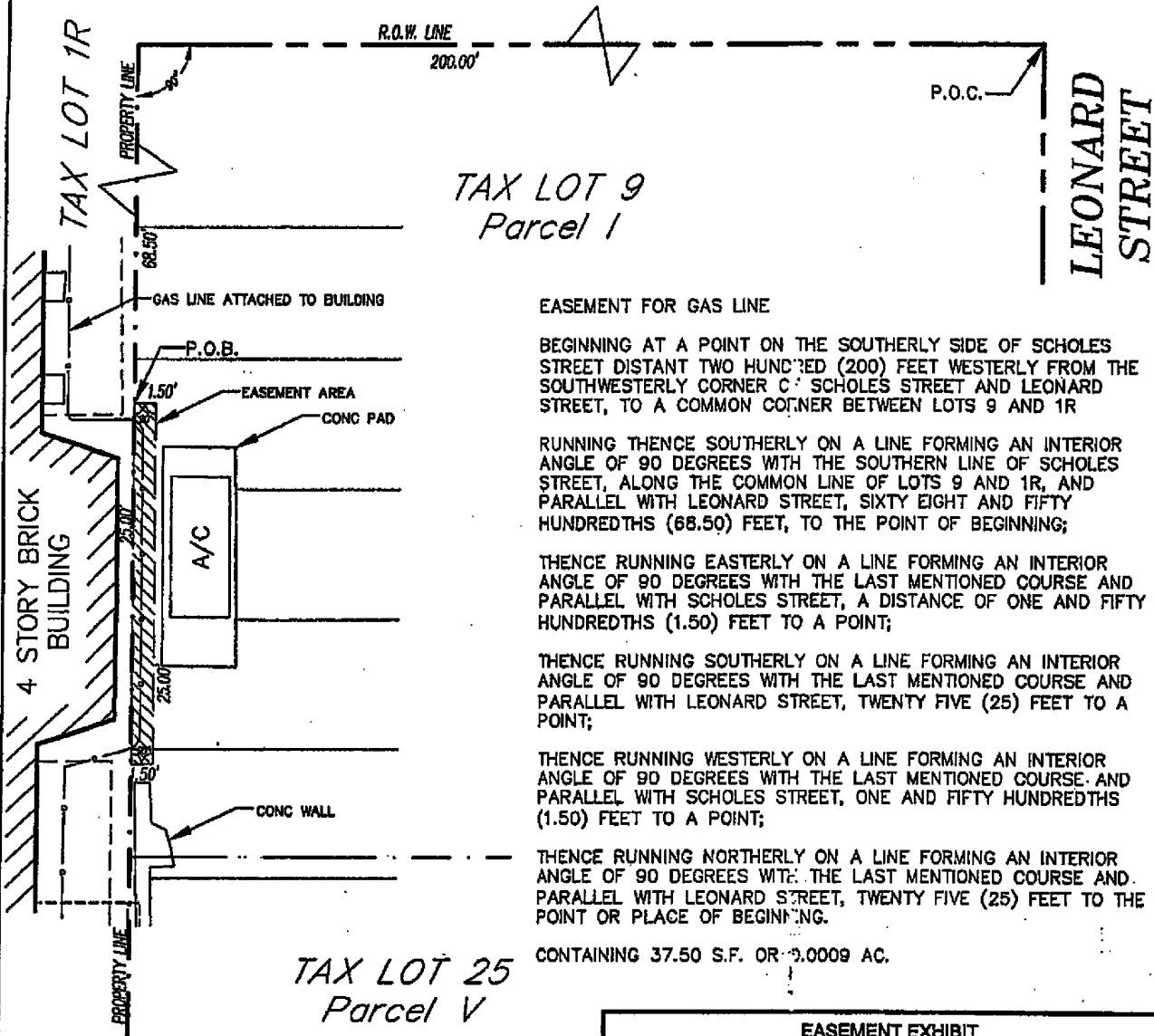
FOR CONVEYANCING ONLY: TOGETHER with all the right, title and interest of the party of the first part, of in and to the land lying in the street in front of and adjoining said premises.

EXHIBIT B



SCHOLES STREET

(60' WIDE PUBLIC R.O.W.)



EASEMENT FOR GAS LINE

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF SCHOLES STREET DISTANT TWO HUNDRED (200) FEET WESTERLY FROM THE SOUTHWESTERLY CORNER OF SCHOLES STREET AND LEONARD STREET, TO A COMMON CORNER BETWEEN LOTS 9 AND 1R

RUNNING THENCE SOUTHERLY ON A LINE FORMING AN INTERIOR ANGLE OF 90 DEGREES WITH THE SOUTHERN LINE OF SCHOLES STREET, ALONG THE COMMON LINE OF LOTS 9 AND 1R, AND PARALLEL WITH LEONARD STREET, SIXTY EIGHT AND FIFTY HUNDREDTHS (68.50) FEET, TO THE POINT OF BEGINNING;

THENCE RUNNING EASTERLY ON A LINE FORMING AN INTERIOR ANGLE OF 90 DEGREES WITH THE LAST MENTIONED COURSE AND PARALLEL WITH SCHOLES STREET, A DISTANCE OF ONE AND FIFTY HUNDREDTHS (1.50) FEET TO A POINT;

THENCE RUNNING SOUTHERLY ON A LINE FORMING AN INTERIOR ANGLE OF 90 DEGREES WITH THE LAST MENTIONED COURSE AND PARALLEL WITH LEONARD STREET, TWENTY FIVE (25) FEET TO A POINT;

THENCE RUNNING WESTERLY ON A LINE FORMING AN INTERIOR ANGLE OF 90 DEGREES WITH THE LAST MENTIONED COURSE AND PARALLEL WITH SCHOLES STREET, ONE AND FIFTY HUNDREDTHS (1.50) FEET TO A POINT;

THENCE RUNNING NORTHERLY ON A LINE FORMING AN INTERIOR ANGLE OF 90 DEGREES WITH THE LAST MENTIONED COURSE AND PARALLEL WITH LEONARD STREET, TWENTY FIVE (25) FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 37.50 S.F. OR 0.0009 AC.

EASEMENT EXHIBIT

SITE ADDRESS: 55 MESEROLE STREET
CITY OF BROOKLYN
KINGS COUNTY, STATE OF NEW YORK

CLIENT:

JOB NO: 4232 EASEMENT

FIRST ORDER, LLC

3701 WILLIAM PENN HIGHWAY
EASTON, PA 18045

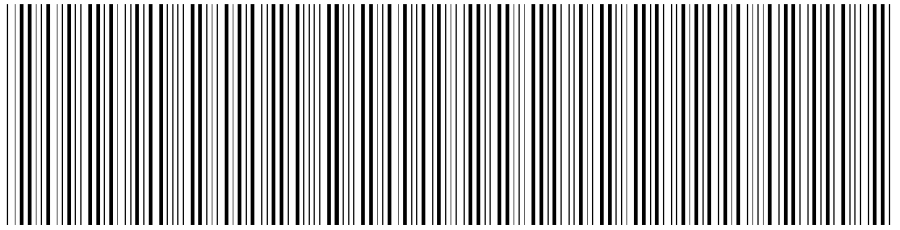
Phone (610) 438-5840 Fax (610) 438-0004

DATE: FEBRUARY 24, 2016

REVISIONS:

No.	DATE	DESCRIPTION

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



2016042500997001001SED85

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

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

2
5



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: 3041 LOT: 9
- (2) Property Address: 64 SCHOLLES STREET, BROOKLYN, NY 11206
- (3) Owner's Name: 67 MESEROLE A LLC
- Additional Name: 67 MESEROLE 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) 04/21/2016

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

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES



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

Customer Registration Form for Water and Sewer Billing

Borough	Block	Lot	Street	City	State	Zip
BROOKLYN	3041	11	68 SCHOLLES STREET	NY	NY	11206
BROOKLYN	3041	12	70 SCHOLLES STREET	NY	NY	11206
BROOKLYN	3041	23	N/A MESEROLE STREET	NY	NY	11206
BROOKLYN	3041	25	N/A MESEROLE STREET	NY	NY	11206

201604200043410104

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 64 SCHOLLES STREET BROOKLYN 11206
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 67 MESEROLE A LLC
 LAST NAME / COMPANY FIRST NAME

67 MESEROLE 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 5 # 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 X OR ACRES
 FRONT FEET DEPTH

Check the boxes below as they apply:

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

8. Seller Name VERIZON NEW YORK INC.
 LAST NAME / COMPANY FIRST NAME

NEW YORK TELEPHONE COMPANY
 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 4 / 14 / 2016
 Month Day Year

11. Date of Sale / Transfer 4 / 21 / 2016
 Month Day Year

12. Full Sale Price \$ 1,565,000
 (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 G, 7 16. Total Assessed Value (of all parcels in transfer) 5,107,500

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

BROOKLYN 3041 9

BROOKLYN 3041 11

BROOKLYN 3041 12

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

4/21/16

BUYER'S ATTORNEY

BUYER SIGNATURE

67 MESEROLE STREET

DATE

LAST NAME

FIRST NAME

STREET NUMBER

STREET NAME (AFTER SALE)

AREA CODE

TELEPHONE NUMBER

BROOKLYN

NY

11206

BELDER - VERIZON NEW YORK INC.,

CITY OR TOWN

STATE

ZIP CODE

SELLER SIGNATURE

DATE

DAVID VALENTAS, manager

STEVEN D. COHEN,
AUTHORIZED SIGNATURE

RP - 5217 NYC

ATTACHMENT

Borough	Block	Lot
BROOKLYN	3041	23
BROOKLYN	3041	25

201604200043420104

Grantee (Buyer)

MESEROLE C LLC

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

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

Grantee (Buyer)

FIRST NAME

LAST NAME / COMPANY

Grantor (Seller)

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LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

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

201604200043420104

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
Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date
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Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date

SELLERS

Seller Signature	Date
Seller Signature	Date
Seller Signature	Date
Seller Signature	Date
Seller Signature	Date
Seller Signature	Date
Seller Signature	Date
Seller Signature	Date
Seller Signature	Date
Seller Signature	Date
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Seller Signature	Date
Seller Signature	Date
Seller Signature	Date
Seller Signature	Date
Seller Signature	Date
Seller Signature	Date
Seller Signature	Date

2016042000434201

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

67 Meserole A LLC (51%)
67 Meserole B LLC (25%)
67 Meserole C LLC (24%)
45 Main Street
Brooklyn, New York 11201

Attn: Amish Patel
(718) 222-2500
amish@twotrees.com

Site operators include:

No Limit Lifting and Logistics LLC
41 Flatbush Avenue, Floor 1 & 2
Brooklyn, NY 11217
Attn: Donald Senese
(646) 643-3666
nl3llc@gmail.com

Adjacent properties include:

Verizon New York Inc.
48 Scholes Street
Brooklyn, NY 11206

Barings Affordable Housing Mortgage
Fund II LLC
1 Financial Plaza
Hartford, CT, 06103

Kantor Past LLC
77 Meserole Street
Brooklyn, NY 11206

80 Meserole NF LLC
111 Great Neck Road, Suite 408
Great Neck, NY 11021

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 is situated in an area that 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:

P.S. 250 George H. Lindsay
(about 425 feet southeast of the site)
Rodney Young, Principal
108 Montrose Avenue
Brooklyn, NY 11206
(718) 302-2314

United Community-Williamsburg Preschool
(about 0.2 miles east of the site)
No Contact Available
152 Manhattan Ave
Brooklyn, NY 11206
(718) 388-4298

Uncommon Williamsburg Elementary School
(about 0.2 miles southeast of the site)
Mallorie Bocachica, Principal
140 Montrose Ave
Brooklyn, NY 11206
(718) 489-0940

New York Nuggets
(about 0.3 miles northeast of the site)
No Contact Available
198 Graham Avenue
Brooklyn, NY 11206
(616) 808-6564

Graham Child Care Center
(about 0.3 miles northeast of the site)
No Contact Available

Bushwick United Early Learn
(about 0.3 miles northeast of the site)
No Contact Available

222 Graham Avenue
Brooklyn, NY 11206
(718) 387-9482

212 Graham Avenue
Brooklyn, NY 11206
(718) 443-0134

IS 49 W.J. Gaynor
(about 0.3 miles northeast of the site)
Claytisha Walden, Principal
223 Graham Avenue
Brooklyn, NY 11206
(407) 319-3961

School of Rock
(about 0.5 miles northeast 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 0.5 miles northeast of the site)
Holger Carrillo, Principal
850 Grand Street
Brooklyn, NY 11211
(718) 387- 2800

Progress High School for Professional
Careers
(about 0.5 miles northeast of the site)
Dr. Jasmine Peña, Principal
850 Grand Street
Brooklyn, NY 11211
(718) 387-0228

East Williamsburg Scholars Academy
(about 0.5 miles northeast of the site)
Rosemary Vega, Principal
850 Grand Street
Brooklyn, NY 11211
(718) 387-2800

P.S. 196 Ten Eyck
(about 0.4 miles east 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 0.4 miles east of the site)
Jeffery Merced, Principal
207 Bushwick Avenue
Brooklyn, NY 11206
(718) 456-8218

Creative Academy
(about 0.4 miles southeast of the site)
No Contact Available
228 Bushwick Avenue
Brooklyn, NY 11206
(347) 689-2222

P.S. 147 Isaac Remsen
(about 0.5 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 0.5 miles southeast of the site)
Catherine Mitchell, Principal
325 Bushwick Avenue
Brooklyn, NY 11206
(718) 387-5641

Lyons Community School
(about 0.1 miles northwest of the site)
Taeko Onishi, Principal
223 Graham Avenue
Brooklyn, NY 11206
(718) 782-0918

Brooklyn Arbor Elementary School
(about 0.4 miles northwest of the site)
No Contact Available
325 South 3rd Street
Brooklyn, NY 11211
(718) 963-0393

Yve's Daycare
(about 0.3 miles southeast of the site)
Yvelisse, Director
130 Humboldt Street Apt 3H
Brooklyn, NY 11206
(551) 239-8524

Teodora Rodriguez Group Family Day Care
(about 0.5 miles southeast of the site)
Teodora Rodriguez
130 Moore Street, Apt 4D
Brooklyn, NY 11206
(908) 495-7245

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

P.S. 257 John F. Hylan
(about 0.5 miles southeast of the site)
Melvin Martinez, Principal
60 Cook Street
Brooklyn, NY 11206
(718) 384-7128

Most Holy Trinity School
(about 0.2 miles southeast 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 southeast of the site)
No Contact Available
130 Boerum Street
Brooklyn, NY 11206
(718) 388-9338

The Baby Play Place Preschool
(about 0.1 miles southwest of the site)
Tiffany Taylor, Owner
25 Boerum Street, Suite 7S
Brooklyn, NY 11206
(347) 987-4905

Young Garden Day Care
(about 0.1 miles west of the site)
No Contact Available
11 Meserole Street
Brooklyn, NY 11206
(347) 987-4720

Stagg Street Center for Children

(about 0.1 miles north of the site)

No Contact Available

77 Stagg Street

Brooklyn, NY 11206

(718) 388-1395

Beginning with Children Charter School 2 –
Elementary School

(about 0.5 miles southwest of the site)

No contact available

215 Heyward Street

Brooklyn, NY 11206

(718) 302-7700

PS 380 John Wayne Elementary School

(about 0.5 miles southwest of the site)

Victoria Prinszano, Principal

370 Marcy Street,

Brooklyn, NY 11206

(718) 388-0607

IS 318 Eugenio Maria De Hostos

(about 0.3 miles south of the site)

Leander Windley, Principal

215 Heyward Street

Brooklyn, NY 11206

(718) 302-7600

PS 018 Edward Bush

(about 0.2 miles northeast of the site)

Victoria Garcia, Principal

101 Maujer Street

Brooklyn, NY 11206

(718) 387-3241

Nuestros Ninos Child Development Center

(about 0.2 miles west of the site)

No contact available

384 South 4th Street

Brooklyn, NY 11211

(718) 963-1555

Two by Two Childcare Academy

(about 0.4 miles northwest of the site)

Edie Gonzalez-Devonish, Educational
Director

418 Keap Street,

Brooklyn, NY 11211

(718) 388-5600

Small World Day Care Center

(about 0.4 miles northeast of the site)

No contact available

211 Ainslie Street

Brooklyn, NY 11211

(718) 963-0330

P.S. 196 Ten Eyk

(about 0.4 miles east of the site)

Janine Santaromita, Principal

207 Bushwick Avenue

Brooklyn, NY 11206

(718) 497-0139

Creative Academy

(0.4 miles southwest of the site)

No Contact Available

228 Bushwick Avenue

Brooklyn, New York 11206

(347) 689-2222

MS The Magnet School for Multimedia, Technology, and Urban Planning

(about 0.4 miles east of the site)

Brian Walsh, Principal

207 Bushwick Avenue

Brooklyn, NY 11206

(718) 456-8218

Item 7 - Document Repository

A signed letter from the local 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:	1PM – 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>

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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>

August 1, 2024

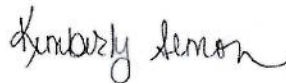
Marc Waldron – Managing Librarian
Brooklyn Public Library – Bushwick Branch
340 Bushwick Avenue
Brooklyn, NY 11206
(718) 602-1348

**Re: Brownfield Cleanup Program Application
67 Meserole Street
67 Meserole Street (Block 3041, Lots 23 and 25)
Brooklyn, New York 11206**

Mr. Waldron:

We represent Montrose Meserole Owner 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 Montrose Meserole Owner LLC in their cleanup of the 67 Meserole Street project under the NYSDEC BCP.



(Name)



(Title)



(Date)