

## Revised BCP Application – C Block

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## BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

### SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
  - a. one file in non-fillable PDF which includes a Table of Contents, the application form, and 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. \*OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.

**Please select only ONE submittal method – do NOT submit both via dropbox and ground mail.**

a. VIA SITE CONTROL DROPBOX:

- [Request an invitation](#) to upload files to the Site Control submittal dropbox.
- In the "Title" field, please include the following: "New BCP Application - *Proposed Site Name*".
- After uploading files, an automated email will be sent to the submitter's email address with a link to verify the status of the submission. Please do not send a separate email to confirm receipt.
- Application packages submitted through third-party file transfer services will not be accepted.

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, 12<sup>th</sup> Floor  
Albany, NY 12233-7020

**SITE NAME:** C Block

**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: \_\_\_\_\_

☒

Yes

☐

No



**BROWNFIELD CLEANUP PROGRAM (BCP)  
APPLICATION FORM**

BCP App Rev 16.1 – March 2025

**SECTION I: Property Information**

Refer to Attachment A

PROPOSED SITE NAME **C Block**

ADDRESS/LOCATION **21 Freeman Street (C1), 37 Freeman Street (C2), 209 West Street (C3)**

CITY/TOWN **Brooklyn**

ZIP CODE **11222**

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

COUNTY **Kings**

SITE SIZE (ACRES) **3.74**

LATITUDE

LONGITUDE

40° 44' 03.4" -73° 57' 37.8"

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. [Full List of Current and Proposed Tax Lots and RP-602 Application for Apportionment is included in Attachment A](#)

**ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.**

Parcel Address	Section	Block	Lot	Acreage
N/A West Street	3	2502	p/o 1	2.623
N/A West Street	3	2502	p/o 5	0.106
N/A West Street	3	2510	p/o 1	0.938

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 type="radio"/> Y	<input checked="" type="radio"/> N
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map)	<input checked="" type="radio"/> Y	<input type="radio"/> N
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See <a href="#">DEC's website</a> for more information) If yes, identify census tract: _____ Percentage of property in En-zone (check one): <input checked="" type="radio"/> 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input type="radio"/> 100%	<input type="radio"/> Y	<input checked="" type="radio"/> N
4. Is the project located within a disadvantaged community? See application instructions for additional information.	<input checked="" type="radio"/> Y	<input type="radio"/> N
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"/> Y	<input checked="" type="radio"/> N
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"/> Y	<input checked="" type="radio"/> N



SECTION I: Property Information (continued)		Refer to Attachment A	Y	N
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?			<input type="radio"/>	<input checked="" type="radio"/>
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.			<input type="radio"/>	<input checked="" type="radio"/>
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.			<input type="radio"/>	<input checked="" type="radio"/>
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____			<input type="radio"/>	<input checked="" type="radio"/>
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: _____			<input type="radio"/>	<input checked="" type="radio"/>
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information.  <div style="display: flex; justify-content: space-between;"> <div><u>Easement/Right-of-Way Holder</u></div> <div><u>Description</u></div> </div>			<input type="radio"/>	<input checked="" type="radio"/>
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information):  <div style="display: flex; justify-content: space-between;"> <div><u>Type</u></div> <div><u>Issuing Agency</u></div> <div><u>Description</u></div> </div>			<input type="radio"/>	<input checked="" type="radio"/>
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?			<input checked="" type="radio"/>	<input type="radio"/>
<b>Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.</b>				
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.			Y	N
			<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?			<input type="radio"/>	<input type="radio"/>
<b>NOTE:</b> 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.				
<b>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.</b>				
<b>Initials of each Requestor:</b> <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**

Refer to Attachment B

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

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 (Supplemental) ☐ 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

Beginning January 1, 2024, all work plans and reports submitted for the BCP shall address Green and Sustainable Remediation (GSR) and DER-31 (see [DER-31, Green Remediation](#)). Work plans, reports and design documents will need to be certified in accordance with DER-31.

5. Please provide a description of how Green and Sustainable Remediation will be evaluated and incorporated throughout the remedial phases of the project including Remedial Investigation, Remedial Design/Remedial Action, and Site Management and reporting efforts.

Is this information attached? ☒ Yes ☐ No

6. If the project is proposed to start at the remediation stage (Section 2, Item 1, above), a climate change screening or vulnerability assessment must have been completed. Is this attached?

☐ Yes ☒ No

**SECTION III: Ecological Concerns**

Refer to Attachment C

- |   | Y                                | N                                |
|---|----------------------------------|----------------------------------|
| 1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site?  | <input checked="" type="radio"/> | <input type="radio"/>            |
| 2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?  | <input type="radio"/>            | <input checked="" type="radio"/> |
| 3. Is/are there a/any Contaminant(s) of Ecological Concern?   | <input type="radio"/>            | <input checked="" type="radio"/> |
| If any of the conditions above exist, a Fish and Wildlife Resources Impact Analysis (FWRIA) Part I, as outlined in DER-10 Section 3.10.1, is required. The applicant may submit the FWRIA with the application or as part of the Remedial Investigation Report. |                                  |                                  |
| 4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application?  | N/A <input type="radio"/>        | <input checked="" type="radio"/> |

**SECTION IV: Land Use Factors****Refer to Attachment D**

1. What is the property's current municipal zoning designation? <u>R6, R8, and C2-4</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/>		
3. Current use (select all that apply): Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Recreational <input type="checkbox"/> Vacant <input checked="" type="checkbox"/>		
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?	<b>Y</b> <input checked="" type="radio"/>	<b>N</b> <input type="radio"/>
5. Reasonably anticipated post-remediation use (check all that apply): Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/>  If residential, does it qualify as single-family housing? N/A <input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	<input checked="" type="radio"/>	<input type="radio"/>
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
8. Do current and/or recent development patterns support the proposed use?	<input checked="" type="radio"/>	<input type="radio"/>
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"/>
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.	<input checked="" type="radio"/>	<input type="radio"/>

**SECTION V: Current and Historical Property Owner and Operator Information****Refer to Attachment E**

CURRENT OWNER Greenpoint Riverview Associates, LLC		
CONTACT NAME Anne Carson Blair		
ADDRESS 535 Madison Avenue		
CITY New York	STATE NY	ZIP CODE 10022
PHONE 212-310-9768	EMAIL acarsonblair@parktowergroup.com	
OWNERSHIP START DATE 05/26/2021		
CURRENT OPERATOR N/A		
CONTACT NAME N/A		
ADDRESS N/A		
CITY N/A	STATE N/A	ZIP CODE N/A
PHONE N/A	EMAIL N/A	
OPERATION START DATE N/A		

**SECTION VI: Property's Environmental History****Refer to Attachment F**

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 (***please submit information requested in this section in electronic format ONLY***):

- 1. Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard ([ASTM E1903](#)). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do NOT submit paper copies of ANY supporting documents.**
- 2. SAMPLING DATA:** Indicate (by selecting the options below) known contaminants and the media which are known to have been affected. Data summary tables should be included as an attachment, with laboratory reports referenced and included.

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chlorinated Solvents	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other VOCs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SVOCs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Metals	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input type="checkbox"/>	<input checked="" 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:

- 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

- Indicate Past Land Uses (check all that apply):

<input type="checkbox"/> Coal Gas Manufacturing	<input checked="" 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 type="checkbox"/> Unknown

Other: Coal, lumber yard, masonry materials storage (late 1800s to circa 2000). Vehicle parking and storage of construction materials and equipment (circa 2000 to February 2025).

SECTION VII: Requestor Information			Refer to Attachment G	
NAME GPLC HoldCo LLC; GPLC Member LLC; and GPLC Owner LLC				
ADDRESS 535 Madison Avenue				
CITY/TOWN New York		STATE NY	ZIP CODE 10022	
PHONE 212-310-9768		EMAIL acarsonblair@parktowergroup.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 <a href="#">NYS Department of State's Corporation &amp; Business Entity Database</a> . 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 <a href="#">DER-10: Technical Guidance for Site Investigation and Remediation</a> and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? <b>Documents that are not properly certified will not be approved under the BCP.</b>			<input checked="" type="radio"/>	<input type="radio"/>

SECTION VIII: Requestor Contact Information		
REQUESTOR'S REPRESENTATIVE Anne Carson Blair		
ADDRESS 535 Madison Avenue		
CITY New York	STATE NY	ZIP CODE 10022
PHONE 212-310-9768	EMAIL acarsonblair@parktowergroup.com	
REQUESTOR'S CONSULTANT (CONTACT NAME) Mimi Raygorodetsky		
COMPANY Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.		
ADDRESS 368 Ninth Avenue, 8th Floor		
CITY New York	STATE NY	ZIP CODE 10001
PHONE 212-479-5400	EMAIL mraygorodetsky@langan.com	
REQUESTOR'S ATTORNEY (CONTACT NAME) Michael Bogin		
COMPANY Sive, Paget & Riesel, PC		
ADDRESS 560 Lexington Avenue		
CITY New York	STATE NY	ZIP CODE 10022
PHONE (646) 378-7210	EMAIL mbogin@sprlaw.com	

**SECTION IX: 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 with supporting documentation.

	Y	N
1. Is the requestor applying for a fee waiver?	<input type="radio"/>	<input checked="" type="radio"/>
2. If yes, appropriate documentation 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 X: Requestor Eligibility**

Refer to Attachment H

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"/>
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting of 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"/>



**SECTION X: Requestor Eligibility (continued)**[Refer to Attachment H](#)

12. The requestor must certify that he/she/they is/are 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.

☐**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.**

13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?

☒ Yes☐ No☐ N/A

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

☐ Previous Owner ☐ Current Owner ☒ Potential/Future Purchaser ☐ Other: \_\_\_\_\_

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 XI: Property Eligibility Information		Refer to Attachment H	
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	Y	N	
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: _____			
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: _____			
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.  <div style="text-align: right;">N/A</div>			
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: _____			
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.			

SECTION XII: Site Contact List		Refer to Attachment I	
<p>To be considered complete, the application must include the Brownfield Site Contact List in accordance with <i>DER-23: Citizen Participation Handbook for Remedial Programs</i>. Please attach, at a minimum, the names and mailing addresses of the following:</p> <ul style="list-style-type: none"> <li>• The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.</li> <li>• Residents, owners, and occupants of the property and adjacent properties.</li> <li>• Local news media from which the community typically obtains information.</li> <li>• The public water supplier which services the area in which the property is located.</li> <li>• Any person who has requested to be placed on the contact list.</li> <li>• The administrator of any school or day care facility located on or near the property.</li> <li>• The location of a document repository for the project (e.g., local library). <b>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.</b> In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.</li> <li>• For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.</li> </ul>			



### SECTION XIII: 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 GPLC HoldCo 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: 6/17/25

Signature: Anne Carson Blair Digitally signed by Anne Carson Blair  
Date: 2025.06.17 14:45:30 -04'00'

Print Name: Anne Carson Blair

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

### SECTION XIII: 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 GPLC Member 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: 6/17/25

Signature: Anne Carson Blair Digitally signed by Anne Carson Blair  
Date: 2025.06.17 14:47:32 -04'00'

Print Name: Anne Carson Blair

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

### SECTION XIII: 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 GPLC 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: 6/17/25

Signature: Anne Carson Blair Digitally signed by Anne Carson Blair  
Date: 2025.06.17 14:48:45 -04'00'

Print Name: Anne Carson Blair

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

**FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY**

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

**BCP App Rev 16.1**

**Please respond to the questions below and provide additional information and/or documentation as required. Please refer to the application instructions.**

**Y**

**N**

1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?

☒☐

2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?

☒☐

3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?

☐☒

4. Is the property upside down or underutilized as defined below?

☐☐

Upside down

☐☒

Underutilized

☐☒

**From ECL 27-1405(31):**

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

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

375-3.2:

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

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

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

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

**Check appropriate box below:**

- ☐ Project is an Affordable Housing Project – regulatory agreement attached
- ☒ Project is planned as Affordable Housing, but agreement is not yet available
- ☐ 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.

**APPENDIX A**  
**PROPERTY INFORMATION**

## ATTACHMENT A

### SECTION I: PROPERTY INFORMATION

#### Item 1 – Metes and Bounds Description

The proposed New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) site is about 163,000 square feet ( $\pm 3.74$  acres) in area and located at 21 Freeman Street (proposed Building C1), 37 Freeman Street (proposed Building C2), and 209 West Street (proposed Building C3) in the Greenpoint neighborhood of Brooklyn, New York. The proposed BCP site is identified on the Brooklyn Borough Tax Map as Block 2502, part of (p/o) Lot 1 and p/o Lot 5, and Block 2510, p/o Lot 1 and p/o Lot 100.

*Site Coordinates (degrees/minutes/seconds):*

- Latitude: 40°44'03.4"
- Longitude: -73°57'37.8"

*Tax Lots Included in Site Boundary:*

Parcel Address	Section	Block	Lot	Acreage
N/A West Street	3	2502	p/o 1	2.623
N/A West Street	3	2502	p/o 5	0.106
N/A West Street	3	2510	p/o 1	0.938
N/A West Street	3	2510	p/o 100	0.073
<b>Total Acreage:</b>	<b>3.74</b>			

An RP-602 application for lot apportionment was filed with the New York City Department of Finance in February 2025. A copy of the application and exhibit is included with Attachment A.

#### Item 2 – Property and Tax Maps

**Figure A-1:** Site Location Map is the required United States Geological Survey (USGS) 7.5-minute quadrangle map showing the proposed brownfield property.

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

**Figure A-3:** Surrounding Land Use Map depicts the proposed brownfield site extent with surrounding land uses and adjacent property owners clearly identified.



**Figure A-4:** Tax Map provides a property base map that shows current tax lot boundaries, the approximate extent of the proposed brownfield site, and surrounding area.

**Figure A-5:** Disadvantaged Communities Map provides a property base map that shows location of the site with the Disadvantaged Community overlay developed by the Climate Justice Working Group.

The site does not conform to tax map metes and bounds. A survey exhibit and written description for the site is included with Attachment A.

#### Item 14 – Property Description Narrative

##### *Location*

The site is located at 21 Freeman Street (proposed Building C1), 37 Freeman Street (proposed Building C2), and 209 West Street (proposed Building C3) in the Greenpoint neighborhood of Brooklyn, New York and is identified on the Brooklyn Borough Tax Map as Block 2502, p/o Lot 1 and p/o Lot 5, and Block 2510, p/o Lot 1 and Lot 100. The site is about 163,000 square feet ( $\pm 3.74$  acres) in area and is bound by Greenpoint Landing Parcel D (Block 2472, Lots 2, 3, 4, 21 and 23, Block 2502, Lot 2 and part of Lot 5) to the north; West Street to the east, a parking lot to the south, and the East River to the west. The northern-adjointing property (Greenpoint Landing Parcel D) was enrolled in the New York City Office of Environmental Remediation (NYCOER) Voluntary Cleanup Program (VCP) as Site No. 19CVCP053K. The Greenpoint Landing Parcel D site received its Certificate of Completion in February 2023.

##### *Site Features*

The site is paved and vacant lot.

The 2023 USGS 7.5-minute quadrangle topographic map for Brooklyn depicts the site at an elevation of approximately 10 feet above mean sea level (msl). The general topographic gradient of the site is generally flat, and the surrounding properties slope gently towards the west. Based on available Langan surveys, the elevation of the site ranges from about el. 12 NAVD88 at West Street to about el. 7 NAVD88 at shoreline of the East River.

##### *Current Zoning and Land Use*

According to the New York City Planning Commission Zoning Map 12c, the site is located within R6, R8, and C2-4 zoning districts. Zoning district R6 is a residential district that includes a diverse mix of building types and heights, including large-scale developments in built-up areas of medium density. Zoning district R8 is a residential district that includes apartment buildings ranging from

mid-rise to taller buildings set back from the street on large zoning lots. Zoning district C2-4 is classified as an area with a commercial overlay mapped within residential districts. A copy of the zoning map is included in Attachment C.

Land use within a half-mile radius of the site is urban and includes residential, commercial, industrial and institutional uses, and parks. The nearest ecological receptors are the East River (located adjoining to the west of the site) and Newtown Creek (located about 0.2 miles north/northeast of the site).

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

### *Past Use of the Site*

Historical maps from the mid to late 1800s show the original shoreline of the East River crossed the site in a northeast-southwest orientation originating from a point near the present-day intersection of Eagle Street and West Street and extending out a point near the westernmost boundary of the site. This finding indicates about half or two-thirds of the site lies entirely on reclaimed land, a result of historical filling activities.

A review of historical records indicates the site was located in a densely developed urban area characterized by commercial, residential, and industrial uses since at least the 1890s.

Coal, lumber, and masonry material storage were the primary uses of the site for more than 100 years from the late 1800s until circa 2000. In 1916, the southeastern part of the site was occupied by a manufacturing and packing facility. The Newton Creek Corporation occupied part of the site in 1922, and Newtown Creek Coal and Coke Co. Inc. occupied part of the site in 1928. Parts of the site appeared to have been vacant between 1916 through the 1940s. The site was again used for lumber storage from the early 1950s to circa 2000. The site has been used by various commercial and industrial tenants since the early 2000s (including Bay Crane) for parking and storage of construction materials and equipment).

Potential sources of contamination include non-native fill from unknown sources and historical industrial land uses (i.e., coal/lumber yard).

### *Site Geology and Hydrogeology*

According to the Remedial Investigation (RI) completed by Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology D.P.C. (Langan) in 2022, the site is underlain by non-native fill, predominantly consisting of tannish brown to black fine-grained sand with varying amounts of gravel, silt, clay, brick, asphalt, concrete, glass, coal, coal ash, slag, wood, mortar, ceramics, organics, and shell fragments encountered from site grade to depths ranging from

about 7 to 19 feet below grade surface (bgs). Non-native fill was underlain by native soil composed of glacial outwash deposits (tannish brown to dark grey sand with varying amounts silt, clay, gravel, mica, and shells). Bedrock was not encountered during this RI or during previous environmental site investigations. Bedrock was encountered during a geotechnical investigation at the site at between about 55 to 108 feet bgs.

Groundwater was observed between 5.64 and 9.50 feet bgs and groundwater elevations ranged from elevation [el] 0.20 to 2.92 NAVD88 in monitoring wells installed across the site. The draft RI indicates that groundwater flow is to the west towards the East River.

### Environmental Assessment

Based on the findings of the RI, the known primary contaminants of concern include petroleum-related volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), and metals in soil and/or groundwater; and chlorinated volatile organic compounds (CVOCs) in soil vapor. Further detail regarding documented soil, groundwater, and soil vapor contamination is provided below.

**Soil:** VOCs, including acetone (maximum concentration 0.22 milligrams per kilogram [mg/kg], benzene (max. 2.9 mg/kg), naphthalene (max. 39 mg/kg), toluene (max. 5.1 mg/kg), total xylenes (max. 5.7 mg/kg), were detected at concentrations exceeding Title 6 of the New York Codes, Rules and Regulations (NYCRR) Part 375 Unrestricted Use (UU) and/or Protection of Groundwater (PGW) Soil Cleanup Objectives (SCO). VOC concentrations did not exceed Restricted Use Restricted-Residential (RURR) SCOs.

SVOCs, including 2-methylphenol (o-cresol) (max. 1.7 mg/kg), 3 & 4 methylphenol (m&p cresol) (max. 4.7 mg/kg), acenaphthene (max. 58 mg/kg), anthracene (max. 150 mg/kg), benzo(a)anthracene (max. 230 mg/kg), benzo(a)pyrene (max. 230 mg/kg), benzo(b)fluoranthene (max. 250 mg/kg), benzo(k)fluoranthene (max. 32 mg/kg), chrysene (max. 190 mg/kg), dibenz(a,h)anthracene (max. 31 mg/kg), dibenzofuran (max. 48 mg/kg), fluoranthrene (max. 480 mg/kg), fluorene (max. 38 mg/kg), indeno(1,2,3-cd)pyrene (max. 130 mg/kg), naphthalene (max. 72 mg/kg), phenanthrene (max. 470 mg/kg), phenol (max. 2.4 mg/kg), pyrene and (max. 400 mg/kg), were detected at concentrations exceeding NYCRR Part 375 UU, RURR, and/or PGW SCOs.

Pesticides, including 4,4'-DDD (max. 0.492 mg/kg), 4,4'-DDE (max. 0.261 mg/kg), and 4,4'-DDT (max. 0.188 mg/kg), were detected at concentrations exceeding NYCRR Part 375 UU SCOs. Pesticide concentrations did not exceed RURR and PGW SCOs.

PCBs (max. 3.25 mg/kg) were detected at concentrations exceeding NYCRR Part 375 UU, RURR,

and/or PGW SCOs.

Metals, including arsenic (max. 180 mg/kg), barium (max. 552 mg/kg), cadmium (max. 54.9 mg/kg), chromium, trivalent (max. 73 mg/kg), copper (max. 346 mg/kg), lead (max. 1,310 mg/kg), mercury (1.61 mg/kg), nickel (200 mg/kg), selenium (max. 6.28 mg/kg), and zinc (max. 19,200 mg/kg), were detected at concentrations exceeding NYCRR Part 375 UU, RURR, and/or PGW SCOs.

**Groundwater:** Total SVOCs, including benzo(a)anthracene (max. 1.4 µg/L), benzo(a)pyrene (1.2 µg/L), benzo(b)fluoranthene (max. 2 µg/L), benzo(k)fluoranthene (max. 0.67 µg/L), chrysene (1.4 µg/L), and indeno(1,2,3-cd)pyrene (1.3 µg/L), were detected in groundwater at concentrations above the NYSDEC Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Drinking Water (Class GA) (collectively referred to as "NYSDEC SGVs") in groundwater samples collected across the site.

Dissolved SVOCs, including benzo(b)fluoranthene (max. 0.02 µg/L), benzo(k)fluoranthene (max. 0.01 µg/L), chrysene (0.02 µg/L), indeno(1,2,3-cd)pyrene (0.01 µg/L), and phenol (max. 46 µg/L), were detected in groundwater at concentrations above the NYSDEC SGVs in groundwater samples collected across the site.

Total, metals including iron (48,200 µg/L), lead (32.89 µg/L), magnesium (32.89 µg/L), manganese (max. 4,344 µg/L), and sodium (max. 8,020,000 µg/L), were detected in groundwater at concentrations above the NYSDEC SGVs in groundwater samples collected across the site.

Dissolved metals, including iron (44,000 µg/L), magnesium (1,010,000 µg/L), manganese (max. 4,470 µg/L), sodium (max. 8,260,000 µg/L), and thallium (max. 3.2 µg/L), were detected in groundwater at concentrations above the NYSDEC SGVs in groundwater samples collected across the site.

Emerging contaminants (PFAS), including perfluorooctanesulfonic acid (PFOS) (0.037 µg/L) and perfluorooctanoic acid (PFOA) (0.0675 µg/L), were detected in groundwater at concentrations above the NYSDEC SGVs in groundwater samples collected across the site.

**Soil Vapor:** Petroleum and chlorinated VOCs were detected in soil vapor samples. Total VOCs detected in soil vapor samples ranged between 1.79 micrograms per cubic meter (µg/m<sup>3</sup>) in SV04 located in the northern part of the site to 4,230 µg/m<sup>3</sup> in SV05 located in the southern part of the site.

May 14, 2025  
170229030

**WRITTEN DESCRIPTION  
PROPOSED BROWNFIELD CLEANUP  
PROGRAM SITE BOUNDARY  
IN THE BOROUGH OF BROOKLYN, KINGS COUNTY  
CITY AND STATE OF NEW YORK**

---

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

BEGINNING at a point on the westerly side of West Street (mapped 60 feet wide), distant 60.07 feet southerly from the intersection of said westerly side of West Street with the westerly prolongation of the northerly side of Eagle Street (mapped 60 feet wide), said point being the POINT or PLACE of BEGINNING; and running thence

Southerly, along said westerly side of West Street, a distance of 260.31 feet to a point along the southerly side of Freeman Street (as mapped); thence

Westerly, along said southerly side of Freeman Street (as mapped), forming an interior angle of  $90^{\circ}00'00''$  with the previous course, a distance of 294.06 feet to a point; thence

Westerly, along a curve to the left having an arc length of 127.12 feet, a radius of 45.00 feet, and a central angle of  $161^{\circ}51'13''$  and being subtended by a chord which forms an interior angle of  $180^{\circ}00'00''$  with the previous course, a chord length distance of 88.87 feet to a point along the southerly side of Freeman Street (as mapped); thence

Westerly, along said southerly side of Freeman Street (as mapped), forming an interior angle of  $180^{\circ}00'00''$  with the previous course, a distance of 215.46 feet to a point; thence

Southerly, forming an interior angle of  $261^{\circ}43'59''$  with the previous course, a distance of 16.53 feet to a point; thence

Southerly, forming an interior angle of  $183^{\circ}16'24''$  with the previous course, a distance of 24.97 feet to a point; thence

Southerly, forming an interior angle of  $180^{\circ}19'26''$  with the previous course, a distance of 6.91 feet to a point; thence

Southerly, forming an interior angle of  $181^{\circ}39'47''$  with the previous course, a distance of 28.57 feet to a point; thence

Westerly, forming an interior angle of  $93^{\circ}00'25''$  with the previous course, a distance of 41.95 feet to a point along the United States Bulkhead Line; thence

Northerly along said United States Bulkhead Line, forming an interior angle of  $85^{\circ}00'19''$  with the previous course, a distance of 137.25 feet to a point; thence

Northerly still along said United States Bulkhead Line forming an interior angle of  $158^{\circ}55'02''$  with the previous course, a distance of 206.36 feet to a point; thence

Easterly, forming an interior angle of  $90^{\circ}00'00''$  with the previous course, a distance of 14.31 feet to a point; thence

Northerly, forming an interior angle of  $270^{\circ}00'00''$  with the previous course, a distance of 40.25 feet to a point; thence

Easterly, forming an interior angle of  $116^{\circ}04'39''$  with the previous course, a distance of 69.53 feet to a point; thence

Northerly, forming an interior angle of  $237^{\circ}17'57''$  with the previous course, a distance of 17.90 feet to a point along the centerline of Eagle Street (as mapped); thence

Easterly along said centerline of Eagle Street (as mapped), forming an interior angle of  $122^{\circ}42'03''$  with the previous course, a distance of 111.63 feet to a point; thence

Southerly, forming an interior angle of  $90^{\circ}00'00''$  with the previous course, a distance of 30.035 feet to a point; thence

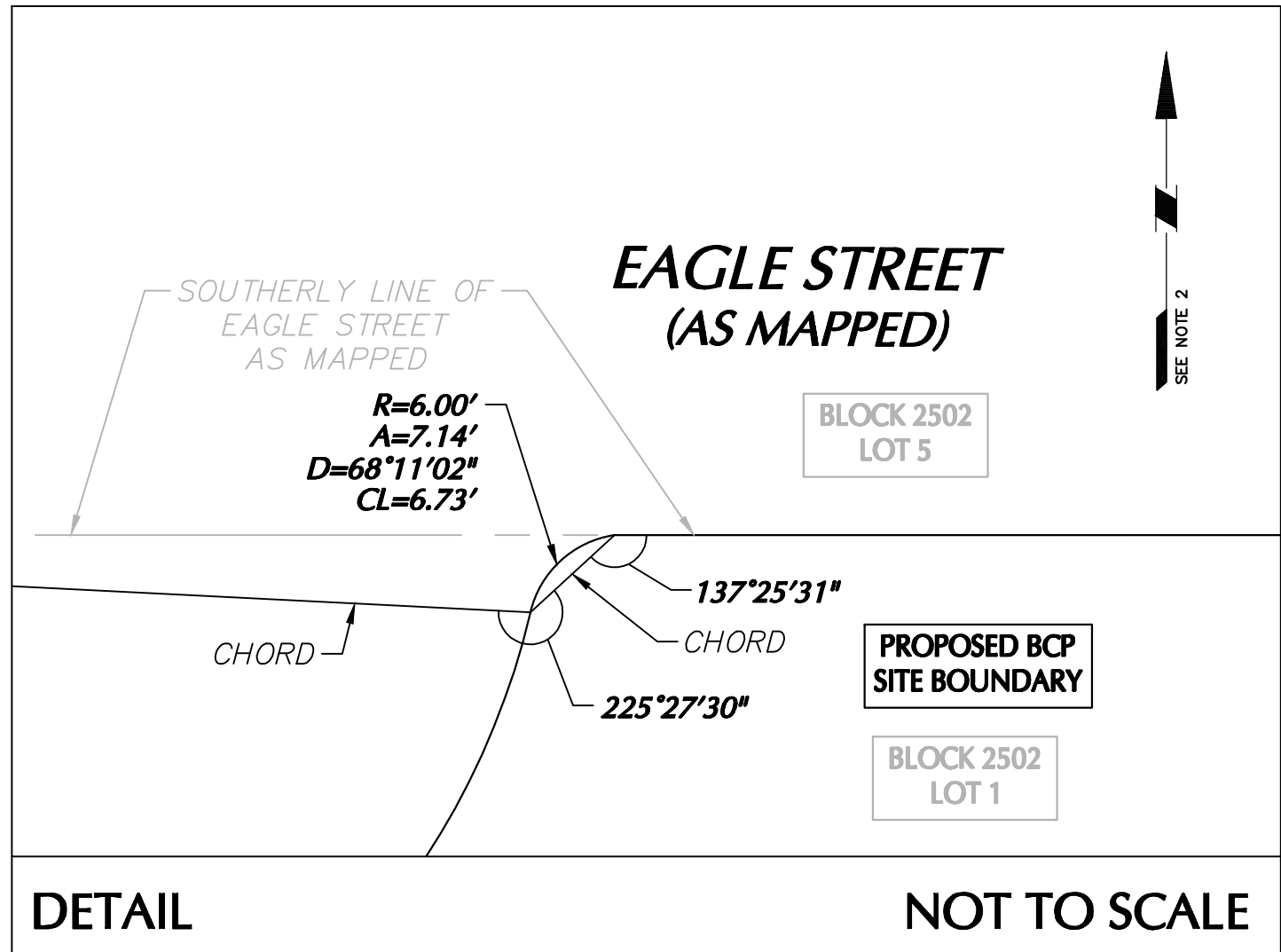
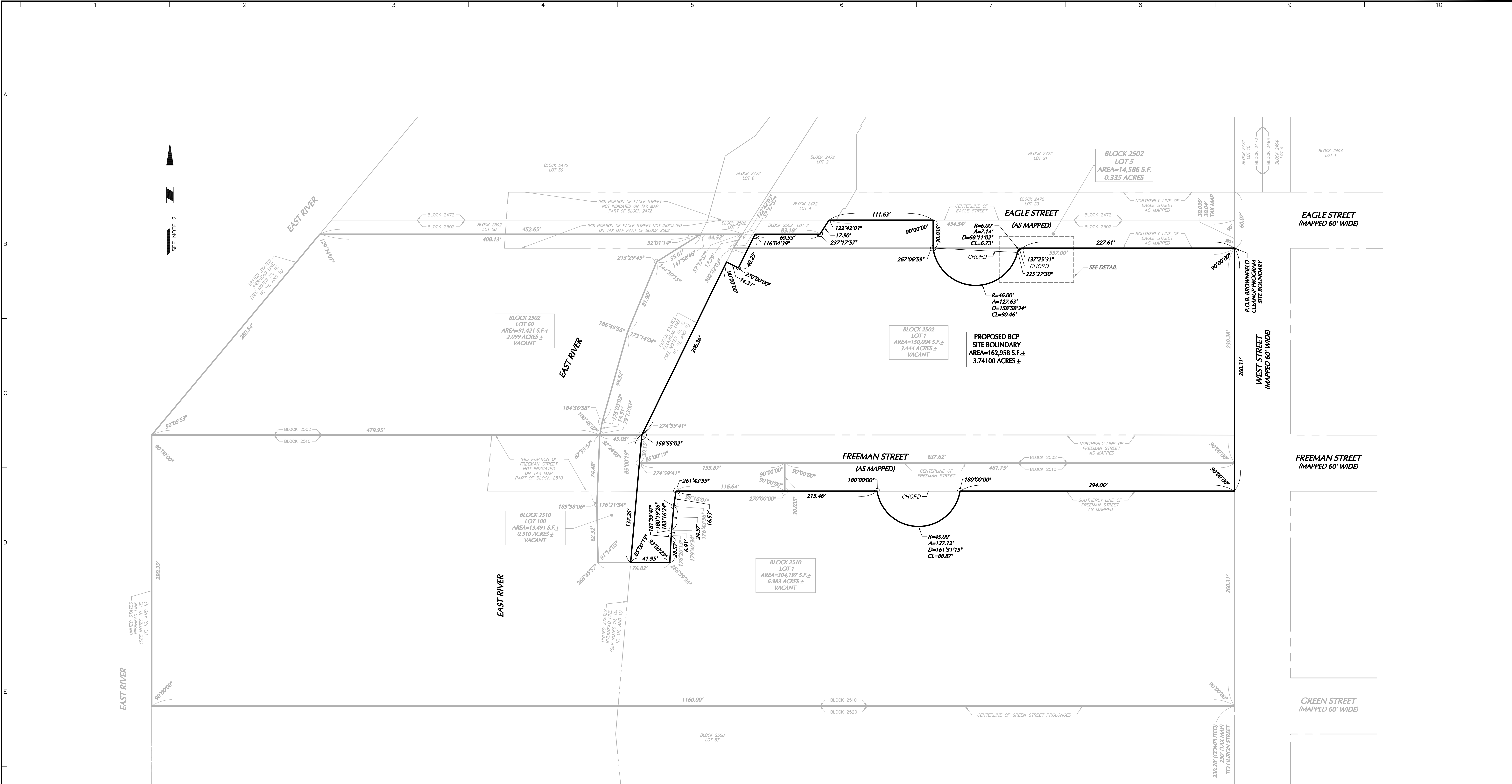
Easterly, along a non tangent curve to the left having an arc length of 127.63 feet, a radius of 46.00 feet, and a central angle of  $158^{\circ}58'34''$  and being subtended by a chord which forms an interior angle of  $267^{\circ}06'59''$  with the previous course, a chord length distance of 90.46 feet to a point; thence

Northerly, along a non tangent curve to the right having an arc length of 7.14 feet, a radius of 6.00 feet, and a central angle of  $68^{\circ}11'02''$  and being subtended by a chord which forms an interior angle of  $225^{\circ}27'30''$  with the previous course, a chord length distance of 6.73 feet to a point along the southerly side of Eagle Street (as mapped); thence

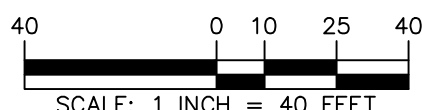
Easterly, along said southerly side of Eagle Street (as mapped), forming an interior angle of  $137^{\circ}25'31''$  with the previous course, a distance of 227.61 feet to the POINT or PLACE of BEGINNING.

Encompassing an area of 162,958 square feet or 3.74100 acres, more or less.

This description is prepared in accordance with a plan entitled "Brownfield Cleanup Program Site Boundary Exhibit", C Block, prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., Project No. 170229030, Drawing No. EX101, dated May 14, 2025.



- ### NOTES
1. THIS EXHIBIT IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
    - A. SECTIONAL MAP NO. 1, BOROUGH OF BROOKLYN.
    - B. CURRENT NYC DEPARTMENT OF FINANCE TAX MAP FOR BROOKLYN BLOCK 2502, EFFECTIVE DATE 04/08/2025.
    - C. CURRENT NYC DEPARTMENT OF FINANCE TAX MAP FOR BROOKLYN BLOCK 2510, EFFECTIVE DATE 04/08/2025.
    - D. FINAL SURVEY, GREENPOINT LANDING, BY LANGAN, PROJECT NO. 170229023, DRAWING NO. F5101, DATED 04/24/2018, LAST REVISED 06/14/2018.
    - E. FINAL SURVEY, GREENPOINT LANDING, BY LANGAN, PROJECT NO. 170229028, DRAWING NO. F5101, DATED 06/02/2022.
    - F. FINAL SURVEY, GREENPOINT LANDING, BY LANGAN, PROJECT NO. 170229028, DRAWING NO. F5102, DATED 06/11/2022.
    - G. FINAL SURVEY, GREENPOINT LANDING PARCELS B AND C, BY LANGAN, PROJECT NO. 170229028, DRAWING NO. F5103, DATED 01/30/2025, LAST REVISED 02/23/2025.
    - H. TOPOGRAPHIC, BOUNDARY AND UTILITY SURVEY, GREENPOINT LANDING, BY LANGAN, PROJECT NO. 170229028, DRAWING NO. V7101, SHEETS 01 THROUGH 03, DATED 06/23/2022.
    - I. TOPOGRAPHIC, BOUNDARY AND UTILITY SURVEY, GREENPOINT LANDING, BY LANGAN, PROJECT NO. 170229028, DRAWING NO. V7103, SHEETS 01 THROUGH 03, DATED 06/30/2022.
    - J. DWG FILE ENTITLED "CPL C BCP SITE BOUNDARY", BY LANGAN, PROVIDED BY EMAIL ON 04/15/2025.
  2. THE MERIDIAN OF THIS SKETCH IS REFERENCED TO APPROXIMATE NORTH (PER NOTE 1H).
  3. STREET NAMES AND R.O.W. WIDTHS AS PER MAPS REFERENCED IN NOTES 1A, 1D, 1E, 1F, 1G, 1H AND 1I. BLOCK AND LOT NUMBERS AS PER MAPS REFERENCED IN NOTES 1B AND 1C.
  4. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
  5. THE INTENT OF THIS EXHIBIT IS TO PROVIDE THE HORIZONTAL LIMITS FOR THE PROPOSED BROWNFIELD CLEANUP PROGRAM SITE BOUNDARY, PER A DWG CITED IN NOTE 1J.



**WARNING:** IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

DATE	Description	No.
REVISIONS		

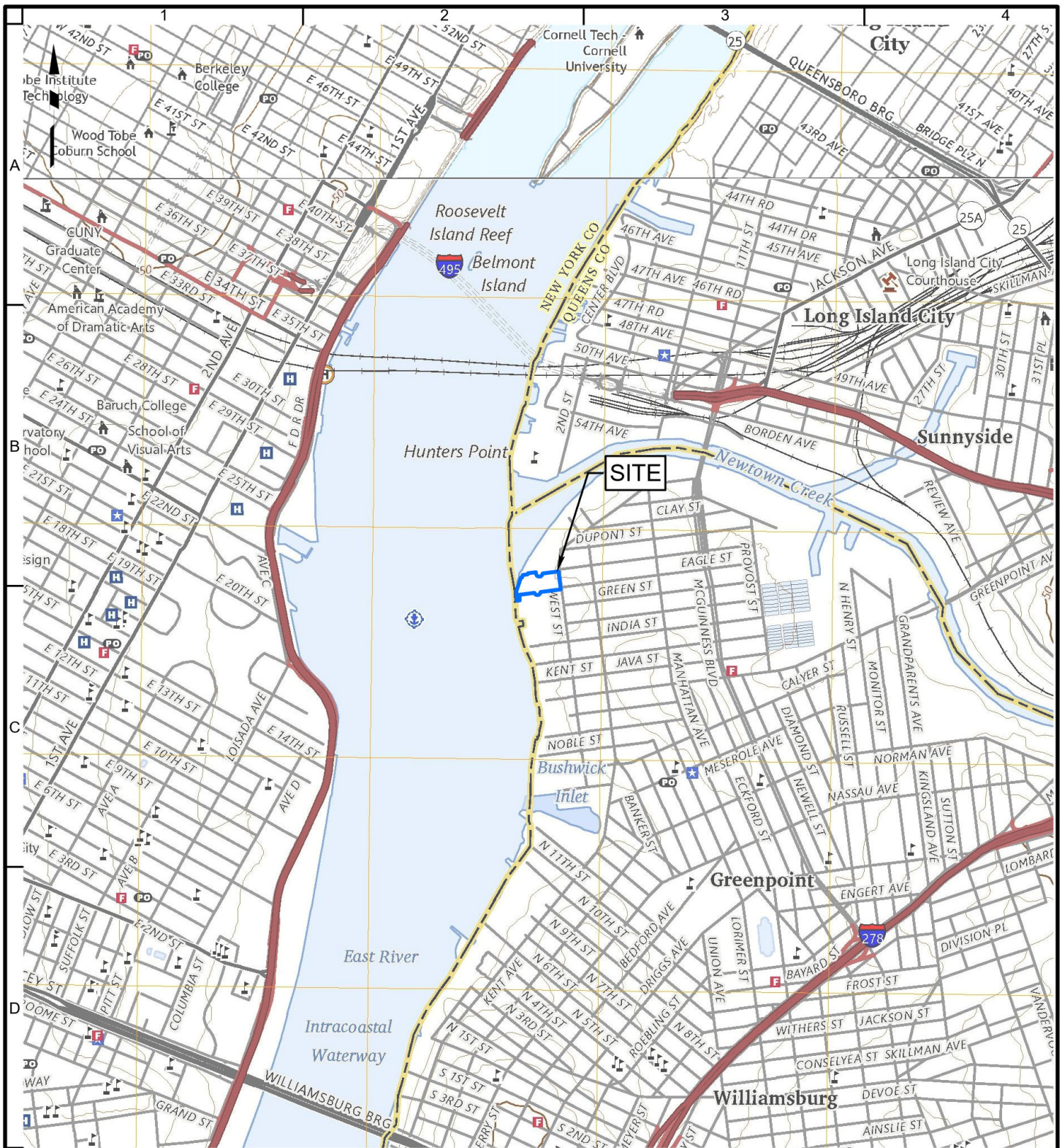
**LANGAN**  
Langan Engineering, Environmental, Surveying,  
Landscape Architecture and Geology, D.P.C.  
368 Ninth Avenue, 8th Floor  
New York, NY 10001  
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project  
**C BLOCK**  
BLOCK No. 2502, LOT Nos. 1 & 5 AND  
BLOCK No. 2510, LOT Nos. 1 & 100  
BOROUGH OF BROOKLYN  
CITY OF NEW YORK  
KINGS COUNTY NEW YORK

Drawing Title  
**BROWNFIELD CLEANUP  
PROGRAM SITE  
BOUNDARY EXHIBIT**

Project No. <b>170229030</b>	<b>EX101</b>
Date <b>05/14/2025</b>	
Drawn By <b>AA</b>	
Checked By <b>TO</b>	
Project No. <b>170229030</b>	Sheet 01 of 01





### 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

368 Ninth Avenue, 8th Floor  
New York, NY 10001-2727  
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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

## C BLOCK

BLOCK NO. 2502, p/o LOT NOS.  
1 & 5, AND BLOCK NO. 2510, p/o LOT  
NOS. 1 & 100

BROOKLYN

NEW YORK

Figure Title

## SITE LOCATION MAP

Project No.

170229030

Date

5/13/2025

Scale

1"=2,000'

Drawn By

MG

Submission Date

Figure No.

A-1





### Legend

 Approximate Site Boundary

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

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



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New York, NY 10001

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Project	
---------	--

## C BLOCK

BLOCK NO. 2502, p/o LOT NOS.  
1 & 5, AND BLOCK NO. 2510, p/o LOT  
NOS. 1 & 100

BROOKLYN

Figure Title

## SITE PLAN

Project No.	170229030
-------------	-----------

Date

5/13/2025

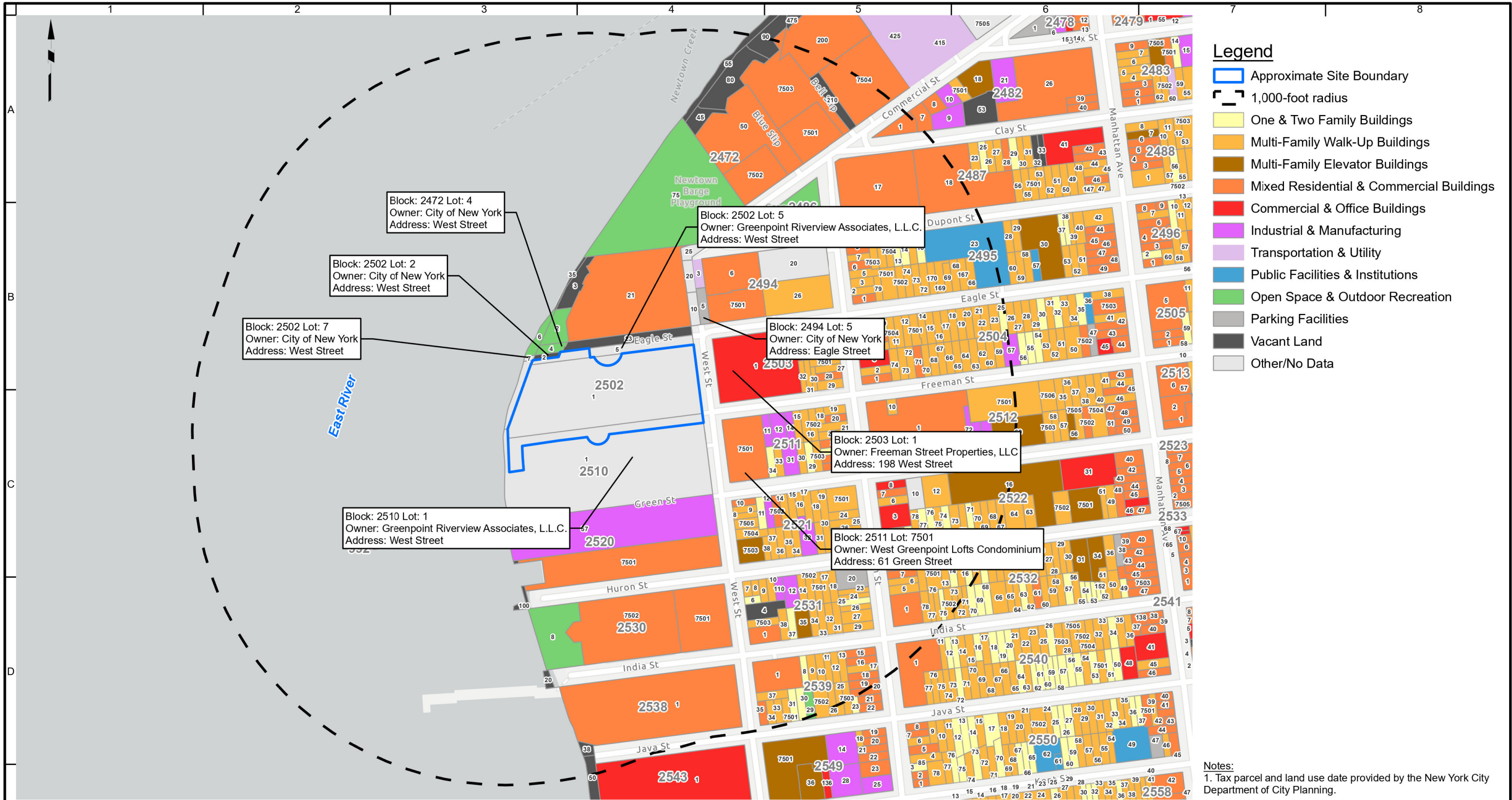
Scale 1"=70'

Drawn By  
MG

Figure No.

A-2





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

300 0 300  
SCALE IN FEET

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Landscape Architecture and Geology, D.P.C.  
368 Ninth Avenue, 8th Floor  
New York, NY 10001  
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project  
**C BLOCK**  
BLOCK NO. 2502, p/o LOT NOs.  
1 & 5, AND BLOCK NO. 2510, p/o LOT  
NOs. 1 & 100  
BROOKLYN NEW YORK

Figure Title  
**SURROUNDING  
LAND USE MAP**

Project No. 170229030	Figure No. <b>A-3</b>
Date 5/15/2025	
Scale 1"=300'	
Drawn By MG	



**Legend**

Approximate Site Boundary

Tax Parcels

1 Lot Number

**2502** Block Number

**Notes:**  
1. Tax parcel and land use date provided by the New York City Department of City Planning.

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



<b>LANGAN</b> Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. 368 Ninth Avenue, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com	Project	<b>C BLOCK</b> BLOCK NO. 2502, p/o LOT NOs. 1 & 5, AND BLOCK NO. 2510, p/o LOT NOs. 1 & 100	Figure Title	<b>TAX MAP</b>	
	BROOKLYN NEW YORK				
			Project No.	170229030	Figure No.
			Date	5/14/2025	<b>A-4</b>
		Scale	1"=100'		
		Drawn By	MG		





**Legend**

Approximate Site Boundary

Disadvantaged Communities

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



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New York, NY 10001-2727

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Project

**C BLOCK**

BLOCK NO. 2502, p/o LOT NOs.  
1 & 5, AND BLOCK NO. 2510, p/o LOT  
NOs. 1 & 100

BROOKLYN

NEW YORK

Figure Title

**DISADVANTAGED  
COMMUNITIES MAP**

Project No.

170229030

Date

5/13/2025

Scale

1"=200'

Drawn By

MG

Figure No.

**A-5**

**APPLICATION FOR APPORTIONMENTS OR MERGERS**

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

**SECTION A: PROPERTY INFORMATION**

Borough: BROOKLYN Block: 2502 / 2510 Present Lot(s): 1 / 1

☐ Merger ☒ Apportionment Number of Lots Requested 4

☐ Air ☐ Subterranean

Lot(s) Usage: (check one) ☐ Residential Building Gross Sq/Ft: \_\_\_\_\_ ☐ Commercial Building Gross Sq/Ft: \_\_\_\_\_ ☐ Mix (Residential & Commercial) Building Gross Sq/Ft: \_\_\_\_\_

Property  
1. Owner's Name (as per Deed): \_\_\_\_\_  
LAST NAME FIRST NAME  
OR  
Company Name: GREENPOINT RIVERVIEW ASSOCIATES, L.L.C.

Property  
2. Address: N/A WEST STREET BROOKLYN NY 11222  
NUMBER AND STREET CITY STATE ZIP CODE

3. Filing Representative (if applicable): TYLER NELSON (WVA)


**SECTION B: CERTIFICATION**

1. Architect/Engineer/Applicant's Name: VITOLANO CHRISTOPHER  
LAST NAME FIRST NAME

2. Address: 368 NINTH AVE, 8TH FL NEW YORK NY 10001  
NUMBER AND STREET CITY STATE ZIP CODE

3. Telephone Number: (212) 479-5439 4. Email Address: CVITOLANO@LANGAN.COM

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

Signature of Architect/ Engineer/Applicant:  Date: 2 / 19 / 2025

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

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

See attached sketch.

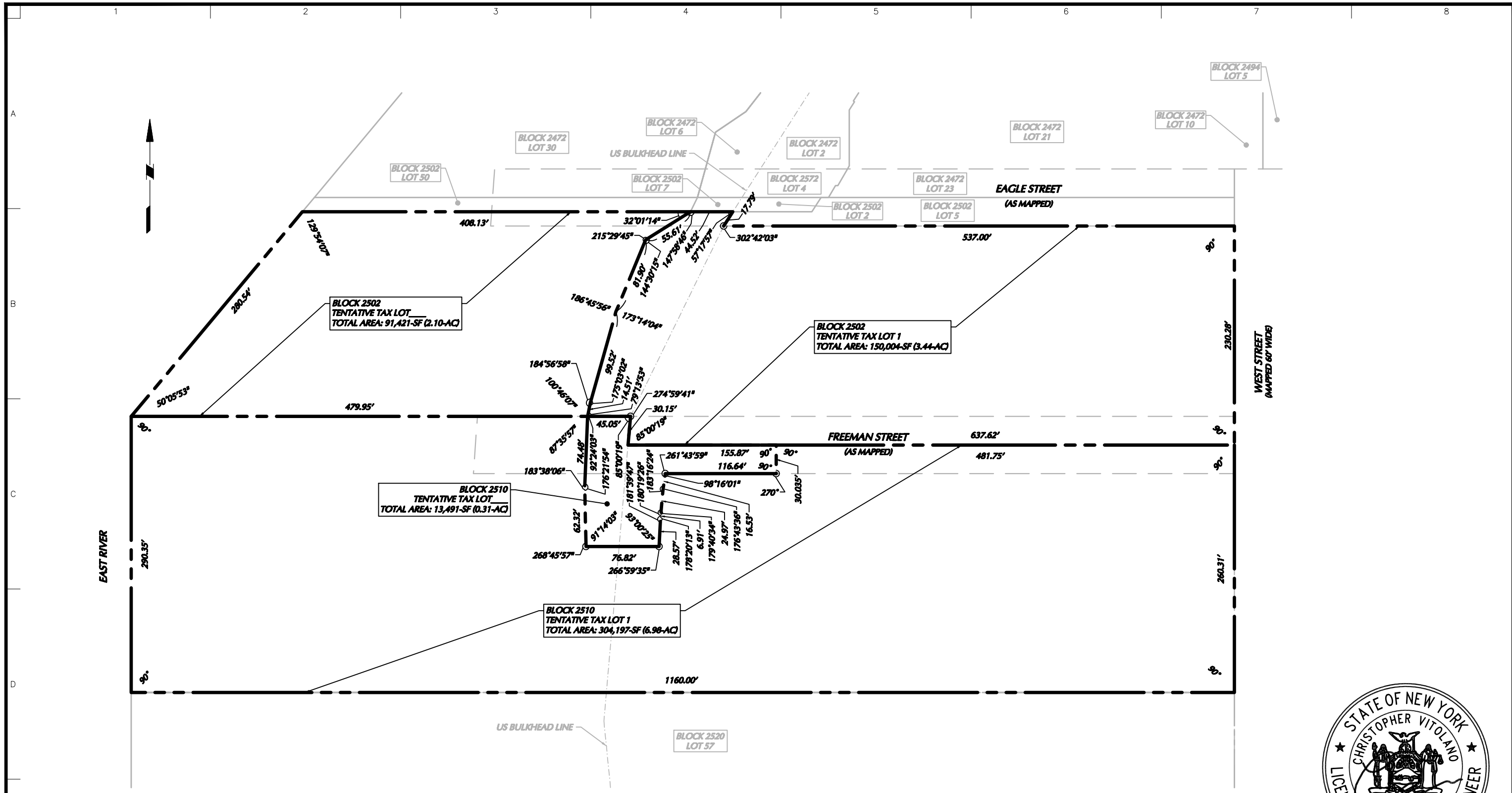


(Architect or Engineer's seal)

Tentative Lot(s) issued: \_\_\_\_\_  
Customer Service Representative: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_ New Lot(s): \_\_\_\_\_ Lot(s) Affected: \_\_\_\_\_ Lot(s) Dropped: \_\_\_\_\_

**Please note: Map changes will not be made until presentation of all required documents is reviewed and approved by the Specialist.**  
**Lots are tentative until final approval is received from the Tax Map Office.**

Map Updated: \_\_\_\_\_  
Tax Map Specialist: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_



1  
2  
3  
4  
5  
6  
7  
8  
A  
B  
C  
D  
E

TAX LOT DIAGRAM PLAN  
SCALE = 1"=100'



Signature \_\_\_\_\_ Date \_\_\_\_\_

<b>LANGAN</b> Langan Engineering and Environmental Services, Inc. 368 Ninth Avenue, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com	Project <b>GREENPOINT LANDING</b> BLOCK No.2501, LOT No. 1 AND BLOCK No.2510, LOT No. 1 BOROUGH OF BROOKLYN CITY OF NEW YORK KINGS COUNTY NEW YORK	Drawing Title <b>PROPOSED TAX LOT DIAGRAM</b>	Project No. <b>170229028</b>	Drawing No. <b>SK-01</b> Sheet 1 of 1
			Date <b>02/14/2025</b>	
			Drawn By <b>NT</b>	
			Checked By <b>LK</b>	

## **APPENDIX B**

### **PROJECT DESCRIPTION**

## **ATTACHMENT B**

### **SECTION II: PROJECT DESCRIPTION**

#### *Item 4 – Purpose and Scope of the Project*

The purpose of the project is to remediate and redevelop an approximately 163,000 square-foot ( $\pm 3.74$  acre) site into a mixed-use residential and commercial development with new streets and open space, including a public park/waterfront esplanade.

As currently conceived, the project would include construction of three new residential buildings:

- The proposed C1 building is a 461-foot tall (40-story plus bulkhead) high-rise residential tower with a 10-story podium and a partial cellar level.
- The proposed C2 building is a 300 foot-tall (30-story plus bulkhead) residential tower with two, full cellar levels.
- The proposed C3 building is a 100-foot tall, 10-story mixed-use residential and commercial building with a full cellar level.

Buildings C2 and C3 cellar levels will be connected and used as a parking garage. The residential units in the C1, C2, and C3 buildings will be a mix of market-rate and affordable units under Affordable NY and inclusionary housing programs (overall approximately 70% market rate and 30% affordable). There will be new public access sidewalks and roadways along Freeman Street and a private internal connector road that will transect the site in a north-south direction to the adjoining cul-de-sac at the western end of Eagle Street. The sidewalks and roadways will include street lighting, trees, and plantings. The shoreline along the East River will be stabilized and the waterfront will be developed into a public park/esplanade, including 32,743-square-feet of public waterfront, shore public walkway, upland connection and view corridor, that will be transferred to the City of New York upon completion. New utilities, including water, sewer, gas, electric, telecommunications, will be constructed to service the new buildings.

The remedial measures needed to accommodate the project are anticipated to include:

- Excavation and off-site disposal of contaminated soil
- Construction dewatering (as necessary)
- Implementation of other remedial elements, if required, simultaneously with development.

A remedial investigation was performed between July 25 and August 5, 2022 by Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology D.P.C. (Langan) and is summarized in Attachment E. A draft Remedial Investigation Report (RIR) summarizing the findings of the completed remedial investigation was prepared in accordance with NYSDE




guidelines and is being submitted concurrently with this application. A draft Supplemental Remedial Investigation Work Plan (SRIWP) is also being submitted concurrently with this application. 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 RAWP will be prepared in accordance with NYSDEC guidelines. An estimated timeline of anticipated Brownfield Cleanup Program (BCP) milestones is provided in the following schedule:

Estimated Project Schedule

Draft Estimated BCP Schedule		2025												2026												2027											
Item	Action	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC			
1	Preparation and Submission of BCP Application and RIR																																				
2	NYSDEC Review/Completeness Determination of the BCP Application																																				
3	Revise and Resubmit BCP Application																																				
4	Preparation and Submission of CPP																																				
5	30-Day Public Comment Period for BCP Application																																				
6	Execute BCA																																				
7	NYSDEC Review of Draft RIR and SRWP																																				
8	Implement SRWP																																				
9	Revise and Resubmit RIR																																				
10	NYSDEC Approval of RIR																																				
11	Preparation and Submission of the RAWP																																				
12	NYSDEC/NYSDOH Review of RAWP and Revisions																																				
13	NYSDEC Approval of RAWP and issuance of Decision Document																																				
14	Implement RAWP Concurrent with Construction (Assumed Schedule, Contractor to Provide)																																				
15	Preparation and Submittal of Environmental Easement (Due June 1st) <sup>a</sup>																																				
16	SMP Preparation and Submittal (Due Aug 1st) <sup>b</sup>																																				
17	SMP Review and Approval <sup>a</sup>																																				
18	FER Preparation and Submittal (Due Oct 1st) <sup>a</sup>																																				
19	FER Review and Approval <sup>a</sup>																																				
20	Certificate of Completion <sup>a</sup>																																				

**Notes:**

- a) This is an estimated schedule; all items are subject to change, based on agency review.
- b) BCP = Brownfield Cleanup Program
- c) NYSDEC = New York State Department of Environmental Conservation
- d) BCA = Brownfield Cleanup Agreement
- e) CPP = Citizen Participation PlanNYSDOH = New York State Department of Health
- f) NYSDOH = New York State Department of Health
- g) RIR = Remedial Investigation Report
- h) SRWP = Supplemental Remedial Investigation Report
- i) RAWP = Remedial Action Work Plan
- j) FER = Final Engineering Report
- k) SMP = Site Management Plan
- l) COC = Certificate of Completion
- m) \*Milestones must be met to achieve a CoC in same year

 Anticipated Schedule

*Item 5 – Green and Sustainable Remediation*

Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per the NYSDEC DER-31 Green Remediation Policy (DER-31). The following green remediation/sustainability concepts will be considered and/or implemented, to the extent feasible, during investigations, remedial design and action, and site management:

- Increase energy efficiency/minimize total energy use and direct and indirect CO<sup>2</sup>/greenhouse gas (GHG) emissions
- Reduce emissions of air pollutants
- Minimize habitat disturbance
- Prevent erosion, surface runoff, and off-site water quality impacts
- Minimize equipment and truck idling and use sustainably produced biofuels to reduce discharges of pollutants and GHG emissions
- Utilize clean diesel (new or retrofitted) equipment to reduce emissions
- Minimize truck travel for disposal to save energy, reduce emissions, reduce localized noise, vibration, and wear and tear on roads
- Minimize use of heavy equipment to save energy and reduce emissions

**APPENDIX C**  
**ECOLOGICAL CONCERNS**

<b>Appendix 3C</b> <b>Fish and Wildlife Resources Impact Analysis Decision Key</b>		If YES Go to:	If NO Go to:
1.	Is the site or area of concern a discharge or spill event?	13	2
2.	Is the site or area of concern a point source of contamination to the groundwater which will be prevented from discharging to surface water? Soil contamination is not widespread, or if widespread, is confined under buildings and paved areas.	13	3
3.	Is the site and all adjacent property a developed area with buildings, paved surfaces and little or no vegetation?	4	9
4.	Does the site contain habitat of an endangered, threatened or special concern species?	Section 3.10.1	5
5.	Has the contamination gone off-site?	6	14
6.	Is there any discharge or erosion of contamination to surface water or the potential for discharge or erosion of contamination?	7	14
7.	Are the site contaminants PCBs, pesticides or other persistent, bioaccumulable substances?	Section 3.10.1	8
8.	Does contamination exist at concentrations that could exceed ecological impact SCGs or be toxic to aquatic life if discharged to surface water?	Section 3.10.1	14
9.	Does the site or any adjacent or downgradient property contain any of the following resources? i. Any endangered, threatened or special concern species or rare plants or their habitat ii. Any DEC designated significant habitats or rare NYS Ecological Communities iii. Tidal or freshwater wetlands iv. Stream, creek or river v. Pond, lake, lagoon vi. Drainage ditch or channel vii. Other surface water feature viii. Other marine or freshwater habitat ix. Forest x. Grassland or grassy field xi. Parkland or woodland xii. Shrubby area xiii. Urban wildlife habitat xiv. Other terrestrial habitat	11	10
10.	Is the lack of resources due to the contamination?	3.10.1	14
11.	Is the contamination a localized source which has not migrated and will not migrate from the source to impact any on-site or off-site resources?	14	12
12.	Does the site have widespread surface soil contamination that is not confined under and around buildings or paved areas?	Section 3.10.1	12
13.	Does the contamination at the site or area of concern have the potential to migrate to, erode into or otherwise impact any on-site or off-site habitat of endangered, threatened or special concern species or other fish and wildlife resource? (See #9 for list of potential resources. Contact DEC for information regarding endangered species.)	Section 3.10.1	14
14.	No Fish and Wildlife Resources Impact Analysis needed.		

## **APPENDIX D**

### **LAND USE FACTORS**

## **ATTACHMENT D**

### **SECTION IV: LAND USE FACTORS**

#### Items 1 and 2 - Current Zoning

According to the New York City Planning Commission Zoning Map 12c, the site is located within R6, R8, and C2-4 zoning districts.

#### Item 4 - Current Use

The site is currently a paved and vacant lot. The access points are locked to prevent trespassers. The site became vacant at the end of February 2025.

#### Item 6 - Intended Use Post-remediation

As currently conceived, the project would include construction of three new residential buildings:

- The proposed C1 building will be a 461-foot tall (40-story plus bulkhead) high-rise residential tower with a 10-story podium and a partial cellar level.
- The proposed C2 building will be a 300 foot-tall (30-story plus bulkhead) residential tower with two full cellar levels.
- The proposed C3 building will be a 100-foot tall, 10-story mixed-use residential and commercial building with a full cellar level.

Buildings C2 and C3 cellar levels will be connected and used as a parking garage. The residential units in the C1, C2, and C3 buildings will be a mix of market-rate and affordable units under Affordable NY and inclusionary housing programs (overall approximately 70% market rate and 30% affordable). There will be new public access sidewalks and roadways along Freeman Street and a private internal connector road that will transect the site in a north-south direction to the adjoining cul-de-sac at the western end of Eagle Street. The sidewalks and roadways will include street lighting, trees, and plantings. The shoreline along the East River will be stabilized and the waterfront will be developed into a public park/esplanade, including 32,743-square-feet of public waterfront, shore public walkway, upland connection and view corridor, that will be transferred to the City of New York upon completion. New utilities, including water, sewer, gas, electric, telecommunications, will be constructed to service the new buildings.

The proposed mixed residential and commercial use is consistent with the current zoning. A copy of the zoning map is included in this attachment.

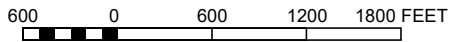
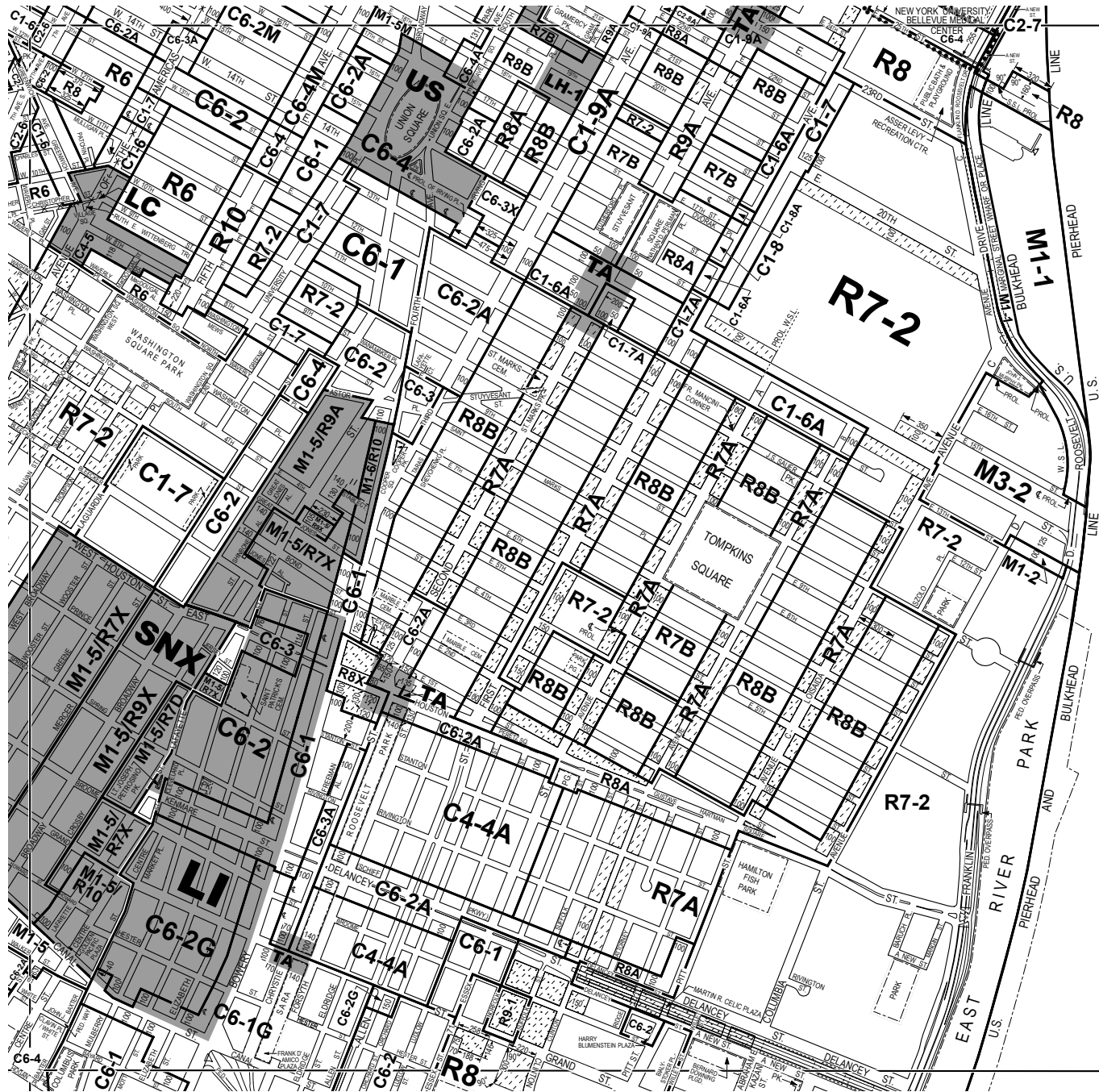
#### Item 9 - Consistency with Applicable Zoning Laws/Maps

The site is located within R6, R8, and C2-4 zoning districts:

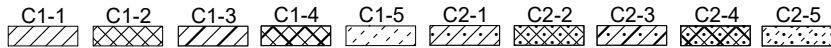
- Zoning district R6 is a residential district that include a diverse mix of building types and heights to large-scale developments in built-up areas of medium density.
- Zoning district R8 is a residential district that include apartment buildings ranging from mid-rise to taller buildings set back from the street on large zoning lots.
- Zoning district C2-4 is classified as an area with a commercial overlay mapped within residential districts.

This project responds to and is fully consistent with the goals of the City Council, as embodied in the NYC Zoning Districts and provides additional affordable housing in a growing neighborhood. The site is part of the Greenpoint-Williamsburg Waterfront Access Plan (WAP). The WAP for the site will provide 32,743-square-feet of public waterfront, shore public walkway, upland connection, and view corridor. The proposed use is consistent with applicable zoning laws/maps. The current zoning map is included in this attachment.



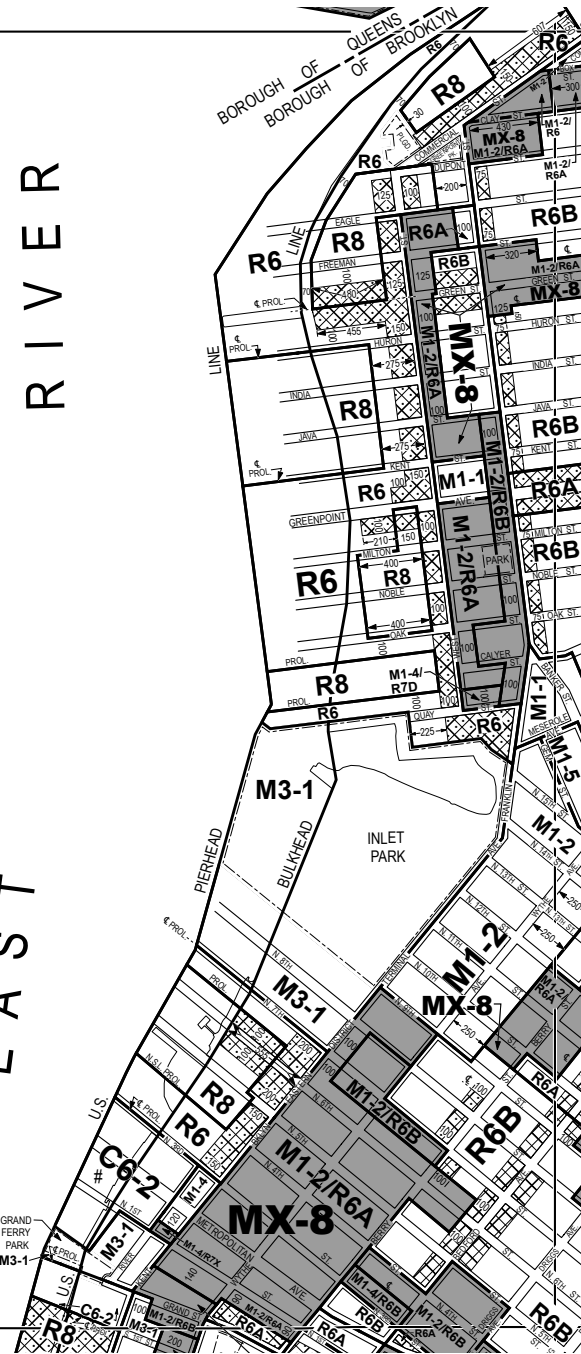


# NOTE: STREETS FOR THE STREET MAP CHANGES C 210425 MMK AND C 240369 ZMM ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.



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.

EAST RIVER



## 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:

02-13-2025 C 240369 ZMM

### 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

8b	8d	9b
12a	12c	13a
12b	12d	13b

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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](http://www.nyc.gov/planning) or contact the Zoning Information Desk at (212) 720-3291.

ZONING MAP **12c**

**APPENDIX E**  
**OWNER AND OPERATOR INFORMATION**

## **ATTACHMENT E**

### **SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION**

#### *Current Site Owner(s)*

The proposed Brownfield Cleanup Program (BCP) site is located at 21 Freeman Street, 37 Freeman Street, and 209 West Street in the Greenpoint neighborhood of Brooklyn, New York, and is identified on the Brooklyn Borough Tax Map as Block 2502, part of (p/o) Lot 1 and p/o Lot 5 and Block 2510 p/o Lot 1 and Lot 100. The current owner of the site is Greenpoint Riverview Associates, L.L.C. The Requestors (GPLC HoldCo LLC; GPLC Member LLC; and GPLC Owner LLC) are not the current fee owner of the site and expect to purchase the site (except for the portion of Lot 1 Block 2510) from C Owner LLC, which is expected to take title from the current owner Greenpoint Riverview Associates, LLC, which wholly owns the site. The portion of Lot 1 Block 2510 will remain with current owner Greenpoint Riverview Associates, L.L.C. The Requestors are not affiliated with any past or current owners/operators of the site.<sup>1</sup> Contact information for the current owner is provided below. A letter from Greenpoint Riverview Associates, L.L.C. indicating that they have granted site access to the Requestors throughout the course of the BCP is provided in Attachment H.

#### *Property Owner and Contact Information*

Greenpoint Riverview Associates, LLC  
535 Madison Avenue  
New York, NY 10022  
Attn: Anne Carson Blair

#### *Current Operators*

None. The site is currently a paved and vacant lot.

#### *Previous Site Owners*

Deeds prior to 1968 were not available on the NYC Department of Finance (DOF) Automated City Register Information System (ACRIS) website. Property transactions after 1968 are summarized in the table below. The apportionment of Block 2510, Lot 100 was recent, so historical owner

---

<sup>1</sup>The members of Greenpoint Riverview Associates, L.L.C., are four trusts. Marian Klein is one of several trustees in two of the trusts. Ms. Klein is a member of Greenpoint Landing Associates, L.L.C., which was a Volunteer on the nearby Brownfield Cleanup Program (BCP) Site #C224304.

information is included in the information presented for Block 2510, Lot 1. Copies of the property deeds are included with this attachment.

Date	Document Type	First Party	Second Party	Last Known Address	Relationship to the Requestors
<b>Block 2502, Lot 1</b>					
01/31/2025	DEED	Greenpoint Riverview Associates, L.L.C	Greenpoint Riverview Associates, L.L.C	Both parties: 535 Madison Avenue, 35 <sup>th</sup> Floor, New York, NY 10022	Some indirect owners of Greenpoint Riverview Associates, L.L.C will maintain an indirect ownership interest in the Property as a result of a minority indirect ownership interest in Requestors
06/08/2022	DEED	Greenpoint Landing Associates, L.L.C	Greenpoint Riverview Associates, L.L.C	Both parties 535 Madison Avenue, 35 <sup>th</sup> Floor, New York, NY 10022	See above response
05/26/2021	DEED	Greenpoint Landing Associates, L.L.C	Greenpoint Riverview Associates, L.L.C	Both parties 535 Madison Avenue, 35 <sup>th</sup> Floor, New York, NY 10022	See above response
02/24/2020	DEED	Greenpoint Landing Associates, L.L.C	Greenpoint Landing Associates, L.L.C	Both parties 535 Madison Avenue, 35 <sup>th</sup> Floor, New York, NY 10022	See above response
10/31/2005	DEED	Lumber Exchange Terminal, Inc.	Greenpoint Landing Associates, L.L.C	Lumber Exchange Terminal, Inc.: 171 West Street, Brooklyn, NY 11222  Greenpoint Landing Associates, L.L.C: 535 Madison Avenue, 35 <sup>th</sup> Floor, New York, NY 10022	See above response

07/25/1989	DEED	Green Street Terminal Corporation	Oceania Trading and Shipping Corporation	Both parties: 171 West Street, Brooklyn, NY 11222	None
01/25/1984	DEED	The People of the State of New York	Green Street Terminal Corporation	Green Street Terminal Corporation: 171 West Street, Brooklyn, NY 11222	None
04/14/1983	DEED	Oceania Trading and Shipping Corporation	Green Street Terminal Corporation	Both parties: 171 West Street, Brooklyn, NY 11222	None
<b>Block 2502, Lot 5</b>					
01/31/2025	DEED	Greenpoint Riverview Associates, L.L.C.	Greenpoint Riverview Associates, L.L.C.	Both parties: 535 Madison Avenue, 35 <sup>th</sup> Floor, New York, NY 10022	Some indirect owners of Greenpoint Riverview Associates, L.L.C will maintain an indirect ownership interest in the Property as a result of a minority indirect ownership interest in Requestors
06/08/2022	DEED	Greenpoint Landing Associates, L.L.C	Greenpoint Riverview Associates, L.L.C	Both parties 535 Madison Avenue, 35 <sup>th</sup> Floor, New York, NY 10022	See above response
<b>Block 2510, Lot 1</b>					
05/26/2021	DEED	Greenpoint Landing Associates, L.L.C	Greenpoint Riverview Associates, L.L.C	Both parties 535 Madison Avenue, 35 <sup>th</sup> Floor, New York, NY 10022	See above response
02/24/2020	DEED	Greenpoint Landing Associates, L.L.C	Greenpoint Riverview Associates, L.L.C	Both parties 535 Madison Avenue, 35 <sup>th</sup> Floor, New York, NY 10022	See above response
10/31/2005	DEED	Lumber Exchange Terminal, Inc.	Greenpoint Landing	Lumber Exchange Terminal, Inc.:	See above response

			Associates, L.L.C	171 West Street, Brooklyn, NY 11222  Greenpoint Landing Associates, L.L.C: 535 Madison Avenue, 35 <sup>th</sup> Floor, New York, NY 10022	
01/25/1984	DEED	The People of the State of New York	Green Street Terminal Corporation	Green Street Terminal Corporation: 171 West Street, Brooklyn, NY 11222	None
08/27/1980	DEED	The People of the State of New York	Green Street Terminal Corporation	Green Street Terminal Corporation: 171 West Street, Brooklyn, NY 11222	None

Reference: ACRIS:

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

### Previous Site Operators

A review of historical records, including historical Sanborn maps, topographic maps, and other sources, indicate that the site was in a densely developed urban area characterized by commercial, residential, and industrial uses since at least the 1890s. Coal, lumber, and masonry materials storage were the primary uses of the site for more than 100 years from the late 1800s until circa 2000. In 1916, the southeastern part of the site was occupied by a manufacturing and packing facility. Parts of the site appeared to have been vacant between 1916 through the 1940s. The site was again used for lumber storage from the early 1950s to circa 2000. The site has been used by various commercial and industrial tenants since the early 2000s (including Bay Crane and other tenants using the property for parking and storage of construction materials and equipment).

Historical operator information is listed below:

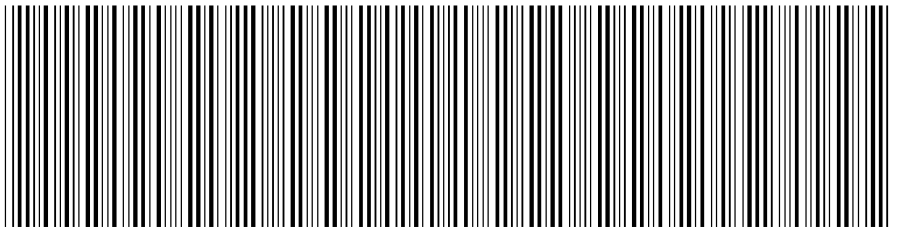
Operator Name/Site Use	Relationship to Property	Address and Phone Number	Relationship to the Requestors
<b>Block 2502</b>			
Nesmith and Constantine's Log Storage Yard	Occupant (1905)	N/A (Contact Info Unknown)	None
P.M Dingee & Sons	Occupant (1905)	N/A (Contact Info Unknown)	None
A.K Meserole & Company	Occupant (1916)	N/A (Contact Info Unknown)	None
Export Auto Case Company	Occupant (1916)	N/A (Contact Info Unknown)	None
Newtown Creek Corporation	Occupant (1922)	N/A (Contact Info Unknown)	None
Newtown Creek Coal and Coke Co.	Occupant (1928)	N/A (Contact Info Unknown)	None
Lumber Exchange Terminal, Inc.	Occupant (1951 to 2000)	N/A (Contact Info Unknown)	None
Trochom Construction Corporation	Occupant (circa 1999 to 2007)	N/A (Contact Info Unknown)	None
River Hauling, Inc.	Occupant (circa 2001 to 2006)	N/A (Contact Info Unknown)	None
Safway Steel Products, Inc.	Occupant (circa 1999 to 2006)	N/A (Contact Info Unknown)	None
Far Better Towing, Inc./R-D Towing Corporation	Occupant (circa 2001 to 2006)	N/A (Contact Info Unknown)	None
La Poma	Occupant (circa 2003 to 2013)	N/A (Contact Info Unknown)	None
Citiwide Transport	Occupant (circa 2003 to 2007)	N/A (Contact Info Unknown)	None
Bay Crane Companies, Inc.	Occupant (circa 2006 to 2023)	Phil Benardo (646-248-2048)	None
Golden Vale Ltd	Occupant (circa 2003 to 2007)	N/A (Contact Info Unknown)	None
3 Win	Occupant (circa 2005 to 2007)	N/A (Contact Info Unknown)	None
Brookfield Properties (for Greenpoint Landing Parcel D construction staging)	Occupant (2020 to 2022)	Charlie Howe 212-417-2497	None
Global Precast Inc.	Occupant (2024)	Tony DiRoma 416-984-9030	None
Kharieh Bros, Inc.	Occupant (2023 to February 2025)	Tommy Kharieh 347-260-0384	None
<b>Block 2510</b>			
New York Dye – Wood Extract and Chemical Company	Occupant (1887 to 1905)	N/A (Contact Info Unknown)	None

<b>Operator Name/Site Use</b>	<b>Relationship to Property</b>	<b>Address and Phone Number</b>	<b>Relationship to the Requestors</b>
New York Quebracho Extract Company	Occupant (1916)	N/A (Contact Info Unknown)	None
Lumber Exchange Terminal, Inc.	Occupant (prior to 1942 to 1989)	N/A (Contact Info Unknown)	None
Trochom Construction Corporation	Occupant (circa 2001 to 2006)	N/A (Contact Info Unknown)	None
Bay Crane Services, Inc.	Occupant (circa 2001 to 2006)	N/A (Contact Info Unknown)	None
Safeway Steel Products, Inc./ Spring Scaffolding	Occupant (circa 2001 to 2006)	N/A (Contact Info Unknown)	None
Hylan Electrical Contracting, Inc.	Occupant (circa 2001 to 2006)	N/A (Contact Info Unknown)	None
Insight Trucking	Occupant (2024)	N/A (Contact Info Unknown)	None
Lightnin'/Kharieh Bros, Inc.	Occupant (2017 to 2025)	N/A (Contact Info Unknown)	None



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.



2025013000956003002EAC20

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 6

Document ID: 2025013000956003

Document Date: 01-31-2025

Preparation Date: 02-07-2025

Document Type: DEED

Document Page Count: 5

PRESENTER:

CHICAGO TITLE INSURANCE COMPANY  
711 THIRD AVE, 8TH FLOOR  
CT23-00394-K CB  
NEW YORK, NY 10017  
212-880-1453  
CTINYRECORDING@CTT.COM

RETURN TO:

FRIED FRANK HARRIS SHRIVER & JACOBSON LLP  
MELANIE MEYERS ESQ.  
ONE NEW YORK PLAZA  
NEW YORK, NY 10004

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	2502	1	Entire Lot	N/A WEST STREET
Property Type: RESIDENTIAL VACANT LAND				

CROSS REFERENCE DATA

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

PARTIES

GRANTOR/SELLER:

GREENPOINT RIVERVIEW ASSOCIATES, L.L.C.  
535 MADISON AVENUE, 35TH FLOOR  
NEW YORK, NY 10022

GRANTEE/BUYER:

GREENPOINT RIVERVIEW ASSOCIATES, L.L.C.  
535 MADISON AVENUE, 35TH FLOOR  
NEW YORK, NY 10022

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: \$ 62.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

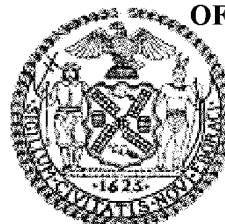
RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE

CITY OF NEW YORK

Recorded/Filed 02-11-2025 15:06

City Register File No.(CRFN):

2025000038393



*Colette McChia-Jacques*

City Register Official Signature

Confirmatory Deed

THIS INDENTURE, made as of January <sup>31</sup>, 2025, between **GREENPOINT RIVERVIEW ASSOCIATES, L.L.C.**, a New York limited liability company, having an address at 535 Madison Avenue, 35th floor, New York, New York 10022 ("Grantor"), and **GREENPOINT RIVERVIEW ASSOCIATES, L.L.C.**, a New York limited liability company, having an address at 535 Madison Avenue, 35th floor, New York, New York 10022 ("Grantee").

WITNESSETH:

That Grantor, in consideration of TEN DOLLARS (\$10.00) and other valuable consideration paid by Grantee, does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee forever:

ALL that certain plot, piece or parcel of land with the building and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, Kings County, City and State of New York, more particularly described on Exhibit A annexed hereto and made a part hereof (the "Premises");

TOGETHER WITH all right, title and interest, if any, 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;

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

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 improvements at the Premises and will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose.

This is a confirmatory deed, which confirms the legal description of the Premises.

[THE SIGNATURE PAGE IS THE NEXT PAGE]



**Confirmatory Deed**

---

BLOCK: 2502  
LOT: 1  
COUNTY: Kings

Greenpoint Riverview Associates, L.L.C.

TO

STREET  
ADDRESS: N/A West Street

Greenpoint Riverview Associates, L.L.C.

RETURN BY MAIL TO:

Fried, Frank, Harris, Shriver & Jacobson LLP  
One New York Plaza  
New York, New York 10004  
Attention: Melanie Meyers, Esq.

## Exhibit A

### Legal Description

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

BEGINNING at a point on the westerly side of West Street (mapped 60 feet wide), distant 60.07 feet southerly from the intersection of said westerly side of West Street with the westerly prolongation of the northerly side of Eagle Street (mapped 60 feet wide), said point being the POINT or PLACE of BEGINNING; and running thence

Southerly, along said westerly side of West Street, a distance of 230.28 feet to a point, said point being the intersection of said westerly side of West Street with the centerline of Freeman Street (as mapped); thence

Westerly, along said centerline of Freeman Street, forming an interior angle of  $90^{\circ}$  with the previous course, a distance of 637.62 feet to a point, said point being the intersection of said centerline of Freeman Street with the United States Bulkhead Line; thence

Northerly, along said United States Bulkhead Line, forming an interior angle of  $85^{\circ}00'19''$  with the previous course, a distance of 30.15 feet to a point, said point being the intersection of the northerly side of Freeman Street (as mapped) with said United States Bulkhead Line; thence

Westerly, along said northerly side of Freeman Street and its westerly prolongation, forming an interior angle of  $274^{\circ}59'41''$  with the previous course, a distance of 525.00 feet to a point on the United States Pierhead Line; thence

Northeasterly, along said United States Pierhead Line, forming an interior angle of  $50^{\circ}05'53''$  with the previous course, a distance of 280.54 feet to a point; thence

Easterly, forming an interior angle of  $129^{\circ}54'07''$  with the previous course, and part of the distance through the bed of Eagle Street (as mapped), a distance of 452.65 feet to a point on said United States Bulkhead Line; thence

Southwesterly, along said United States Bulkhead Line, forming an interior angle of  $57^{\circ}17'57''$  with the previous course, a distance of 17.79 feet to a point, said point being the intersection of the southerly side of Eagle Street (as mapped) with said United States Bulkhead Line; thence

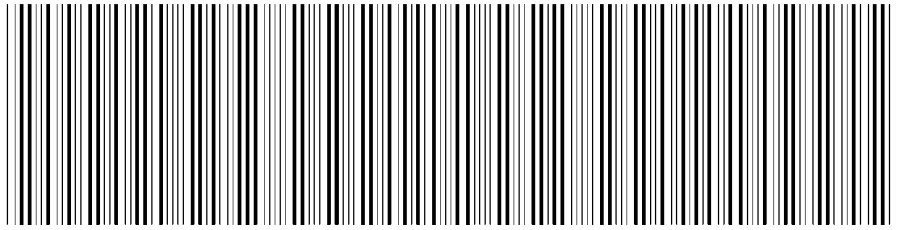
Easterly, along said southerly side of Eagle Street, forming an interior angle of  $302^{\circ}42'03''$  with the previous course, a distance of 537.00 feet to the POINT or PLACE of BEGINNING.

Encompassing an area of 241,425 square feet or 5.543 acres, more or less.

This description is prepared in accordance with a plan entitled "Final Survey, Greenpoint Landing, Block No. 2502, Lot No. 1" prepared by Langan Engineering, Environmental,

Surveying, Landscape Architecture and Geology, D.P.C., Project No. 170229028, Drawing No. FS102, dated August 11, 2022.

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



**2025013000956003002S62A1**

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2025013000956003**  
Document Type: DEED

Document Date: 01-31-2025

Preparation Date: 02-07-2025

**ASSOCIATED TAX FORM ID:** 2025012200010

**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT

4

FOR CITY USE ONLY

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

C3. Book  OR C4. Page   
 C5. CRFN



## REAL PROPERTY TRANSFER REPORT

 STATE OF NEW YORK  
 STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

## PROPERTY INFORMATION

1. Property Location  N/A  WEST STREET  BROOKLYN  11222  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  GREENPOINT RIVERVIEW ASSOCIATES, L.L.C.   
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

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

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

5. Deed Property Size  FRONT FEET ☒ X  DEPTH OR  ACRES

Check the boxes below as they apply:

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

8. Seller Name  GREENPOINT RIVERVIEW ASSOCIATES, L.L.C.   
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

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

## SALE INFORMATION

10. Sale Contract Date  1 / 31 / 2025  
 Month Day Year

11. Date of Sale / Transfer  1 / 31 / 2025  
 Month Day Year

12. Full Sale Price \$  0

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

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

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

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

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

15. Building Class  Z 9  16. Total Assessed Value (of all parcels in transfer)  1 6 5 1 0 5 0

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

BROOKLYN 2502 1



**CERTIFICATION**

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

**BUYER****BUYER'S ATTORNEY**

BUYER SIGNATURE		DATE		LAST NAME		FIRST NAME	
535 MADISON AVENUE 35TH FLOOR							
STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE		TELEPHONE NUMBER	
NEW YORK						<b>SELLER</b>	
CITY OR TOWN		STATE		ZIP CODE		SELLER SIGNATURE	
		NY		10022		DATE	

**SIGNATURE RIDER TO NEW YORK CITY REAL PROPERTY TRANSFER REPORT**  
**(RP-5217NYC)**

**BUYER:**

GREENPOINT RIVERVIEW ASSOCIATES,  
L.L.C.,  
a New York limited liability company

By:   
Name: Marian Klein  
Title: Authorized Signatory

**BUYER'S ATTORNEY:**

Fried, Frank, Harris,  
Shriver & Jacobson LLP

Ellen V. Lehman, Esq.

Telephone Number: (212) 859-8436

*[Signature Page Continues on Following Page]*

**SIGNATURE RIDER TO NEW YORK CITY REAL PROPERTY TRANSFER REPORT**  
**(RP-5217NYC) (con't)**

**SELLER:**

GREENPOINT RIVERVIEW ASSOCIATES,  
L.L.C.,  
a New York limited liability company

By:   
Name: Marian Klein  
Title: Authorized Signatory

**SELLER'S ATTORNEY:**

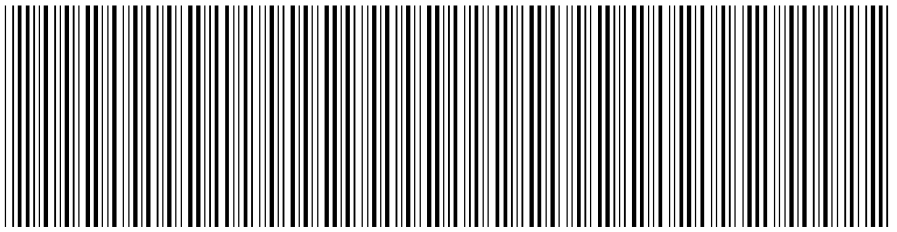
Fried, Frank, Harris,  
Shriver & Jacobson LLP

Ellen V. Lehman, Esq.

Telephone Number: (212) 859-8436

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

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2022061401202001002EA3EA

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 7**

**Document ID: 2022061401202001**

Document Date: 06-08-2022

Preparation Date: 06-15-2022

Document Type: CORRECTION DEED

Document Page Count: 5

**PRESENTER:**

CHICAGO TITLE INSURANCE COMPANY  
711 THIRD AVE, 8TH FLOOR  
CT21-80061-K (CES)  
NEW YORK, NY 10017  
212-880-1453  
CTINYRECORDING@CTT.COM

**RETURN TO:**

FRIED, FRANK, HARRIS, SHRIVER & JACOBSON LLP  
MELANIE MEYERS, ESQ.  
ONE NEW YORK PLAZA  
NEW YORK, NY 10004

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
BROOKLYN	2502	1	Entire Lot	N/A WEST STREET

**Property Type: OTHER**

Borough	Block	Lot	Unit	Address
BROOKLYN	2502	5	Entire Lot	N/A WEST STREET

**Property Type: OTHER**

☒ Additional Properties on Continuation Page

**CROSS REFERENCE DATA**

**CRFN:** 2021000212704

**PARTIES**

**GRANTOR/SELLER:**

GREENPOINT LANDING ASSOCIATES, L.L.C.  
C/O: PARK TOWER GROUP, LTD., 535 MADISON  
AVENUE  
NEW YORK, NY 10022

**GRANTEE/BUYER:**

GREENPOINT RIVERVIEW ASSOCIATES, L.L.C.  
C/O: PARK TOWER GROUP, LTD., 535 MADISON  
AVENUE  
NEW YORK, NY 10022

**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
-----------------	----	------

<b>TOTAL:</b>	\$	0.00
---------------	----	------

Recording Fee:	\$	68.00
----------------	----	-------

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

**Filing Fee:**

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

NYC Real Property Transfer Tax:

\$	0.00
----	------

NYS Real Estate Transfer Tax:

\$	0.00
----	------

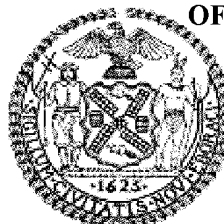
**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE**

**CITY OF NEW YORK**

Recorded/Filed 06-27-2022 11:44

City Register File No.(CRFN):

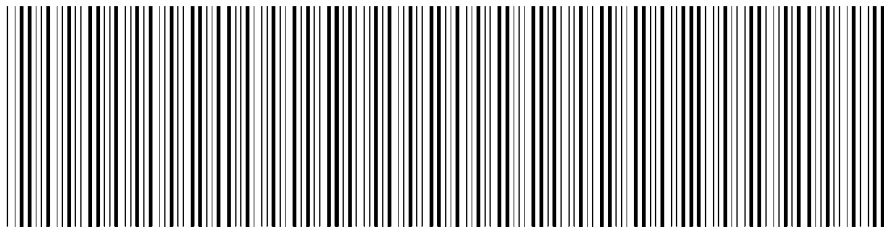
**2022000252153**



*Annette McMill*

**City Register Official Signature**

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2022061401202001002CA16A

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 7

Document ID: 2022061401202001

Document Date: 06-08-2022

Preparation Date: 06-15-2022

Document Type: CORRECTION DEED

PROPERTY DATA

Borough	Block Lot	Unit	Address
BROOKLYN	2502 7 Entire Lot		N/A WEST STREET
Property Type: OTHER			

## EXECUTION VERSION

CORRECTIVE DEED

THIS INDENTURE, made as of the 8th day of June, 2022 and effective as of the 26th day of May, 2021, by GREENPOINT LANDING ASSOCIATES, L.L.C., a New York limited liability company, having an address at c/o Park Tower Group, Ltd., 535 Madison Avenue, New York, New York 10022 (hereinafter referred to as "Grantor"), to GREENPOINT RIVERVIEW ASSOCIATES, L.L.C., a New York limited liability company, having an address at c/o Park Tower Group, Ltd., 535 Madison Avenue, New York, New York 10022 (hereinafter referred to as "Grantee").

WITNESSETH, that Grantor, in consideration of Ten Dollars (\$10.00), lawful money of the United States, paid by Grantee, does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee forever:

ALL that certain plot, piece or parcel of land more particularly described in Schedule A annexed hereto and made a part hereof and any improvements situated thereon (the "Premises"),

BEING AND INTENDED TO BE PART OF THE SAME PREMISES conveyed to the Grantor by that certain Bargain and Sale Deed with Covenant Against Grantor's Act from Lumber Exchange Terminal, Inc., dated October 31, 2005 and recorded on November 10, 2005 as CRFN 2005000628273 and as confirmed by that certain Confirmatory Deed, dated February 24, 2020 and recorded March 3, 2020 as CRFN 2020000081647;

THIS INDENTURE is given to correct the legal description attached to that certain Bargain and Sale Deed dated May 26, 2021 between the same parties to this conveyance and recorded June 8, 2021 as CRFN 2021000212704 (the "Original Deed"). For the avoidance of doubt: (a) the corrected legal description of the Premises described in Schedule A does not add or subtract any land from what was previously conveyed pursuant to the Original Deed; and (b) recordation against Brooklyn Block 2502, Lots 1, 5 and 7 is necessary due to the tax lot apportionment of former Brooklyn Block 2502, Lot 1 that was effectuated subsequent to the recordation of the Original Deed on September 13, 2021, and which was based on a survey completed by Paul Fisher on June 18, 2021.

TOGETHER with all right, title and interest, if any, 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;

TO HAVE AND TO HOLD the Premises unto Grantee, its heirs or successors and assigns forever.

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 purpose.


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

**GREENPOINT LANDING ASSOCIATES,  
L.L.C.,** a New York limited liability company

By:   
Name: Marian Klein  
Title: Manager

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

On this 7<sup>th</sup> day of June, 2022, before me, the undersigned, a notary public in and for said State, personally appeared MARIAN KLEIN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

(signature and office of individual taking  
acknowledgment)

LEE BABCOCK  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01BA6392698  
Qualified in Bronx County  
Commission Expires June 3, 2023

Schedule A

Legal Description

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

BEGINNING at a point on the westerly side of West Street (mapped 60 feet wide), distant 30.035 feet southerly from the intersection of said westerly side of West Street with the westerly prolongation of the northerly side of Eagle Street (mapped 60 feet wide), said point being the POINT or PLACE of BEGINNING; and running thence

Southerly, along said westerly side of West Street, a distance of 260.31 feet to a point, said point being the intersection of said westerly side of West Street with the centerline of Freeman Street (as mapped); thence

Westerly, forming an interior angle of  $90^{\circ}$  with the previous course, and along said centerline of Freeman Street, a distance of 637.62 feet to a point, said point being the intersection of said centerline of Freeman Street with the United States Bulkhead Line; thence

Northerly, along said United States Bulkhead Line, forming an interior angle of  $85^{\circ}00'19''$  with the previous course, a distance of 30.15 feet to a point, said point being the intersection of the northerly side of Freeman Street (as mapped) with said United States Bulkhead Line; thence

Westerly, forming an interior angle of  $274^{\circ}59'41''$  with the previous course, and part of the distance along said northerly side of Freeman Street and its westerly prolongation, a distance of 525.00 feet to a point on the United States Pierhead Line; thence

Northeasterly, along said United States Pierhead Line, forming an interior angle of  $50^{\circ}05'53''$  with the previous course, a distance of 300.17 feet to a point; thence

Easterly, forming an interior angle of  $129^{\circ}54'07''$  with the previous course, and part of the distance along the westerly prolongation of the centerline of Eagle Street and the centerline of Eagle Street (as mapped), a distance of 449.73 feet to a point, said point being the intersection of said centerline of Eagle Street with said United States Bulkhead Line; thence

Southwesterly, forming an interior angle of  $57^{\circ}17'57''$  with the previous course, and along said United States Bulkhead Line, a distance of 17.90 feet to a point; thence

Easterly, forming an interior angle of  $302^{\circ}42'03''$  with the previous course, a distance of 83.18 feet to a point; thence

Northeasterly, forming an interior angle of  $237^{\circ}17'57''$  with the previous course, a distance of 17.90 feet to a point on said centerline of Eagle Street; thence

Easterly, forming an interior angle of  $122^{\circ}42'03''$  with the previous course, along said centerline of Eagle Street a distance of 434.54 feet to the POINT or PLACE of BEGINNING.



Encompassing an area of 262,808 square feet or 6.033 acres, more or less.

This description is prepared in accordance with a plan entitled "Final Survey, Greenpoint Landing, Block No. 2502, Lot No. 1 and Block No. 2510, Lot No. 1" prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., Project No. 170229023, Drawing No. FS101, dated 24 April 2019.

**Corrective Deed**

BLOCK: 2502  
LOTS: 1, 5, and 7  
COUNTY: Kings

---

Greenpoint Landing Associates, L.L.C.

TO

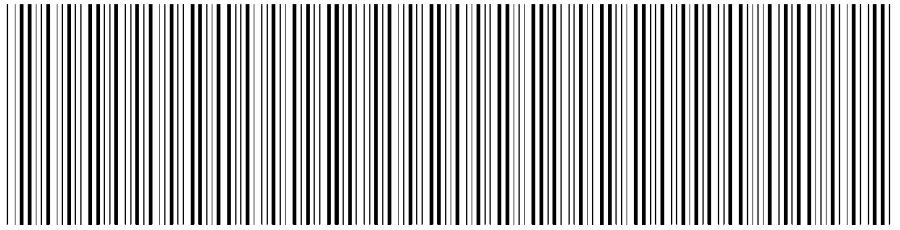
Greenpoint Riverview Associates, L.L.C.

STREET  
ADDRESS: N/A West Street

RETURN BY MAIL TO:

Fried, Frank, Harris, Shriver & Jacobson LLP  
One New York Plaza  
New York, New York 10004  
Attention: Melanie Meyers, Esq.

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2022061401202001002S6D6B

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2022061401202001**  
Document Type: CORRECTION DEED

Document Date: 06-08-2022

Preparation Date: 06-15-2022

**ASSOCIATED TAX FORM ID:** 2022061400477

**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

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

3  
4

FOR CITY USE ONLY

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

C3. Book  OR C4. Page   
 C5. CRFN



## REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK  
 STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

## PROPERTY INFORMATION

1. Property Location  N/A  WEST STREET  BROOKLYN  11222  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  GREENPOINT RIVERVIEW ASSOCIATES, L.L.C.   
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed  3  # of Parcels OR ☐ Part of a Parcel

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

5. Deed Property Size  FRONT FEET X  DEPTH OR  ACRES

Check the boxes below as they apply:

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

8. Seller Name  GREENPOINT LANDING ASSOCIATES, L.L.C.   
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

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

## SALE INFORMATION

10. Sale Contract Date  6 / 8 / 2022  
 Month Day Year

11. Date of Sale / Transfer  6 / 8 / 2022  
 Month Day Year

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

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

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

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

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

15. Building Class  Z, 9  16. Total Assessed Value (of all parcels in transfer)  1 7 2 7 8 2 8

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

BROOKLYN 2502 1  BROOKLYN 2502 5  BROOKLYN 2502 7

**CERTIFICATION**

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

**BUYER****BUYER'S ATTORNEY**

BUYER SIGNATURE  
C/O: PARK TOWER GROUP, LTD. 535 MADISON AVENUE

DATE

LAST NAME

FIRST NAME

STREET NUMBER

STREET NAME (AFTER SALE)

AREA CODE

TELEPHONE NUMBER

NEW YORK

NY

10022

**SELLER**

CITY OR TOWN

STATE

ZIP CODE

SELLER SIGNATURE

DATE

**SIGNATURE RIDER TO NEW YORK CITY REAL PROPERTY TRANSFER REPORT**  
**(RP-5217NYC)**

**BUYER:**

**Greenpoint Riverview Associates L.L.C.,**  
a New York limited liability company

By: T.K. Klein  
Name: Marian Klein  
Title: Manager

**BUYER'S ATTORNEY:**

Melanie Meyers, Esq.  
Fried, Frank, Harris, Shriver & Jacobson LLP  
One New York Plaza  
New York, NY 10004  
212-859-8785

*[Signatures Continue on Following Page]*



**SIGNATURE RIDER TO NEW YORK CITY REAL PROPERTY TRANSFER REPORT**  
**(RP-5217NYC) (con't)**

**SELLER:**

**Greenpoint Landing Associates L.L.C.,**  
a New York limited liability company

By:   
Name: Marian Klein  
Title: Manager

**SELLER'S ATTORNEY:**

Melanie Meyers, Esq.  
Fried, Frank, Harris, Shriver & Jacobson LLP  
One New York Plaza  
New York, NY 10004  
212-859-8785



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: 2502 LOT: 1
- (2) Property Address: N/A WEST STREET, BROOKLYN, NY 11222
- (3) Owner's Name: GREENPOINT RIVERVIEW ASSOCIATES, L.L.C.

Additional Name:

### 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](http://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:

**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

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Borough	Block	Lot	Street	City	State	Zip
BROOKLYN	2502	5	N/A WEST STREET	NY	NY	11222
BROOKLYN	2502	7	N/A WEST STREET	NY	NY	11222

202206140047710101

SIGNATURE PAGE TO CUSTOMER REGISTRATION  
FORM FOR WATER AND SEWER BILLING

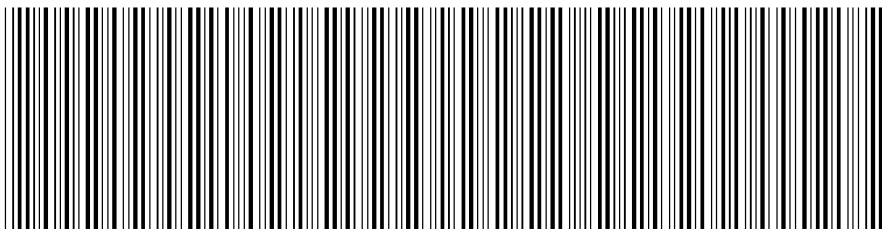
BUYER:

**Greenpoint Riverview Associates L.L.C.,**  
a New York limited liability company

By:   
Name: Marian Klein  
Title: Manager

**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.



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**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 5**

**Document ID: 2021052801110003**

Document Date: 05-26-2021

Preparation Date: 05-28-2021

Document Type: DEED

Document Page Count: 4

**PRESENTER:**

CHICAGO TITLE INSURANCE COMPANY  
711 THIRD AVE, 8TH FLOOR  
CT21-80061-K (CES)  
NEW YORK, NY 10017  
212-880-1453  
CTINYRECORDING@CTT.COM

**RETURN TO:**

FRIED, FRANK, HARRIS, SHRIVER & JACOBSON LLP  
ROBERT SORIN, ESQ.  
ONE NEW YORK PLAZA  
NEW YORK, NY 10004

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
BROOKLYN	2502	1	Entire Lot	N/A WEST STREET
<b>Property Type:</b> COMMERCIAL REAL ESTATE				

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR/SELLER:**

GREENPOINT LANDING ASSOCIATES, L.L.C.  
C/O: PARK TOWER GROUP, LTD., 535 MADISON  
AVENUE  
NEW YORK, NY 10022

**GRANTEE/BUYER:**

GREENPOINT RIVERVIEW ASSOCIATES, L.L.C.  
C/O: PARK TOWER GROUP, LTD., 535 MADISON  
AVENUE  
NEW YORK, NY 10022

**FEES AND TAXES**

**Mortgage :**

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

**TOTAL:** \$ 0.00

Recording Fee: \$ 57.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 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 06-08-2021 07:59

City Register File No.(CRFN):

**2021000212704**



*Annette McMill*

**City Register Official Signature**

**EXECUTION VERSION**

**BARGAIN AND SALE DEED**  
Without Covenants Against Grantor's Acts

THIS INDENTURE, made as of the 26 day of May, 2021

BETWEEN

GREENPOINT LANDING ASSOCIATES, L.L.C., a New York limited liability company, having an address at c/o Park Tower Group, Ltd., 535 Madison Avenue, New York, New York 10022 ("Grantor")

And

GREENPOINT RIVERVIEW ASSOCIATES, L.L.C., a New York limited liability company, having an address at c/o Park Tower Group, Ltd., 535 Madison Avenue, New York, New York 10022 ("Grantee")

---

WITNESSETH, that Grantor, in consideration of Ten Dollars, and other valuable consideration paid by Grantee, does hereby grant and release unto Grantee, its heirs or successors and assigns forever,

ALL that certain plot, piece or parcel of land more particularly described in Schedule A annexed hereto and made a part hereof and any improvements situated thereon (the "Premises"),

BEING AND INTENDED TO BE PART OF THE SAME PREMISES conveyed to the Grantor by that certain Bargain and Sale Deed with Covenant Against Grantor's Act from Lumber Exchange Terminal, Inc., dated October 31, 2005 and recorded on November 10, 2005 as CRFN 2005000628273 and as confirmed by that certain Confirmatory Deed, dated February 24, 2020 and recorded March 3, 2020 as CRFN 2020000081647;

TOGETHER with all right, title and interest, if any, 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;


TO HAVE AND TO HOLD the Premises unto Grantee, its heirs or successors and assigns forever.

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 purpose.

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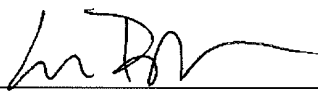
IN WITNESS WHEREOF, Grantor has duly executed this deed the day and year first above written.

**GREENPOINT LANDING ASSOCIATES,  
L.L.C.**, a New York limited liability company

By:   
Name: MARIAN KIEU  
Title: MANAGER

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

On this 21<sup>st</sup> day of May, 2021, before me, the undersigned, a notary public in and for said State, personally appeared MARIAN KIEU, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

(signature and office of individual taking  
acknowledgment)

LEE BABCOCK  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01BA6392698  
Qualified in Bronx County  
Commission Expires June 3, 2023



## SCHEDULE A

### LEGAL DESCRIPTION

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

BEGINNING at a point on the westerly side of West Street (mapped 60 feet wide), distant 30.035 feet southerly from the intersection of said westerly side of West Street with the westerly prolongation of the northerly side of Eagle Street (mapped 60 feet wide), said point being the POINT or PLACE of BEGINNING; and running thence

Southerly, along said westerly side of West Street, a distance of 230.28 feet (computed) to a point, said point being the intersection of said westerly side of West Street with the northerly side of Freeman Street (as mapped); thence

Westerly, forming an interior angle of  $90^{\circ}00'00''$  with the previous course, part of the distance along said northerly side of Freeman Street and along the line dividing Block 2502 and Block 2510, a distance of 1160.00 feet (computed) to a point, said point being on the United States Pierhead Line; thence

Northeasterly, along said United States Pierhead Line, forming an interior angle of  $50^{\circ}05'53''$  with the previous course, a distance of 300.17 feet to a point; thence

Easterly, forming an interior angle of  $129^{\circ}54'07''$  with the previous course, along the prolongation of the centerline of Eagle Street and along the line dividing Block 2502 and Block 2472, a distance of 449.73 feet to a point, said point being the intersection of said prolongation of the centerline of Eagle Street and the line dividing Block 2502 and Block 2472 with the United States Bulkhead Line; thence

Southwesterly, forming an interior angle of  $57^{\circ}17'57''$  with the previous course, and along said United States Bulkhead Line, a distance of 17.90 feet to a point; thence

Easterly, forming an interior angle of  $302^{\circ}42'03''$  with the previous course, a distance of 83.18 feet to a point; thence

Northeasterly, forming an interior angle of  $237^{\circ}17'57''$  with the previous course, a distance of 17.90 feet to a point, said point being on said prolongation of the centerline of Eagle Street and the line dividing Block 2502 and Block 2472; thence

Easterly, forming an interior angle of  $122^{\circ}42'03''$  with the previous course, along the prolongation of the centerline of Eagle Street and along the line dividing Block 2502 and Block 2472, a distance of 434.54 feet to the POINT or PLACE of BEGINNING.

Encompassing an area of 243,696 square feet or 5.594 acres, more or less.

This description is prepared in accordance with a plan entitled "Final Survey, Greenpoint Landing" prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology, D.P.C., Project No. 170229021, Drawing No. FS101, dated 05 October 2018.

**Bargain and Sale Deed**  
Without Covenant Against Grantor's Acts

BLOCK: 2502  
LOT: 1  
COUNTY: Kings

---

GREENPOINT LANDING  
ASSOCIATES, L.L.C.

TO

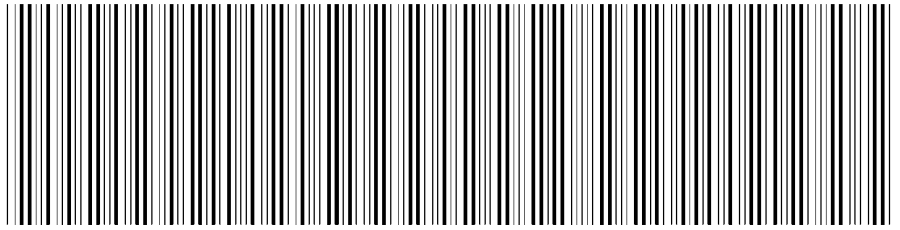
GREENPOINT RIVERVIEW  
ASSOCIATES, L.L.C.

STREET  
ADDRESS: N/A West Street

RETURN BY MAIL TO:

Fried, Frank, Harris, Shriver & Jacobson LLP One New York Plaza New York, New York 10004 Attention: Robert Sorin, Esq.
---

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



**2021052801110003001S25CF**

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2021052801110003**  
Document Type: DEED

Document Date: 05-26-2021

Preparation Date: 05-28-2021

**ASSOCIATED TAX FORM ID:** 2021051300435

**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

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

2  
4

FOR CITY USE ONLY

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

C3. Book  OR C4. Page   
 C5. CRFN



## REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK  
 STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

## PROPERTY INFORMATION

1. Property Location  N/A  WEST STREET  BROOKLYN  11222  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  GREENPOINT RIVERVIEW ASSOCIATES, L.L.C.   
 LAST NAME / COMPANY FIRST NAME

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

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

5. Deed Property Size  FRONT FEET ☒ X  DEPTH OR  ACRES

6. Ownership Type is Condominium ☐

7. New Construction on Vacant Land ☐

8. Seller Name  GREENPOINT LANDING ASSOCIATES, L.L.C.   
 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  5 / 26 / 2021  
 Month Day Year

11. Date of Sale / Transfer  5 / 26 / 2021  
 Month Day Year

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

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

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

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

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

15. Building Class  Z, 9 16. Total Assessed Value (of all parcels in transfer)  1 7 4 8 2 5 0

17. Borough, Block and Lot / Roll Identifier(s) ( If more than three, attach sheet with additional identifier(s) )  
 BROOKLYN 2502 1

**CERTIFICATION**

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

**BUYER****BUYER'S ATTORNEY**

BUYER SIGNATURE C/O: PARK TOWER GROUP, LTD. 535 MADISON AVENUE		DATE	
STREET NUMBER NEW YORK		STREET NAME (AFTER SALE)	
CITY OR TOWN		STATE NY	ZIP CODE 10022

LAST NAME		FIRST NAME	
AREA CODE		TELEPHONE NUMBER	
SELLER			
SELLER SIGNATURE		DATE	

2021051300435201

SIGNATURE RIDER TO NEW YORK CITY REAL PROPERTY TRANSFER REPORT  
(RP-5217NYC) (con't)

GRANTOR:

**Greenpoint Landing Associates L.L.C.,**  
a New York limited liability company

By:   
Name: Marian Klein  
Title: Manager

SELLER'S ATTORNEY:

Cameron Cosby, Esq.  
Fried, Frank, Harris, Shriver & Jacobson LLP  
One New York Plaza  
New York, NY 10004  
212-859-8000

SIGNATURE RIDER TO NEW YORK CITY REAL PROPERTY TRANSFER REPORT  
(RP-5217NYC)

BUYER:

**Greenpoint Riverview Associates L.L.C.,**  
a New York limited liability company

By:   
Name: Marian Klein  
Title: Manager

BUYER'S ATTORNEY:

Cameron Cosby, Esq.  
Fried, Frank, Harris, Shriver & Jacobson LLP  
One New York Plaza  
New York, NY 10004  
212-859-8000

*[Signatures Continue on Following Page]*





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: 2502 LOT: 1
- (2) Property Address: N/A WEST STREET, BROOKLYN, NY 11222
- (3) Owner's Name: GREENPOINT RIVERVIEW ASSOCIATES, L.L.C.
- Additional Name: \_\_\_\_\_

### 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](http://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: \_\_\_\_\_

SIGNATURE PAGE TO CUSTOMER REGISTRATION  
FORM FOR WATER AND SEWER BILLING

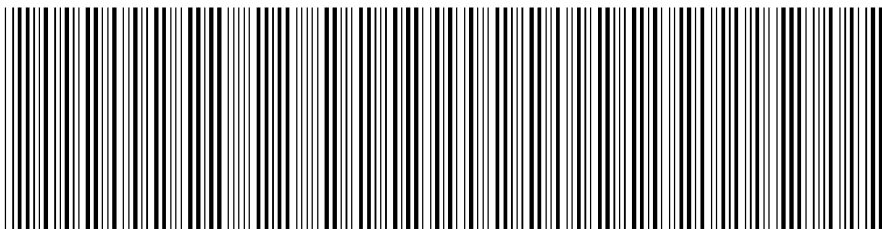
BUYER:

**Greenpoint Riverview Associates L.L.C.,**  
a New York limited liability company

By:   
Name: Marian Klein  
Title: Manager

**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.



2020030300488002001EEAC2

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 6**

**Document ID: 2020030300488002**

Document Date: 02-24-2020

Preparation Date: 03-03-2020

Document Type: DEED

Document Page Count: 5

**PRESENTER:**

CHICAGO TITLE INSURANCE CO. (PICK-UP)  
711 THIRD AVE, 5TH FLOOR  
CT19-80013-K CB  
NEW YORK, NY 10017  
212-880-1200  
CTINYRECORDING@CTT.COM

**RETURN TO:**

FRIED FRANK HARRIS SHRIVER & JACOBSEN LLP  
ATTENTION: MELANIE MEYERS, ESQ.  
ONE NEW YORK PLAZA  
NEW YORK, NY 10004

			<b>PROPERTY DATA</b>	
<b>Borough</b>	<b>Block</b>	<b>Lot</b>	<b>Unit</b>	<b>Address</b>
BROOKLYN	2502	1	Entire Lot	N/A WEST STREET
<b>Property Type:</b> COMMERCIAL REAL ESTATE				

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR/SELLER:**

GREENPOINT LANDING ASSOCIATES, L.L.C.  
C/O: PARK TOWER GROUP, 535 MADISON AVENUE,  
35TH FLOOR  
NEW YORK, NY 10022

**GRANTEE/BUYER:**

GREENPOINT LANDING ASSOCIATES, L.L.C.  
C/O: PARK TOWER GROUP, 535 MADISON AVENUE,  
35TH FLOOR  
NEW YORK, NY 10022

**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: \$ 62.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

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 03-03-2020 14:38

City Register File No.(CRFN):

**2020000081647**



*Annette McMill*

**City Register Official Signature**

Confirmatory Deed

4 pp.

THIS INDENTURE, made as of February 21, 2020, between **GREENPOINT LANDING ASSOCIATES, L.L.C.**, a New York limited liability company, having an address at 535 Madison Avenue, 35th floor, New York, New York 10022 ("Grantor"), and **GREENPOINT LANDING ASSOCIATES, L.L.C.**, a New York limited liability company, having an address at 535 Madison Avenue, 35th floor, New York, New York 10022 ("Grantee").

WITNESSETH:

That Grantor, in consideration of TEN DOLLARS (\$10.00) and other valuable consideration paid by Grantee, does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee forever:

ALL that certain plot, piece or parcel of land with the building and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, Kings County, City and State of New York, more particularly described on Exhibit A annexed hereto and made a part hereof (the "Premises");

TOGETHER WITH all right, title and interest, if any, 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;

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

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 improvements at the Premises and will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose.

This is a confirmatory deed, which confirms the legal description of the Premises.

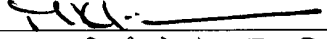
[THE SIGNATURE PAGE IS THE NEXT PAGE]

(2)

IN WITNESS WHEREOF, Grantor has duly executed this confirmatory deed the day and year first above written.

GRANTOR:

**GREENPOINT LANDING ASSOCIATES,  
L.L.C.**, a New York limited liability company

By:   
Name: MARIAN KLEIN  
Title: MANAGER

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

On the 8 day of January in the year 2020 before me, the undersigned, personally appeared MARIAN KLEIN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person or entity upon behalf of which the individual acted, executed the instrument.



Signature and Office of individual  
taking acknowledgment  
**LEE BABCOCK**  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01BA6392698  
Qualified in Bronx County  
Commission Expires June 3, 2023

## Exhibit A

### Legal Description

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

BEGINNING at a point on the westerly side of West Street (mapped 60 feet wide), distant 30.035 feet southerly from the intersection of said westerly side of West Street with the westerly prolongation of the northerly side of Eagle Street (mapped 60 feet wide), said point being the POINT or PLACE of BEGINNING; and running thence

Southerly, along said westerly side of West Street, a distance of 260.31 feet to a point, said point being the intersection of said westerly side of West Street with the centerline of Freeman Street (as mapped); thence

Westerly, forming an interior angle of  $90^{\circ}$  with the previous course, and along said centerline of Freeman Street, a distance of 637.62 feet to a point, said point being the intersection of said centerline of Freeman Street with the United States Bulkhead Line; thence

Northerly, along said United States Bulkhead Line, forming an interior angle of  $85^{\circ}00'19''$  with the previous course, a distance of 30.15 feet to a point, said point being the intersection of the northerly side of Freeman Street (as mapped) with said United States Bulkhead Line; thence

Westerly, forming an interior angle of  $274^{\circ}59'41''$  with the previous course, and part of the distance along said northerly side of Freeman Street and its westerly prolongation, a distance of 525.00 feet to a point on the United States Pierhead Line; thence

Northeasterly, along said United States Pierhead Line, forming an interior angle of  $50^{\circ}05'53''$  with the previous course, a distance of 300.17 feet to a point; thence

Easterly, forming an interior angle of  $129^{\circ}54'07''$  with the previous course, and part of the distance along the westerly prolongation of the centerline of Eagle Street and the centerline of Eagle Street (as mapped), a distance of 449.73 feet to a point, said point being the intersection of said centerline of Eagle Street with said United States Bulkhead Line; thence

Southwesterly, forming an interior angle of  $57^{\circ}17'57''$  with the previous course, and along said United States Bulkhead Line, a distance of 17.90 feet to a point; thence

Easterly, forming an interior angle of  $302^{\circ}42'03''$  with the previous course, a distance of 83.18 feet to a point; thence

Northeasterly, forming an interior angle of  $237^{\circ}17'57''$  with the previous course, a distance of 17.90 feet to a point on said centerline of Eagle Street; thence

Easterly, forming an interior angle of  $122^{\circ}42'03''$  with the previous course, along said centerline of Eagle Street a distance of 434.54 feet to the POINT or PLACE of BEGINNING.

Encompassing an area of 262,808 square feet or 6.033 acres, more or less.

This description is prepared in accordance with a plan entitled "Final Survey, Greenpoint Landing, Block No. 2502, Lot No. 1 and Block No. 2510, Lot No. 1" prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., Project No. 170229023, Drawing No. FS101, dated 24 April 2019.

**Confirmatory Deed**

BLOCK: 2502  
LOT: 1  
COUNTY: Kings

---

Greenpoint Landing Associates, L.L.C.

TO

STREET  
ADDRESS: N/A West Street

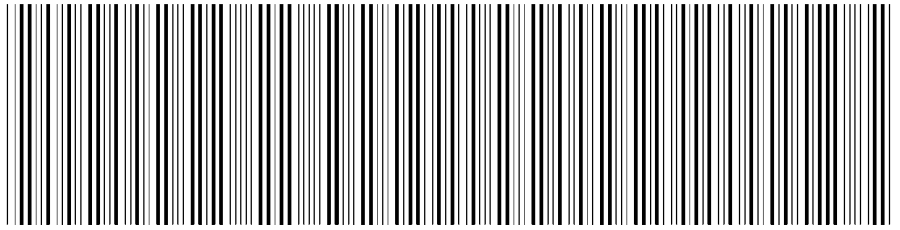
Greenpoint Landing Associates, L.L.C.

RETURN BY MAIL TO:

Fried, Frank, Harris, Shriver & Jacobson LLP  
One New York Plaza  
New York, New York 10004  
Attention: Melanie Meyers, Esq.



NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2020030300488002001S2443

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2020030300488002**  
Document Type: DEED

Document Date: 02-24-2020

Preparation Date: 03-03-2020

**ASSOCIATED TAX FORM ID:** 2020012100564

**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

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

2  
4



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: 2502      LOT: 1
- (2) Property Address: N/A WEST STREET, BROOKLYN, NY 11222
- (3) Owner's Name: GREENPOINT LANDING ASSOCIATES, L.L.C.
- Additional Name: \_\_\_\_\_

### 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](http://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: \_\_\_\_\_

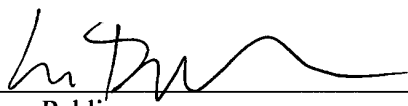
SIGNATURE PAGE TO CUSTOMER REGISTRATION  
FORM FOR WATER AND SEWER BILLING

**OWNER:**

GREENPOINT LANDING ASSOCIATES, L.L.C.,  
a New York limited liability company

By:   
Name: MARIAN KLEIN  
Title: Manager

Sworn to and subscribed to before me on this 8 day of JANUARY, 2020

  
Notary Public  
**LEE BABCOCK**  
**NOTARY PUBLIC, STATE OF NEW YORK**  
**Registration No. 01BA6392698**  
**Qualified in Bronx County**  
**Commission Expires June 3, 2023**

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  N/A  WEST STREET  BROOKLYN  11222  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

 2. Buyer Name  GREENPOINT LANDING ASSOCIATES, L.L.C.   
 LAST NAME / COMPANY FIRST NAME  
   
 LAST NAME / COMPANY FIRST NAME

 3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)  
     
 LAST NAME / COMPANY FIRST NAME  
     
 STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

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

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

 5. Deed Property Size  X  OR     
 FRONT FEET DEPTH ACRES

Check the boxes below as they apply:

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

 8. Seller Name  GREENPOINT LANDING ASSOCIATES, L.L.C.   
 LAST NAME / COMPANY FIRST NAME  
   
 LAST NAME / COMPANY FIRST NAME

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

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

## SALE INFORMATION

 10. Sale Contract Date  2 / 24 / 2020   
 Month Day Year

 11. Date of Sale / Transfer  2 / 24 / 2020   
 Month Day Year

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

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

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

 15. Building Class  Z, 9  16. Total Assessed Value (of all parcels in transfer)  1  6  9  7  1  2  0

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

 BROOKLYN 2502 1 

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

202001210056420106

**CERTIFICATION**

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

**BUYER****BUYER'S ATTORNEY**

BUYER SIGNATURE  
C/O: PARK TOWER GROUP 535 MADISON AVENUE, 35TH FLOOR

DATE

LAST NAME

FIRST NAME

STREET NUMBER

STREET NAME (AFTER SALE)

AREA CODE

TELEPHONE NUMBER

NEW YORK

NY

10022

**SELLER**

CITY OR TOWN

STATE

ZIP CODE

SELLER SIGNATURE

DATE

2020012100564201

**SIGNATURE PAGE TO RP-5217NYC**

**BUYER:**

GREENPOINT LANDING ASSOCIATES, L.L.C.,  
a New York limited liability company

By: TITLE  
Name: MARVIN KLEW  
Title: Manager

*[Signatures Continue on Following Page]*

**SIGNATURE PAGE TO RP-5217NYC**

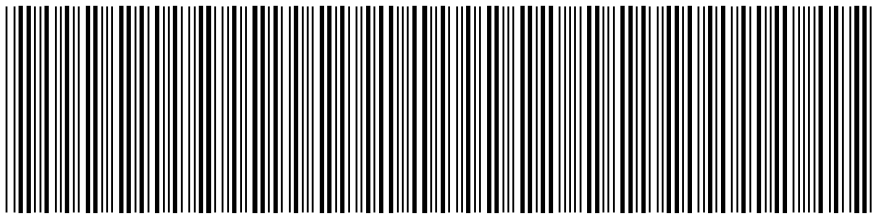
**SELLER:**

GREENPOINT LANDING ASSOCIATES, L.L.C.,  
a New York limited liability company

By: TXle  
Name: MARIAN KLEIN  
Title: Manager

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

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2005110801661003001EE53D

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 11**

**Document ID: 2005110801661003**

Document Date: 10-31-2005

Preparation Date: 11-08-2005

Document Type: DEED

Document Page Count: 9

**PRESENTER:**

FIDELITY NATIONAL TITLE INS. COMPANY  
ONE PARK AVENUE  
SUITE 1402  
NEW YORK, NY 10016  
212-481-5858  
13201K (A, B, E, & F)

**RETURN TO:**

MEYER LAST, ESQ.  
FRIED FRANK HARRIS SHRIVER & JACOBSON  
ONE NEW YORK PLAZA  
NEW YORK, NY 10004

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
BROOKLYN	2472	2	Entire Lot	N/A WEST STREET

**Property Type:** COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
BROOKLYN	2510	1	Entire Lot	179 WEST STREET

**Property Type:** COMMERCIAL REAL ESTATE

x Additional Properties on Continuation Page

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or Document ID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR/SELLER:**

LUMBER EXCHANGE TERMINAL, INC.  
171 WEST STREET  
BROOKLYN, NY 11222

**GRANTEE/BUYER:**

GREENPOINT LANDING ASSOCIATES, L.L.C.  
499 PARK AVENUE  
NEW YORK, NY 10022

x Additional Parties Listed on Continuation Page

**FEES AND TAXES**

<b>Mortgage</b>		Recording Fee: \$	93.00
Mortgage Amount:	\$	Affidavit Fee: \$	0.00
Taxable Mortgage Amount:	\$	NYC Real Property Transfer Tax Filing Fee:	
Exemption:		\$	165.00
TAXES: County (Basic):	\$	NYS Real Estate Transfer Tax:	
City (Additional):	\$	\$	176,000.00
Spec (Additional):	\$		
TASF:	\$		
MTA:	\$		
NYCTA:	\$		
Additional MRT:	\$		
TOTAL:	\$		

NYC HPD Affidavit in Lieu of Registration Statement



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

Recorded/Filed 11-10-2005 16:20  
City Register File No.(CRFN):

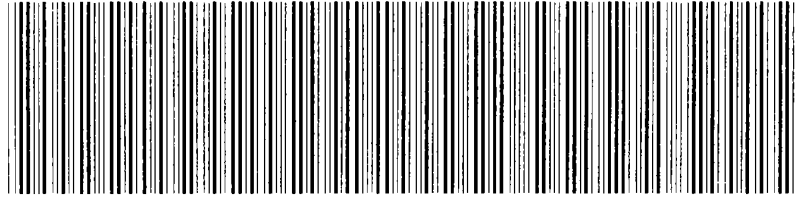
**2005000628273**

*Annette McMill*

**City Register Official Signature**



NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2005110801661003001CE7BD

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 11

Document ID: 2005110801661003

Document Date: 10-31-2005

Preparation Date: 11-08-2005

Document Type: DEED

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	2494	1	Entire Lot	31 EAGLE STREET
Property Type: COMMERCIAL REAL ESTATE				
Borough	Block	Lot	Unit	Address
BROOKLYN	2520	57	Entire Lot	171 WEST STREET
Property Type: COMMERCIAL REAL ESTATE				
Borough	Block	Lot	Unit	Address
BROOKLYN	2472	100	Entire Lot	37 COMMERCIAL STREET
Property Type: COMMERCIAL REAL ESTATE				
Borough	Block	Lot	Unit	Address
BROOKLYN	2502	1	Entire Lot	N/A WEST STREET
Property Type: COMMERCIAL REAL ESTATE				

PARTIES

GRANTOR/SELLER:

SUCCESSOR BY MERGER TO GREEN STREET  
TERMINAL CORP.  
171 WEST STREET  
BROOKLYN, NY 11222

13201K(A,B,E,F) (#3)

SST  
176,000.00

BARGAIN AND SALE DEED  
WITH COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE, made the 31<sup>st</sup> day of October, 2005, between LUMBER EXCHANGE TERMINAL, INC., a New York corporation as successor by merger to Green Street Terminal Corp., Oceania Tracking & Shipping Corporation, and East River Shipping & Warehouse Corp., having an address at 171 West Street, Brooklyn, New York, 11222, party of the first part, and GREENPOINT LANDING ASSOCIATES, L.L.C., a New York limited liability company, having an address at c/o Park Tower Group, Ltd., 499 Park Avenue, New York, New York 10022, party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten and No/100ths dollars and other valuable consideration, in lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs, 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, situated, lying and being in the

CITY OF NEW YORK  
COUNTY OF KINGS  
STATE OF NEW YORK, AS MORE PARTICULARLY  
DESCRIBED ON EXHIBIT A ATTACHED HERETO  
AND MADE A PART HEREOF.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

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 set forth on Exhibit B attached hereto.

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.

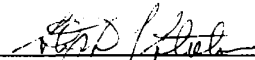
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF

**SELLER**

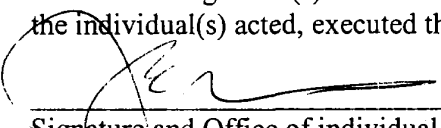
LUMBER EXCHANGE TERMINAL, INC.

By:   
Name: Stephen Stulman  
Title: President

**ACKNOWLEDGEMENT**

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

On the 31<sup>st</sup> day of October in the year 2005 before me, the undersigned, personally appeared Stephen Stulman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
Signature and Office of individual  
taking acknowledgement

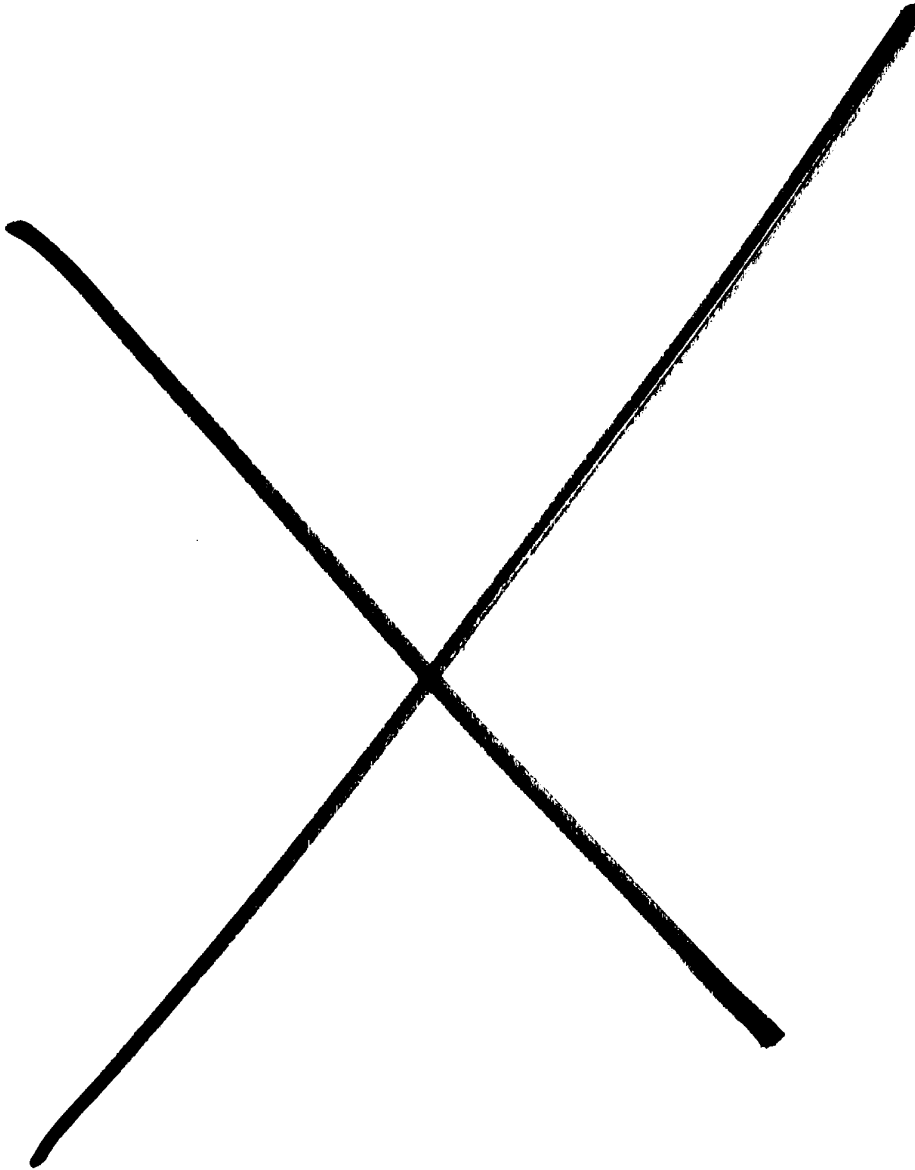
LAWRENCE R PRIOLA  
NOTARY PUBLIC, State of New York  
No. 4841047  
Qualified in Suffolk County  
Commission Expires March 26, 19  
Comm Exp 3/30/07 2007

After recording return to:  
Meyer Last, Esq.  
Fried, Frank, Harris, Shriver & Jacobson LLP  
One New York Plaza  
New York, NY 10004

Section: 9 Block: 2472 Lot: 2 County/Town: Brooklyn	Section: 9 Block: 2510 Lot: 1 County/Town: Brooklyn	Section: 9 Block: 2494 Lot: 1 County/Town: Brooklyn
Section: 9 Block: 2520 Lot: 57 County/Town: Brooklyn	Section: 9 Block: 2502 Lot: 1 County/Town: Brooklyn	Section: 9 Block: 2472 Lot: 100 County/Town: Brooklyn

✓ EXHIBIT A

Legal Description



# Parcel I

---

ALL that certain lot, 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:

Bounded on the north by Freeman Street and the westerly prolongation thereof, bounded on the east by West Street, bounded on the south by the center line of the block between Green Street as formerly laid on the Map of the City of Brooklyn and Huron Street and the westerly prolongation thereof, and bounded on the west by the East River.

Together with all right title and interest in and to the lands under the waters of the East River in front of and adjoining said premises, to the pierhead line as established in 1957.

## Parcel II

ALL that certain lot, 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 the intersection of the center line of Freeman Street with the westerly side of West Street;

RUNNING THENCE northerly along the westerly side of West Street, 290 feet to the northerly side of Eagle Street;

THENCE easterly along the northerly side of Eagle Street, 255 feet;

THENCE northerly parallel with Franklin Street, 100 feet;

THENCE easterly parallel with Eagle Street, 200 feet to the westerly side of Franklin Street;

THENCE northerly along the westerly side of Franklin Street, 100 feet to the southerly side of Dupont Street;

THENCE westerly along the southerly side of Dupont Street, 295 feet;

THENCE southerly and parallel with the aforementioned westerly side of Franklin Street, 90 feet;

THENCE westerly and parallel with the aforementioned southerly side of Dupont Street, 130 feet to a point in the center line of West Street, as projected northerly from Eagle Street;

THENCE southerly along the center line of West Street, as projected 5 feet;

THENCE westerly along the southerly line of land taken for the State Barge Canal Terminal to the pierhead line approved by The Secretary of War on November 20, 1940;

THENCE generally in a southerly direction along the said pierhead line and along the pier line established by Chapter 628 of the Laws of 1886 to a point where the northerly line of Freeman Street, if extended westerly, would intersect the said pierhead line;

THENCE easterly along the northerly side of Freeman Street so as extended, 420 feet to the exterior bulkhead line;

THENCE southwesterly along the said bulkhead line, 30 feet 1 3/8 inches to the center line of Freeman Street as proposed; and

THENCE easterly along said center line of Freeman Street, 637 feet 7 1/2 inches to the point or place of BEGINNING.

# Parcel III

ALL that certain lot, 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 northwesterly side of Commercial Street distant 663 feet 3 inches southwesterly from the westerly side of Manhattan Avenue measured along the northwesterly side of Commercial Street which point of beginning is where the southwesterly side of the land now or formerly of B & Q Service Company Inc. intersects the northwesterly side of Commercial Street;

RUNNING THENCE southwesterly along the northwesterly side of Commercial Street 652.50 feet to the northeasterly side of land appropriated by the State of New York on or about July 3, 1912 for a Barge Canal Terminal (being the center line of old Blue Street now closed);

THENCE northwesterly along the northeasterly side of said land and along the center line of old Blue Street now closed 511.49 feet to the pierhead line as approved by the Secretary of War July 22, 1916;

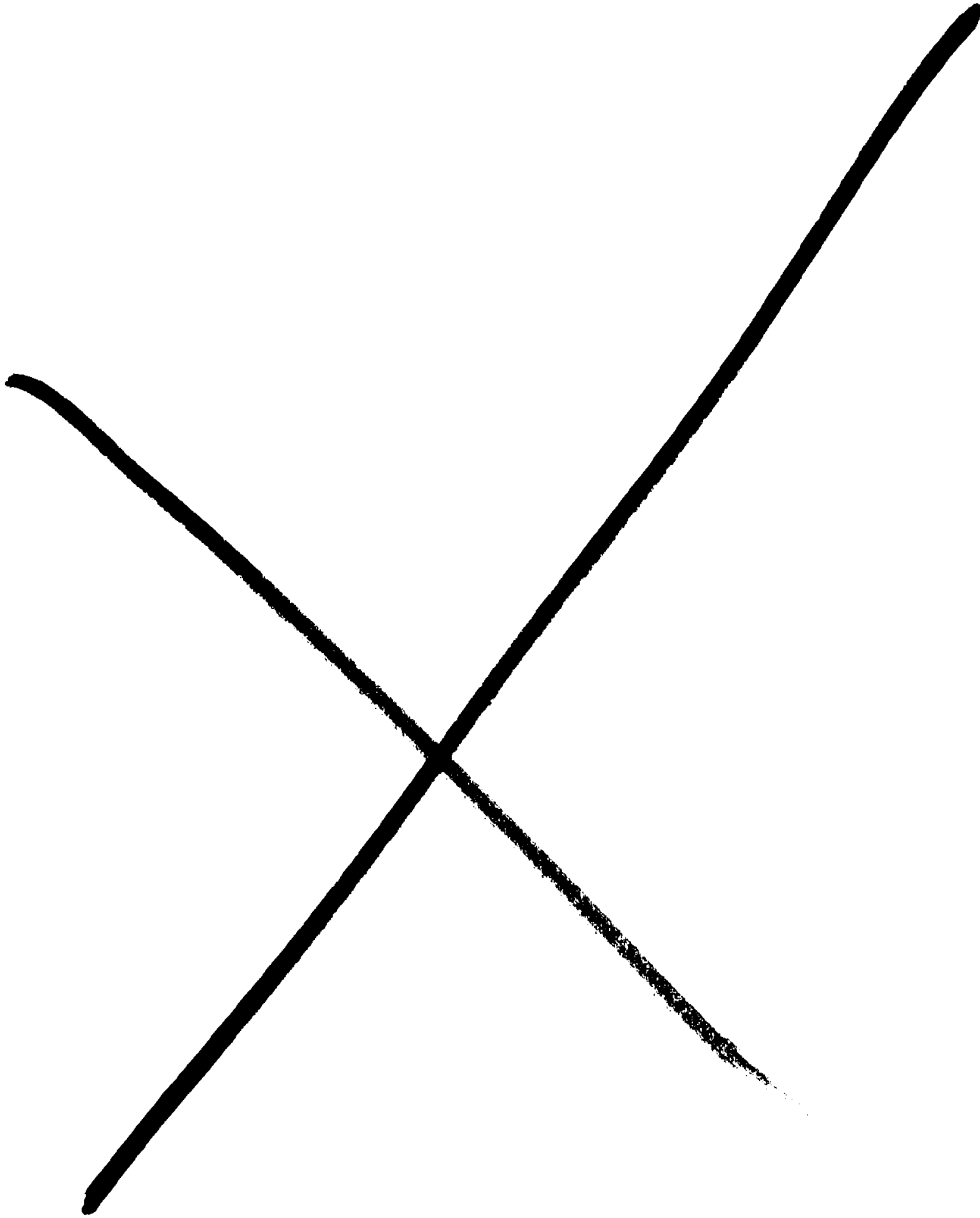
THENCE northeasterly along said pierhead line 290.27 feet to an angle therein;

THENCE still northeasterly along said pierhead line 360.24 feet to the land now or formerly of B & Q Service Company Inc.;

THENCE southeasterly along said land now or formerly of B & Q Service Company Inc. 510.73 feet to the northwesterly side of Commercial Street at the point or place of BEGINNING.

**EXHIBIT B**

Permitted Encumbrances





1. Rights of persons or parties in possession as tenants only, without purchase options or rights of first refusal.
2. Declaration of Single Development Parcels recorded September 21, 2005 as CRFN 2005000528002
3. Notice of Sidewalk Violation Lien docketed on July 11, 2005, Reference No. HWK693W (filed against Parcel II-Block 2494 Lot 1)

**As to Parcel I:**

1. Survey prepared by Bartlett, Ludlam & Dill Associates dated October 12, 2001, covering premises and more, and shown thereon as Parcel I, shows the following:
  - a. Fence located 8 inches south of southerly record line.
  - b. Rip rap crosses southerly and northerly record lines.
  - c. Permanent sewer easement, 30 feet in width, crosses portion of premises.
  - d. Fence extends up to 1 foot 10 inches onto West Street.
  - e. Variations between line of fence and line of West Street.

**As to Parcel II:**

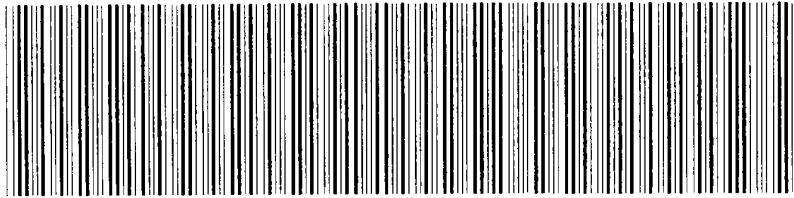
1. Survey made by Bartlett, Ludlam & Dell Associates dated October 12, 2001, covering premises and more, the premises herein being shown and designated thereon as Parcel II, shows the following:
  - a) Fences cross premises in various locations.
  - b) Rip rap crosses premises in vicinity of mean high water line.
  - c) Variations between fences and walls with record lines of title.
  - d) Permanent Sewer Easement twenty feet in width crosses northerly portion of premises.
  - e) Windows in walls of one-story and three-story buildings on premises adjoining to the southeast are located along property line.
  - f) Window guards from three story building on premises adjoining on the southeast project 2 feet 11 inches onto premises herein.
  - g) Vent from building on premises adjoining on the southeast projects 1 foot 1 inch onto premises herein.
  - h) Phone box from building on premises adjoining on the southeast projects 6 inches onto premises herein.
  - i) Light from building on premises adjoining on the southeast projects 8 inches onto premises herein.

- j) Wall of 1 story brick building on premises adjoining on the southeast encroaches 1/2 inch onto premises herein.
- 2. Permanent and Temporary Easements acquired by the City of New York by Condemnation Proceeding filed under Index No. 9908/58 in the Kings County Supreme Court for the acquisition of temporary and permanent easements in the vicinity of Huron, Quay, Green, Eagle and West Streets. (Kent Avenue Intercepting Sewer).
- 3. Easement Grant to Consolidated Edison Company of New York, Inc., recorded December 1, 1947 in Liber 7227 Page 95.

**As to Parcel III:**

- 1. Survey made by Bartlett, Ludlam & Dill Associates dated October 12, 2001 covering premises and more, and the premises herein being shown and designated thereon as Parcel III, shows the following:
  - a. Variations between lines of fences and walls and record lines of title.
  - b. Rip rap crosses northerly portion of premises.
  - c. Frame deck extends outshore of the bulkhead line by as much as 15 feet, 5-1/2 inches.

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



2005110801661003001S2BBC

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2005110801661003**

**Document Date: 10-31-2005**

**Preparation Date: 11-08-2005**

**Document Type: DEED**

**ASSOCIATED TAX FORM ID: 2005102800610**

**SUPPORTING DOCUMENTS SUBMITTED:**

**Page Count**

RP - 5217 REAL PROPERTY TRANSFER REPORT

3

FOR CITY USE ONLY

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

C3. Book  OR C4. Page   
 C5. CRFN



## REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK  
 STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

(Rev 11/2002)

## PROPERTY INFORMATION

1. Property Location  N/A  WEST STREET  BROOKLYN  11222  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  GREENPOINT LANDING ASSOCIATES, L.L.C.  
 LAST NAME / COMPANY FIRST NAME  
 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  6 # of Parcels OR ☐ Part of a Parcel

5. Deed Property Size  FRONT FEET X  DEPTH OR  ACRES

8. Seller Name  LUMBER EXCHANGE TERMINAL, INC.  
 LAST NAME / COMPANY FIRST NAME  
 SUCCESSOR BY MERGER TO GREEN STREET TERMINAL CORP.  
 LAST NAME / COMPANY FIRST NAME

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

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

## SALE INFORMATION

10. Sale Contract Date  9 / 12 / 2003  
 Month Day Year

11. Date of Sale / Transfer  10 / 31 / 2005  
 Month Day Year

12. Full Sale Price \$  4 4 0 0 0 0 0 0  
 ( Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

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

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

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

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

15. Building Class  V 9 16. Total Assessed Value (of all parcels in transfer)  4 7 2 3 8 7 4

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

BROOKLYN 2472 2  BROOKLYN 2510 1  BROOKLYN 2494 1

## CERTIFICATION

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

BUYER

BUYER SIGNATURE  DATE   
 STREET NUMBER STREET NAME (AFTER SALE)  
  
 CITY OR TOWN STATE ZIP CODE


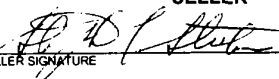
BUYER'S ATTORNEY

LAST NAME FIRST NAME  
  
 212 555-1212  
 AREA CODE TELEPHONE NUMBER  
 SELLER  
 SELLER SIGNATURE  DATE

2005102800610201

**CERTIFICATION**

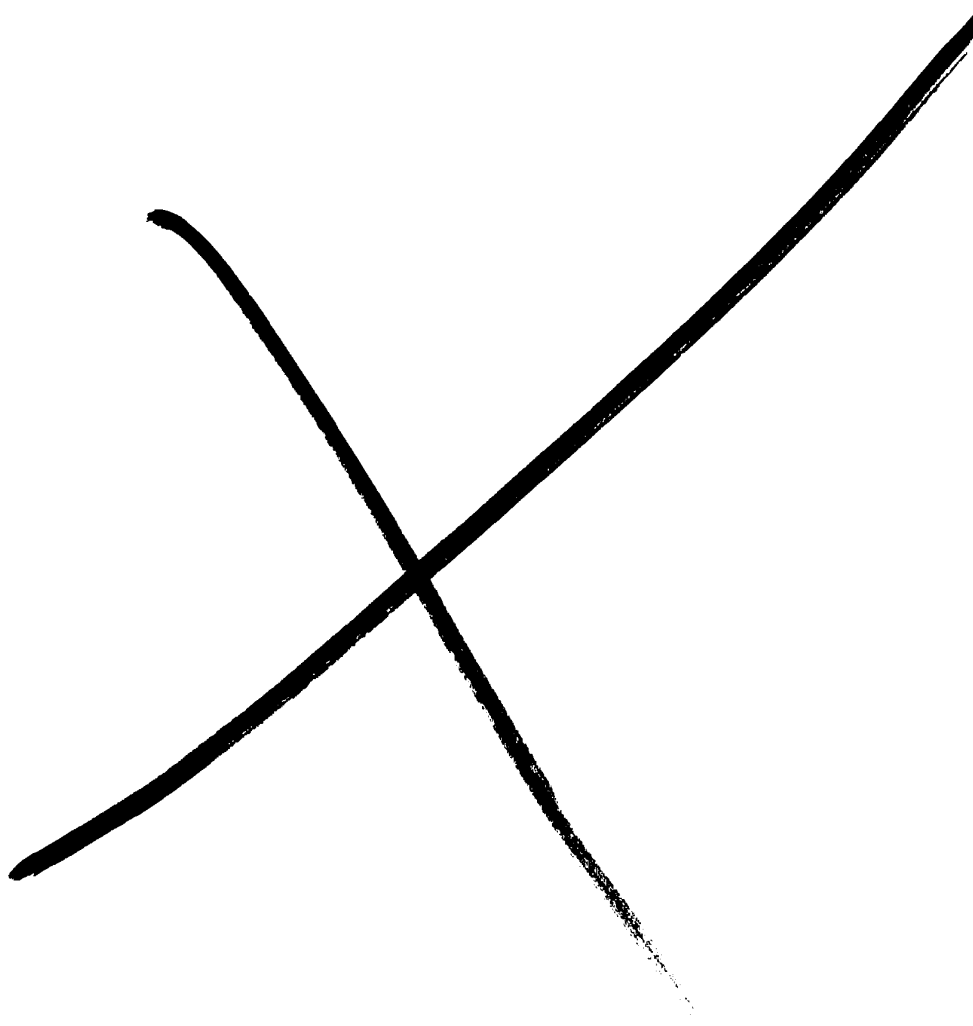
I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing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

<b>BUYER</b>		<b>BUYER'S ATTORNEY</b>	
BUYER SIGNATURE 	DATE 10/31/05	LAST NAME Last	FIRST NAME Meyer
STREET NUMBER		AREA CODE 212	TELEPHONE NUMBER 555-1212
STREET NAME (AFTER SALE)		<b>SELLER</b>	
CITY OR TOWN	STATE	ZIP CODE	DATE 10/31/05
SELLER SIGNATURE 			

RP - 5217 NYC

ATTACHMENT

Borough	Block	Lot
BROOKLYN	2520	57
BROOKLYN	2472	100
BROOKLYN	2502	1



200510280061020103

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

REEL 2426 PAGE 1493

**THIS INDENTURE**, made the 25<sup>th</sup> day of July, nineteen hundred and eighty-nine  
**BETWEEN** GREEN STREET TERMINAL CORP., a New York corporation, having  
an office at 171 West Street, Brooklyn, New York 11222,

NO CON-  
SIDERATION

party of the first part, and OCEANIA TRADING AND SHIPPING CORPORATION, a New York  
corporation, having an office at 171 West Street, Brooklyn, New York  
11222,

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of

dollars,

lawful money of the United States,

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, more particularly described in Exhibit A, annexed hereto  
and made a part hereof.

SAID PREMISES being known as and by the street address of (no number)  
West Street, Brooklyn, New York and 171 West Street, Brooklyn,  
New York.

BEING THE SAME PREMISES conveyed by the party of the second part  
to the party of the first part by deed, dated April 14, 1983, re-  
corded on April 18, 1983 in the Office of the City Register, Kings  
County in Reel 1388, Page 1801.

THE CONVEYANCE evidenced by this deed has been duly authorized by  
the sole shareholder of the party of the first part.

Tax Map  
Designation

Dist.

Sec. 9  
Blk. 2502,  
Lot 1;  
Blk 2472,  
Lot 2; and  
Blk 2494,  
Lot 1

**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

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

**AND** the party of the first part, in compliance with Section 13 of the Lien Law, 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:

*John Doyle*

GREEN STREET TERMINAL CORPORATION

By:

*[Signature]*

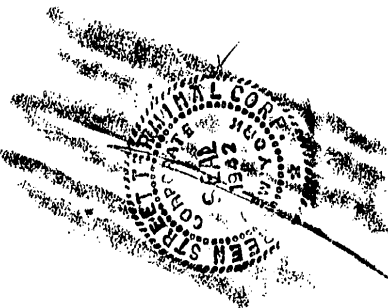




EXHIBIT A

(Annexed to and made a part hereof of Deed from Oceania Trading and Shipping Corporation, Grantor, to Green Street Terminal Corp., Grantee)

PARCEL A

ALL that certain lot, place 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 the intersection of the center line of Freeman Street with the westerly side of West Street; running thence northerly along the westerly side of West Street 290 feet to the northerly side of Eagle Street; thence easterly along the northerly side of Eagle Street 255 feet; thence northerly parallel with Franklin Street 100 feet; thence easterly parallel with Eagle Street 200 feet to the westerly side of Franklin Street; thence northerly along the westerly side of Franklin Street; 100 feet to the southerly side of Dupont Street; thence westerly along the southerly side of Dupont Street 425 feet to the center line of West Street; thence southerly along the center line of West Street 95 feet; thence westerly along the southerly line of land taken for the State Barge Canal Terminal 862 feet 8-3/4 inches to the pierhead line as presently established by law; thence southerly along the said pierhead line as presently established by law 427 feet 6 1/2 inches to a point where the northerly line of Freeman Street if extended westerly would intersect the said pierhead line; thence easterly along the northerly side of Freeman Street so as extended 420 feet to the exterior bulkhead line; thence southwesterly along the said bulkhead line 30 feet 1-3/8 inches to the center line of Freeman Street as proposed; and thence easterly along said center line of Freeman Street 637 feet 7 1/2 inches to the point or place of beginning.

TOGETHER with all the right, title and interest of the grantor in and to any and all riparian rights appurtenant to the aforesaid lot, piece or parcel of land, and all the right, title and interest of the grantor in and to any and all lands under the waters of the East River and below the high water mark thereof as and to the extent that said lot, piece or parcel of land intended to be sold pursuant hereto abuts and fronts upon said river, and all the right, title and interest of the grantor in and to any and all lands under the waters of Newtown Creek and below the high water mark thereof as and to the extent that said lot, piece or parcel of land abuts and fronts upon said Creek, and all the right, title and interest of the grantor in and to any and all bulkheads, pierheads, docks and wharves which may be erected along the water frontage of or appurtenant to the lot, piece or parcel of land intended to be sold pursuant hereto.

TOGETHER with all the right, title and interest of the grantor in and to any land lying in the bed of any street, road or avenue opened or proposed, in front of or adjoining said premises, to the center line thereof, and all right, title and interest of the grantor in and to any award made or to be made in lieu thereof and in and to any unpaid award for damage to said premises by reason of change of grade of any street; and the grantor will execute and deliver to the grantee, on closing of title, or thereafter, on demand, all proper instruments for the conveyance of such title and the assignment and collection of any such award.

PARCEL B

ALL those parcels of land, now or formerly under the waters of the East River and Newtown Creek, in the Counties of New York and Kings, City and State of New York, bounded and described as follows:

Parcel No. 1

BEGINNING at the point of intersection of the Original High Water Line of Newtown Creek and the East River with the boundary line between the property of the City of New York and the property of Oceania Trading and Shipping Corporation, said point being North eighty-five degrees, twenty-eight minutes, forty-six seconds West, five hundred twenty and twenty-one one-hundredths feet from New York City Monument No. 34-24 at the northeast corner of Franklin and Eagle Streets, said point also being in the High Water Line of grants of land under water to Charles Cartlidge, dated July 23, 1853 and Jonathan Godfrey and others, dated October 3, 1866; thence along said Original High Water Line South thirty-one degrees, forty-eight minutes, four seconds West, one hundred seventy-three and fifty-three one-hundredths feet to the northeast corner of a grant of land under water to Loftis Wood, dated December 28, 1864; thence still along said Original High Water Line and along the easterly line of said grant to Wood the following bearings and distances: South eighty-two degrees, fifty-two minutes, thirty seconds West, seventeen feet; South fifty degrees, fifty-nine seconds West, two hundred sixteen and forty-seven one-hundredths feet; South twenty-two degrees, six minutes West, one hundred thirty-one feet; and South fifty degrees West, fifty-two feet to the southeast corner of said grant to Wood, said point also being the northeast corner of a grant of land under water to the New York Dyewood Extract and Chemical Company, dated January 20, 1885, said point also being on the boundary line between the property of Oceania Trading and Shipping Corporation and the property of Green Street Terminal Corporation; thence into the waters of East River and along the southerly line of said grant to Wood and the prolongation thereof South eighty-two degrees, fifty-two minutes, thirty seconds West, six hundred five and eighty-seven one-hundredths feet to an intersection with the Pier Line established by Chapter 628, Laws of 1886; thence along said Pier Line on a curve to the right of one thousand fifty-four feet radius, the long chord of which bears North twelve degrees, fifteen minutes, six seconds East, and is two hundred thirty-five and sixty-seven one-hundredths feet long to an intersection with the U. S. Pierhead Line approved by the Secretary of War, November 20, 1940; thence along said U. S. Pierhead Line North twenty-four degrees, fifteen minutes, twenty-four seconds East, nine feet and North twenty-four degrees, nine minutes, forty-four seconds East, one hundred ninety-three and six one-hundredths feet to an intersection with the prolongation of the boundary line between the property of Oceania Trading and Shipping Corporation and the property of the City of New York; thence along said prolongation North eighty-two degrees, fifty-two minutes, thirty seconds East, eight hundred thirty-eight and twenty-three one-hundredths feet to the point of beginning, containing two hundred ninety thousand four hundred sixteen square feet, more or less.

All bearings are referred to the true meridian.

Parcel No. 2

BEGINNING at the point of intersection of the northerly line of the property of Oceania Trading and Shipping Corporation with the Original High Water Line of Newtown Creek, said Original High Water Line also being the easterly line of grants of land under water to Charles Cartlidge, dated July 23, 1853 and Jonathan Godfrey and others, dated October 3, 1866, said point also being North seventy-two degrees, eighteen minutes, twenty-five seconds West, four hundred seventy-six and fifty-one one-hundredths feet from New York City Monument No. 34-24; thence along said Original High Water Line South thirty-one degrees, forty-eight minutes, four seconds West, eighty-three and fifty-five one-hundredths feet to an intersection with the boundary line between the property of the City of New York and the property of Oceania Trading and Shipping Corporation; thence along said boundary line and into the waters of Newtown Creek North seven degrees, seven minutes, thirty seconds West, sixty-five feet to an intersection with the prolongation of said northerly line of the property of Oceania Trading and Shipping Corporation; thence along said prolongation North eighty-two degrees, fifty-two minutes, thirty seconds East, fifty-two and five-tenths feet to the point of beginning, containing one thousand seven hundred six square feet, more or less.

All bearings are referred to the true meridian.

## 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 KINGS

On the 25<sup>th</sup> day of July 1989, before me personally came *Julius Shuman* to me known, who, being by me duly sworn, did depose and say that he resides at No. 603 Long Boat Road, Long Boat Key, Florida; that he is the President of GREEN STREET TERMINAL CORP.

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

ANTHONY J. PESCE  
Notary Public, State of New York  
No. 30-4512885  
Qualified in Nassau County  
Cert. Filed in Kings County  
Commission Expires ~~June 30, 1991~~  
JUNE

*Anthony J. Pesce*  
Notary Public

## Bargain and Sale Deed

WITHOUT COVENANT AGAINST GRANTOR'S ACTS

TITLE No. \_\_\_\_\_

GREEN STREET TERMINAL CORP.

TO

OCEANIA TRADING AND SHIPPING CORPORATION



## STATE OF NEW YORK, COUNTY OF

On the       day of       19       , before me personally came

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

## STATE OF NEW YORK, COUNTY OF

On the       day of       19       , before me personally came

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.

LOC. VER.  
BY ADDRESS

EXTRA BLOCK

SECTION 9  
BLOCK 2502-Lot 1; Block 2472-Lot 2;  
LOT Block 2494-Lot 1  
COUNTY OR TOWN Kings  
West Street

LOC. VER.  
BY TAX MAP

Recorded At Request of Title Guarantee Company

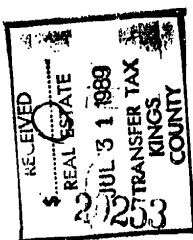
RETURN BY MAIL TO:

Rosenman & Colin

575 Madison Avenue  
New York, New York 10022

Attn: Mark Riegel, Esq. Zip No. 10022

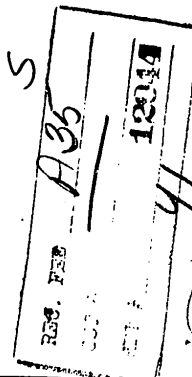
RESERVE THIS SPACE FOR USE OF RECORDING OFFICE



07-31-89  
B-11  
PAID  
\$400.00  
\$400.00

07-31-89  
B-11  
PAID  
\$51.00  
\$51.00

07-31-89  
B-11  
PAID  
\$51.00  
\$51.00



**The People of the State of New York, by the Grace of God,  
Free and Independent,**

1-25-64

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

know ye, That pursuant to Section 75, subdivision 7 of the Public Lands Law and Findings of the Deputy Commissioner of General Services in the Executive Department dated December 6, 1983, and in consideration of the sum of Eighty Four Thousand One Hundred Thirty-Six Dollars and Fifty Cents (\$84,136.50), lawful money of the United States of America, paid by Green Street Terminal Corporation, a domestic corporation, with its principal office and place of business at 171 West Street, Brooklyn, New York, 11222, we have given and granted and by these presents do give and grant unto the said GREEN STREET TERMINAL CORPORATION, the owner of the land adjacent to the land hereinafter described, its successors and assigns, the following described lands formerly under water:

All that parcel of land now or formerly under the waters of the East River, in the counties of New York and Kings, City and State of New York, bounded and described as follows:

**PARCEL I**

Beginning at a point of intersection of the southerly line of the property of Green Street Terminal Corp. and the northerly line of the property of Carrano Construction Company with westerly line of a grant of land under water to Hezekiah Bradford by Chapter 302, Laws of 1849 and the line designated as the permanent water line established by Chapter 302, Laws of 1849; said point being South eighty-nine degrees, forty-seven minutes, four seconds West, eight hundred thirty-one and twenty-four hundredths feet from the intersection of the northerly line of Huron Street with the westerly line of West Street;

Thence South eighty-two degrees, fifty-two minutes, thirty seconds West, three hundred thirty-four and eighty hundredths feet along the prolongation of the southerly line of the property of Green Street Terminal Corp. and the northerly line of the property of Carrano Construction Company to the United States Pierhead Line approved by the Secretary of War December 20, 1957;

Thence North seven degrees, seven minutes, thirty seconds West, ninety-five feet along said United States Pierhead Line to the southerly line of Parcel "C" of a grant of land under water to Green Street Terminal Corp. granted July 19, 1963;

Thence North eighty-two degrees, fifty-two minutes, thirty seconds East, three hundred forty-one and forty-five hundredths feet and along the southerly line of Parcel "C" and Parcel "B" of said grant of land under water to Green Street Terminal Corp. granted July 19, 1963, to the line designated as the permanent water line established by Chapter 302, Laws of 1849 and the westerly line of a grant of land under water to Hezekiah Bradford

by Chapter 302, Laws of 1849;

Thence South three degrees, seven minutes, fifteen seconds East, ninety-five and twenty-three hundredths feet along said permanent water line and the westerly line of said grant to Hezekiah Bradford to the point of beginning.

Containing thirty-two thousand one hundred twenty-two square feet more or less.

All bearings refer to the True Meridian.

PARCEL II

Beginning at the point of intersection of the United States Pierhead Line approved November 7, 1917 with the northwesterly corner of Parcel No. 1 of a grant of land under water to Oceanic Trading and Shipping Corp. granted January 8, 1951, said point being North eighty-nine degrees, fifty-six minutes, eighteen seconds West, eight hundred thirty-nine and thirty-two hundredths feet from the intersection of the northerly line of Eagle Street with the westerly line of West Street;

Thence South eighty-two degrees, fifty-two minutes, thirty seconds West, twenty-one and seventy-eight hundredths feet along the prolongation of the northerly line of Parcel No. 1 of said grant of land to Oceanic Trading and Shipping Corp. and the southerly line of land taken for the New York State Barge Terminal, to the United States Pierhead Line approved by the Secretary of War December 20, 1957;

Thence South thirty-two degrees, forty-eight minutes, ten seconds West, four hundred seventy-five and ninety-seven hundredths feet along said United States Pierhead Line;

Thence South seven degrees, seven minutes, thirty seconds East, two hundred fifty-five feet and still along said United States Pierhead Line to the northerly line of Parcel "C" of a grant of land under water to Green Street Terminal Corp. granted July 19, 1963;

Thence North eighty-two degrees, fifty-two minutes, thirty seconds East and along said Parcel "C" of said grant to Green Street Terminal Corp., one hundred one and eighty-seven hundredths feet to the United States Pierhead Line approved November 7, 1917, said point also being the most southwesterly corner of a grant of land under water to Green Street Terminal Corp. granted April 10, 1980;

Thence North six degrees, twenty-five minutes, nineteen seconds West, five feet along said United States Pierhead Line approved November 7, 1917 and the westerly line of said grant to Green Street Terminal Corp. to a northerly line on said grant to Green Street Terminal Corp.;

Thence North eighty-two degrees, fifty-two minutes, thirty seconds East, eighteen and twenty-two hundredths feet and along said grant to Green Street Terminal Corp. to the Pierhead Line established by Chapter 628, Laws of 1886 and approved by Chief of Engineers U.S.A. January 27, 1890 and the westerly line of said grant to Green Street Terminal Corp.;

Thence North nineteen minutes, thirty-one seconds East, one hundred ninety-one and sixty-two hundredths feet along said

Pierhead Line established by Chapter 628, Laws of 1886, approved by Chief of Engineers U.S.A. January 27, 1890 and the westerly line of said grant to Green Street Terminal Corp.;

Thence North ten degrees, twenty-two minutes, forty-six seconds East, and still along said Pierhead Line and the westerly line of said grant to Green Street Terminal Corp. and the westerly line of Parcel No. 1 of a grant of land to Oceanic Trading and Shipping Corp. granted January 8, 1951, two hundred seventy-two and sixty-two hundredths feet to the United States Pierhead Line approved November 7, 1917;

Thence North twenty-four degrees, nine minutes, forty-two seconds East, and along said United States Pierhead Line approved November 7, 1917 and along the westerly line of Parcel No. 1 of said grant to Oceanic Trading and Shipping Corp., one hundred ninety-three and eight hundredths feet to the point of beginning.

Containing sixty-four thousand thirty-four square feet more or less.

All bearings refer to the True Meridian.

IN WITNESS WHEREOF, our Deputy Commissioner of General Services has  
executed these letters patent in our name this 9th day of January, 1984

THE PEOPLE OF THE STATE OF NEW YORK

By Richard J. Van Zandt  
RICHARD J. VAN ZANDT  
Deputy COMMISSIONER OF GENERAL SERVICES

STATE OF NEW YORK } ss.:  
DEPARTMENT OF STATE }

I hereby certify that the Great Seal of the State of New  
York was hereto affixed on the \_\_\_\_\_ tenth day of

January, 1984

James C. Aube  
James C. Aube, Special Executive Deputy Secretary of State

Approved as to form this 10th day of January, 1984

Approved this 16th day  
of January, 1984

EDWARD V. REGAN

State Comptroller

By Henry J. DeWint  
Attorney

ROBERT ABRAMS

Attorney General

By Harold M. Zouren

Assistant Attorney General

St. B

GS 83-406



*Comp 806*  
 1971 FEB -1 PM 1:43

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

*Comp 806*  
 ACTING CITY REGISTER  
 REC. FEB 1 1984  
 SET C 421  
 SET 338  
 EIT 1677

RECEIVED  
 REAL ESTATE  
 FEB 01 1984  
 TRANSFER TAX  
 KINGS  
 COUNTY

4339

The People of the State of New York  
 TO

GREEN STREET TERMINAL CORP.

# LETTERS PATENT

STATE OF NEW YORK  
 Department of State

Recorded in Book of Patents  
 January 16, 1984  
 No. 87 as page 5

GAIL S. SHAFFER  
 Secretary of State

By *William W. Countryman*  
 Lillian W. Countryman  
 Miscellaneous Records

*Book 200 Lot 77  
 149-177 West St. 444 10-51 Green St.*

*Book 2510 Lot 1  
 " 2002 Lot 1*

*" 2472 Lot 10-32  
 179 West St. 179 Green St.*

OFFICE OF GENERAL SERVICES  
 ALBANY, N.Y. 12242  
 KINGS COUNTY

RECORD & REVIEW TO:

*Rosemary Conn. Friends Lewis Connell  
 575 Madison Avenue  
 New York, N.Y. 10022  
 ATTN: Mark Kiese, Esq.*

6-10-84 (11/78)

THIS INDENTURE, made the 14<sup>TH</sup> day of April, nineteen hundred and eighty-three  
BETWEEN OCEANIA TRADING AND SHIPPING CORPORATION, a New York  
corporation, having an office at 171 West Street, Brooklyn, New York  
11222,

NO CON-  
SIDERATION

party of the first part, and GREEN STREET TERMINAL CORP., a New York corporation,  
having an office at 171 West Street, Brooklyn, New York 11222,

party of the second part,  
WITNESSETH, that the party of the first part, in consideration of ten (\$10)

dollars,  
paid

lawful money of the United States,  
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,

AS IS  
SHOWN

ALL those certain plots, pieces or parcels of land, erected, situate,  
lying and being in the Borough of Brooklyn, County of Kings, City and State of  
New York, more particularly described in Exhibit A, annexed hereto  
and made a part hereof.

SAID PREMISES being known as and by the street address of (no number)  
West Street, Brooklyn, New York and 171 West Street, Brooklyn,  
New York.

THE CONVEYANCE evidenced by this deed has been duly authorized by  
the sole shareholder of the party of the first part.

TAX MAP  
DENOTATION  
Dist  
S  
BL 2502,  
Lot 1;  
Blk 2472,  
Lot 2; and  
Blk 2494,  
Lot 1

EXHIBIT A

(Annexed to and made a part hereof of Deed from Oceanic Trading and Shipping Corporation, Grantor, to Green Street Terminal Corp., Grantee)

PARCEL A

ALL that certain lot, place 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 the intersection of the center line of Freeman Street with the westerly side of West Street; running thence northerly along the westerly side of West Street 290 feet to the northerly side of Eagle Street; thence easterly along the northerly side of Eagle Street 255 feet; thence northerly parallel with Franklin Street 100 feet; thence easterly parallel with Eagle Street 200 feet to the westerly side of Franklin Street; thence northerly along the westerly side of Franklin Street 100 feet to the southerly side of Dupont Street; thence westerly along the southerly side of Dupont Street 425 feet to the center line of West Street; thence southerly along the center line of West Street 95 feet; thence westerly along the southerly line of land taken for the State Barge Canal Terminal 862 feet 8-3/4 inches to the pierhead line as presently established by law; thence southerly along the said pierhead line as presently established by law 427 feet 6 1/2 inches to a point where the northerly line of Freeman Street if extended westerly would intersect the said pierhead line; thence easterly along the northerly side of Freeman Street so as extended 420 feet to the exterior bulkhead line; thence southwesterly along the said bulkhead line 30 feet 1-3/8 inches to the center line of Freeman Street as proposed; and thence easterly along said center line of Freeman Street 637 feet 7 1/2 inches to the point or place of beginning.

TOGETHER with all the right, title and interest of the grantor in and to any and all riparian rights appurtenant to the aforesaid lot, piece or parcel of land, and all the right, title and interest of the grantor in and to any and all lands under the waters of the East River and below the high water mark thereof as and to the extent that said lot, piece or parcel of land intended to be sold pursuant hereto abuts and fronts upon said river, and all the right, title and interest of the grantor in and to any and all lands under the waters of Newtown Creek and below the high water mark thereof as and to the extent that said lot, piece or parcel of land abuts and fronts upon said Creek, and all the right, title and interest of the grantor in and to any and all bulkheads, pierheads, docks and wharves which may be erected along the water frontage of or appurtenant to the lot, piece or parcel of land intended to be sold pursuant hereto.

TOGETHER with all the right, title and interest of the grantor in and to any land lying in the bed of any street, road or avenue opened or proposed, in front of or adjoining said premises, to the center line thereof, and all right, title and interest of the grantor in and to any award made or to be made in lieu thereof and in and to any unpaid award for damage to said premises by reason of change of grade of any street; and the grantor will execute and deliver to the grantee, on closing of title, or thereafter, on demand, all proper instruments for the conveyance of such title and the assignment and collection of any such award.

ALL these parcels of land, now or formerly under the waters of the East River and Newtown Creek, in the Counties of New York and Kings, City and State of New York, bounded and described as follows:

## Parcel No. 1

BEGINNING at the point of intersection of the Original High Water Line of Newtown Creek and the East River with the boundary line between the property of the City of New York and the property of Oceania Trading and Shipping Corporation, said point being North eighty-five degrees, twenty-eight minutes, forty-six seconds West, five hundred twenty and twenty-one one-hundredths feet from New York City Monument No. 34-24 at the northeast corner of Franklin and Eagle Streets, said point also being in the High Water Line of grants of land under water to Charles Cartledge, dated July 23, 1853 and Jonathan Godfrey and others, dated October 3, 1866; thence along said Original High Water Line South thirty-one degrees, forty-eight minutes, four seconds West, one hundred seventy-three and fifty-three one-hundredths feet to the northeast corner of a grant of land under water to Loftis Wood, dated December 28, 1864; thence still along said Original High Water Line and along the easterly line of said grant to Wood the following bearings and distances: South eighty-two degrees, fifty-two minutes, thirty seconds West, seventeen feet; South fifty degrees, fifty-nine seconds West, two hundred sixteen and forty-seven one-hundredths feet; South twenty-two degrees, six minutes West, one hundred thirty-one feet; and South fifty degrees West, fifty-two feet to the southeast corner of said grant to Wood, said point also being the northeast corner of a grant of land under water to the New York Dyewood Extract and Chemical Company, dated January 29, 1885, said point also being on the boundary line between the property of Oceania Trading and Shipping Corporation and the property of Green Street Terminal Corporation; thence into the waters of East River and along the southerly line of said grant to Wood and the prolongation thereof South eighty-two degrees, fifty-two minutes, thirty seconds West, six hundred five and eighty-seven one-hundredths feet to an intersection with the Pier Line established by Chapter 628, Laws of 1886; thence along said Pier Line on a curve to the right of one thousand fifty-four feet radius, the long chord of which bears North twelve degrees, fifteen minutes, six seconds East, and is two hundred thirty-five and sixty-seven one-hundredths feet long to an intersection with the U. S. Pierhead Line approved by the Secretary of War, November 20, 1940; thence along said U. S. Pierhead Line North twenty-four degrees, fifteen minutes, twenty-four seconds East, nine feet and North twenty-four degrees, nine minutes, forty-four seconds East, one hundred ninety-three and six one-hundredths feet to an intersection with the prolongation of the boundary line between the property of Oceania Trading and Shipping Corporation and the property of the City of New York; thence along said prolongation North eighty-two degrees, fifty-two minutes, thirty seconds East, eight hundred thirty-eight and twenty-three one-hundredths feet to the point of beginning, containing two hundred ninety thousand four hundred sixteen square feet, more or less.

All bearings are referred to the true meridian.

REL 1385-1804

Parcel No. 2

BEGINNING at the point of intersection of the northerly line of the property of Oceania Trading and Shipping Corporation with the Original High Water Line of Newtown Creek, said Original High Water Line also being the easterly line of grants of land under water to Charles Cartledge, dated July 23, 1853 and Jonathan Godfrey and others, dated October 3, 1866, said point also being North seventy-two degrees, eighteen minutes, twenty-five seconds West, four hundred seventy-six and fifty-one one-hundredths feet from New York City Monument No. 14-24; thence along said Original High Water Line South thirty-one degrees, forty-eight minutes, four seconds West, eighty-three and fifty-five one-hundredths feet to an intersection with the boundary line between the property of the City of New York and the property of Oceania Trading and Shipping Corporation; thence along said boundary line and into the waters of Newtown Creek North seven degrees, seven minutes, thirty seconds West, sixty-five feet to an intersection with the prolongation of said northerly line of the property of Oceania Trading and Shipping Corporation; thence along said prolongation North eighty-two degrees, fifty-two minutes, thirty seconds East, fifty-two and five-tenths feet to the point of beginning, containing one thousand seven hundred six square feet, more or less.

All bearings are referred to the true meridian.

REL 1398-1805

**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, 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.

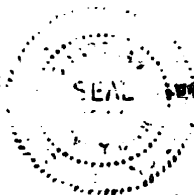
**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

IN WITNESS OF:

*[Signature]*

OCEANIA TRADING AND SHIPPING CORPORATION

By: *[Signature]*



STATE OF NEW YORK, COUNTY OF

On the day of personally came

19

, before me

STATE OF NEW YORK, COUNTY OF

On the day of personally came

19

, before me

PEL 1388 CAL 1806

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

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

STATE OF NEW YORK, COUNTY OF KINGS

On the 14<sup>th</sup> day of April 1983, before me personally came JULIUS STULMAN

to me known, who, being by me duly sworn, did depose and say that he resides at No. 601 Long Boat Road, Long Boat Key, Florida that he is the President

of OCEANIA TRADING AND SHIPPING CORPORATION, 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 personally came

19

, before me

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.

CECELIA FREUND  
Notary Public, State of New York  
No. 24-14729394  
Qualified in Kings County  
Commission Expires March 30, 1984

Notary Public

**Bargain and Sale Deed**

WITHOUT COVENANT AGAINST GRANTOR'S ACTS

TITLE No. AC 14381-9

OCEANIA TRADING AND SHIPPING CORPORATION

TO  
GREEN STREET TERMINAL  
CORPORATION

SECTION 4

Block 2502-Lot 1; Block 2472-Lot 2;  
Block 2494-Lot 1

COUNTY OR TOWN Kings

STREET ADDRESS West Street

TAX BILLING ADDRESS

Green Street Terminal Corp.  
171 West Street  
Brooklyn, New York 11222

Registered Address: The Title Guaranty Company

RETURN BY MAIL TO:

Rosenman Colin Freund Lewis &  
Cohen  
575 Madison Avenue  
New York, New York 10022  
Attn: Mark Riegel, Esq.

Zip No. 10022

STANDARD FORM OF NEW YORK DEED OF TITLE INSURANCE

Insured by



**TITLE GUARANTEE-NEW YORK**

A TICO COMPANY

2nd FLOOR  
BLOCK

THE TITLE GUARANTEE COMPANY  
120 WALL STREET, NEW YORK, N.Y. 10038

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

OFFICE OF CITY REGISTER

Kings County

RECORDED

Witness

and official

CITY REGISTER

REC. A 20

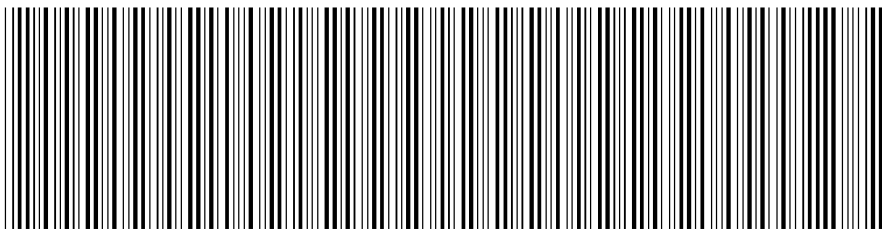
SST none

RT 5304

RECEIVED  
NOTES  
REAL ESTATE  
APR 18 1983  
TRANSFER  
KINGS COUNTY

**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.



2021052801110002001E2B73

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 5**

**Document ID: 2021052801110002**

Document Date: 05-26-2021

Preparation Date: 05-28-2021

Document Type: DEED

Document Page Count: 4

**PRESENTER:**

CHICAGO TITLE INSURANCE COMPANY  
711 THIRD AVE, 8TH FLOOR  
CT21-80061-K (CES)  
NEW YORK, NY 10017  
212-880-1453  
CTINYRECORDING@CTT.COM

**RETURN TO:**

FRIED, FRANK, HARRIS, SHRIVER & JACOBSON LLP  
ROBERT SORIN, ESQ.  
ONE NEW YORK PLAZA  
NEW YORK, NY 10004

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
BROOKLYN	2510	1	Entire Lot	N/A WEST STREET
<b>Property Type:</b> COMMERCIAL REAL ESTATE				

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR/SELLER:**

GREENPOINT LANDING ASSOCIATES, L.L.C.  
C/O: PARK TOWER GROUP LTD., 535 MADISON  
AVENUE  
NEW YORK, NY 10022

**GRANTEE/BUYER:**

GREENPOINT RIVERVIEW ASSOCIATES, L.L.C.  
C/O: PARK TOWER GROUP, LTD., 535 MADISON  
AVENUE  
NEW YORK, NY 10022

**FEES AND TAXES**

**Mortgage :**

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 57.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 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 06-08-2021 07:59

City Register File No.(CRFN):

2021000212703



*Annette McMill*

**City Register Official Signature**



**EXECUTION VERSION**

**BARGAIN AND SALE DEED**  
Without Covenants Against Grantor's Acts

THIS INDENTURE, made as of the 26 day of May, 2021

BETWEEN

GREENPOINT LANDING ASSOCIATES, L.L.C., a New York limited liability company, having an address at c/o Park Tower Group, Ltd., 535 Madison Avenue, New York, New York 10022 ("Grantor")

And

GREENPOINT RIVERVIEW ASSOCIATES, L.L.C., a New York limited liability company, having an address at c/o Park Tower Group, Ltd., 535 Madison Avenue, New York, New York 10022 ("Grantee")

---

WITNESSETH, that Grantor, in consideration of Ten Dollars, and other valuable consideration paid by Grantee, does hereby grant and release unto Grantee, its heirs or successors and assigns forever,

ALL that certain plot, piece or parcel of land more particularly described in Schedule A annexed hereto and made a part hereof and any improvements situated thereon (the "Premises"),

BEING AND INTENDED TO BE PART OF THE SAME PREMISES conveyed to the Grantor by that certain Bargain and Sale Deed with Covenant Against Grantor's Act from Lumber Exchange Terminal, Inc., dated October 31, 2005 and recorded on November 10, 2005 as CRFN 2005000628273 and as confirmed by that certain Confirmatory Deed, dated February 24, 2020 and recorded March 3, 2020 as CRFN 2020000081646;

TOGETHER with all right, title and interest, if any, 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;


TO HAVE AND TO HOLD the Premises unto Grantee, its heirs or successors and assigns forever.

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 purpose.

[Remainder of page intentionally blank]

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

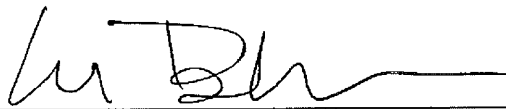
**GREENPOINT LANDING ASSOCIATES,  
L.L.C.,** a New York limited liability company

By:   
Name: MARIAN KLEIN  
Title: MANAGER

COUNTY OF NEW YORK    )  
                                      )  
STATE OF NEW YORK    )

ss:

On this 25<sup>th</sup> day of May, 2021, before me, the undersigned, a notary public in and for said State, personally appeared MARIAN KLEIN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

(signature and office of individual taking  
acknowledgment)

**LEE BABCOCK**  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01BA6392698  
Qualified in Bronx County  
Commission Expires June 3, 2023

## SCHEDULE A

### LEGAL DESCRIPTION

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

BEGINNING at a point on the westerly side of West Street (mapped 60 feet wide), distant 230.28 feet (230 feet Tax Map) northerly from the intersection of said westerly side of West Street with the northerly side of Huron Street, said point being the POINT or PLACE of BEGINNING; and running thence

Westerly, forming an interior angle of  $90^\circ$  with the aforementioned westerly side of West Street, a distance of 1,160.00 feet to a point on the United States Pierhead Line; thence

Northerly, along said United States Pierhead Line, forming an interior angle of  $90^\circ$  with the previous course, a distance of 290.35 feet to a point; thence

Easterly, forming an interior angle of  $90^\circ$  with the previous course, and part of the distance along the westerly prolongation of the northerly side of Freeman Street and the northerly side of Freeman Street (as mapped), 525.00 feet to a point on the United States Pierhead Line; thence

Southerly, along said United States Bulkhead Line, forming an interior angle of  $85^\circ 00' 19''$  with the previous course, a distance of 30.15 feet to a point, said point being the intersection of the centerline of Freeman street (as mapped) with said United States Bulkhead Line; thence

Easterly, forming an interior angle of  $274^\circ 59' 41''$  with the previous course, along said centerline of Freeman Street (as mapped), a distance of 637.62 feet to a point on said westerly side of West Street; thence

Southerly, along said westerly side of West Street, forming an interior angle of  $90^\circ$  with the previous course, a distance of 260.31 feet to the POINT or PLACE of BEGINNING.

Encompassing an area of 317,688 square feet or 7.293 acres, more or less.

This description is prepared in accordance with a plan entitled "Final Survey, Greenpoint Landing, Block No. 2502, Lot No. 1 and Block No. 2510, Lot No. 1" prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., Project No. 170229023, Drawing No. FS101, dated 24 April 2019.

**Bargain and Sale Deed**  
Without Covenant Against Grantor's Acts

BLOCK: 2510  
LOT: 1  
COUNTY: Kings

---

GREENPOINT LANDING  
ASSOCIATES, L.L.C.

TO

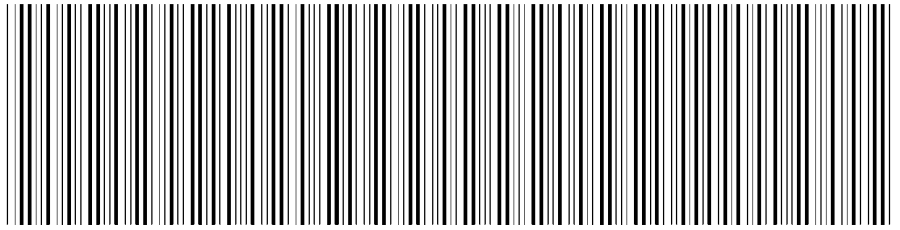
GREENPOINT RIVERVIEW  
ASSOCIATES, L.L.C.

STREET  
ADDRESS: 179 West Street

RETURN BY MAIL TO:

Fried, Frank, Harris, Shriver & Jacobson LLP One New York Plaza New York, New York 10004 Attention: Robert Sorin, Esq.
---

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



**2021052801110002001SE5F2**

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2021052801110002**  
Document Type: DEED

Document Date: 05-26-2021

Preparation Date: 05-28-2021

**ASSOCIATED TAX FORM ID:** 2021051300418

**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

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

2  
4

FOR CITY USE ONLY

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

C3. Book  OR C4. Page   
 C5. CRFN



## REAL PROPERTY TRANSFER REPORT

 STATE OF NEW YORK  
 STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

## PROPERTY INFORMATION

1. Property Location  N/A  WEST STREET  BROOKLYN  11222  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  GREENPOINT RIVERVIEW ASSOCIATES, L.L.C.   
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

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

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

5. Deed Property Size  FRONT FEET ☒ X  DEPTH OR  ACRES

Check the boxes below as they apply:

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

8. Seller Name  GREENPOINT LANDING ASSOCIATES, L.L.C.   
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

A ☐ One Family Residential  
 B ☐ 2 or 3 Family Residential

C ☐ Residential Vacant Land  
 D ☐ Non-Residential Vacant Land

E ☒ Commercial  
 F ☐ Apartment

G ☐ Entertainment / Amusement  
 H ☐ Community Service

I ☐ Industrial  
 J ☐ Public Service

## SALE INFORMATION

10. Sale Contract Date  5 / 26 / 2021  
 Month Day Year

11. Date of Sale / Transfer  5 / 26 / 2021  
 Month Day Year

12. Full Sale Price \$  0

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

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

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

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

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

15. Building Class  Z 9 16. Total Assessed Value (of all parcels in transfer)  2 2 8 2 4 0 0

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

BROOKLYN 2510-1

**CERTIFICATION**

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


**BUYER****BUYER'S ATTORNEY**

BUYER SIGNATURE		DATE		LAST NAME		FIRST NAME	
C/O: PARK TOWER GROUP, LTD. 535 MADISON AVENUE							
STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE		TELEPHONE NUMBER	
NEW YORK						<b>SELLER</b>	
CITY OR TOWN		STATE		ZIP CODE		DATE	
		NY		10022			
				SELLER SIGNATURE			

SIGNATURE RIDER TO NEW YORK CITY REAL PROPERTY TRANSFER REPORT  
(RP-5217NYC) (con't)

SELLER:

**Greenpoint Landing Associates L.L.C.,**  
a New York limited liability company

By:   
Name: Marian Klein  
Title: Manager

SELLER'S ATTORNEY:

Cameron Cosby, Esq.  
Fried, Frank, Harris, Shriver & Jacobson LLP  
One New York Plaza  
New York, NY 10004  
212-859-8000



SIGNATURE RIDER TO NEW YORK CITY REAL PROPERTY TRANSFER REPORT  
(RP-5217NYC)

BUYER:

**Greenpoint Riverview Associates L.L.C.,**  
a New York limited liability company

By:   
Name: Marian Klein  
Title: Manager

BUYER'S ATTORNEY:

Cameron Cosby, Esq.  
Fried, Frank, Harris, Shriver & Jacobson LLP  
One New York Plaza  
New York, NY 10004  
212-859-8000

*[Signatures Continue on Following Page]*



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: 2510 LOT: 1
- (2) Property Address: N/A WEST STREET, BROOKLYN, NY 11222
- (3) Owner's Name: GREENPOINT RIVERVIEW ASSOCIATES, L.L.C.
- Additional Name: \_\_\_\_\_

### 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](http://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: \_\_\_\_\_

SIGNATURE PAGE TO CUSTOMER REGISTRATION  
FORM FOR WATER AND SEWER BILLING

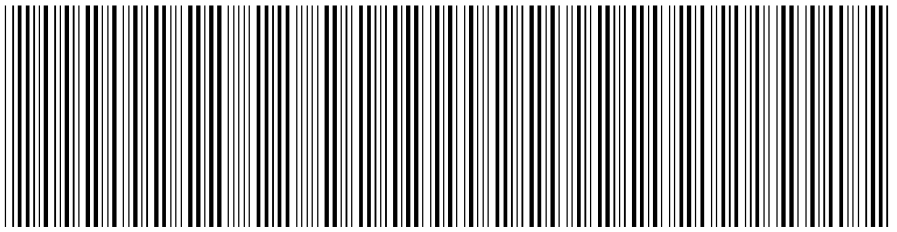
BUYER:

**Greenpoint Riverview Associates L.L.C.,**  
a New York limited liability company

By:   
Name: Marian Klein  
Title: Manager

**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.



2020030300488001001EEA86

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 5**

**Document ID: 2020030300488001**

Document Date: 02-24-2020

Preparation Date: 03-03-2020

Document Type: DEED

Document Page Count: 4

**PRESENTER:**

CHICAGO TITLE INSURANCE CO. (PICK-UP)  
711 THIRD AVE, 5TH FLOOR  
CT19-80013-K CB  
NEW YORK, NY 10017  
212-880-1200  
CTINYRECORDING@CTT.COM

**RETURN TO:**

FRIED FRANK HARRIS SHRIVER & JACOBSEN LLP  
ATTENTION: MELANIE MEYERS, ESQ.  
ONE NEW YORK PLAZA  
NEW YORK, NY 10004

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
BROOKLYN	2510	1	Entire Lot	179 WEST STREET

**Property Type:** COMMERCIAL REAL ESTATE

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR/SELLER:**

GREENPOINT LANDING ASSOCIATES, L.L.C.  
C/O: PARK TOWER GROUP, 535 MADISON AVENUE,  
35TH FLOOR  
NEW YORK, NY 10022

**GRANTEE/BUYER:**

GREENPOINT LANDING ASSOCIATES, L.L.C.  
C/O: PARK TOWER GROUP, 535 MADISON AVENUE,  
35TH FLOOR  
NEW YORK, NY 10022

**FEES AND TAXES**

**Mortgage :**

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

**TOTAL:** \$ 0.00

Recording Fee: \$ 57.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

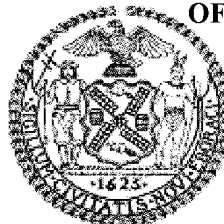
**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE**

**CITY OF NEW YORK**

Recorded/Filed 03-03-2020 14:38

City Register File No.(CRFN):

**2020000081646**



*Annette McMill*

**City Register Official Signature**

Confirmatory Deed

4 pp

THIS INDENTURE, made as of February 21, 2020, between **GREENPOINT LANDING ASSOCIATES, L.L.C.**, a New York limited liability company, having an address at 535 Madison Avenue, 35th floor, New York, New York 10022 ("Grantor"), and **GREENPOINT LANDING ASSOCIATES, L.L.C.**, a New York limited liability company, having an address at 535 Madison Avenue, 35th floor, New York, New York 10022 ("Grantee").

**WITNESSETH:**

That Grantor, in consideration of TEN DOLLARS (\$10.00) and other valuable consideration paid by Grantee, does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee forever:

ALL that certain plot, piece or parcel of land with the building and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, Kings County, City and State of New York, more particularly described on Exhibit A annexed hereto and made a part hereof (the "Premises");

TOGETHER WITH all right, title and interest, if any, 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;

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

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 improvements at the Premises and will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose.

This is a confirmatory deed, which confirms the legal description of the Premises.

[THE SIGNATURE PAGE IS THE NEXT PAGE]

(1)

IN WITNESS WHEREOF, Grantor has duly executed this confirmatory deed the day and year first above written.

GRANTOR:

**GREENPOINT LANDING ASSOCIATES,  
L.L.C.**, a New York limited liability company

By: M Klein  
Name: MARIAN KLEIN  
Title: MANAGER

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

On the 8<sup>th</sup> day of January in the year 2020 before me, the undersigned, personally appeared MARIAN KLEIN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person or entity upon behalf of which the individual acted, executed the instrument.

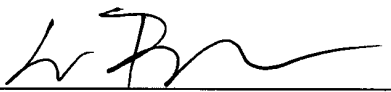
  
\_\_\_\_\_  
Signature and Office of individual  
taking acknowledgment  
**LEE BABCOCK**  
**NOTARY PUBLIC, STATE OF NEW YORK**  
**Registration No. 01BA6392698**  
**Qualified in Bronx County**  
**Commission Expires June 3, 2023**

Exhibit A

Legal Description

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

BEGINNING at a point on the westerly side of West Street (mapped 60 feet wide), distant 230.28 feet (230 feet Tax Map) northerly from the intersection of said westerly side of West Street with the northerly side of Huron Street, said point being the POINT or PLACE of BEGINNING; and running thence

Westerly, forming an interior angle of  $90^{\circ}$  with the aforementioned westerly side of West Street, a distance of 1,160.00 feet to a point on the United States Pierhead Line; thence

Northerly, along said United States Pierhead Line, forming an interior angle of  $90^{\circ}$  with the previous course, a distance of 290.35 feet to a point; thence

Easterly, forming an interior angle of  $90^{\circ}$  with the previous course, and part of the distance along the westerly prolongation of the northerly side of Freeman Street and the northerly side of Freeman Street (as mapped), 525.00 feet to a point on the United States Pierhead Line; thence

Southerly, along said United States Bulkhead Line, forming an interior angle of  $85^{\circ}00'19''$  with the previous course, a distance of 30.15 feet to a point, said point being the intersection of the centerline of Freeman street (as mapped) with said United States Bulkhead Line; thence

Easterly, forming an interior angle of  $274^{\circ}59'41''$  with the previous course, along said centerline of Freeman Street (as mapped), a distance of 637.62 feet to a point on said westerly side of West Street; thence

Southerly, along said westerly side of West Street, forming an interior angle of  $90^{\circ}$  with the previous course, a distance of 260.31 feet to the POINT or PLACE of BEGINNING.

Encompassing an area of 317,688 square feet or 7.293 acres, more or less.

This description is prepared in accordance with a plan entitled "Final Survey, Greenpoint Landing, Block No. 2502, Lot No. 1 and Block No. 2510, Lot No. 1" prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., Project No. 170229023, Drawing No. FS101, dated 24 April 2019.

**Confirmatory Deed**

BLOCK: 2510  
LOT: 1  
COUNTY: Kings

---

Greenpoint Landing Associates, L.L.C.

TO

STREET  
ADDRESS: 179 West Street

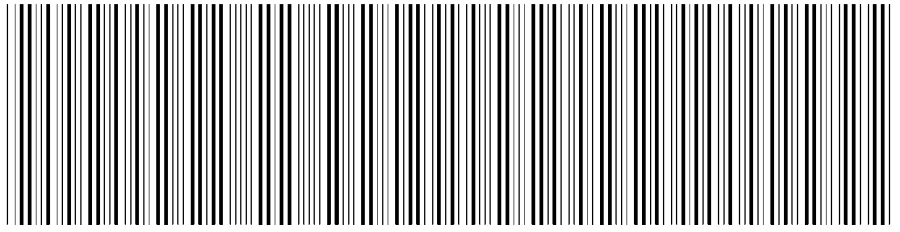
Greenpoint Landing Associates, L.L.C.

RETURN BY MAIL TO:

Fried, Frank, Harris, Shriver & Jacobson LLP  
One New York Plaza  
New York, New York 10004  
Attention: Melanie Meyers, Esq.



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



2020030300488001001S2407

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2020030300488001**  
Document Type: DEED

Document Date: 02-24-2020

Preparation Date: 03-03-2020

**ASSOCIATED TAX FORM ID:** 2020012100567

**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

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

2  
4



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

(K)

## Customer Registration Form for Water and Sewer Billing

### Property and Owner Information:

- (1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 2510 LOT: 1
- (2) Property Address: 179 WEST STREET, BROOKLYN, NY 11222
- (3) Owner's Name: GREENPOINT LANDING ASSOCIATES, L.L.C.
- Additional Name:

### 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](http://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:

SIGNATURE PAGE TO CUSTOMER REGISTRATION  
FORM FOR WATER AND SEWER BILLING

**OWNER:**

GREENPOINT LANDING ASSOCIATES, L.L.C.,  
a New York limited liability company

By: T. Klein  
Name: MARIAN KLEIN  
Title: Manager

Sworn to and subscribed to before me on this 8 day of JANUARY, 2020

Lee Babcock  
Notary Public

**LEE BABCOCK**  
**NOTARY PUBLIC, STATE OF NEW YORK**  
**Registration No. 01BA6392698**  
**Qualified in Bronx County**  
**Commission Expires June 3, 2023**

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  179  WEST STREET  BROOKLYN  11222  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  GREENPOINT LANDING ASSOCIATES, L.L.C.   
 LAST NAME / COMPANY FIRST NAME

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

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

5. Deed Property Size  FRONT FEET X  DEPTH OR  ACRES

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

8. Seller Name  GREENPOINT LANDING ASSOCIATES, L.L.C.   
 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  2 / 24 / 2020   
 Month Day Year

11. Date of Sale / Transfer  2 / 24 / 2020   
 Month Day Year

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

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

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

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

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

15. Building Class  Z, 9  16. Total Assessed Value (of all parcels in transfer)  2 2 1 5 8 0 0   
 17. Borough, Block and Lot / Roll Identifier(s) ( If more than three, attach sheet with additional identifier(s) )  
 BROOKLYN 2510 1

202001210056720104

**CERTIFICATION**

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

**BUYER****BUYER'S ATTORNEY**

BUYER SIGNATURE  
C/O: PARK TOWER GROUP 535 MADISON AVENUE, 35TH FLOOR

DATE

LAST NAME

FIRST NAME

STREET NUMBER

STREET NAME (AFTER SALE)

AREA CODE

TELEPHONE NUMBER

NEW YORK

NY

10022

**SELLER**

CITY OR TOWN

STATE

ZIP CODE

SELLER SIGNATURE

DATE

2020012100567201

**SIGNATURE PAGE TO RP-5217NYC**

**BUYER:**

GREENPOINT LANDING ASSOCIATES, L.L.C.,  
a New York limited liability company

By:                     MKL                      
Name:                     MARIA KLEIN                      
Title:                     Manager                    

*[Signatures Continue on Following Page]*

**SIGNATURE PAGE TO RP-5217NYC**

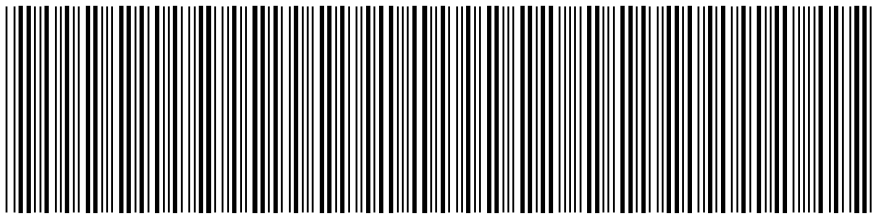
**SELLER:**

GREENPOINT LANDING ASSOCIATES, L.L.C.,  
a New York limited liability company

By:                       
Name: MARINUS KLEW  
Title: Manager

**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.



2005110801661003001EE53D

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 11**

**Document ID: 2005110801661003**

Document Date: 10-31-2005

Preparation Date: 11-08-2005

Document Type: DEED

Document Page Count: 9

**PRESENTER:**

FIDELITY NATIONAL TITLE INS. COMPANY  
ONE PARK AVENUE  
SUITE 1402  
NEW YORK, NY 10016  
212-481-5858  
13201K (A, B, E, & F)

**RETURN TO:**

MEYER LAST, ESQ.  
FRIED FRANK HARRIS SHRIVER & JACOBSON  
ONE NEW YORK PLAZA  
NEW YORK, NY 10004

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
BROOKLYN	2472	2	Entire Lot	N/A WEST STREET

**Property Type:** COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
BROOKLYN	2510	1	Entire Lot	179 WEST STREET

**Property Type:** COMMERCIAL REAL ESTATE

x Additional Properties on Continuation Page

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or Document ID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR/SELLER:**

LUMBER EXCHANGE TERMINAL, INC.  
171 WEST STREET  
BROOKLYN, NY 11222

**GRANTEE/BUYER:**

GREENPOINT LANDING ASSOCIATES, L.L.C.  
499 PARK AVENUE  
NEW YORK, NY 10022

x Additional Parties Listed on Continuation Page

**FEES AND TAXES**

<b>Mortgage</b>		Recording Fee: \$	93.00
Mortgage Amount:	\$	Affidavit Fee: \$	0.00
Taxable Mortgage Amount:	\$	NYC Real Property Transfer Tax Filing Fee:	
Exemption:		\$	165.00
TAXES: County (Basic):	\$	NYS Real Estate Transfer Tax:	
City (Additional):	\$	\$	176,000.00
Spec (Additional):	\$		
TASF:	\$		
MTA:	\$		
NYCTA:	\$		
Additional MRT:	\$		
TOTAL:	\$		

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

Recorded/Filed 11-10-2005 16:20  
City Register File No.(CRFN):

**2005000628273**



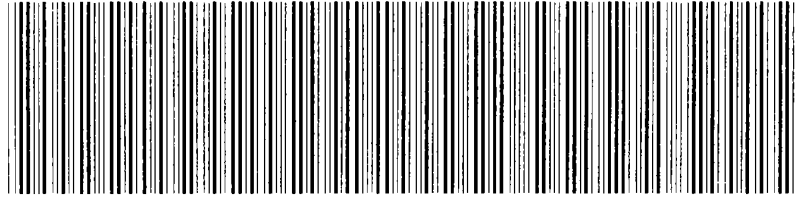
*Annette McMill*

**City Register Official Signature**

NYC HPD Affidavit in Lieu of Registration Statement



NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2005110801661003001CE7BD

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 11

Document ID: 2005110801661003

Document Date: 10-31-2005

Preparation Date: 11-08-2005

Document Type: DEED

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	2494	1	Entire Lot	31 EAGLE STREET
Property Type: COMMERCIAL REAL ESTATE				
Borough	Block	Lot	Unit	Address
BROOKLYN	2520	57	Entire Lot	171 WEST STREET
Property Type: COMMERCIAL REAL ESTATE				
Borough	Block	Lot	Unit	Address
BROOKLYN	2472	100	Entire Lot	37 COMMERCIAL STREET
Property Type: COMMERCIAL REAL ESTATE				
Borough	Block	Lot	Unit	Address
BROOKLYN	2502	1	Entire Lot	N/A WEST STREET
Property Type: COMMERCIAL REAL ESTATE				

PARTIES

GRANTOR/SELLER:

SUCCESSOR BY MERGER TO GREEN STREET  
TERMINAL CORP.  
171 WEST STREET  
BROOKLYN, NY 11222

13201K(A,B,E,F) (#3)

SST  
176,000.00

BARGAIN AND SALE DEED  
WITH COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE, made the 31<sup>st</sup> day of October, 2005, between LUMBER EXCHANGE TERMINAL, INC., a New York corporation as successor by merger to Green Street Terminal Corp., Oceania Tracking & Shipping Corporation, and East River Shipping & Warehouse Corp., having an address at 171 West Street, Brooklyn, New York, 11222, party of the first part, and GREENPOINT LANDING ASSOCIATES, L.L.C., a New York limited liability company, having an address at c/o Park Tower Group, Ltd., 499 Park Avenue, New York, New York 10022, party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten and No/100ths dollars and other valuable consideration, in lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs, 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, situated, lying and being in the

CITY OF NEW YORK  
COUNTY OF KINGS  
STATE OF NEW YORK, AS MORE PARTICULARLY  
DESCRIBED ON EXHIBIT A ATTACHED HERETO  
AND MADE A PART HEREOF.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

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 set forth on Exhibit B attached hereto.

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.

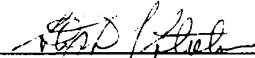
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF

**SELLER**

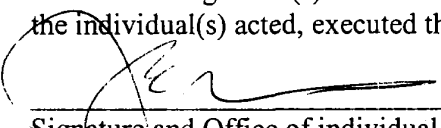
LUMBER EXCHANGE TERMINAL, INC.

By:   
Name: Stephen Stulman  
Title: President.

**ACKNOWLEDGEMENT**

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

On the 31<sup>st</sup> day of October in the year 2005 before me, the undersigned, personally appeared Stephen Stulman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
Signature and Office of individual  
taking acknowledgement

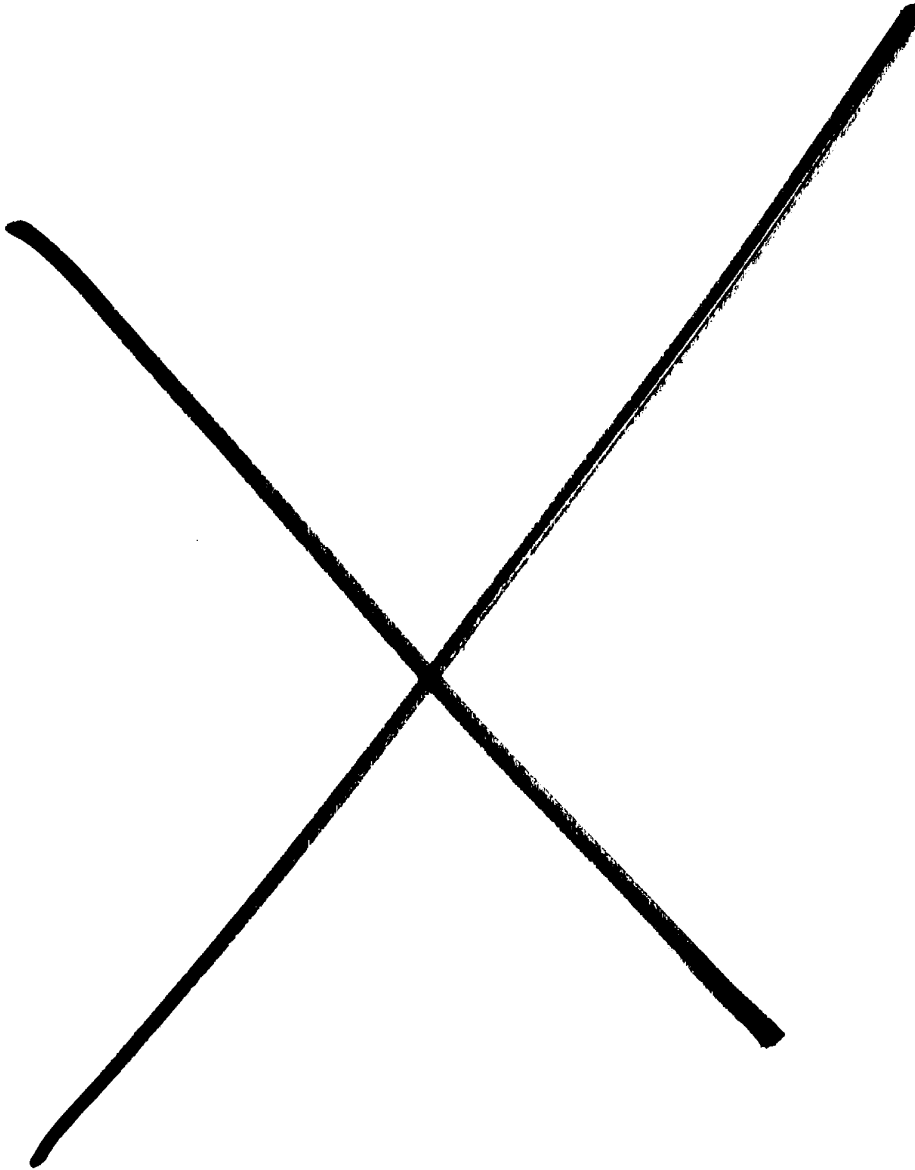
LAWRENCE R PRIOLA  
NOTARY PUBLIC, State of New York  
No. 4841047  
Qualified in Suffolk County  
Commission Expires March 26, 19  
Comm Exp 3/30/07 2007.

After recording return to:  
Meyer Last, Esq.  
Fried, Frank, Harris, Shriver & Jacobson LLP  
One New York Plaza  
New York, NY 10004

Section: 9 Block: 2472 Lot: 2 County/Town: Brooklyn	Section: 9 Block: 2510 Lot: 1 County/Town: Brooklyn	Section: 9 Block: 2494 Lot: 1 County/Town: Brooklyn
Section: 9 Block: 2520 Lot: 57 County/Town: Brooklyn	Section: 9 Block: 2502 Lot: 1 County/Town: Brooklyn	Section: 9 Block: 2472 Lot: 100 County/Town: Brooklyn

✓ EXHIBIT A

Legal Description



# Parcel I

---

ALL that certain lot, 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:

Bounded on the north by Freeman Street and the westerly prolongation thereof, bounded on the east by West Street, bounded on the south by the center line of the block between Green Street as formerly laid on the Map of the City of Brooklyn and Huron Street and the westerly prolongation thereof, and bounded on the west by the East River.

Together with all right title and interest in and to the lands under the waters of the East River in front of and adjoining said premises, to the pierhead line as established in 1957.

## Parcel II

ALL that certain lot, 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 the intersection of the center line of Freeman Street with the westerly side of West Street;

RUNNING THENCE northerly along the westerly side of West Street, 290 feet to the northerly side of Eagle Street;

THENCE easterly along the northerly side of Eagle Street, 255 feet;

THENCE northerly parallel with Franklin Street, 100 feet;

THENCE easterly parallel with Eagle Street, 200 feet to the westerly side of Franklin Street;

THENCE northerly along the westerly side of Franklin Street, 100 feet to the southerly side of Dupont Street;

THENCE westerly along the southerly side of Dupont Street, 295 feet;

THENCE southerly and parallel with the aforementioned westerly side of Franklin Street, 90 feet;

THENCE westerly and parallel with the aforementioned southerly side of Dupont Street, 130 feet to a point in the center line of West Street, as projected northerly from Eagle Street;

THENCE southerly along the center line of West Street, as projected 5 feet;

THENCE westerly along the southerly line of land taken for the State Barge Canal Terminal to the pierhead line approved by The Secretary of War on November 20, 1940;

THENCE generally in a southerly direction along the said pierhead line and along the pier line established by Chapter 628 of the Laws of 1886 to a point where the northerly line of Freeman Street, if extended westerly, would intersect the said pierhead line;

THENCE easterly along the northerly side of Freeman Street so as extended, 420 feet to the exterior bulkhead line;

THENCE southwesterly along the said bulkhead line, 30 feet 1 3/8 inches to the center line of Freeman Street as proposed; and

THENCE easterly along said center line of Freeman Street, 637 feet 7 1/2 inches to the point or place of BEGINNING.

# Parcel III

ALL that certain lot, 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 northwesterly side of Commercial Street distant 663 feet 3 inches southwesterly from the westerly side of Manhattan Avenue measured along the northwesterly side of Commercial Street which point of beginning is where the southwesterly side of the land now or formerly of B & Q Service Company Inc. intersects the northwesterly side of Commercial Street;

RUNNING THENCE southwesterly along the northwesterly side of Commercial Street 652.50 feet to the northeasterly side of land appropriated by the State of New York on or about July 3, 1912 for a Barge Canal Terminal (being the center line of old Blue Street now closed);

THENCE northwesterly along the northeasterly side of said land and along the center line of old Blue Street now closed 511.49 feet to the pierhead line as approved by the Secretary of War July 22, 1916;

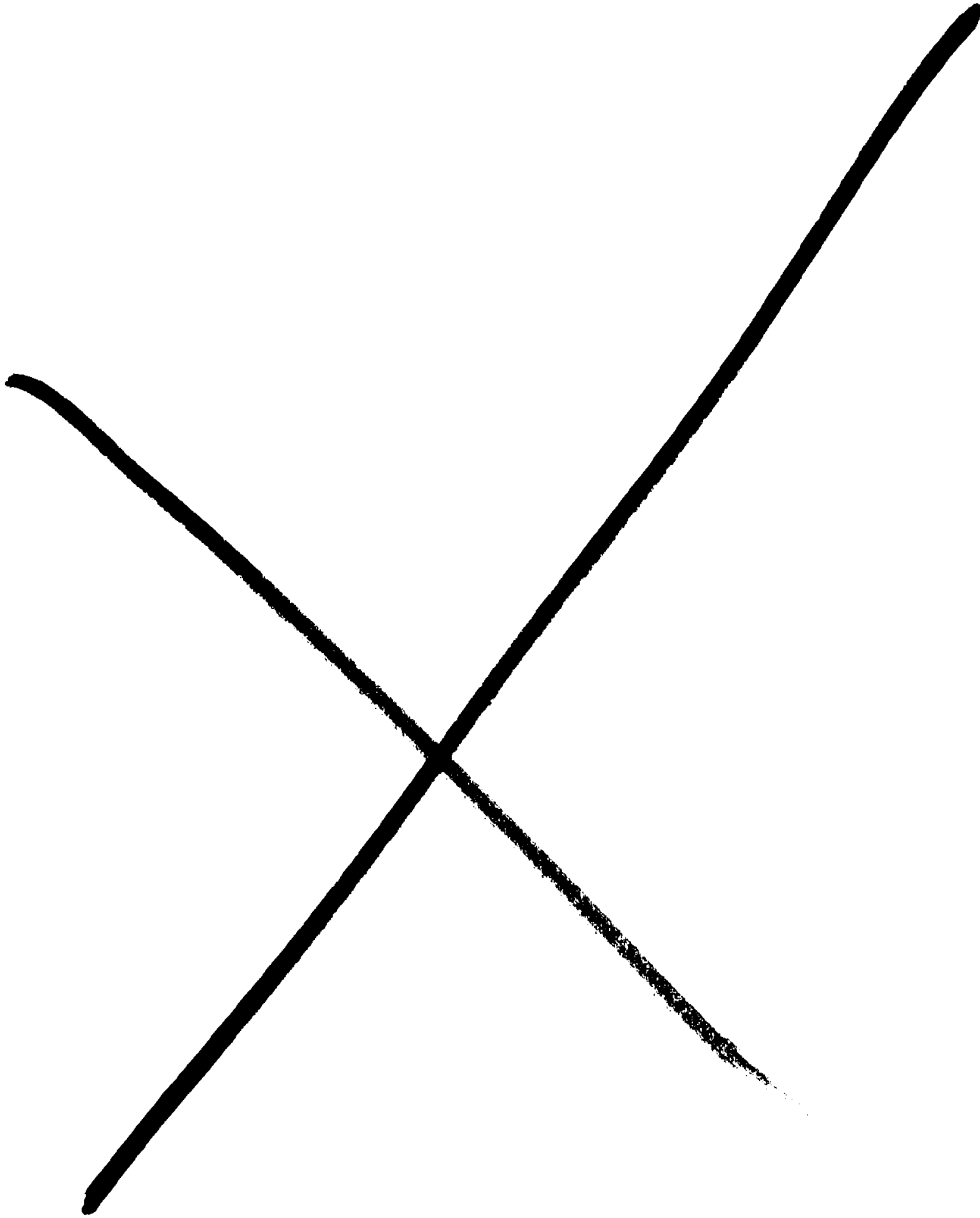
THENCE northeasterly along said pierhead line 290.27 feet to an angle therein;

THENCE still northeasterly along said pierhead line 360.24 feet to the land now or formerly of B & Q Service Company Inc.;

THENCE southeasterly along said land now or formerly of B & Q Service Company Inc. 510.73 feet to the northwesterly side of Commercial Street at the point or place of BEGINNING.

**EXHIBIT B**

Permitted Encumbrances





1. Rights of persons or parties in possession as tenants only, without purchase options or rights of first refusal.
2. Declaration of Single Development Parcels recorded September 21, 2005 as CRFN 2005000528002
3. Notice of Sidewalk Violation Lien docketed on July 11, 2005, Reference No. HWK693W (filed against Parcel II-Block 2494 Lot 1)

**As to Parcel I:**

1. Survey prepared by Bartlett, Ludlam & Dill Associates dated October 12, 2001, covering premises and more, and shown thereon as Parcel I, shows the following:
  - a. Fence located 8 inches south of southerly record line.
  - b. Rip rap crosses southerly and northerly record lines.
  - c. Permanent sewer easement, 30 feet in width, crosses portion of premises.
  - d. Fence extends up to 1 foot 10 inches onto West Street.
  - e. Variations between line of fence and line of West Street.

**As to Parcel II:**

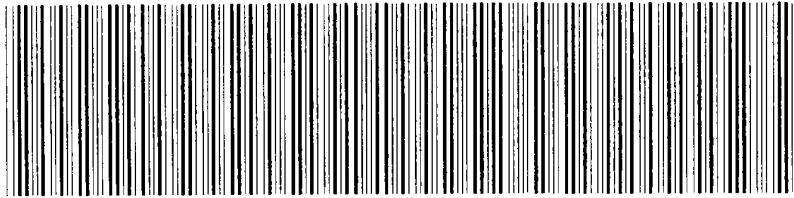
1. Survey made by Bartlett, Ludlam & Dell Associates dated October 12, 2001, covering premises and more, the premises herein being shown and designated thereon as Parcel II, shows the following:
  - a) Fences cross premises in various locations.
  - b) Rip rap crosses premises in vicinity of mean high water line.
  - c) Variations between fences and walls with record lines of title.
  - d) Permanent Sewer Easement twenty feet in width crosses northerly portion of premises.
  - e) Windows in walls of one-story and three-story buildings on premises adjoining to the southeast are located along property line.
  - f) Window guards from three story building on premises adjoining on the southeast project 2 feet 11 inches onto premises herein.
  - g) Vent from building on premises adjoining on the southeast projects 1 foot 1 inch onto premises herein.
  - h) Phone box from building on premises adjoining on the southeast projects 6 inches onto premises herein.
  - i) Light from building on premises adjoining on the southeast projects 8 inches onto premises herein.

- j) Wall of 1 story brick building on premises adjoining on the southeast encroaches 1/2 inch onto premises herein.
- 2. Permanent and Temporary Easements acquired by the City of New York by Condemnation Proceeding filed under Index No. 9908/58 in the Kings County Supreme Court for the acquisition of temporary and permanent easements in the vicinity of Huron, Quay, Green, Eagle and West Streets. (Kent Avenue Intercepting Sewer).
- 3. Easement Grant to Consolidated Edison Company of New York, Inc., recorded December 1, 1947 in Liber 7227 Page 95.

**As to Parcel III:**

- 1. Survey made by Bartlett, Ludlam & Dill Associates dated October 12, 2001 covering premises and more, and the premises herein being shown and designated thereon as Parcel III, shows the following:
  - a. Variations between lines of fences and walls and record lines of title.
  - b. Rip rap crosses northerly portion of premises.
  - c. Frame deck extends outshore of the bulkhead line by as much as 15 feet, 5-1/2 inches.

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



2005110801661003001S2BBC

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2005110801661003**

**Document Date: 10-31-2005**

**Preparation Date: 11-08-2005**

**Document Type: DEED**

**ASSOCIATED TAX FORM ID: 2005102800610**

**SUPPORTING DOCUMENTS SUBMITTED:**

RP - 5217 REAL PROPERTY TRANSFER REPORT

**Page Count**

3

FOR CITY USE ONLY

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

C3. Book  OR C4. Page   
 C5. CRFN



## REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK  
 STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

(Rev 11/2002)

## PROPERTY INFORMATION

1. Property Location  N/A  WEST STREET  BROOKLYN  11222  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  GREENPOINT LANDING ASSOCIATES, L.L.C.  
 LAST NAME / COMPANY FIRST NAME  
 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  6 # of Parcels OR ☐ Part of a Parcel

5. Deed Property Size  FRONT FEET X  DEPTH OR  ACRES

8. Seller Name  LUMBER EXCHANGE TERMINAL, INC.  
 LAST NAME / COMPANY FIRST NAME  
 SUCCESSOR BY MERGER TO GREEN STREET TERMINAL CORP.  
 LAST NAME / COMPANY FIRST NAME

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

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

## SALE INFORMATION

10. Sale Contract Date  9 / 12 / 2003  
 Month Day Year

11. Date of Sale / Transfer  10 / 31 / 2005  
 Month Day Year

12. Full Sale Price \$  4 4 0 0 0 0 0 0  
 ( Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

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

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

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

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

15. Building Class  V 9 16. Total Assessed Value (of all parcels in transfer)  4 7 2 3 8 7 4

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

BROOKLYN 2472 2  BROOKLYN 2510 1  BROOKLYN 2494 1

## CERTIFICATION

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

BUYER

BUYER SIGNATURE  DATE   
 STREET NUMBER  STREET NAME (AFTER SALE)   
 CITY OR TOWN  STATE  ZIP CODE


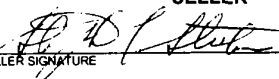
BUYER'S ATTORNEY

LAST NAME  FIRST NAME   
 212  555-1212  
 AREA CODE TELEPHONE NUMBER  
 SELLER  
 SELLER SIGNATURE  DATE

2005102800610201

**CERTIFICATION**

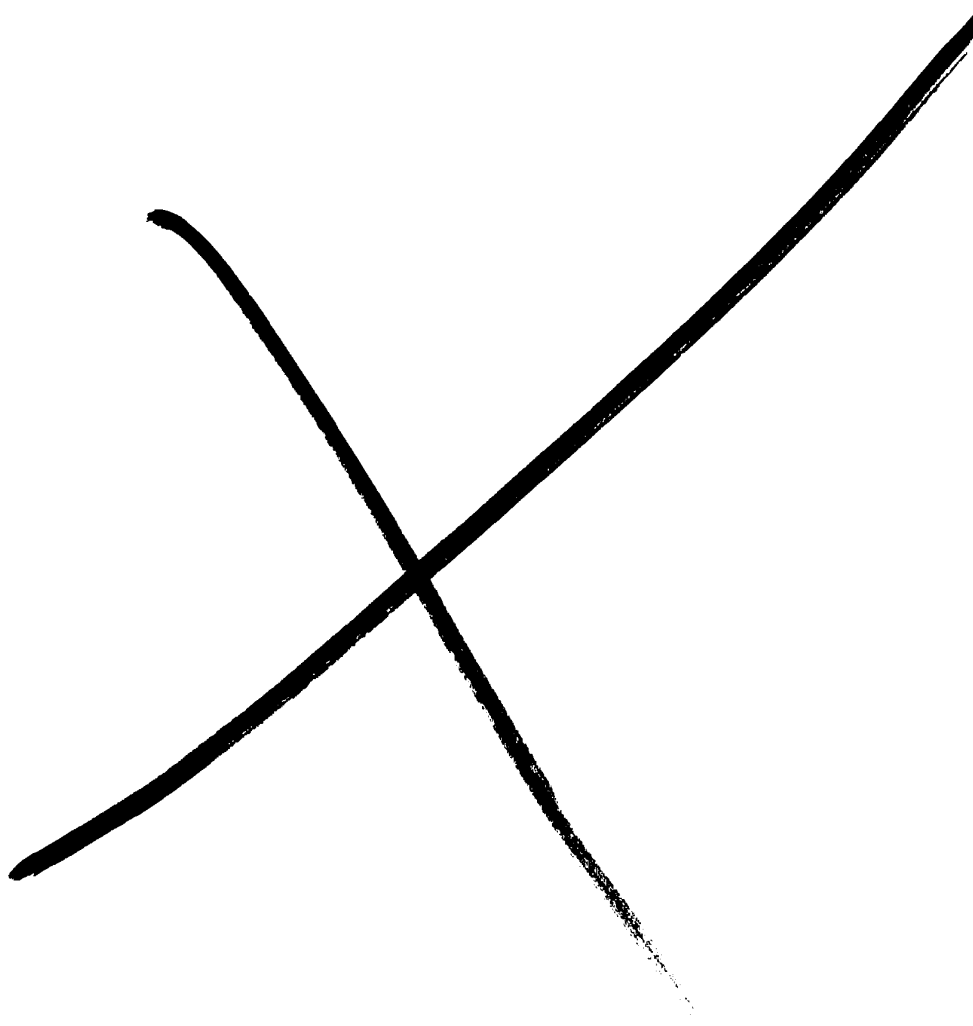
I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing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

<b>BUYER</b>		<b>BUYER'S ATTORNEY</b>	
BUYER SIGNATURE 	DATE 10/31/05	LAST NAME Last	FIRST NAME Meyer
STREET NUMBER		AREA CODE 212	TELEPHONE NUMBER 555-1212
STREET NAME (AFTER SALE)		<b>SELLER</b>	
CITY OR TOWN	STATE	ZIP CODE	DATE 10/31/05
		SELLER SIGNATURE 	

RP - 5217 NYC

ATTACHMENT

Borough	Block	Lot
BROOKLYN	2520	57
BROOKLYN	2472	100
BROOKLYN	2502	1



200510280061020103

**The People of the State of New York, by the Grace of God,  
Free and Independent,**

1-25-64

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

know ye, That pursuant to Section 75, subdivision 7 of the Public Lands Law and Findings of the Deputy Commissioner of General Services in the Executive Department dated December 6, 1983, and in consideration of the sum of Eighty Four Thousand One Hundred Thirty-Six Dollars and Fifty Cents (\$84,136.50), lawful money of the United States of America, paid by Green Street Terminal Corporation, a domestic corporation, with its principal office and place of business at 171 West Street, Brooklyn, New York, 11222, we have given and granted and by these presents do give and grant unto the said GREEN STREET TERMINAL CORPORATION, the owner of the land adjacent to the land hereinafter described, its successors and assigns, the following described lands formerly under water:

All that parcel of land now or formerly under the waters of the East River, in the counties of New York and Kings, City and State of New York, bounded and described as follows:

**PARCEL I**

Beginning at a point of intersection of the southerly line of the property of Green Street Terminal Corp. and the northerly line of the property of Carrano Construction Company with westerly line of a grant of land under water to Hezekiah Bradford by Chapter 302, Laws of 1849 and the line designated as the permanent water line established by Chapter 302, Laws of 1849; said point being South eighty-nine degrees, forty-seven minutes, four seconds West, eight hundred thirty-one and twenty-four hundredths feet from the intersection of the northerly line of Huron Street with the westerly line of West Street;

Thence South eighty-two degrees, fifty-two minutes, thirty seconds West, three hundred thirty-four and eighty hundredths feet along the prolongation of the southerly line of the property of Green Street Terminal Corp. and the northerly line of the property of Carrano Construction Company to the United States Pierhead Line approved by the Secretary of War December 20, 1957;

Thence North seven degrees, seven minutes, thirty seconds West, ninety-five feet along said United States Pierhead Line to the southerly line of Parcel "C" of a grant of land under water to Green Street Terminal Corp. granted July 19, 1963;

Thence North eighty-two degrees, fifty-two minutes, thirty seconds East, three hundred forty-one and forty-five hundredths feet and along the southerly line of Parcel "C" and Parcel "B" of said grant of land under water to Green Street Terminal Corp. granted July 19, 1963, to the line designated as the permanent water line established by Chapter 302, Laws of 1849 and the westerly line of a grant of land under water to Hezekiah Bradford

by Chapter 302, Laws of 1849;

Thence South three degrees, seven minutes, fifteen seconds East, ninety-five and twenty-three hundredths feet along said permanent water line and the westerly line of said grant to Hezekiah Bradford to the point of beginning.

Containing thirty-two thousand one hundred twenty-two square feet more or less.

All bearings refer to the True Meridian.

PARCEL II

Beginning at the point of intersection of the United States Pierhead Line approved November 7, 1917 with the northwesterly corner of Parcel No. 1 of a grant of land under water to Oceanic Trading and Shipping Corp. granted January 8, 1951, said point being North eighty-nine degrees, fifty-six minutes, eighteen seconds West, eight hundred thirty-nine and thirty-two hundredths feet from the intersection of the northerly line of Eagle Street with the westerly line of West Street;

Thence South eighty-two degrees, fifty-two minutes, thirty seconds West, twenty-one and seventy-eight hundredths feet along the prolongation of the northerly line of Parcel No. 1 of said grant of land to Oceanic Trading and Shipping Corp. and the southerly line of land taken for the New York State Barge Terminal, to the United States Pierhead Line approved by the Secretary of War December 20, 1957;

Thence South thirty-two degrees, forty-eight minutes, ten seconds West, four hundred seventy-five and ninety-seven hundredths feet along said United States Pierhead Line;

Thence South seven degrees, seven minutes, thirty seconds East, two hundred fifty-five feet and still along said United States Pierhead Line to the northerly line of Parcel "C" of a grant of land under water to Green Street Terminal Corp. granted July 19, 1963;

Thence North eighty-two degrees, fifty-two minutes, thirty seconds East and along said Parcel "C" of said grant to Green Street Terminal Corp., one hundred one and eighty-seven hundredths feet to the United States Pierhead Line approved November 7, 1917, said point also being the most southwesterly corner of a grant of land under water to Green Street Terminal Corp. granted April 10, 1980;

Thence North six degrees, twenty-five minutes, nineteen seconds West, five feet along said United States Pierhead Line approved November 7, 1917 and the westerly line of said grant to Green Street Terminal Corp. to a northerly line on said grant to Green Street Terminal Corp.;

Thence North eighty-two degrees, fifty-two minutes, thirty seconds East, eighteen and twenty-two hundredths feet and along said grant to Green Street Terminal Corp. to the Pierhead Line established by Chapter 628, Laws of 1886 and approved by Chief of Engineers U.S.A. January 27, 1890 and the westerly line of said grant to Green Street Terminal Corp.;

Thence North nineteen minutes, thirty-one seconds East, one hundred ninety-one and sixty-two hundredths feet along said



Pierhead Line established by Chapter 628, Laws of 1886, approved by Chief of Engineers U.S.A. January 27, 1890 and the westerly line of said grant to Green Street Terminal Corp.;

Thence North ten degrees, twenty-two minutes, forty-six seconds East, and still along said Pierhead Line and the westerly line of said grant to Green Street Terminal Corp. and the westerly line of Parcel No. 1 of a grant of land to Oceanic Trading and Shipping Corp. granted January 8, 1951, two hundred seventy-two and sixty-two hundredths feet to the United States Pierhead Line approved November 7, 1917;

Thence North twenty-four degrees, nine minutes, forty-two seconds East, and along said United States Pierhead Line approved November 7, 1917 and along the westerly line of Parcel No. 1 of said grant to Oceanic Trading and Shipping Corp., one hundred ninety-three and eight hundredths feet to the point of beginning.

Containing sixty-four thousand thirty-four square feet more or less.

All bearings refer to the True Meridian.

IN WITNESS WHEREOF, our Deputy Commissioner of General Services has  
executed these letters patent in our name this 9th day of January, 1984

THE PEOPLE OF THE STATE OF NEW YORK

By Richard J. Van Zandt  
RICHARD J. VAN ZANDT  
Deputy COMMISSIONER OF GENERAL SERVICES

STATE OF NEW YORK } ss.:  
DEPARTMENT OF STATE }

I hereby certify that the Great Seal of the State of New  
York was hereto affixed on the \_\_\_\_\_ tenth day of

January, 1984

James C. Aube  
James C. Aube, Special Executive Deputy Secretary of State

Approved as to form this 10th day of January, 1984

Approved this 16th day  
of January, 1984

EDWARD V. REGAN

State Comptroller

By Henry J. DeWint  
Attorney

ROBERT ABRAMS

Attorney General

By Harold M. Zouren

Assistant Attorney General

St. B

GS 83-406

*Comp 806*  
 1971 FEB -1 PM 1:43

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

*Comp 806*  
 ACTING CITY REGISTER  
 REC. FEB 1 1984  
 SET C 421  
 SET 338  
 EIT 1677

RECEIVED  
 REAL ESTATE  
 FEB 01 1984  
 TRANSFER TAX  
 KINGS  
 COUNTY

4339

The People of the State of New York  
 TO

GREEN STREET TERMINAL CORP.

LETTERS PATENT

STATE OF NEW YORK  
 Department of State

Recorded in Book of Patents  
 January 16, 1984  
 No. 87 as page 5

GAIL S. SHAFFER  
 Secretary of State

By *William W. Countryman*  
 Lillian W. Countryman  
 Miscellaneous Records

*Book 200 Lot 77  
 149-177 West St. 444 10-51 Green St.*

*Book 2510 Lot 1  
 " 2002 Lot 1*

*2472 Lot 10-32  
 179 West St. 179 Green St.*

OFFICE OF GENERAL SERVICES  
 ALBANY, N.Y. 12242  
 KINGS COUNTY

RECORD & REVIEW TO:

*Rosemary Conn. Friends Lewis Connell  
 575 Madison Avenue  
 New York, N.Y. 10022  
 ATTN: Mark Riccio, Esq.*

**The People of the State of New York, by the Grace of God,  
Free and Independent.**

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

know ye, *That*, pursuant to Section 75, subdivision 11 of the Public Lands Law, Findings of the Deputy Commissioner of General Services in the Executive Department dated April 10, 1980 and in consideration of the sum of Fifty-Nine Thousand Dollars (\$59,000.00), lawful money of the United States of America, paid by Green Street Terminal Corporation, a domestic corporation, with its principal office and place of business at 171 West Street, Brooklyn, New York, 11222, we have given and granted and by these presents do give and grant unto the said GREEN STREET TERMINAL CORPORATION, its successors and assigns, the remaining right, title and interest of The People of the State of New York in and to the following described lands formerly under water:

du 2510  
LOT 1

All that parcel of land now or formerly under the waters of the East River, in the counties of New York and Kings, City and State of New York, bounded and described as follows:

Beginning at a point on the original high-water line of the East River at the northeasterly corner of Parcel "B" of a grant of land under water to the Green Street Terminal Corporation by Patent dated July 19, 1963, said point also being North eighty-eight degrees, twenty-three minutes, twenty-nine seconds West, four hundred twenty-eight and seven hundredths feet from the intersection of the southerly line of Green Street with the westerly line of West Street; thence along the northerly line of said grant South eighty-two degrees, fifty-two minutes, thirty seconds West, six hundred twenty-nine and eighty-three hundredths feet to the northwesterly corner of Parcel "B", being also in the westerly line of a grant of land under water to The Tannin Corporation, by Patent dated November 7, 1935; thence along the westerly line of said grant North six degrees, twenty-five minutes, nineteen seconds West, five feet to its northwesterly corner; thence along the northerly line of said grant North eighty-two degrees, fifty-two minutes, thirty seconds East, thirteen and fifty-five hundredths feet to the northeasterly corner of said grant, being a point in the pier line of the East River established by Chapter 628 of the Laws of 1886 and also a point in the westerly line of a grant of land underwater to the New York Dyewood Extract and Chemical Company by Patent dated November 29, 1890; thence northerly on a curve to the right and along said pier line and said westerly grant line to its intersection with the westerly extension of the southerly line of Freeman Street, said last course having a chord which bears North zero degrees, seven minutes, thirty seconds West, one hundred ninety-one and forty-three hundredths feet; thence continuing northerly along said pier line and said westerly grant line on a curve to the right to its intersection with the westerly extension of the centerline of Freeman Street being also the southwest corner of Parcel No. 1 of a grant of land under water to Oceania Trading and Shipping Corporation by Patent dated January 8, 1951, said last course having a chord which bears

North ten degrees, forty-six minutes, forty-six seconds East, thirty-one and fifty-three hundredths feet; thence along the southerly line of Parcel No. 1 of said grant to Oceania Trading and Shipping Corporation North eighty-two degrees, fifty-two minutes, thirty seconds East, six hundred five and eighty-seven hundredths feet to the original high water line of the East River; thence along said high water line and partially along the interior boundary of a grant of land under water to the New York Dyewood Extract and Chemical Co. by Patent dated January 20, 1885 the following courses and distances: South fifty-six degrees, thirty-five minutes, fifty-five seconds West, sixty-nine and five hundredths feet; South forty-four degrees, two minutes West, twenty and eighty-six hundredths feet; South twenty-one degrees, twelve minutes East, one hundred thirty-four and eight hundredths feet, and South thirty-one degrees, ten minutes East, fifty-six and seventeen hundredths feet to the first mentioned northeasterly corner of Parcel "B" of a grant of land under water to the Green Street Terminal Corp. by Patent dated July 19, 1963, the point of beginning, containing one hundred twenty-nine thousand one hundred one square feet, more or less, of which forty-five thousand four hundred fifty-nine square feet, more or less, is filled in land.

All bearings refer to the True Meridian.

IN WITNESS WHEREOF, our Deputy Commissioner of General Services  
has executed these letters patent in our name this 10th day of April, 1980

THE PEOPLE OF THE STATE OF NEW YORK

By [Signature]  
ROGER P. QUINBY  
Deputy COMMISSIONER OF GENERAL SERVICES

STATE OF NEW YORK }  
DEPARTMENT OF STATE } ss.:

I hereby certify that the Great Seal of the State of New  
York was hereto affixed on the sixteenth day of

April, 1980

[Signature]  
Glenn C. Relyea, Special ~~Secretary~~ Deputy Secretary of State

Approved as to form this 21<sup>st</sup> day of APRIL, 1980

Approved this 29<sup>th</sup> day  
of April, 1980

EDWARD V. REGAN  
State Comptroller

By [Signature]  
LCW 14637

ROBERT ABRAMS  
Attorney General

By [Signature]  
Assistant Attorney General

GS 79-83 DES  
IAM

83

718

REEL 1181 PAGE 485

REC. FEE	A 14
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OFFICE OF CITY REGISTER  
KINGS COUNTY  
RECORDED  
Witness my hand  
and official seal  
CITY REGISTER

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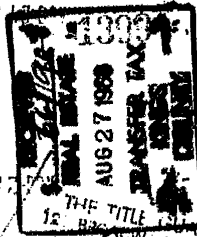
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COUNTY OF KINGS

SECTION 9

BLOCK 2510

LOT 1



THE TITLE GUARANTEE COMPANY  
12, BROADWAY, NEW YORK, N.Y. 10004

26732

The People of the State of New York  
TO

GREEN STREET TERMINAL CORPORATION

### LETTERS PATENT

STATE OF NEW YORK  
Department of State  
July 10, 1980  
Recorded in Book of Patents

No. 83 at page 81  
By BASIL A. PATERSON  
Secretary of State  
Mrs. Pamazine Lindsey  
Miscellaneous Records  
FORM 87-14 12-80 (80-148)

TAX PAID

STATE OF NEW YORK  
OFFICE OF GENERAL SERVICES  
ALBANY, N. Y.

Record and Return to:  
Rosenman Colin Freund Lewis & Cohen  
275 Madison Avenue  
New York, New York 10022

Attn: Marcia Lehmann, Esq.

*Handwritten signature: Marcia Lehmann*

**APPENDIX F**  
**PROPERTY'S ENVIRONMENTAL HISTORY**



## **ATTACHMENT F**

### **SECTION VI: PROPERTY'S ENVIRONMENTAL HISTORY**

Based on the presence of corresponding contaminants at concentrations exceeding the applicable regulatory criteria for the reasonably anticipated future use of the site (restricted-residential) that require remediation, the site is eligible for admission into the NYSDEC BCP.

#### *Item 1 - Previous Reports*

The following environmental reports were prepared for the site prior to or for the Requestors' application:

- 1. Phase I Environmental Site Assessment Report – Greenpoint Lumber Yard, Brooklyn, New York, prepared by AKRF, Inc. dated July 2001*
- 2. Phase II Site Investigation Report – Greenpoint Lumber Yard, Brooklyn, New York, prepared by AKRF, Inc. dated October 2001*
- 3. Supplemental Subsurface (Phase II) Investigation Report – Greenpoint Lumber Yard, Brooklyn, New York, prepared by AKRF, Inc. dated April 2004*
- 4. Draft Remedial Investigation Report – C1C2C3, prepared by Langan, dated April 2025*

Environmental reports are summarized below and included with this attachment. Borings, monitoring wells and soil vapor points referenced in this Attachment are depicted on Figures F1 through F4 and/or on the figures within each report (in particular Report #2 and Report #3).

#### July 2001 Phase I ESA Report – Greenpoint Lumber Yard, Brooklyn, New York, prepared by AKRF, Inc.

AKRF, Inc. was retained by Park Tower Realty Corp. to perform an Environmental Site Assessment of a 22-acre former lumber yard in the Greenpoint neighborhood of Brooklyn, New York (the subject property), which includes Parcel C.

Specific to the site, coal, lumber, and masonry material storage were the primary uses of the site for more than 100 years from the late 1800s until circa 2000. In 1916, the southeastern part of the site was occupied by a manufacturing and packing facility. Parts of the site appeared to have been vacant between 1916 through the 1940s. The site was again used for lumber storage from the early 1950s to circa 2000. At the time of the Phase I ESA, the site was used for the storage of construction materials and equipment and repossessed vehicles. Several 55-gallon drums of hydraulic oil, resins, and/or lubricators were observed at the site during the site reconnaissance.

The Phase I concluded that releases of petroleum or hazardous substances may be present on the former lumber yard (including the site) as the result of historical uses of the subject property and surrounding area.

October 2001 Phase II Site Investigation Report – Greenpoint Lumber Yard, Brooklyn, New York, prepared by AKRF, Inc.

This investigation was performed across the Greenpoint Landing development property and included the completion and sampling of two soil borings (B3 and MW-2) and the completion of and sampling of one monitoring well (MW-2) within Parcel C. Soil samples were analyzed for volatile organic compounds (VOCs) and semivolatile organic compounds (SVOCs), and metals. Soil samples were not analyzed for polychlorinated biphenyls (PCBs), pesticides, or herbicides.

A summary of the observations and results of the soil and groundwater sampling is provided below:

- Non-native fill was identified in both borings completed at the site and was composed of varying amounts of sand and silt with ash, brick, coal, concrete, schist, slag, and wood. Non-native fill was observed immediately below the asphalt pavement to boring termination depths of about 10 feet below ground surface (bgs) in boring B3 and to about 7 feet bgs in boring MW2. Non-native fill was underlain by native soil composed of brown and black sandy silt. An organic/petroleum-like odor was observed between 5 feet bgs to boring termination depth (about 11 feet bgs) in boring MW2.
- One VOC, acetone (a common laboratory artifact), was detected above the New York State Department of Environmental Conservation (NYSDEC) Part 375-6.8(b) Unrestricted Use (UU) Soil Cleanup Objectives (SCOs) in soil samples collected from boring MW2. Eight SVOCs (di-n-butyl phthalate, benzo(a)anthracene, chrysene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, ideno(1,2,3-cd)pyrene, and dibenzo(a,h)anthracene) exceeded the UU and/or NYSDEC Part 375-6.8(b) Restricted Use Restricted-Residential (RURR) SCOs in soil samples collected from the two borings. Total SVOCs were detected at a maximum concentration of 12,992 milligrams per kilogram (mg/kg) in a sample collected from the 8- to 10-foot interval in boring B3. Three metals (copper, lead, and/or zinc) were detected above the UU SCOs in soil samples collected from the two borings.

VOCs and SVOCs were not detected in groundwater samples. Thirteen metals (antimony, barium, chromium, copper, iron, lead, magnesium, manganese, mercury, nickel, silver, sodium, and zinc) exceeded the NYSDEC Technical Operational and Guidance Series (TOGS) Ambient Water Quality Standards and Guidance Values (SGVs) for Class GA water at total concentrations

and six metals (barium, iron, magnesium, manganese, sodium, and zinc) exceeded the NYSDEC SGVs at dissolved concentrations in the groundwater sample collected from MW2.

*April 2004 Supplemental Subsurface (Phase II) Investigation Report- Greenpoint Lumber Yard, Brooklyn, New York, prepared by AKRF, Inc.*

This investigation was also performed across the Greenpoint Landing development property and included the completion of four soil borings (B8, B9, B10, and B11) and collection of eight soil samples within Parcel C. Soil samples were analyzed for VOCs, SVOCs, PCBs, pesticides, and metals. Soil samples were not analyzed for herbicides.

Non-native fill was identified in all four borings and was composed of varying amounts of sand, silt, gravel, and clay with brick, coal, concrete, metal, slag, and wood. Non-native fill was observed directly below the asphalt cap to depths ranging from 6.5 to 15 feet bgs. Non-native fill was underlain by native soil composed of varying amounts of sand and silt. A petroleum-like odor was observed at about 6 feet bgs in boring B10 and about 2 feet bgs in boring B11.

No VOCs were detected above the UU or RURR SCOs. Sixteen SVOCs (acenaphthene, anthracene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(g,h,i)perylene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, dibenzofuran, fluoranthene, fluorene, ideno(1,2,3-c,d)pyrene, naphthalene, phenanthrene, and/or pyrene) exceeded the UU and/or RRU in soil samples collected from the four borings. Total SVOCs were detected at a maximum concentration of 4,691.36 mg/kg in a sample collected from the 5- to 7-foot interval in boring B10. Total PCBs exceeded the UU SCOs in soil samples collected from B9, B10, and B11. Three pesticides (4,4'-DDD, 4,4'-DDE, and/or 4,4'-DDT) exceeded the UU SCOs in soil samples collected from the four borings. Eight metals (arsenic, barium, cadmium, copper, lead, mercury, nickel, and zinc) exceeded the UU and/or RURR SCOs in soil samples collected from the four borings.

*May 15, 2025 Draft Remedial Investigation Report – C1C2C3, prepared by Langan*

Langan performed a Remedial Investigation (RI) to further investigate and characterize the nature and extent of environmental impacts at the site, evaluate the nature of any impacts emanating from the site, and provide sufficient information to evaluate remedial alternatives. A summary of the RI results are also included in Attachment A – Property Information.

The RI included the following:

*Soil Investigation*

- Advancement of 28 soil borings (SB01 through SB28) to depths between surface grade and 15 to 25 feet bgs. A total of 66 soil samples were collected and analyzed for VOCs, SVOCs, pesticides, herbicides, PCBs, metals (including hexavalent and trivalent

chromium), total cyanide, Toxicity Characteristic Leaching Procedure (TCLP), 1,4 dioxane, and per- and polyfluoroalkyl substances (PFAS).

#### *Groundwater Investigation*

- Installation and development of 13 permanent groundwater monitoring wells (MW01 through MW13).
- Collection of one groundwater sample from each monitoring well (plus quality assurance/quality control [QA/QC] samples) for laboratory analysis.
- Synoptically gauged monitoring wells to calculate groundwater elevation and establish flow direction.

#### *Soil Vapor Investigation*

- Installation of 12 soil vapor points to about 5 feet bgs.
- Collection of one ambient air sample and one sample from each soil vapor point for laboratory analysis.

The following observations were made during the RI:

1. Site stratigraphy consists of non-native fill underlain by native soil. Non-native fill, predominantly consisting of tannish brown to black fine-grained sand with varying amounts of gravel, silt, clay, brick, asphalt, concrete, glass, coal, coal ash, slag, wood, mortar, ceramics, organics, and shell fragments was encountered from site grade to depths ranging from about 7 to 19 feet bgs. Non-native fill was underlain by native soil composed of glacial outwash deposits (tannish brown to dark grey sand with varying amounts silt, clay, gravel, mica, and shells). Bedrock was not encountered during this investigation but is expected at 55 to 108 feet bgs based on previous site investigations.
2. Groundwater table depths ranged from 5.64 to 9.5 feet bgs and groundwater elevation ranged from elevation [el.] 0.20 to 2.92 NAVD88. Groundwater flow direction was evaluated and was determined to flow to the northwest towards the East River.
3. Fill was encountered in all soil borings from site grade to depths ranging from about 7 to 19 feet bgs. Fill impacts include VOCs, SVOCs, pesticides, PCBs, metals, in soil at concentrations above the UU, RURR, and/or Protection of Groundwater (PGW).
4. Petroleum-related impacts, as evidenced by VOC detections and field observations and/or analytical data, were identified and are attributed to possible historical use of the site and/or historical uses of adjoining and surrounding sites.
  - a. Field observations in soil included odor and PID readings above background. Petroleum-related VOCs and SVOCs were detected in soil samples at concentrations above UU and/or PGW SCOs.

- b. Field observations in groundwater included PID readings above background and sheen. SVOCs were detected in groundwater samples at concentrations above NYSDEC SGVs.
5. Metals, including arsenic, barium, cadmium, trivalent chromium, copper, lead, nickel, mercury, selenium, and zinc, were detected at concentrations exceeding the UU, RURR, and/or PGW SCOs in samples collected from ground surface to about 10 feet bgs throughout the site.
6. Perfluorooctanoic acid (PFOA) and/or perfluorooctanesulfonic acid (PFOS) were detected in groundwater samples above NYSDEC SGVs in 11 monitoring wells sampled during the RI. No historical use consistent with PFAS use was identified for the site. No on-site source was identified.

Sufficient analytical data were gathered during the RI, together with previous studies, to establish site-specific soil cleanup levels and to develop a remedy for the site.

#### Item 2 – Sampling Data

The following summary was prepared to identify analytes detected above applicable regulatory standards for the intended future use of the site for each media tested. The referenced reports and available laboratory data packages for the investigations are included in this attachment. Borings, monitoring wells and soil vapor points referenced in this Attachment are depicted on Figures F1 through F4.

#### **Soil:**

Contaminant concentrations detected above the 6 NYCRR Part 375 UU, RURR, and/or PGW SCOs for soil analyzed during the Remedial Investigation Report are summarized below. The following table summarizes maximum concentrations of target compounds detected on site above applicable regulatory criteria:

**Table 1: Maximum Concentrations of Target Compounds Detected in Soil above SCOs**

Analyte	UU SCO	PGW SCO	RURR SCO	Maximum Detected Concentration above SCOs	
VOCs					
Acetone (5)	0.05	0.05	100	<u>0.22</u>	SB10_13-15
Benzene (2)	0.06	0.06	4.8	<u>2.9</u>	SB04_0-2
Naphthalene (1)	12	12	100	<u>39</u>	SB14_6-8
Toluene (1)	0.7	0.7	100	<u>5.1</u>	SB04_0-2
Total Xylenes (2)	0.26	1.6	100	<u>5.7</u>	SB04_0-2
SVOCs					

Analyte	UU SCO	PGW SCO	RURR SCO	Maximum Detected Concentration above SCOs	
2-Methylphenol (o-Cresol) (3)	0.33	0.33	100	<u>1.7</u>	SB14_6-8
3 & 4 Methylphenol (m&p Cresol) (4)	0.33	0.33	100	<u>4.7</u>	SB14_6-8
Acenaphthene (3)	20	98	100	58	SB19_13-15
Anthracene (1)	100	1000	100	<b>150</b>	SB12_0-2
Benzo(a)anthracene (28)	1	1	1	<b>230</b>	SB12_0-2
Benzo(a)pyrene (27)	1	22	1	<b>230</b>	SB12_0-2
Benzo(b)fluoranthene (31)	1	1.7	1	<b>250</b>	SB12_0-2
Benzo(k)fluoranthene (18)	0.8	1.7	3.9	<b>32</b>	SB12_0-2
Chrysene (30)	1	1	3.9	<b>190</b>	SB12_0-2
Dibenz(a,h)anthracene (19)	0.33	1000	0.33	<b>31</b>	SB12_0-2
Dibenzofuran (3)	7	210	59	48	SB12_0-2
Fluoranthene (3)	100	1000	100	<b>480</b>	SB12_0-2
Fluorene (3)	30	386	100	76	SB12_0-2
Indeno(1,2,3-cd)pyrene (34)	0.5	8.2	0.5	<b>130</b>	SB12_0-2
Naphthalene (3)	12	12	100	<u>72</u>	SB14_6-8
Phenanthrene (3)	100	1000	100	<b>470</b>	SB12_0-2
Phenol (4)	0.33	0.33	100	<u>2.4</u>	SB14_6-8
Pyrene (3)	100	1000	100	<b>400</b>	SB12_0-2
<b>Pesticides</b>					
4,4'-DDD	0.0033	14	13	0.492	SB04_0-2
4,4'-DDE	0.0033	17	8.9	0.261	SB04_0-2
4,4'-DDT	0.0033	136	7.9	0.188	SB04_0-2 SB08_0-2
<b>PCBs</b>					
Total PCBs (16)	0.1	3.2	1	<b>3.25</b>	SODUP03_080122
<b>Metals</b>					
Arsenic (31)	13	16	16	<b>180</b>	SB10_0-2
Barium (4)	350	820	400	<b>552</b>	SB06_0-2
Cadmium (19)	2.5	7.5	4.3	<b>54.9</b>	SB27_0-2
Chromium, Trivalent (8)	30	NS	180	73	SB25_0-2

Analyte	UU SCO	PGW SCO	RURR SCO	Maximum Detected Concentration above SCOs	
Copper (46)	50	1720	270	<b>346</b>	SB14_6-8
Lead (49)	63	450	400	<b><u>1310</u></b>	SB06_0-2
Mercury (43)	0.18	0.73	0.81	<b><u>1.61</u></b>	SB01_0-2
Nickel (10)	30	130	310	<u>200</u>	SB10_0-2
Selenium (2)	3.9	4	180	<u>6.28</u>	SB13_0-2
Zinc (39)	109	2480	10000	<b><u>19200</u></b>	SB09_3-5

Notes:

1. Detections exceeding PGW SCOs are underlined
2. Detections exceeding RURR SCOs are **bolded**
3. Results are reported in mg/kg – milligram per kilogram
4. The number of samples with detections for each analyte is in parentheses

**Groundwater:**

Groundwater samples contained concentrations of total and dissolved SVOCs, total and dissolved metals, and Per- and Polyfluoroalkyl Substances (PFAS) exceeding the NYSDEC SGVs. The following table summarizes maximum concentrations for target compounds detected above applicable regulatory criteria:

**Table 2: Maximum Concentrations of Target Compounds Detected in Groundwater  
above NYSDEC SGVs**

Analyte	NYSDEC SGVs	Maximum Detected Concentration above SGVs	
Total SVOCs			
Benzo(a)anthracene	0.002	1.4	MW05_080222
Benzo(a)pyrene	0	1.2	MW05_080222
Benzo(b)fluoranthene	0.002	2	MW05_080222
Benzo(k)fluoranthene	0.002	0.67	MW05_080222
Chrysene	0.002	1.4	MW05_080222
Indeno(1,2,3-cd)pyrene	0.002	1.3	MW05_080222
Dissolved SVOCs			
Benzo(b)fluoranthene (1)	0.002	0.02	MW05_080222_FILTERED
Benzo(k)fluoranthene (2)	0.002	0.01	MW08_080422_FILTERED MW10_080522_FILTERED
Chrysene (1)	0.002	0.02	MW05_080222_FILTERED

Analyte	NYSDEC SGVs	Maximum Detected Concentration above SGVs	
Indeno(1,2,3-cd)pyrene (1)	0.002	0.01	MW10_080522_FILTERED
Phenol (13)	1	46	MW04_080422_FILTERED
<b>Total Metals</b>			
Iron (13)	300	48200	MW06_080322
Lead (1)	25	32.89	MW10_080522
Magnesium (8)	35000	964000	MW13_080322
Manganese (11)	300	4344	MW07_080422
Sodium (13)	20000	8020000	MW13_080322
<b>Dissolved Metals</b>			
Iron	300	44000	MW06_080322
Magnesium	35000	1010000	MW13_080322
Manganese	300	4470	MW07_080422
Sodium	20000	8260000	MW13_080322
Thallium	0.5	3.2	MW13_080322
<b>PFAS</b>			
Perfluorooctanesulfonic Acid (PFOS) (11)	0.0027	0.037	MW08_080422
Perfluorooctanoic Acid (PFOA) (11)	0.0067	0.0675	MW06_080322

Notes:

- Results are reported in µg/l – microgram per liter
- The number of detections in groundwater samples for each analyte is in parentheses



## **Soil Vapor**

Maximum VOC concentrations in soil vapor are presented in the following table:

**Table 3: Maximum Concentrations of Compounds Detected in Soil Vapor**

<b>Analyte</b>	<b>Maximum Detected Concentration (µg/m³)</b>
<b>VOCs</b>	
1,1-Dichloroethene (1,1-DCE)	1.49 in SV03_080222
1,1,1-Trichloroethane	14.9 in SV03_080222
1,2,4-Trimethylbenzene	6.78 in SV06_080322
1,3,5-Trimethylbenzene (Mesitylene)	27.1 in SV02_080322
2,2,4-Trimethylpentane	14.7 in SV09_080222
Benzene	233 in SV06_080322
Carbon Tetrachloride	4,230 in SV05_080222
cis-1,2-Dichloroethene (c-1,2-DCE)	Not Detected
Cyclohexane	187 in SV06_080322
Ethylbenzene	9.21 in SV09_080222
M,P-Xylene	15.8 in SV09_080222
Methylene Chloride	20.5 in SV09_080222
n-Heptane	2,860 in SV01_072922
n-Hexane	2,460 in SV01_072922
Napthalene	Not Analyzed
o-Xylene (1,2-Dimethylbenzene)	11.3 in SV06_080322
Tetrachloroethene (PCE)	90.9 in SV05_080222
Toluene	65.6 in SV06_080322
Trichloroethene (TCE)	Not Detected
Vinyl Chloride	1.73 in SV04_072922

Notes:

1. Results are reported in µg/m³ – microgram per meter cubed

### **Item 2 – Known or Suspected Sources of Contaminants**

Potential sources of contamination include non-native fill from unknown sources and historical industrial land uses (i.e., coal/lumber yard).

### **Item 3 – Site Figures**

The following figures summarize the concentration of each contaminant by media type using the analytical results collected from the RI. On Figures F-1, F-2, and F-3 analytical data is only shown

for soil and groundwater samples exhibiting exceedances of the applicable standards. All detected VOC analytes in soil vapor are shown on Figure F-4:

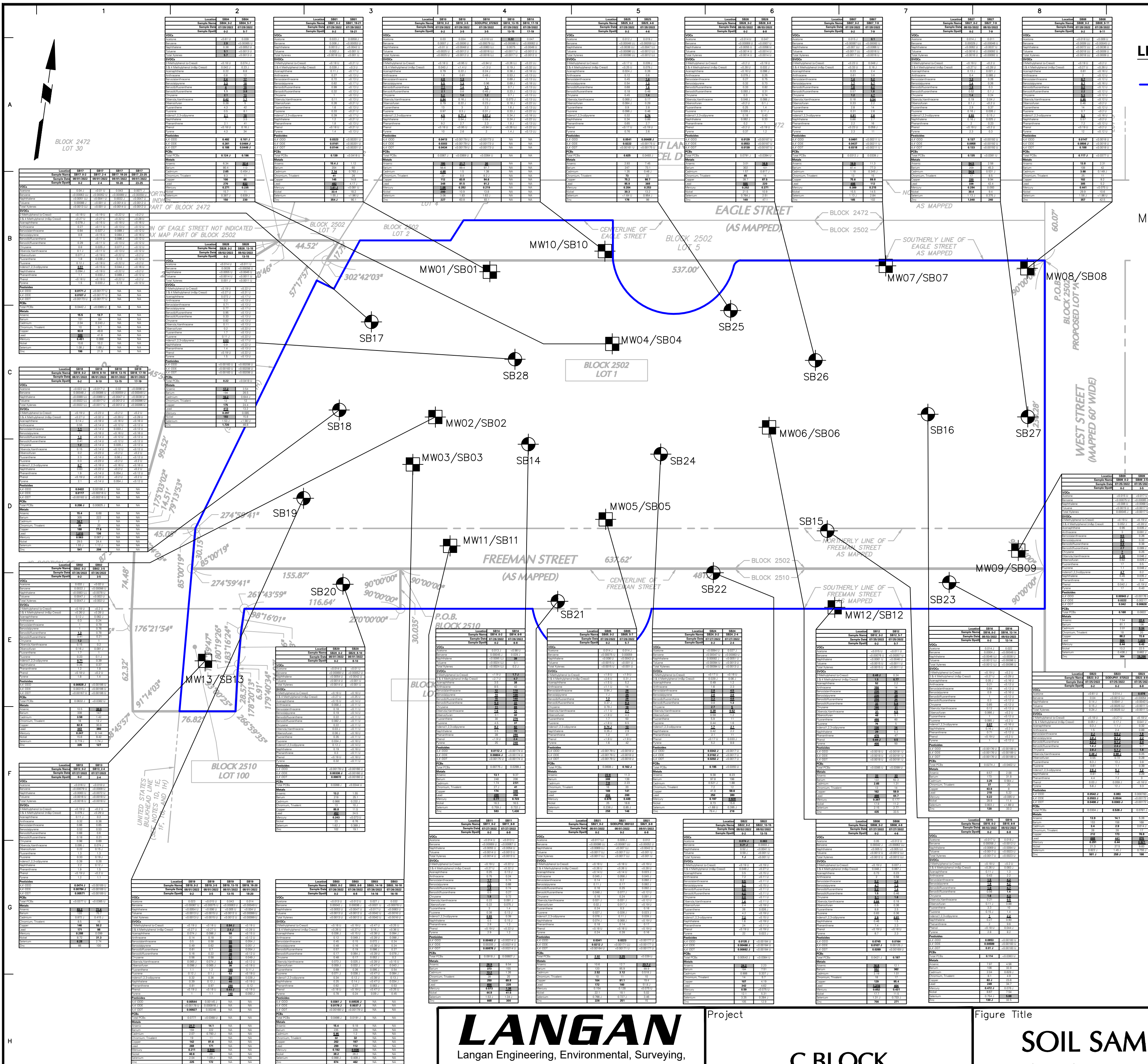
- Figure F-1: Soil Sample Location and Analytical Results Map
- Figure F-2: Soil Sample Location and Analytical Results Map - TCLP
- Figure F-3: Groundwater Sample Location and Analytical Results Map
- Figure F-4: Soil Vapor Sample Location and Analytical Results Map

#### Item 4 – Past Land Uses of the Site

Historical maps from the mid to late 1800s show the original shoreline of the East River crossed the site in a northeast-southwest orientation originating from a point near the present-day intersection of Eagle Street and West Street and extending out a point near the westernmost boundary of the site. This finding indicates about half or two-thirds of the site lies entirely on reclaimed land, a result of historical filling activities.

A review of historical records indicate that the site was located in a densely developed urban area characterized by commercial, residential, and industrial uses since at least the 1890s.

Coal, lumber, and masonry materials storage were the primary uses of the site for more than 100 years from the late 1800s until circa 2000. In 1916, the southeastern part of the site was occupied by a manufacturing and packing facility. Parts of the site appeared to have been vacant between 1916 through the 1940s, however, The Newton Creek Corporation occupied part of the site in 1922, and Newtown Creek Coal and Coke Co. Inc. occupied part of the site in 1928. The site was again used for lumber storage from the early 1950s to circa 2000. The site has been used by various commercial and industrial tenants since the early 2000s (including Bay Crane and other tenants using the property for parking and storage of construction materials and equipment).



LEGEND:

- APPROXIMATE SITE BOUNDARY
- APPROXIMATE LOCATION OF SOIL BORING SB16
- APPROXIMATE LOCATION OF SOIL BORING/ PERMANENT GROUNDWATER MONITORING WELL MW01/SB01

Analyte	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs
<b>VOCs</b>			
Acetone	0.05	0.05	100
Benzene	0.06	0.06	4.9
Naphthalene	12	12	100
Toluene	0.7	0.7	100
Total Xylenes	0.26	1.6	100
<b>SVOCs</b>			
2-Methylphenol (o-Cresol)	0.33	0.33	100
3 & 4 Methylphenol (m&p Cresol)	0.33	0.33	100
Acenaphthene	20	98	100
Anthracene	100	1000	100
Benzo(a)anthracene	1	1	1
Benzo(a)pyrene	1	22	1
Benzo(b)fluoranthene	1	1.7	1
Benzo(k)fluoranthene	0.8	1.7	3.9
Chrysene	1	1	3.9
Dibenz(a,h)anthracene	0.33	1000	0.33
Dibenzofuran	7	210	59
Fluoranthene	100	1000	100
Fluorene	30	386	100
Indeno(1,2,3-cd)pyrene	0.5	9.2	0.5
Naphthalene	12	12	100
Phenanthrene	100	1000	100
Phenol	0.33	0.33	100
Pyrene	100	1000	100
<b>Pesticides</b>			
4,4'-DDD	0.0033	14	13
4,4'-DDE	0.0033	17	8.9
4,4'-DDT	0.0033	136	7.9
<b>PCBs</b>			
Total PCBs	0.1	3.2	1
<b>Metals</b>			
Arsenic	13	16	16
Barium	350	820	400
Cadmium	2.5	7.5	4.3
Chromium, Trivalent	30	NS	180
Copper	50	1720	270
Lead	63	450	400
Mercury	0.18	0.73	0.81
Nickel	30	130	310
Selenium	3.9	4	180
Zinc	109	2480	10000

**Exceedence Summary:**  
10 - Result exceeds Unrestricted Use SCOs  
10 - Result exceeds Protection of Groundwater SCOs  
10 - Result exceeds Restricted Use Restricted-Residential SCOs

NOTES:

- BASE MAP IS TAKEN FROM "FINAL SURVEY", FIGURE FS103, PREPARED BY LANGAN, DATED FEBRUARY 26, 2025.
- ALL LOCATIONS ARE APPROXIMATE.
- SOIL SAMPLE ANALYTICAL RESULTS ARE COMPARED TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) TITLE 6 NEW YORK CODES RULES AND REGULATIONS (NYCRR) PART 375 UNRESTRICTED USE (UU), RESTRICTED USE RESTRICTED-RESIDENTIAL (RURR), AND PROTECTION OF GROUNDWATER (PGW) SOIL CLEANUP OBJECTIVES (SCO).
- J = THE ANALYTE WAS DETECTED ABOVE THE METHOD DETECTION LIMIT, BUT BELOW THE REPORTING LIMIT (RL); THEREFORE, RESULT IS AN ESTIMATE.
- UJ = THE ANALYTE WAS NOT DETECTED AT A LEVEL GREATER THAN OR EQUAL TO THE RL; HOWEVER, THE REPORTED RL IS APPROXIMATE AND MAY BE INACCURATE OR IMPRECISE.
- 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.
- MG/KG = MILLIGRAMS PER KILOGRAM.

**WARNING:** IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.



**LANGAN**  
Langan Engineering, Environmental, Surveying,  
Landscape Architecture and Geology, D.P.C.  
368 Ninth Avenue, 8th Floor  
New York, NY 10001  
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project

C BLOCK

BLOCK NO. 2502, p/o LOT NOS.  
1 & 5, AND BLOCK NO. 2510, p/o LOT  
NOS. 1 & 100

KINGS

Figure Title

SOIL SAMPLE  
ANALYTICAL  
RESULTS MAP

NEW YORK

Project No.

170229030

Date

05/13/2025

Drawn By

VK

Checked By

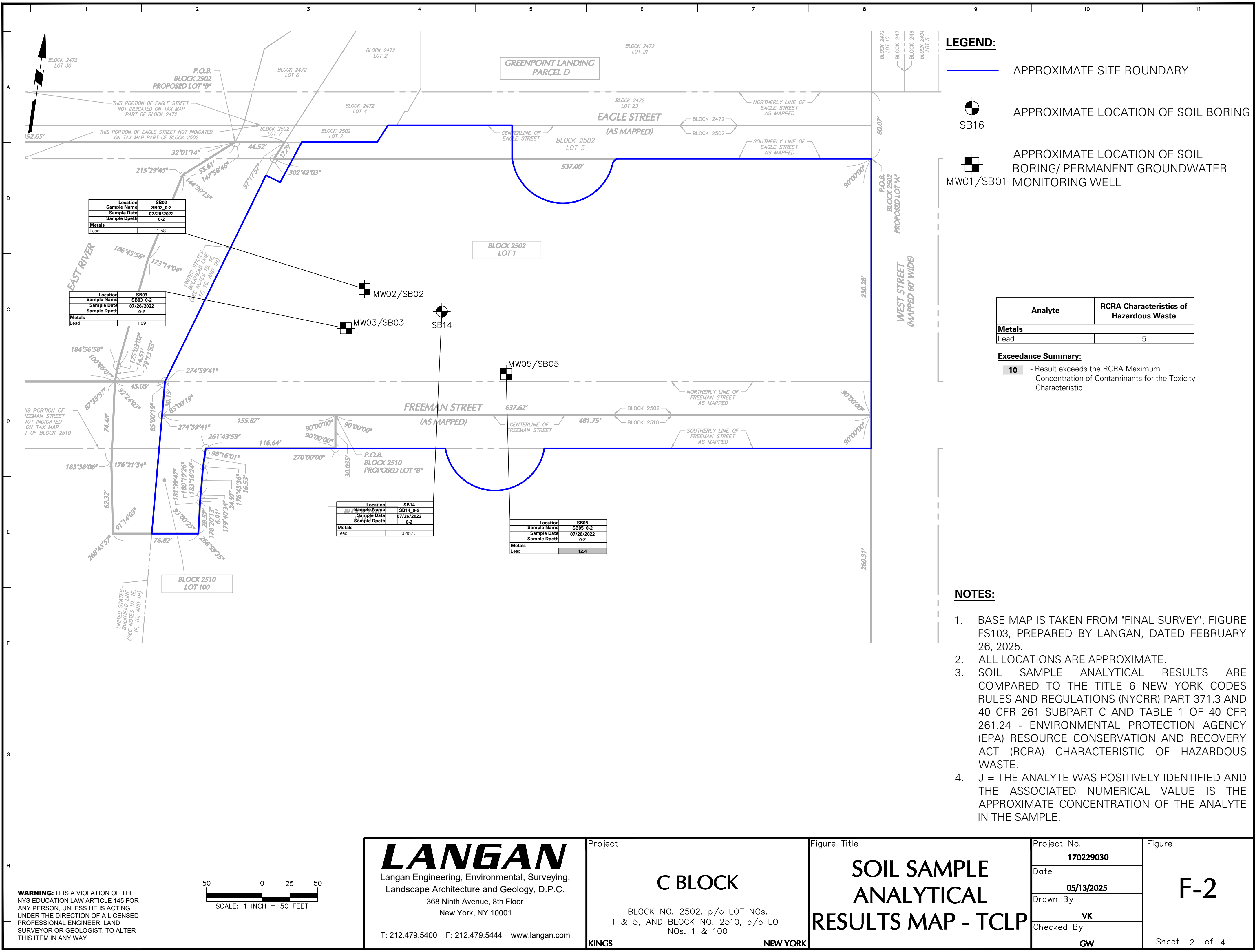
GW

Figure

F-1

Sheet 1 of 4





**LEGEND:**

APPROXIMATE SITE BOUNDARY

APPROXIMATE LOCATION OF SOIL BORING

APPROXIMATE LOCATION OF SOIL BORING/ PERMANENT GROUNDWATER MONITORING WELL

Analyte	RCRA Characteristics of Hazardous Waste
Metals	
Lead	5

**Exceedance Summary:**

**10** - Result exceeds the RCRA Maximum Concentration of Contaminants for the Toxicity Characteristic

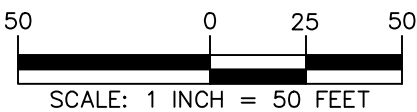
- NOTES:**
1. BASE MAP IS TAKEN FROM "FINAL SURVEY", FIGURE FS103, PREPARED BY LANGAN, DATED FEBRUARY 26, 2025.

2. ALL LOCATIONS ARE APPROXIMATE.

3. SOIL SAMPLE ANALYTICAL RESULTS ARE COMPARED TO THE TITLE 6 NEW YORK CODES RULES AND REGULATIONS (NYCRR) PART 371.3 AND 40 CFR 261 SUBPART C AND TABLE 1 OF 40 CFR 261.24 - ENVIRONMENTAL PROTECTION AGENCY (EPA) RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) CHARACTERISTIC OF HAZARDOUS WASTE.

4. J = THE ANALYTE WAS POSITIVELY IDENTIFIED AND THE ASSOCIATED NUMERICAL VALUE IS THE APPROXIMATE CONCENTRATION OF THE ANALYTE IN THE SAMPLE.

**WARNING:** IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.



**LANGAN**

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

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

T: 212.479.5400 F: 212.479.5444 www.langan.com

Project

**C BLOCK**

BLOCK NO. 2502, p/o LOT NOS.  
1 & 5, AND BLOCK NO. 2510, p/o LOT  
NOS. 1 & 100

KINGS

NEW YORK

Figure Title

**SOIL SAMPLE  
ANALYTICAL  
RESULTS MAP - TCLP**

Project No.

**170229030**

Date

**05/13/2025**

Drawn By

**VK**

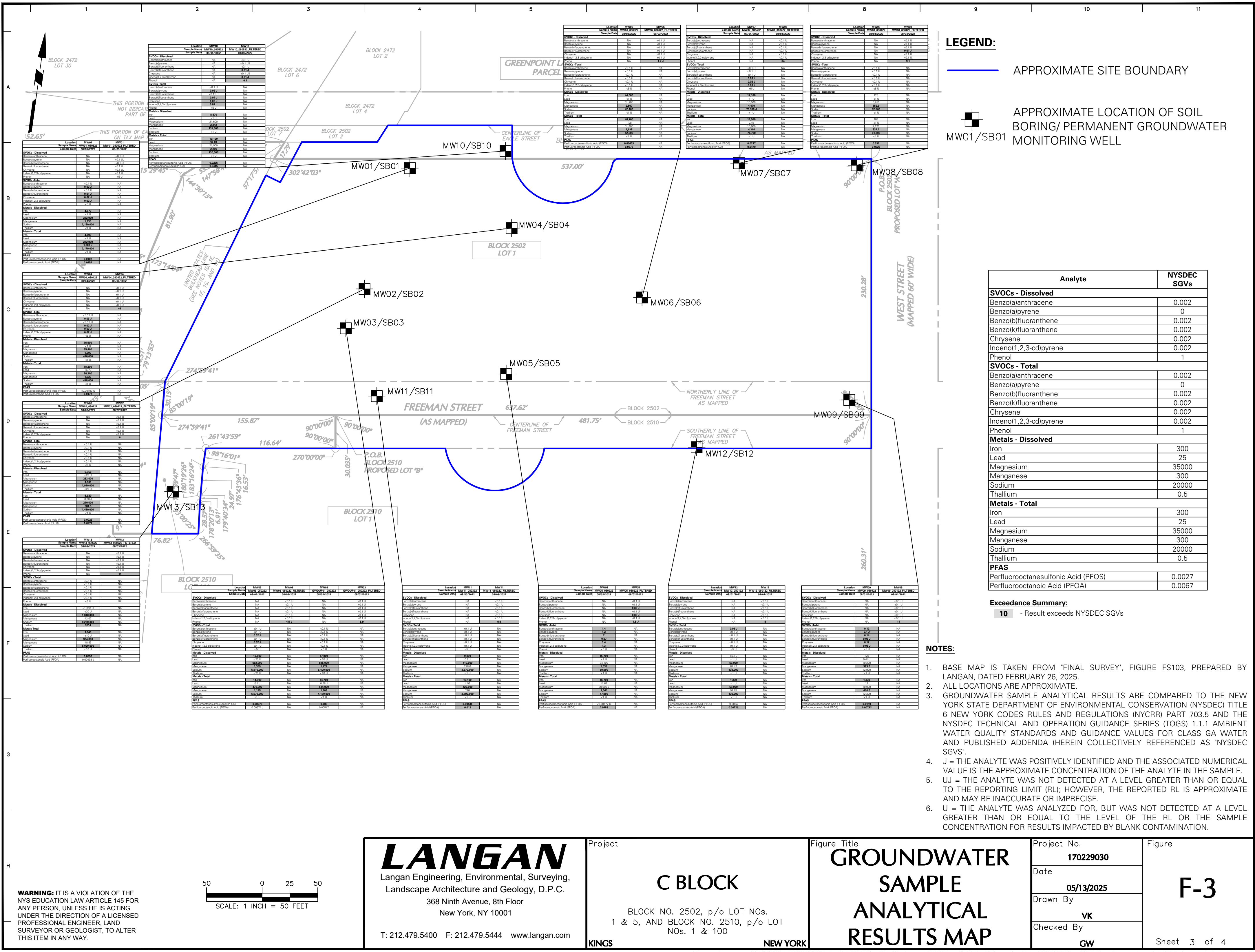
Checked By

**GW**

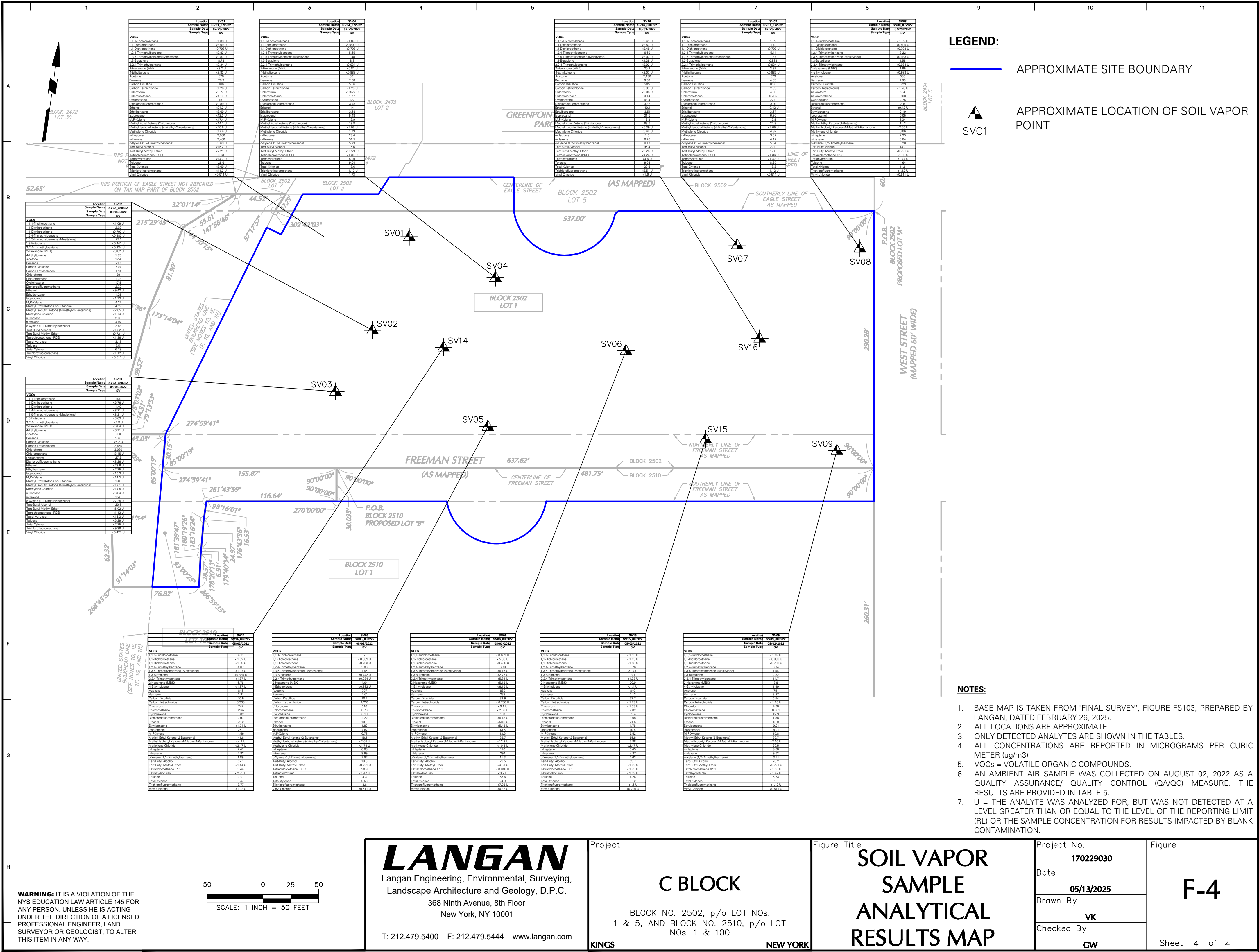
Figure

**F-2**

Sheet 2 of 4







**APPENDIX G**  
**REQUESTOR INFORMATION**

## **ATTACHMENT G**

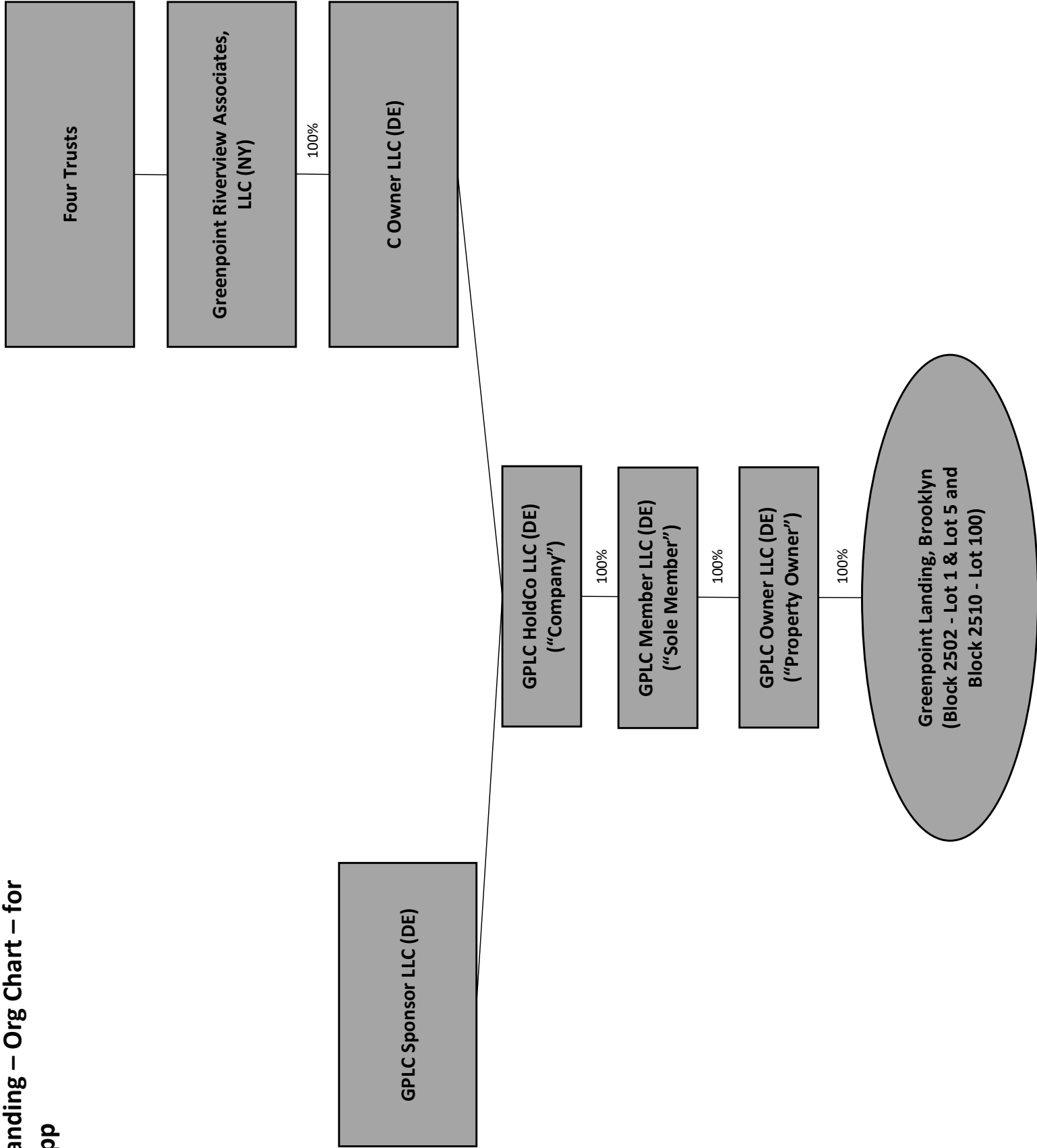
### **SECTION VII: REQUESTOR INFORMATION**

The Requestors, GPLC HoldCo LLC, GPLC Member LLC and GPLC Owner LLC, are Delaware limited liability corporations and the developers of the proposed Brownfield Cleanup Program (BCP) site at 21 Freeman Street, 37 Freeman Street, and 209 West Street, identified on the Brooklyn Borough Tax Map as Block 2502, part of (p/o) Lot 1 and p/o Lot 5, and Block 2510 p/o Lot 1 and Lot 100 (herein referred to as “the site”). The Requestors are all Delaware limited liability companies that are registered and authorized to conduct business in the State of New York. A copy of the entity information for GPLC HoldCo LLC, GPLC Member LLC, and GPLC Owner LLC (herein referred to as the “Requestor”) from the NYS Department of State Division of Corporations is included with this attachment. The Requestor certifies that it is a Volunteer per ECL 27-1405(1).

An organization chart for the Requestors is included with Attachment G.



Greenpoint Landing – Org Chart – for  
Brownfield App



An official website of New York State.  
[Here's how you know](#) ▾



# Department of State

## Division of Corporations

### Entity Information

Return to Results

Return to Search

#### Entity Details



**ENTITY NAME:** GPLC HOLDCO LLC

**DOS ID:** 7613463

**FOREIGN LEGAL NAME:** GPLC HOLDCO LLC

**FICTITIOUS NAME:**

**ENTITY TYPE:** FOREIGN LIMITED LIABILITY COMPANY

**DURATION DATE/LATEST DATE OF DISSOLUTION:**

**SECTIONOF LAW:** LIMITED LIABILITY COMPANY - 802 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

**ENTITY STATUS:** ACTIVE

**DATE OF INITIAL DOS FILING:** 05/15/2025

**REASON FOR STATUS:**

**EFFECTIVE DATE INITIAL FILING:** 05/15/2025

**INACTIVE DATE:**

**FOREIGN FORMATION DATE:** 04/24/2025

**STATEMENT STATUS:** CURRENT

**COUNTY:** NEW YORK

**NEXT STATEMENT DUE DATE:** 05/31/2027

**JURISDICTION:** DELAWARE, 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 C T CORPORATION SYSTEM

**Address:** 28 LIBERTY STREET, NEW YORK, NY, UNITED STATES, 10005

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

Chief Executive Officer's Name and Address

**Name:**

**Address:**

Principal Executive Office Address

**Address:**

Registered Agent Name and Address

**Name:** C T CORPORATION SYSTEM

**Address:** 28 LIBERTY STREET, NEW YORK, NY, 10005

Entity Primary Location Name and Address

**Name:**

**Address:**

Farmcorpflag

**Is The Entity A Farm Corporation:** NO

Stock Information

Share Value	Number Of Shares	Value Per Share

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# Department of State

## Division of Corporations

### Entity Information

Return to Results

Return to Search

#### Entity Details



**ENTITY NAME:** GPLC MEMBER LLC

**DOS ID:** 7613468

**FOREIGN LEGAL NAME:** GPLC MEMBER LLC

**FICTITIOUS NAME:**

**ENTITY TYPE:** FOREIGN LIMITED LIABILITY COMPANY

**DURATION DATE/LATEST DATE OF DISSOLUTION:**

**SECTIONOF LAW:** LIMITED LIABILITY COMPANY - 802 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

**ENTITY STATUS:** ACTIVE

**DATE OF INITIAL DOS FILING:** 05/15/2025

**REASON FOR STATUS:**

**EFFECTIVE DATE INITIAL FILING:** 05/15/2025

**INACTIVE DATE:**

**FOREIGN FORMATION DATE:** 04/24/2025

**STATEMENT STATUS:** CURRENT

**COUNTY:** NEW YORK

**NEXT STATEMENT DUE DATE:** 05/31/2027

**JURISDICTION:** DELAWARE, 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 C T CORPORATION SYSTEM

**Address:** 28 LIBERTY STREET, NEW YORK, NY, UNITED STATES, 10005

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

Chief Executive Officer's Name and Address

**Name:**

**Address:**

Principal Executive Office Address

**Address:**

Registered Agent Name and Address

**Name:** C T CORPORATION SYSTEM

**Address:** 28 LIBERTY STREET, NEW YORK, NY, 10005

Entity Primary Location Name and Address

**Name:**


**Address:**

Farmcorpflag

**Is The Entity A Farm Corporation:** NO

Stock Information

Share Value	Number Of Shares	Value Per Share

An official website of New York State.  
[Here's how you know](#) 



# Department of State

## Division of Corporations

### Entity Information

Return to Results

Return to Search

#### Entity Details



**ENTITY NAME:** GPLC OWNER LLC

**DOS ID:** 7613457

**FOREIGN LEGAL NAME:** GPLC OWNER LLC

**FICTITIOUS NAME:**

**ENTITY TYPE:** FOREIGN LIMITED LIABILITY COMPANY

**DURATION DATE/LATEST DATE OF DISSOLUTION:**

**SECTIONOF LAW:** LIMITED LIABILITY COMPANY - 802 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

**ENTITY STATUS:** ACTIVE

**DATE OF INITIAL DOS FILING:** 05/15/2025

**REASON FOR STATUS:**

**EFFECTIVE DATE INITIAL FILING:** 05/15/2025

**INACTIVE DATE:**

**FOREIGN FORMATION DATE:** 04/24/2025

**STATEMENT STATUS:** CURRENT

**COUNTY:** NEW YORK

**NEXT STATEMENT DUE DATE:** 05/31/2027

**JURISDICTION:** DELAWARE, 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 C T CORPORATION SYSTEM

**Address:** 28 LIBERTY STREET, NEW YORK, NY, UNITED STATES, 10005

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

Chief Executive Officer's Name and Address

**Name:**

**Address:**

Principal Executive Office Address

**Address:**

Registered Agent Name and Address

**Name:** C T CORPORATION SYSTEM

**Address:** 28 LIBERTY STREET, NEW YORK, NY, 10005

Entity Primary Location Name and Address

**Name:**

**Address:**

Farmcorpflag

**Is The Entity A Farm Corporation:** NO

Stock Information

Share Value	Number Of Shares	Value Per Share

**APPENDIX H**  
**REQUESTOR ELIGIBILITY**



## **ATTACHMENT H**

### **SECTION X: REQUESTOR ELIGIBILITY**

#### *Item 13 - Requestor Eligibility Statement*

GPLC HoldCo LLC, GPLC Member LLC and GPLC Owner LLC (the Requestors) are properly designated as a Volunteers because the liability of each with respect to the site will arise solely from its future acquisition and ownership of the site after the release/discharge of contamination. The Requestors are not responsible for, nor did any of them contribute to or exacerbate the release of any petroleum or hazardous substances on or from the site. Neither the Requestors nor their members are affiliated with any past owners/operators of the site who may have contributed to site contamination. GPLC HoldCo LLC includes C Owner LLC, which shares members who are also members of the current property owner, Greenpoint Riverview Associates, L.L.C. The Department has previously determined that these shared members in Greenpoint Riverview Associates, L.L.C. are Volunteers on the nearby Brownfield Cleanup Program (BCP) Site #C224304 because none of them contributed to the contamination on that lot.

The Requestors are all Delaware limited liability companies that are registered and authorized to conduct business in the State of New York. Requestor GPLC Owner LLC will purchase the site from C Owner LLC, which is expected to take title from the current owner Greenpoint Riverview Associates, LLC, which wholly owns the site.

As part of due diligence and prior to taking title to the property in 2005, Park Tower Realty Corp., a related entity of Greenpoint Landing Associates, L.L.C. (which was a Volunteer at the nearby BCP Site #C224304), completed a Phase I Environmental Site Assessment (ESA) and Phase II Site Investigation Report (SIR). The Phase II SIR identified the presence of non-native fill at the site and contamination resulting from historical land uses. The Phase II SIR did not identify any ongoing releases or threatened future releases. The Supplemental Subsurface Investigation Report (Phase II SSIR) found no widespread contamination from former site uses but areas in which soil and/or groundwater exceeded applicable objectives or standards, all of which can be mitigated or addressed through well-established methods. Further, since its acquisition of the site, Greenpoint Riverview Associates, L.L.C., has exercised 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. The site has been and continues to be capped with asphalt and concrete pavement, precluding exposure to site soil. There are also no occupied structures on the site. The current owner has taken appropriate care of the property conditions by continuing to maintain the asphalt cover system

on the prospective BCP site and has allowed that property to be used only for surface parking and storage of equipment.

In July 2022, the current owner expressed interest in applying the site to the BCP and commissioned a remedial investigation (RI) of the property. The RI was completed in August 2022.

The Requestors are interested in redeveloping the property and applying to the BCP to further investigate and remediate the site. The Requestors were provided with and given permission to use the RI data and associated field documentation to draft the RI report. As the future owners of the site, the Requestors recognize the need to address current conditions to prevent future releases, and to prevent or limit human, environmental or natural resource exposures to any previously released contamination. Furthermore, the Requestors are prepared to undertake all necessary remediation required to address the identified site contamination as part of the BCP. As such, the Requestors qualify as Volunteers pursuant to ECL § 27-1405(1).

*Item 14 - Requestor Relationship to Property*

The site is currently owned by Greenpoint Riverview Associates, L.L.C.<sup>1</sup>. The Requestors have executed an access agreement with Greenpoint Riverview Associates, LLC that allows each of them to have 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 included with Attachment H.

---

<sup>1</sup> The members of Greenpoint Riverview Associates, L.L.C., are four trusts. Marian Klein is one of several trustees in two of the trusts and Ms. Klein is a member of Greenpoint Landing Associates, L.L.C. GPLC Owner LLC will become the fee owner for the site except for a portion of Lot 1 of Block 2510; the other Requestors are parents of that entity.

Greenpoint Riverview Associates, LLC

May 14<sup>th</sup> , 2025

GPLC HoldCo LLC, GPLC Member LLC, GPLC Owner LLC

535 Madison Avenue

Floor #35

New York, NY 10022

Re: Site Access for Brownfield Cleanup Program  
21 Freeman Street, 37 Freeman Street and 209 West Street  
Brooklyn, NY 11222  
Block 2502 Lot 1, Block 2502 Lot 5, and Block 2510 Lot 100, Block 2510 Lot 1

To Whom It May Concern:

Greenpoint Riverview Associates, LLC is the owner of the above-referenced property. This letter confirms that GPLC HoldCo LLC and its affiliates and contractors are authorized to enter 21 Freeman Street, 37 Freeman Street and 209 West Street, Brooklyn, NY 11222 (Block 2502, Lot 1 and Lot 5, Block 2510 Lot 100 and Lot 1) to implement any investigation and remedial work required by the New York State Department of Environmental Conservation (NYSDEC) pursuant to the Brownfield Cleanup Program (BCP). Greenpoint Riverview Associates, LLC further agrees to record any environmental easement that may be required by the NYSDEC as part of the remedial program for the Property.

Sincerely,

*Anne Carson Blair*

Authorized Signatory  
for Property Owner

**APPENDIX I**  
**SITE CONTACT LIST**

## **ATTACHMENT I**

### **SECTION XII: SITE CONTACT LIST**

#### *Item 1 – Chief Executive Officer and Planning Board*

##### **Chief Executive Officer**

Eric Adams, Mayor of New York City  
City Hall  
250 Broadway  
New York, NY 10007

##### **Mayor's Office of Environmental Remediation**

Shaminder Chawla, Acting Director  
100 Gold Street, 2<sup>nd</sup> Floor  
New York, NY 10038

##### **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, 31<sup>st</sup> Floor  
New York, NY 10271

##### **Borough of Brooklyn, Borough President**

Antonio Reynoso  
209 Joralemon Street  
Brooklyn, NY 11201

##### **Borough of Brooklyn, Department of City Planning**

Alex Sommer  
16 Court Street, 7<sup>th</sup> Floor  
Brooklyn, NY 11241

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

The contact information of the current owner is:

Greenpoint Riverview Associates, L.L.C.  
535 Madison Avenue  
New York, NY 10022

Owners of adjacent properties include:

Greenpoint Riverview Associates, L.L.C.  
535 Madison Avenue,  
New York, NY 10022

West Greenpoint Lofts Condominium  
61 Green Street  
Brooklyn, NY 11222

Freeman Street Properties LLC  
203 Meserole Street,  
Brooklyn, NY 11222

The City of New York  
City Hall Park,  
New York, NY 10007

Item 3 – Local News Media

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

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

New York Daily News  
220 E 42<sup>nd</sup> Street  
New York, NY 10017  
(212) 210-6397  
Brooklyn Eagle  
195 Montague St, Suite 1414  
Brooklyn, NY 11201  
(718) 422-7410

The Brooklyn Paper  
15 MetroTech Center  
Brooklyn, NY 11201  
(718) 260-8319

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**

David Womack, Chief Executive Officer  
255 Greenwich Street, 6<sup>th</sup> Floor  
New York, NY 10007

**New York City Water Board**

Alfonso L. Carney, Jr. - Chair  
Department of Environmental Protection  
59-17 Junction Boulevard, 8<sup>th</sup> 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:

Bunny Hill Greenpoint Daycare and Preschool (about 65 feet north of the site) Leah Tong – Executive Director 213 West Street Brooklyn, NY 11222 (718) 349-8811	Greenpoint Childcare (about 700 feet south of the site) No Contact Available 145 West Street Brooklyn, NY 11222 (718) 684-9139
---	---

Carrusel Child Care Center 2  
(about 800 feet southeast of the site)  
Ede Lachman and Monica Criollo - Educator  
167 Franklin Street  
Brooklyn, NY 11222  
(929) 391-4260

Greenpoint Garden Playhouse  
(about 900 feet southeast of the site)  
Kasia Kaim-Gonclaves  
53 India Street  
Brooklyn, NY 11222  
(347) 356-3146

Building Blocks of Greenpoint  
(about 0.3 miles south of the site)  
No Contact Available  
44 Kent Street  
Brooklyn, NY 11222  
(718) 383-0208

Carrusel Child Care Center Brooklyn  
(about 0.36 miles southeast of the site)  
Ede Lachman and Monica Criollo - Educator  
168 Java Street  
Brooklyn, NY 11222  
(929) 391-4260

Green Bean Day Care & Learning Center  
(about 0.46 miles southeast of the site)  
Nicole Toalson  
161 Greenpoint Avenue  
Brooklyn, NY 11222  
(718) 389-4004



Item 7 – Document Repository

Signed letters from the local public library and the local community board are included with this attachment.

**Brooklyn Public Library – Greenpoint Library**

Acacia Thompson – Environmental Justice Coordinator  
107 Norman Avenue at Leonard Street  
Brooklyn, NY 11222  
(718) 389-4394

Hours

Monday, Wednesday and Friday:	10 AM – 6 PM
Tuesday:	1PM – 6 PM
Thursday:	12 PM – 8 PM
Saturday:	10 AM – 5 PM
Sunday:	Closed

**Brooklyn Community Board 1**

Dealice Fuller – Chair  
Johana Pulgarin – District Manager  
435 Graham Avenue  
Brooklyn, NY 11211  
(718) 786-3335

Hours

Monday to Friday:	9 AM – 5 PM
Saturday, Sunday:	Closed

April 30, 2025

Acacia Thompson  
Brooklyn Public Library – Greenpoint Library  
107 Norman Avenue at Leonard Street  
Brooklyn, NY 11222  
(718) 389-4394

**Re: Brownfield Cleanup Program Application  
C1C2C3  
21 Freeman Street, 37 Freeman Street, and 209 West Street (Block  
2502 p/o Lot 1 and p/o Lot 5, Block 2510 p/o Lot 1 and p/o Lot 100)  
Brooklyn, New York 11222**

Ms. Garnett:

We represent GPLC HoldCo LLC, GPLC Member LLC and GPLC Owner LLC for their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced development project in Brooklyn, New York. It is an 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 and return if you are able to certify that your library will be willing and able to act as the temporary public repository for this BCP project.

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



Elizabeth Burgess, PE  
Project Engineer

Yes, the Brooklyn Public Library – Greenpoint Library is willing and able to act as a public repository on behalf of GPLC HoldCo LLC, GPLC Member LLC and GPLC Owner LLC in their cleanup of the C1C2C3 project under the NYSDEC BCP.

Acacia Thompson

(Name)

5/1/2025

(Date)

Environmental Justice Coordinator

(Title)

June 6, 2025

Dealice Fuller, Chair  
Johana Pulgarin, District Manager  
Brooklyn Community Board 1  
435 Graham Avenue  
Brooklyn, New York 11211  
Bk01@cb.nyc.gov

**Re: Brownfield Cleanup Program Application  
C Block  
21 Freeman Street, 37 Freeman Street, and 209 West Street  
(Block 2502 p/o Lot 1 and p/o Lot 5, Block 2510 p/o Lot 1 and  
p/o Lot 100)  
Brooklyn, New York 11222**

To Ms. Fuller and Ms. Pulgarin:

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

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



Elizabeth Burgess, PE  
Project Engineer

Yes, the Brooklyn Community Board 1 is willing and able to act as a public repository on behalf of GPLC HoldCo LLC, GPLC Member LLC and GPLC Owner LLC in the cleanup of the C Block project under the NYSDEC BCP.

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Title)