

**Gotham Property Acquisitions LLC
Brownfield Cleanup Program Application
Quay Street Iron Foundry Site
___ Quay Street (Lot 200)
Brooklyn, New York 11222**



**Legal & Consulting Team:
Knauf Shaw LLP & Lanagan Engineering.
August 2025**

Table of Contents

Section

- 1. Cover Letter**
- 2. BCP Application**
- 3. BCP Support Document**
- 4. Exhibit A – Site Location Map, Base Map, and Street Map**
- 5. Exhibit B – Tax Boundary Map, Survey Map, Approved NYC Application for Apportionments or Mergers and Metes and Bounds Description**
- 6. Exhibit C – Brownfield Opportunity Area Map, Disadvantaged Communities Map, and En-Zone Map**
- 7. Exhibit D – Flood Map**
- 8. Exhibit E – Zoning Map**
- 9. Exhibit F – Previous Owners and Operators List**
- 10. Exhibit G – Deeds**
- 11. Exhibit H – Site Access Agreement**
- 12. Exhibit I – Site Drawing Spider Maps**
- 13. Exhibit J – NYS DOS Entity Information**
- 14. Exhibit K – Written Consent**
- 15. Exhibit L – Site Contact List**
- 16. Exhibit M – Repository Letters**
- 17. Exhibit N – Organization Chart**
- 18. Environmental Reports**



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, 12th Floor
Albany, NY 12233-7020

SITE NAME: Quay Street Iron Foundry Site

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: C224441

☒

Yes

☐

No



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 16.1 – March 2025

SECTION I: Property Information

PROPOSED SITE NAME **Quay Street Iron Foundry Site**

ADDRESS/LOCATION **___ Quay Street**

CITY/TOWN **Brooklyn**

ZIP CODE **11222**

MUNICIPALITY (LIST ALL IF MORE THAN ONE) **New York City**

COUNTY **Kings**

SITE SIZE (ACRES) **0.35**

LATITUDE

LONGITUDE

	°	'	"	°	'	"
40		43	33.6714	-73	57	29.7354

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

ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section	Block	Lot	Acreage
___ Quay Street	3	2590	200	0.35

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.

Y	N
☒	☐

2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map)

☒	☐
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3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See [DEC's website](#) for more information)

If yes, identify census tract: _____

Percentage of property in En-zone (check one): ☒ 0% ☐ 1-49% ☐ 50-99% ☐ 100%

☐	☒
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4. Is the project located within a disadvantaged community?

See application instructions for additional information.

☒	☐
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5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.

☐	☒
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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: _____

☐	☒
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SECTION I: Property Information (continued)		Y	N
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?		☐	☒
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.		☐	☒
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.		☐	☒
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____		☐	☒
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: _____		☐	☒
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. <u>Easement/Right-of-Way Holder</u> <u>Description</u>		☐	☒
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <u>Type</u> <u>Issuing Agency</u> <u>Description</u> DEC Joint permit for Tidal Wetlands and Protection of Waters NYSDEC		☒	☐
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?		☒	☐
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.			
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.		☒	☐
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?		☐	☒
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?		☐	☒
NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.			
If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions. Initials of each Requestor: _____ _____ _____ _____ _____ _____			

SECTION II: Project Description

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 ☐ 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

- | | Y | N |
|---|----------------------------------|----------------------------------|
| 1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site? | ☒ | ☐ |
| 2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources? | ☒ | ☐ |
| 3. Is/are there a/any Contaminant(s) of Ecological Concern? | ☒ | ☐ |
| 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? | ☐ | ☒ |

SECTION IV: Land Use Factors

1. What is the property's current municipal zoning designation? <u>R6 and C2-4</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential ☒ Commercial ☒ Industrial ☐		
3. Current use (select all that apply): Residential ☐ Commercial ☐ Industrial ☒ Recreational ☐ Vacant ☐		
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application?	Y ☒	N ☐
5. Reasonably anticipated post-remediation use (check all that apply): Residential ☒ Commercial ☒ Industrial ☐ If residential, does it qualify as single-family housing? N/A ☐	☐	☒
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	☒	☐
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	☐	☒
8. Do current and/or recent development patterns support the proposed use?	☒	☐
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	☒	☐
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	☒	☐

SECTION V: Current and Historical Property Owner and Operator Information

CURRENT OWNER New York City Transit Authority		
CONTACT NAME John Coyne		
ADDRESS 2 Broadway		
CITY New York	STATE NY	ZIP CODE 10004
PHONE (212) 878-7158	EMAIL John.Coyne@mtacd.org	
OWNERSHIP START DATE December 12, 1997		
CURRENT OPERATOR same as above		
CONTACT NAME		
ADDRESS		
CITY	STATE	ZIP CODE
PHONE	EMAIL	
OPERATION START DATE		

SECTION VI: Property's Environmental History

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	☐	☐	☒
Chlorinated Solvents	☐	☐	☐
Other VOCs	☐	☒	☒
SVOCs	☒	☒	☐
Metals	☒	☒	☐
Pesticides	☐	☐	☐
PCBs	☐	☐	☐
PFAS	☐	☒	☐
1,4-dioxane	☐	☐	☐
Other – indicated below	☐	☐	☐

*Please describe other known contaminants and the media affected:

3. For each impacted medium above, include a site drawing indicating:

- Sample location
- Date of sampling event
- Key contaminants and concentration detected
- For soil, highlight exceedances of reasonably anticipated use
- For groundwater, highlight exceedances of 6 NYCRR part 703.5
- For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

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

Are the required drawings included with this application?

☒ YES

☐ NO

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

☐ Coal Gas Manufacturing	☒ Manufacturing	☐ Agricultural Co-Op	☐ Dry Cleaner
☐ Salvage Yard	☐ Bulk Plant	☐ Pipeline	☐ Service Station
☐ Landfill	☐ Tannery	☐ Electroplating	☐ Unknown

Other: Iron foundry

SECTION VII: Requestor Information					
NAME Gotham Property Acquisitions LLC					
ADDRESS 111 Fifth Avenue, 9th Floor					
CITY/TOWN New York		STATE NY	ZIP CODE 10003		
PHONE (212) 599-0520		EMAIL smaleh@gothamorg.com			
				Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?				☒	☐
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?				☒	☐
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 ☐				☒	☐
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.				☒	☐

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Simeon Maleh			
ADDRESS 111 Fifth Avenue, 9th Floor			
CITY New York		STATE NY	ZIP CODE 10003
PHONE (212) 599-0520		EMAIL smaleh@gothamorg.com	
REQUESTOR'S CONSULTANT (CONTACT NAME) Amanda Forsburg			
COMPANY Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.			
ADDRESS 300 Kimball Drive			
CITY Parsippany		STATE NJ	ZIP CODE 07054
PHONE (973) 560-4574		EMAIL aforsburg@langan.com	
REQUESTOR'S ATTORNEY (CONTACT NAME) Linda Shaw, Esq.			
COMPANY Knauf Shaw LLP			
ADDRESS 100 South Clinton Avenue, 2600 Innovation Square			
CITY Rochester		STATE NY	ZIP CODE 14604
PHONE (585) 546-8430		EMAIL lshaw@nyenvlaw.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?	☐	☒
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 ☒	☐

SECTION X: Requestor Eligibility

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?	☐	☒
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	☐	☒
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.	☐	☒
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?	☐	☒
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.	☐	☒
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?	☐	☒
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?	☐	☒
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?	☐	☒
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	☐	☒
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	☐	☒
11. Are there any unregistered bulk storage tanks on-site which require registration?	☐	☒

SECTION X: Requestor Eligibility (continued)

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: Future Lessee

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

	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	☐	☒
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. N/A ☒	☐	☐
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

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

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

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 a Member (title) of Gotham Property Acquisitions 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: 6/25/2025

Signature: _____

Print Name: David L. Picket

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(l) 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:

- (l) “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.

BCP APPLICATION SUPPORT DOCUMENT

Exhibit List

Exhibit A	Site Location Map, Base Map, and Street Map
Exhibit B	Tax Boundary Map, Survey Map, Approved NYC Application for Apportionments or Mergers and Metes and Bounds Description
Exhibit C	Brownfield Opportunity Area (“BOA”) Map, Disadvantaged Communities Map (“DCM”), and En-Zone Map
Exhibit D	Flood Map
Exhibit E	Zoning Map
Exhibit F	Previous Owners and Operators List
Exhibit G	Deeds
Exhibit H	Site Access Agreement
Exhibit I	Site Drawing Spider Maps
Exhibit J	NYS DOS Entity Information
Exhibit K	Written Consent
Exhibit L	Site Contact List
Exhibit M	Repository Letters
Exhibit N	Organization Chart

ENVIRONMENTAL REPORTS:

1. September 2023 Phase I Environmental Site Assessment Prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. for Gotham Property Acquisitions LLC and GO Quay, LLC; and
2. September 2023 Phase II Environmental Site Assessment Prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. for Gotham Property Acquisitions LLC and GO Quay, LLC

SECTION I – PROPERTY INFORMATION

The Site is located at the following address:

Parcel Address	Tax Parcel Identification No.	Acreage ¹
Quay Street	Block 2590 Lot 200	0.35

The Site located in Brooklyn, New York 11222 (“Site” or “BCP Site”). The Site Location Map, Base Map, and Street Map are in Exhibit A.

1. Site Boundary and Tax Parcel Information

The Site boundary does correspond to the tax boundary. The Tax Boundary Map, Survey Map, Approved NYC Application for Apportionments or Mergers and Metes and Bounds Description are provided in Exhibit B. The Site is a portion of the former Block 2590, Lot 1. The Site does not yet have an address because the City of New York is in the process of approving the subdivision.

2. Property Map

The Site boundary does correspond to the new tax lot boundary that the City has approved. The Tax Boundary Map, City lot approval, Survey Map and Metes and Bounds Description are provided in Exhibit B.

3-5. BOA, Disadvantaged Communities, and En-Zone Designations

The Site BOA, Disadvantaged Communities, and En-Zone Maps are in Exhibit C. The Site is not located in an EnZone or a BOA. The Site is located in a disadvantaged community area. According to the New York State Disadvantaged Communities Map, the Site is located on Census Tract 36047056100, which has an environmental burden higher than 98% of Census Tracts statewide and a population vulnerability higher than 30% percent of Census Tracts statewide.

The Site is also a NYC E-Designation site associated with the Greenpoint-Williamsburg Rezoning (CEQR No. 04DCP003K) and has been assigned E-138 for hazardous materials and noise attenuation.

6-11. Please refer to the BCP Application Form.

12. Easements and Existing Right of Ways

There are no Easements or Existing Right-of-Ways located on the Site.

13. Please refer to BCP Application Form.

¹ Acreages were determined using the Phase I Environmental Site Assessment prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.

14. Property Description and Environmental Assessment

A. Site Location

The Site is located at the following lot:

Parcel Address	Tax Parcel Identification No.
Quay Street	Block 2590 Lot 200

The Site address is not yet known. The Site located in an urban area of Brooklyn, New York 11222. The closest body of water to the Site is the Bushwick Inlet, which is approximately 0.04 miles from the Site. The Site is located in a flood zone, Coastal A. See Exhibit D – Flood Map. The Site is 0.26 miles to the west of a subway line, the MTA G Line. The Site is also in a Transit Zone, which are zones designed to promote development around public transportation, making it easier for residents to access and utilize public transit supporting greater housing density with reduced parking requirements.

B. Site Features

The Site is currently developed with the far eastern portion of a one-story warehouse that covers the Site footprint. The remainder and main portion of the warehouse is located on the adjacent 1.5-acre Block 2590 Lot 1 at 40 Quay Street, which is the subject of a separate BCP application for a separate project with a different set of investors. The Site is owned by the New York Transit Authority and is operated by the Metropolitan Transit Authority as a storage facility for their Mobile Wash Unit and Material Control Unit.

C. Current Zoning and Land Use

The Site is currently located in the R-6 District and C2-4 Overlay District. *See* Exhibit E, Zoning Map. The applicant is proposing a change in the zoning on the Site, which is discussed further below. The Site is currently used as a storage facility and garage by the MTA. The surrounding properties include a mix of residential and commercial uses, as well as vacant land and outdoor recreational parkland. North of the Site is Quay Street, beyond which are residential and industrial/manufacturing buildings. East of the Site is a parking lot for W.H. Christian & Sons, Inc., which was historically operated as a gasoline-filling station, and Franklin Street. To the south of the Site is a one-story manufacturing building that formerly operated as an event venue before it closed in early 2024, as well as vacant land and a clothing store. Finally, to the west of the Site is the remainder of the MTA garage and beyond that to the west is a vacant site, the Bushwick Inlet, and the East River. The closest residential area is directly to the north of the Site, across Quay Street.

D. Past Use of the Site

The Site has been used as a cork manufacturing plant, several iron foundries, piano plate manufacturing, metal door manufacturing, a manufacturer making fireproof products, and a steel products company. Since 1997, the Site has also been used as the storage facility for the NYC

Transit Authority's Mobile Wash Unit and Material Control Unit. The historical owners and operators associated with the Site are further described below and in Exhibit F - Previous Owners and Operators List.

E. Site Geology and Hydrogeology

According to the "Surficial Geologic Map of New York" by the New York State Museum State Geological Survey, the soil at the Site consists of till that is mostly an impermeable layer, made up of poorly sorted and variably sized clasts. The "Bedrock and Engineering Geologic Maps of New York County" by Charles A. Baskerville indicates that the Site is underlain by the Hartland formation consisting of feldspar, schist, and amphibolite.

The Phase II investigation revealed that a thick layer of fill is present with high SVOC PAH concentrations.

Groundwater was detected in test borings conducted on-Site between 5 and 9 feet below ground surface (bgs). Based on the area's topography, groundwater flow is anticipated to be westward, towards the East River.

F. Environmental Assessment

In soil, the VOC acetone was present above the Protection of Groundwater SCOs (POGW SCOs) at a maximum of 0.81 mg/kg. SVOCs detected in exceedance of the Restricted Residential Soil Cleanup Objective (RRSCOs) and POGW SCOs at a maximum detection include: benzo(a)anthracene (70.8 mg/kg), benzo(a)pyrene (78 mg/kg), benzo(b)fluoranthene (102 mg/kg), benzo(k)fluoranthene (29.5 mg/kg), chrysene (69.5 mg/kg), and indeno(1,2,3-cd) pyrene (54.1 mg/kg). SVOCs that exceeded the RRSCOs at a maximum detection include: dibenzo(a,h)anthracene (4.31 mg/kg), fluoranthene (180 mg/kg) phenanthrene (175 mg/kg), and pyrene (152 mg/kg). Metals detected in exceedance of the RRSCOs and POGW SCOs at a maximum detection include: lead (1,730 mg/kg), arsenic (35.9 mg/kg), and mercury (0.989 mg/kg).

In groundwater, VOCs detected in exceedance of the Ambient Water Quality Standards (AWQS) at a maximum detection include benzene (104 µg/l), ethylbenzene (11.8 µg/l), isopropylbenzene (42 µg/l), m,p-xylene (95.7 µg/l), n-butylbenzene (13.5 µg/l), n-propylbenzene (84.6 µg/l), o-xylene (9.01 µg/l), sec-butylbenzene (9.82 µg/l), toluene (25 µg/l), and total xylenes (105 µg/l). One SVOC detected in exceedance of AWQS at a maximum detection included bis(2-ethylhexyl)phthalate at 15.2 µg/L. Metals exceeding AWQS included at a maximum detection include metals dissolved sodium (230,000 µg/l), manganese (443 µg/l) and metals total, iron (23,800 µg/l), manganese (469 µg/l) and sodium (230,000 µg/l). PFAS were also detected in exceedance of AWQS, including at a maximum of perfluorooctanesulfonic acid (PFOS) (0.0102 µg/l) and perfluorooctanoic acid (PFOA) (0.0104 µg/l).

In soil vapor, cyclohexane was detected at 170 µg/m³, which exceeded the NYSDOH matrices for sub slab vapor but since there are no indoor air samples, no final conclusion could be reached whether monitoring or mitigation is required. Other notable VOCs detected within the one sample

collected from the Site, included a maximum of tetrachloroethane (PCE) (25 µg/m³), 1,1,1-TCA (9.9 µg/m³) and trichloroethene (TCE) (3.9 µg/m³). Total BTEX (benzene, toluene, ethylbenzene, and xylenes) concentrations was detected at 42.3 µg/m³ in DUP01 collected from the SV01 location. However, none of these levels exceed the DOH sub slab matrices.

15-17. See responses to Questions 15-17 on the BCP Application Form.

SECTION II: PROJECT DESCRIPTION

1-3. Please refer to the BCP Application Form.

4. Short Project Description

The Planned redevelopment of the Site entails construction of an approximately 201,000-gross square foot mixed-use residential and commercial building. The building would have a proposed approximately 200 domestic units, with approximately 52 of those being affordable housing, and approximately 7,000 gross square feet of ground floor commercial and community facility space. The planned redevelopment would be compatible with existing land uses within the nearby area and consistent with the existing neighborhood's ongoing trend of new residential and mixed-use development occurring along the waterfront.

Schedule – Commencement through COC

The schedule is rather long because this public-private partnership project with City Hall and MTA support first entails the remediation, redevelopment and moving of the current MTA facility operations on this Site and the parcel to the east to the 213 Meadow Street Site in Brooklyn. Once that Site is redeveloped and the MTA can move their operations, the partial building on this Site and on the remainder of the building on the adjacent lot can be demolished and remediation and redevelopment can commence. Assuming this Site is entered into the BCP by the end of 2025, a Remedial Investigation (RI) Work Plan (RIWP) is expected to be submitted in mid-2026 and the Remedial Investigation is expected to be completed on the Site in late 2026 or early 2027. During 2026, the ULURP project approval and project design documents will be prepared with final project construction documents expected to be approved by mid-2027 NYC Department of Buildings. The Remedial Action Work Plan (RAWP) will be prepared in 2027 and approved by the end of 2027. Site preparation activities, including but not limited to building demolition, is expected to commence by early 2028. Any required remediation is anticipated to commence in 2028 and the Certificate of Completion is anticipated to be issued on or before early 2029. Building construction is expected to take three years thereafter until mid-2031.

5. Green and Sustainable Remediation (GSR)

Remedial Investigation/Alternatives Analysis: GSR will be incorporated into RI project planning, including the application of the proposed environmental footprint analysis tool, and how climate resiliency will be included. A discussion about the plan to implement GSR will be included in the RIWP and implemented during the RI. Specifically during the RI implementation, the consultant will:

- Evaluate sensitive, local human and ecological receptors which require protection from

contaminants of concern, traffic, noise, dust and odors during the implementation. An enhanced Community Air Monitoring Plan will be implemented.

- Identify vendors with operation centers local to the Site to minimize fuel consumption associated with travel to and from the Site and encourage use of the “G” Line subway located only 0.26 miles from the Site.
- Salvage organic debris that is uncontaminated and free of pests or disease, for use as supplemental infill, mulch or compost.
- Salvage uncontaminated objects with potential recycle, resale, donation or onsite infrastructure value, such as steel, concrete and granite.
- Designate collection points for recycling single-use items such as metal, plastic and glass containers; paper and cardboard; and other consumable items.
- Advise contractors to avoid idling vehicles while on the BCP Site.

Remedial Design and Remedial Action: Green remediation principles and techniques will be implemented to the extent feasible in the design and implementation of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term and specify chemicals or agents, where applicable, that are not harmful or hazardous to aquatic environments and the subsurface, are readily biodegradable, and/or can help to improve site geochemical conditions;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, including that any future on-site buildings shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of construction. (see below)

An environmental footprint analysis will be completed, which will use an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWise™ (available in the Sustainable Remediation Forum [SURF] library) or similar Department accepted tool and construction considerations should reference NYSDEC standard specification 01 89 29-Green Remediation Practice and the associated Form A – Summary of Green Remediation Metrics will be used to track actual metrics for the footprint analysis. Contractors will also pay attention to the carbon emissions used in the material generation and transportation to reduce the carbon footprint and recycling applicability where possible. This extends to the use of drilling fluids that are biodegradable and chemicals that are not harmful or hazardous during site operations.

Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Site Management: GSR will be incorporated into Site Management, including use of DEC's SMP template, resource and energy consumption reduction, waste minimization, and climate resiliency evaluation within Periodic Review Reports (PRRs). Further, progress with respect to green and sustainable remediation metrics will be tracked, and reported in PRRs, as part of the Site Management program, and opportunities to further reduce the environmental footprint of the project will be identified as appropriate.

Redevelopment: Green stormwater practices will be implemented for the entire project. Since there will be an affordable component to the project, the buildings will also meet one or more of the following criteria:

1. 2020 Enterprise Green Communities Certification or 2020 Enterprise Green Communities Certification Plus
2. Energy Star Multifamily New Construction Program
3. ICC/ASHRAE 700 – 2020 National Green Building Standard Silver or higher

The Project is also a transit-oriented development project in a Transit Zone. The new apartment complex is located 0.26 miles, which is walking distance, to the MTA "G" Line subway.

6. Climate Change Screening or Vulnerability Assessment

The Site is entering the program at the investigation Stage; therefore, a Climate Change Screening or Vulnerability Assessment is not required at this time. The remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the Site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities. The closest body of water to the Site is the Bushwick Inlet which is approximately 0.04 miles from the Site. The Site is located in a flood zone Coastal A. See Exhibit D – Flood Map. The project will prepare a NYC Waterfront Revitalization Program Consistency Assessment Form as well as submit a Stormwater Pollution Prevention Plan to DEP. All critical infrastructure including electrical rooms and major mechanical equipment will be located within the buildings above the flood plain.

SECTION III: ECOLOGICAL CONCERNS

1-3. Please refer to the BCP Application Form

4. Fish and Wildlife Resources Impact Analysis Part I (FWRIA Part I).

The Site is located 0.04 miles away from the Bushwick Inlet off of the East River. This portion of the East River is home to two rare species of fish: the Atlantic Sturgeon and the Shortnose Sturgeon. Therefore, pursuant to DER-10 Section 3.10.1, FWRIA Part I will be included with the Remedial Investigation Report when it is submitted. A NYSDEC wetlands and protection of waters permit is being obtained for the project.

SECTION IV: LAND USE FACTORS

1. Current Zoning

The Site is within the R6 District and C2-4 Overlay District. See Exhibit E - Zoning Map.

2. Allowed Uses

The R6 zoning district allows for medium-density residential uses. R6 districts contain a range of building types and heights. The C2-4 Overlay District is a commercial overlay district within the R6 residential district. These overlay districts seek to fill local retail needs, such as restaurants and grocery stores. C2 overlay districts also allow for a few more uses, including funeral homes.

The project is seeking to rezone the majority of the parcel to a higher density R8 District whilst maintaining the C2-4 Overlay District. The change from R6 to R8 will allow for more residential density, allowing for the creation of a greater number of residential housing units including affordable homes.

3-4. Current Use

This Site is currently used by the MTA to house their Mobile Wash Unit and Material Control Unit for storage and light maintenance. The Site consists of the far eastern portion of a one-story building owned and operated by the NYCTA, which is divided into warehouse space and office space. The Site occupies a portion of the warehouse space, which is used as a vehicle parking and storage facility for the Mobile Wash Unit and the Material Control Unit. The Mobile Wash Unit includes vehicles that power wash subway stations. The Material Control Unit picks up and distributes cleaning supplies for subway stations.

In addition to vehicle parking, the portion of the warehouse on the Site is occupied by supply areas for the Material Control Units consisting of storage for the cleaning supplies for the Material Control Unit, which are distributed to the subway stations, a loading dock with two mechanical levelers and an associated floor drain, two solid waste dumpsters, smaller solid waste dumpsters throughout the subject property, a natural gas meter room with an associated sump, a water meter room, a repair area, a portion of a drum storage area, and numerous sumps. The drum storage area

consists of 13 55-gallon steel drums containing hydraulic fluid, antifreeze, and engine oil, six plastic drums with diesel exhaust and windshield wiper fluid, and one 100-gallon used oil plastic tote. The drums are located on secondary containment, and no releases were identified on the concrete building slab near the drum storage area during the recent Phase I and II site investigations. The repair area is used to make necessary repairs to components of the vehicles; however, typical vehicle maintenance and vehicle fueling is done offsite. The concrete building slab was observed to be in overall fair to good condition, with some surficial cracks observed thorough the building. No caverns or holes were observed to the subgrade below. Additionally, no evidence of a release was identified near the cracks within the building slab.

5. Intended Use Post Remediation

After the remediation, the Site will be used for commercial and residential purposes.

6. Post Remediation Use

Post remediation use of the Site entails construction of an approximately 201,000-gross square foot mixed-use residential and commercial building. The building would have a proposed approximately 200 domestic units, with approximately 52 of those being affordable housing, and approximately 7,000 gross square feet of ground floor retail and community facility space.

7. Renewable Energy Facility

The proposed post-remediation use is not a renewable energy facility.

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

Yes, current, historical, and/or recent development patterns support the proposed use. The proposed use would be compatible with existing land uses within the nearby area and consistent with the existing neighborhood's ongoing trend of new residential and mixed-use development occurring along the waterfront.

9. Is the proposed use consistent with applicable zoning laws/maps?

The proposed residential and commercial use is consistent with the underlying residential and commercial zoning. The planned rezoning being pursued is to provide greater density that would allow for the construction of more residential units including affordable homes. The planned rezoning is expected to be approved in 2026.

10. Consistent with the Master Plan?

Yes, the project is consistent with the Brooklyn Comprehensive Plan, which intends to develop new affordable housing and promote transit-oriented development. See Plan at <https://www.brooklynbp.nyc.gov/the-comprehensive-plan-for-brooklyn/>

SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION

The owners of the Site are listed in the table below:

Parcel Address	Owner	Ownership Start Date
Quay Street	New York City Transit Authority	December 18, 1997

See Exhibit G - Deeds for additional information.

The requestor is not the owner of the site. The New York City Transit Authority is the current owner of the Site. See Exhibit G - Deeds. The Requestor has received a temporary license from the Owner to access the property to perform investigation and remediation work required by the BCP. See Exhibit H - Site Access Agreement. The Requestor will enter into a ground lease with the Owner which will facilitate the construction and long-term operation of the new residential building.

The Previous Owner and Operator list is attached in Exhibit F. This Exhibit includes both current and previous property owners and operators by name, last known address, telephone number, and the Requestor's relationship to each owner and operator (all of which are "None"). Exhibit F also includes the prior operators' use of the Site.

SECTION VI: PROPERTY'S ENVIRONMENTAL HISTORY

1. List of Environmental Reports

The following is the list of environmental reports for the Site separately attached:

- a) September 2023 Phase I Environmental Site Assessment Prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. for Gotham Property Acquisitions LLC and GO Quay, LLC; and
- b) September 2023 Phase II Environmental Site Assessment Prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. for Gotham Property Acquisitions LLC and GO Quay, LLC

2. Sampling Data

See Exhibit I - Spider Maps which include sampling data summaries.

3. Environmental Assessment

Based on the investigations conducted to date, the primary contaminants of concern are VOCs, SVOCs, and metals in soil; VOCs, SVOCs, metals, and PFAS in groundwater; and VOCs in soil vapor. See Exhibit I - Site Drawing Spider Maps.

Soil:

Analytes > RRSCOs	Detections > RRSCOs (underline)	Detections > POGWS (shade)	Maximum Detection (mg/kg)	RRSCO (mg/kg)	POGWS	Depth (ft-bgs)
VOCs						
Acetone	0	1	0.81	100	0.05	3-5
SVOCs						
Benzo(a)anthracene	2	2	70.8	1	1	3-5
Benzo(a)pyrene	2	1	78	1	22	3-5
Benzo(b)fluoranthene	2	2	102	1	1.7	3-5
Benzo(k)fluoranthene	2	2	29.5	3.9	1.7	3-5
Chrysene	2	2	69.5	3.9	1	3-5
Dibenz(a,h)anthracene	2	0	4.31	0.33	1000	3-5
Fluoranthene	1	0	180	100	1000	3-5
Indeno(1,2,3-cd) pyrene	2	2	54.1	0.5	8.2	3-5
Phenanthrene	1	0	175	100	1000	3-5
Pyrene	1	0	152	100	1000	3-5
Metals						
Arsenic	1	1	35.9	16	16	3-5
Lead	1	1	1730	400	450	3-5
Mercury	1	1	0.989	0.81	0.73	3-5

Groundwater:

Analyte > AWQS	Detections > AWQS	Max Detection (µg/L)	AWQS (µg/L)
VOCs			
Benzene	1	104	1
Ethylbenzene	1	11.8	5
Isopropylbenzene	1	42	5
M,P-Xylene	1	95.7	5
n-Butylbenzene	1	13.5	5
n-Propylbenzene	1	84.6	5
o-Xylene	1	9.01	5
Sec-Butylbenzene	1	9.82	5
Toluene	1	25	5
Total Xylenes	1	105	5
SVOCs			
Bis(2-ethylhexyl) phthalate	1	15.2	5
Metals (Dissolved)			
Manganese	1	434	300
Sodium	1	230,000	20,000

Metals (Total)			
Iron	1	23,800	300
Manganese	1	469	300
Sodium	1	220,000	20,000
PFAS			
PFOS	1	0.0102	0.0027
PFOA	1	0.0104	0.0067

Soil Vapor:

Analytes	Total Detections	Max Detection ($\mu\text{g}/\text{m}^3$)	Type
VOCs			
1,1,1-Trichloroethane	1	9.9	Soil Vapor
1,1-Dichloroethane	1	<1.4	Soil Vapor
1,2,4-Trimethylbenzene	1	4.3	Soil Vapor
1,3,5-Trimethylbenzene	1	2.1	Soil Vapor
4-Ethyltoluene	1	4.3	Soil Vapor
Acetone	1	93	Soil Vapor
Acrylonitrile	1	4.8	Soil Vapor
Benzene	1	11	Soil Vapor
Carbon Disulfide	1	46	Soil Vapor
Carbon Tetrachloride	1	<0.55	Soil Vapor
Chloroform	1	12	Soil Vapor
Cyclohexane*	1	170	Soil Vapor
Dichlorodifluoromethane	1	2.6	Soil Vapor
Ethyl Acetate	1	<2.5	Soil Vapor
Ethylbenzene	1	3.8	Soil Vapor
Isopropanol	1	86	Soil Vapor
M,P-Xylene	1	10	Soil Vapor
Methyl Ethyl Ketone	1	9.4	Soil Vapor
Methyl Isobutyl Ketone	1	<1.4	Soil Vapor
n-Heptane	1	<1.4	Soil Vapor
n-Hexane	1	4.9	Soil Vapor
o-Xylene	1	5.5	Soil Vapor
Propylene	1	5.5	Soil Vapor
Tetrachloroethene	1	25	Soil Vapor
Tetrahydrofuran	1	<2.1	Soil Vapor
Toluene	1	12	Soil Vapor
Trichloroethene	1	3.9	Soil Vapor
Trichlorofluoromethane	1	2	Soil Vapor

* Cyclohexane does exceed the DOH sub slab matrices numbers but since there were no indoor air samples taken, no final conclusion could be reached whether monitoring or mitigation is required.

4. Past Land Use

1. Past Use of the Site

The Site's known history began in 1887 when it was home to multiple uses, including three residential buildings and a portion of an iron foundry. By 1905, the Site included part of the operation of Chevalier Bros Piano Plate Manufacturing and a spar yard. By 1916, a Columbia Standard Foundry Co. facility existed to the east of the site, along with storage sheds. The next major development was seen by 1922, when Liberty Dry Dock & Repair Co. operated on the site until 1951. Shops also existed on site from around 1942 to around 1951. A hollow metal door manufacturer remained east of the site from 1942 through 1951 when the operator of the Site was listed as Williamsburg Fireproof Products Corp. Iron door manufacturing continued through at least 1965. The current building was constructed on-Site in 1972, and it was occupied in 1978 by Williamsburg Steel Products Co., Inc. until around 1983. In 1986, Mersco Wholesale Co. operated the Site as a warehouse. From 1997 to present day, the NYC Transit Authority has used the Site as primarily a vehicle storage facility for its Mobile Wash Unit and Material Control Unit.

2. Past Investigations Related to Uses and Environmental Conditions that Led to the Submission of this Application.

In September 2023, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. ("Langan") completed a Phase I Environmental Site Assessment ("ESA") for the Site. This Phase I ESA identified three recognized environmental conditions ("RECs") and three business environmental risks ("BERs"). The first REC was the historical and current Site operations that included various industrial and manufacturing uses: an iron foundry from 1887 to 1916, metal plating piano plate manufacturing from 1905 to 1916, fireproof door manufacturing and painting from 1940 to 1965, machine shops from 1942 to 1951, and steel product manufacturing from 1978 to 1983. The Site's current usage by the Mobile Wash Unit and Material Control unit also entails storage of petroleum, vehicle maintenance products, and cleaning supplies. The current owner of the Site was registered for generation and disposal of hazardous wastes from 2006 to 2021. Together these uses suggest the potential for environmental impacts. The second REC is the presence of two (2) registered closed in place underground storage tanks ("USTs"). Review of the NY UST database revealed that two 7,500-gallon #2 fuel oil USTs were closed in place at the Site on August 17, 2005. The third REC is the presence of a nearby gasoline filling station and automotive repair facility where Spill No. 9710386 was assigned due to tank failure when impacted soil was found during tank removal. This neighboring property was operated as a gas station from 1942 through 1978, and auto repair facilities were present from 1951 through 2013. The first BER that Langan identified was the current and historical uses of adjacent and surrounding properties, including various industrial and manufacturing uses. These uses may have caused impacts to the Site due to their cross-gradient location. The second BER was the potential presence of undocumented USTs due to the Site's industrial and manufacturing history. However, Langan did not observe any evidence of undocumented USTs. The third BER Langan also identified was the potential presence of fill material due to urban density of the area and the Site's proximity to the waterfront.

Langan also completed a Phase II ESA for the Site in September 2023. The Phase II confirmed the presence of the contaminated fill in soil samples at a depth of up to 8 feet bgs. The level of SVOCs were much higher than normal fill, and certain metals including iron, lead and arsenic, which are likely related to the former iron foundries on the Site.

Langan also observed odors at 8 feet bgs in SB05 alongside their highest PID readings in soil at the same soil boring. Petroleum-related VOCs were detected in groundwater at MW01, adjacent to SB05, and alongside the odors and PID readings at SB05, this indicates a petroleum release. Numerous SVOCs and metals were detected in the soil at concentrations exceeding RRSCOs and POGW SCOs. Metals and SVOCs were also detected in groundwater exceeding AWQS, in addition to the petroleum-related VOCs detected in groundwater.

SECTION VII: REQUESTOR INFORMATION

The Requestor is Gotham Property Acquisitions LLC, a New York limited liability company, located at 111 Fifth Avenue, 9th Floor, New York, New York 10003. Gotham Property Acquisitions LLC is authorized to do business in the State of New York. See Exhibit J - NYSDOS Entity Information. The members shown in the attached Organization Chart in Exhibit N.

The Written Consent provides David L. Pickett with authority to sign all Brownfield Cleanup Program documents on behalf of the Requestor Gotham Property Acquisitions LLC. See Exhibit K – Written Consent.

SECTION VIII: REQUESTOR CONTACT INFORMATION

Please refer to the BCP Application Form.

SECTION IX: PROGRAM FEE

Please refer to the BCP Application Form.

SECTION X: REQUESTOR ELIGIBILITY

1-11. Please refer to BCP Application Form.

REQUESTOR CERTIFICATION

The Requestor certifies it is a Volunteer, since it does not have nor has ever had a relationship with any of the past owners or operators of the Site that caused the contamination other than it plans to purchase the Site from the current owner. Requestor did not have involvement with the Site at the time of disposal. The Requestor has performed all required environmental due diligence prior to acquiring the Site and has implemented due care of the Site while accessing the Site.

SECTION XI: PROPERTY ELIGIBILITY INFORMATION

Please refer to the responses to Questions 1-6 on the BCP Application Form, which confirms the site is not ineligible for the BCP.

In addition to the responses on the application form, which clarify the Site is an eligible brownfield site pursuant to ECL § 27-1405, the following information further demonstrates this Site's eligibility for the BCP.

The Site meets the definition of an eligible "brownfield site" in Environmental Conservation Law § 27-1405(2) as "any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by the department that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations." Environmental investigation results show evidence of impact from the Site's previous commercial and industrial uses, which can be linked to and caused Site contamination above the applicable cleanup standards. See Environmental Reports separately attached and the Spider Maps in Exhibit I, providing the data demonstrating exceedances of the cleanup standards for this Site. As a result, the Site meets the definition of a brownfield site pursuant to Environmental Conservation Law §27-1405(2).

SECTION XII: SITE CONTACT LIST

See Exhibit L - Site Contact List. See Exhibit M - Repository Letters.

EXHIBIT A

BASE MAP

Quay Street Iron Foundry Site

Quay Street, Brooklyn, NY 11222

Tax ID: Brooklyn-2590-200

Owner: NYC Transit Authority

Legend:

— Site Property Boundary

Corresponding page
lists adjacent property owners by
letter A – P



All feature locations are approximate. This map is intended as a schematic to be used in conjunction with associated Application and Support Information, and should not be relied upon as a survey for planning and other activities.



Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
A	M & H Realty LLC	3 West Street	3-2570-5
B	Quay Plaza LLC	79 Quay Street	3-2589-1
C	Greenpoint Village, LLC	64 Calyer Street	3-2589-5
D	85 Quay Street LLC	85 Quay Street	3-2589-23
E	Franklin 33 LLC	93 Quay Street	3-2589-13
F	WHCRISTIAN & Sons Inc	27 Franklin Street	3-2590-210
G	11-25 Franklin Street, LLC	11 Franklin Street	3-2590-215
H	Popscorp Inc	7 Franklin Street	3-2590-222
I	WHCHRISTIAN & Sons Inc	24 Franklin Street	3-2592-6
J	WHCHRISTIAN & Sons Inc	- Franklin Street	3-2592-5
K	Franklin Meserole Realty Corp	18 Franklin Street	3-2592-3
L	Franklin Meserole Realty Corp	14 Franklin Street	3-2592-1
M	Franklin Point Holding LLC 111 Franklin LLC	12 Franklin Street	3-2614-3
N	NYC Parks	1 Franklin Street	3-2590-100
O	NYC Parks	- Franklin Street	3-2590-101
P	NYC Transit Authority	40 Quay Street	3-2590-1

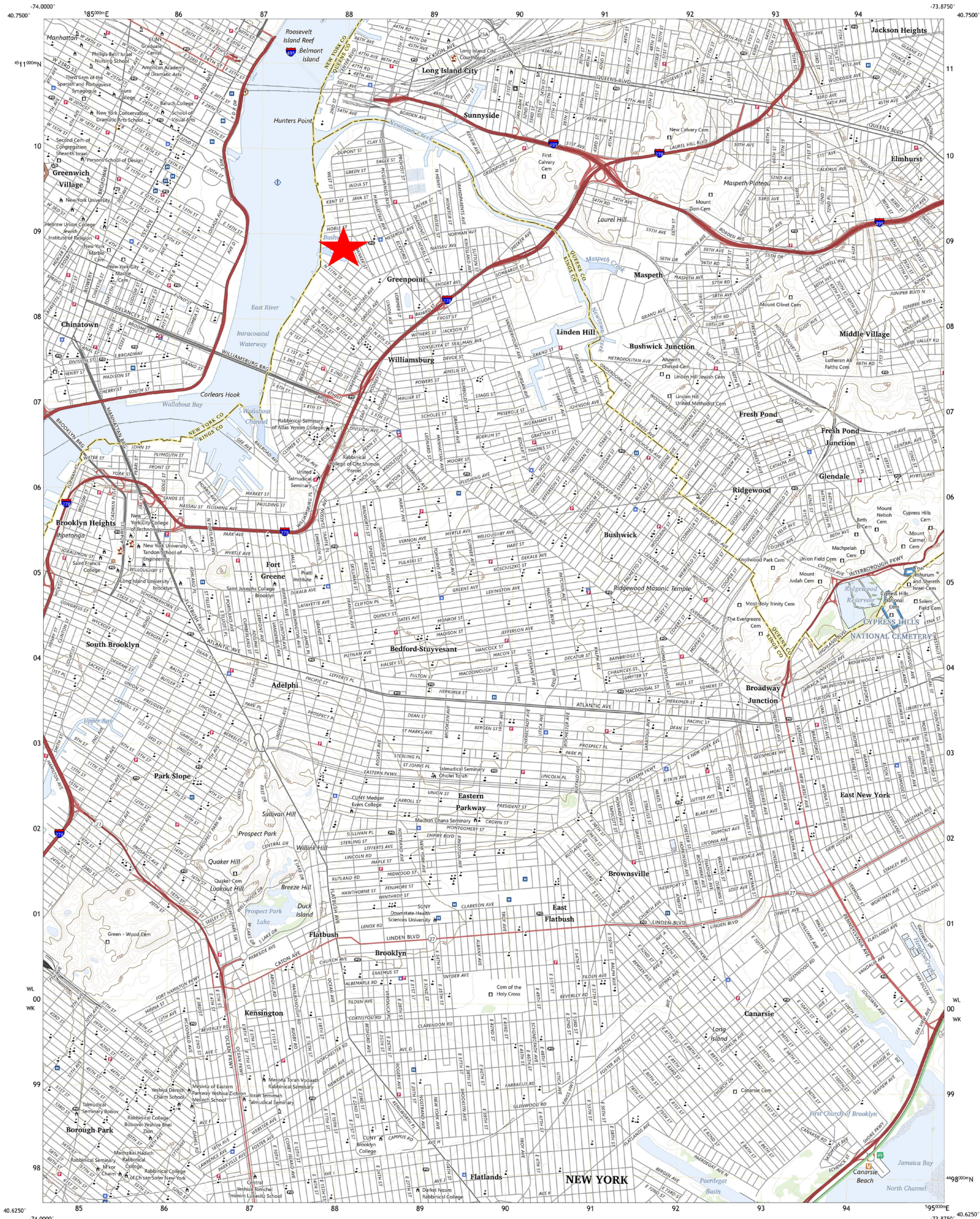
SITE LOCATION MAP



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

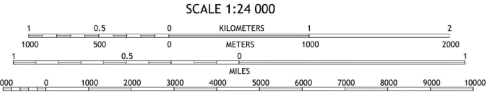
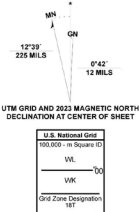


BROOKLYN QUADRANGLE
NEW YORK
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1 000-meter grid/Universal Transverse Mercator, Zone 18T
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery.....NAP, August 2017 - December 2017
Roads.....U.S. Census Bureau, 2016 - 2021
Names.....GNIS, 1979 - 2021
Hydrography.....National Hydrography Dataset, 2002 - 2002
Contours.....National Elevation Dataset, 2015
Boundaries.....Multiple sources; see metadata file 2013 - 2002
Wetlands.....FWS National Wetlands Inventory 2004



1	2	3
4	5	6
7	8	9

1 Weehawken
2 Central Park
3 Flushing
4 Jersey City
5 Jamaica
6 The Narrows
7 Coney Island
8 Far Rockaway

ROAD CLASSIFICATION	
Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	4WD
Interstate Route	US Route
	State Route

BROOKLYN, NY
2023



Street Map

Quay Street Iron Foundry Site



Legend:
— Site Property Boundary

EXHIBIT B

MSC 55471-21

Tax Block: 2590 Tax Lot: 200

Metes and Bounds Description

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

BEGINNING at a point on the southerly side of Quay Street (60 feet wide) , distant 65.38 feet (65.33 feet Local Standard) westerly from the corner formed by the intersection of the westerly side of Franklin Street (70 feet wide) with the southerly side of Quay Street;

RUNNING THENCE southerly right angles to the southerly side Quay Street, 48.08 feet (48.04 feet Local Standard) to a point;

RUNNING THENCE southwesterly, along a line forming an interior angle of 106 degrees 22 minutes 42 seconds with the last mentioned course, 204.90 feet (204.74 feet Local Standard) to a point;

RUNNING THENCE westerly along a line forming an interior angle of 163 degrees 37 minutes 18 seconds with the last mentioned course, 3.25 feet to a point;

RUNNING THENCE northerly, at right angles to the southerly side of Quay Street, 105.85 feet (105.77 feet Local Standard) to the southerly side of Quay Street;

RUNNING THENCE easterly along the southerly side of Quay Street, 199.83 feet (199.67 feet Local Standard) to the point or place of BEGINNING.

**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: 2590 Present Lot(s): 1

☐ Merger ☒ Apportionment Number of Lots Requested 2

☐ Air ☐ Subterranean

Lot(s) Usage: (check one) ☐ Residential Building Gross Sq/Ft: _____ ☒ Commercial Building Gross Sq/Ft: 72,600 ☐ Mix (Residential & Commercial) Building Gross Sq/Ft: _____

Property Owner's Name (as per Deed): _____
OR
Company Name: NEW YORK CITY TRANSIT AUTHORITY

Property Address: 40 QUAY STREET BROOKLYN NY 11222
NUMBER AND STREET CITY STATE ZIP CODE

3. Filing Representative (if applicable): Olga Yujuk oyujuk@design2147.com

SECTION B: CERTIFICATION

1. Architect/Engineer/Applicant's Name: DANIEL KAPLAN, FXCollaborative Architects LLP
LAST NAME FIRST NAME

2. Address: 1 Willoughby Square, 7th Floor, Brooklyn, NY 11201
NUMBER AND STREET CITY STATE ZIP CODE

3. Telephone Number: (212) 627 1700 4. Email Address: dkaplan@fxcollaborative.com

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

Signature of Architect/ Engineer/Applicant: [Signature] Date: 04 / 11 / 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

ARCHITECT'S SKETCH ON SEPARATE PAGE

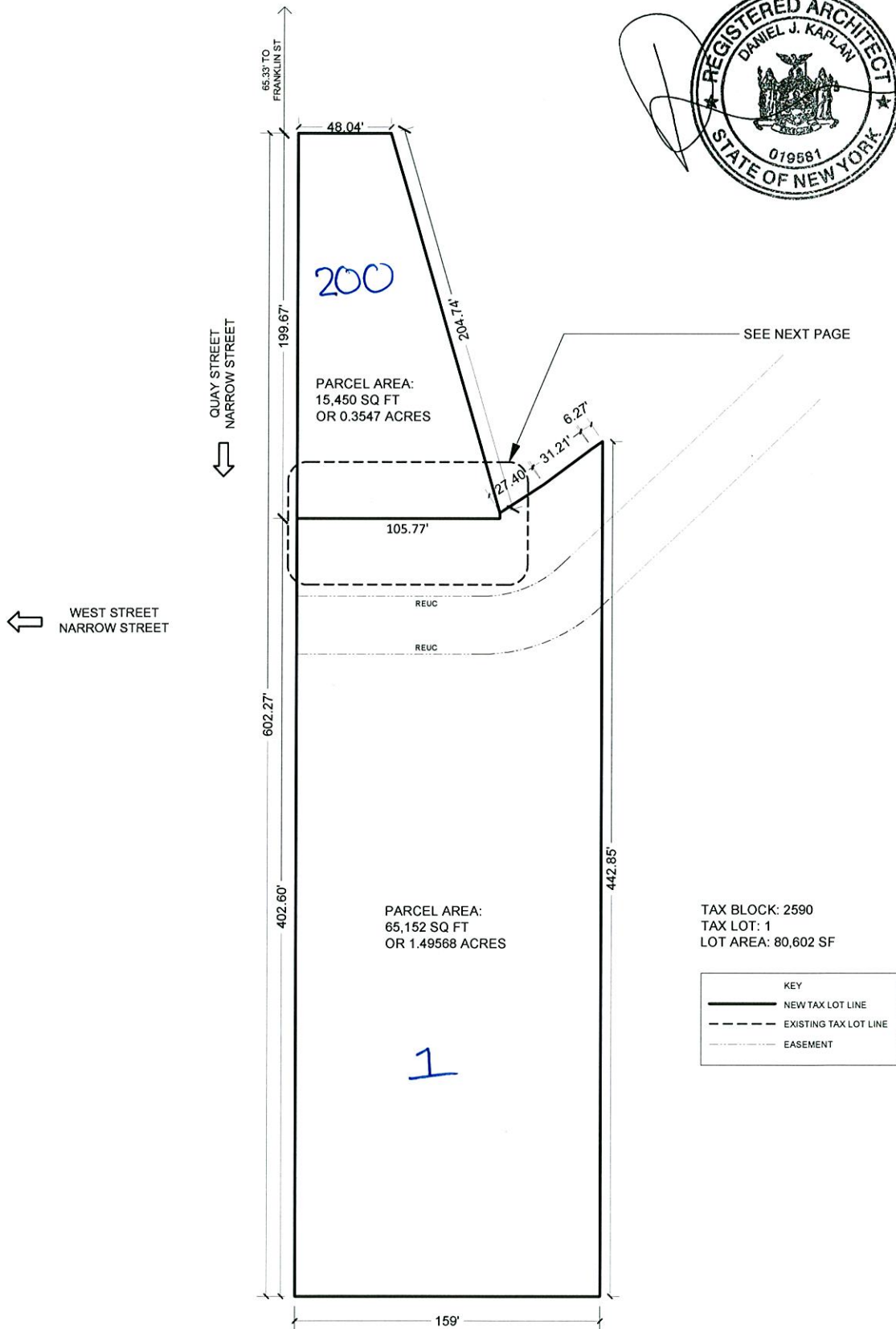


(Architect or Engineer's seal)

Tentative Lot(s) issued: _____
Customer Service Representative: S. Martinez Date: 4 / 15 / 25 New Lot(s): 200 Lot(s) Affected: 1 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: ____/____/____



NORTH

Scale 1/80"=1'-0"

NOTE: Based on Survey prepared by
MELROSE Surveying Co. LLP
Survey Number: 55471-16

QUAY STREET

TITLE VESTED IN THE CITY OF NEW YORK, CCO 7-24-1956

60' WIDE

SURVEY NO. 55471-21

55471-21.DWG

REV	DATE	DESCRIPTION	ck
—	06-05-25	TITLE SURVEY	

LEGEND

ASPH.....ASPHALT	PR.....PEDESTRIAN RAMP
BK.....BRICK	RET.....RETAINING
BSMT.....BASEMENT	RIM.....RIM ELEVATION SEWER MANHOLE
CC.....CURB CUT	SFCR.....STEEL FACED CURB ROUND
CCR.....CONCRETE CURB ROUND	STY.....STORY
CD.....CELLAR DOOR	TB.....TOP OF BANK ELEVATION
CLF.....CHAIN LINK FENCE	Φ.....TRAFFIC LIGHT
CO.....CATCH BASIN CLEAN OUT	TEL.....TELEPHONE
CONC.....CONCRETE	TP.....TREE PIT
CRF.....CHAIN ROPE FENCE	q.....TRAFFIC SIGN
CWA.....CELLAR WINDOW AREA	TW.....ELEVATION AT TOP OF WALL
DR.....DRAIN	UP.....UTILITY POLE
EL.....ELEVATION	VU.....VALVE UNKNOWN
FAB.....FIRE ALARM BOX	VLTU.....VAULT UNKNOWN
FC.....FILL CAP	VP.....VENT PIPE
FL EL.....FLOOR ELEVATION	WV.....WATER VALVE
GP.....GUARD POLE	12"G.....GAS MAIN WITH SIZE
GV.....GAS VALVE	12"S.....SEWER MAIN WITH SIZE
IF.....IRON FENCE	12"W.....WATER MAIN WITH SIZE
INL.....CATCH BASIN INLET ELEVATION	■.....CATCH BASIN
INV.....SEWER INVERT ELEVATION	Ⓢ.....ELECTRIC MANHOLE / VAULT
★.....LIGHT POLE	Ⓢ.....FIRE MANHOLE
MB.....MAIL BOX	Ⓢ.....GAS MANHOLE
MHU.....UNKNOWN MANHOLE	Ⓢ.....SEWER MANHOLE
OF.....OIL FILL	Ⓢ.....TELEPHONE MANHOLE
OHV.....OVERHEAD WIRES	Ⓢ.....WATER MANHOLE
P.....POLE	Ⓢ.....TRAFFIC VAULT
PAVT.....PAVEMENT	Ⓢ.....HYDRANT
PM.....PARKING METER	Ⓢ.....TREE WITH SIZE
PMULT.....POLE, MULTIPLE USAGE	↔.....TRAFFIC FLOW
BG.....BUMPER GUARD	

CITY OF NEW YORK

COUNTY: KINGS

TAX BLOCK: 2590

TAX LOT: 1

STANDARD:

SCALE: 1" = 20'

© ALL RIGHTS RESERVED 2025

DRAWN: O.A.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES

CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS



MONTROSE

SURVEYING CO., LLP.

CITY & LAND SURVEYORS

116 20 METROPOLITAN AVE * RICHMOND HILL NY 11418-1090 * (718) 849-0600
WWW.MONTROSESURVEYING.COM Email: info@montrosesurveying.com

Saeid Jalilvand

TAX LOT 1

HIGH 1 STORY BRICK BUILDING

SEWER EASEMENT

ST. NO. 40

HIGH ONE STORY BRICK BUILDING

BLOCK 2590
TAX LOT 200

105'-10 1/4" (OR 105.85')
105'-9 1/4" L.S. (OR 105.77')

3'-3" (OR 3.25')

0.61' west

GRANT OF JAMES B. TAYLOR
RECORDED 10/29/1857
LIBER 261 CP 34

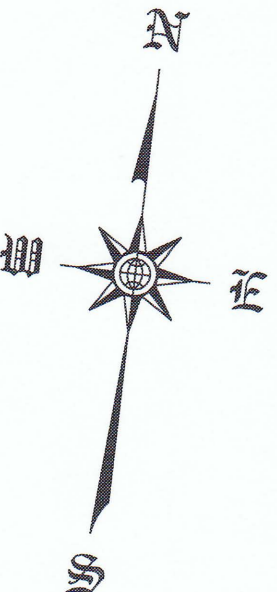
204'-8 7/8" L.S. (OR 204.74')
204'-10 3/4" (OR 204.90')

Asphalt Pavement

HIGH 2 STORY CONC.
BLOCK BUILDING

FRANKLIN STREET

70' WIDE



U.S. STANDARD
PARCEL AREA 15,475 SQ. FT
OR 0.35526 ACRE

LOCAL STANDARD
PARCEL AREA 15,450 SQ. FT
OR 0.3547 ACRE

STANDARD:
U.S. EXCEPT WHERE OTHERWISE NOTED L.S.
WHICH DENOTES LOCAL MAP STANDARD

ESTABLISHED 1876 * SUCCESSOR TO:

B.G. MEINIKHEIM C.S.*C.U. POWELL C.E.,C.S.*L.C.L. SMITH C.S.*NATHAN CAMPBELL C.E.,C.S.*A.U. WHITSON C.E.,C.S.*
WILLIAM L. SAVACOO C.E.,L.S.,C.S.*A.U. WHITSON INC. C.E.,C.S.*G. WEBER L.S.,C.S.*G. STIDOLPH R.A.,L.S.*WHITSON &
POWELL INC. P.E.,L.S.,C.S.*KELLER & POWELL P.E.,L.S.,C.S.*LOUIS MONTROSE C.E.,L.S.,C.S.*FRED J. POWELL P.E.,L.S.,C.S.*



NYC Digital Tax Map

Effective Date : 07-26-2019 14:59:53
End Date : Current
Brooklyn Block: 2590



Legend

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

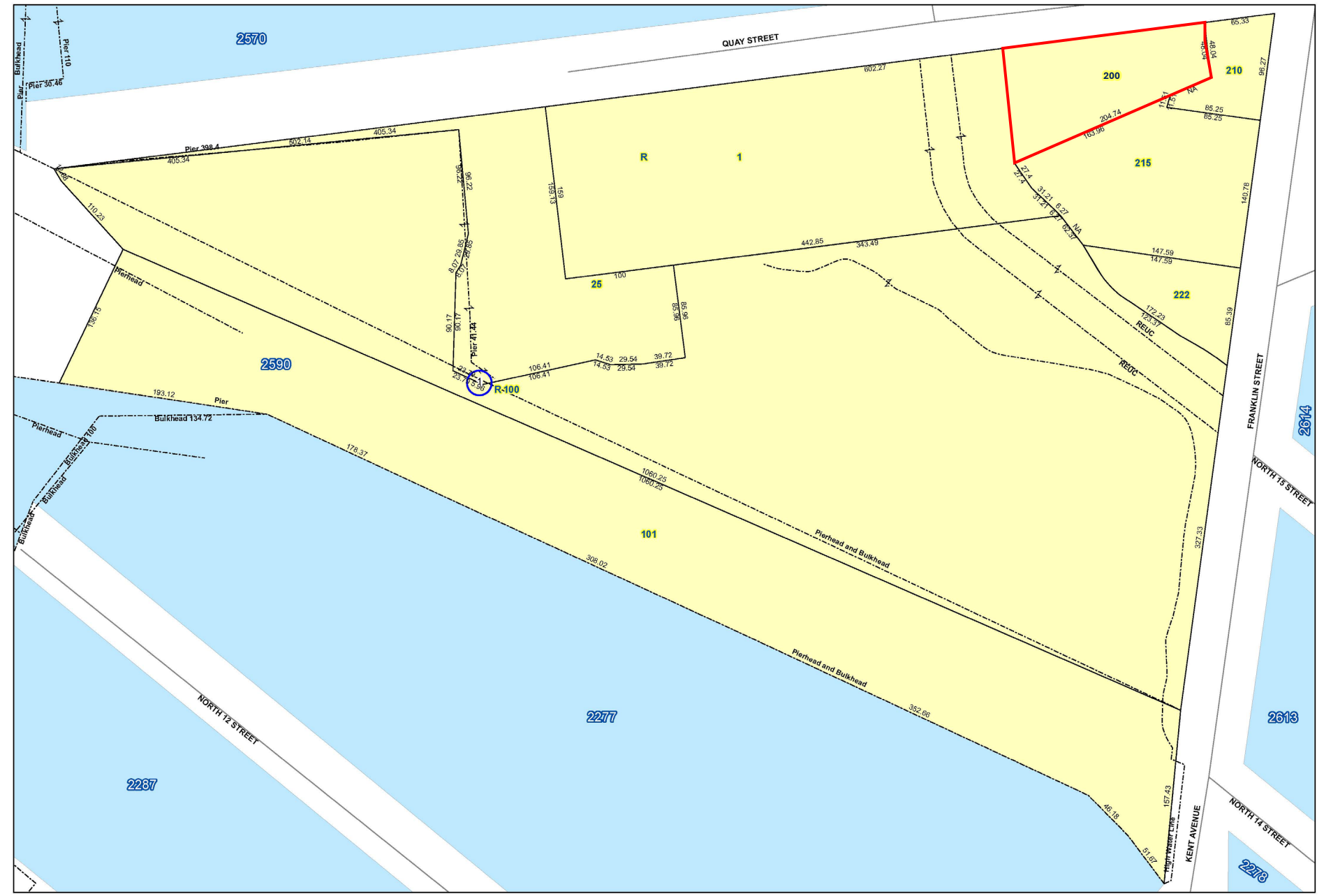


EXHIBIT C

BOA Map

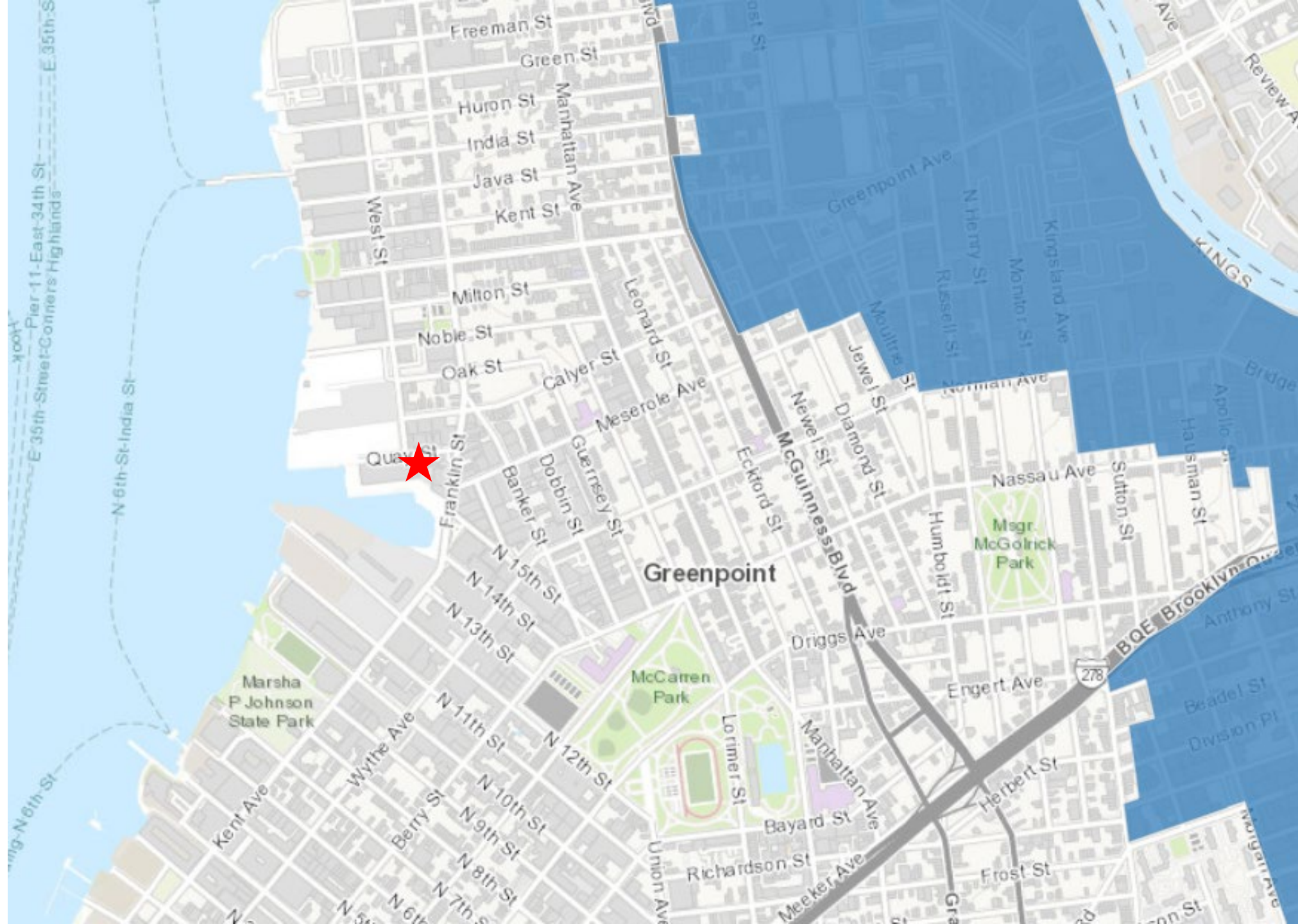
Quay Street Iron Foundry Site

Legend:

★ Site Location

June 2025

Source: DOS Geographic
Information Gateway



Disadvantaged Communities Map

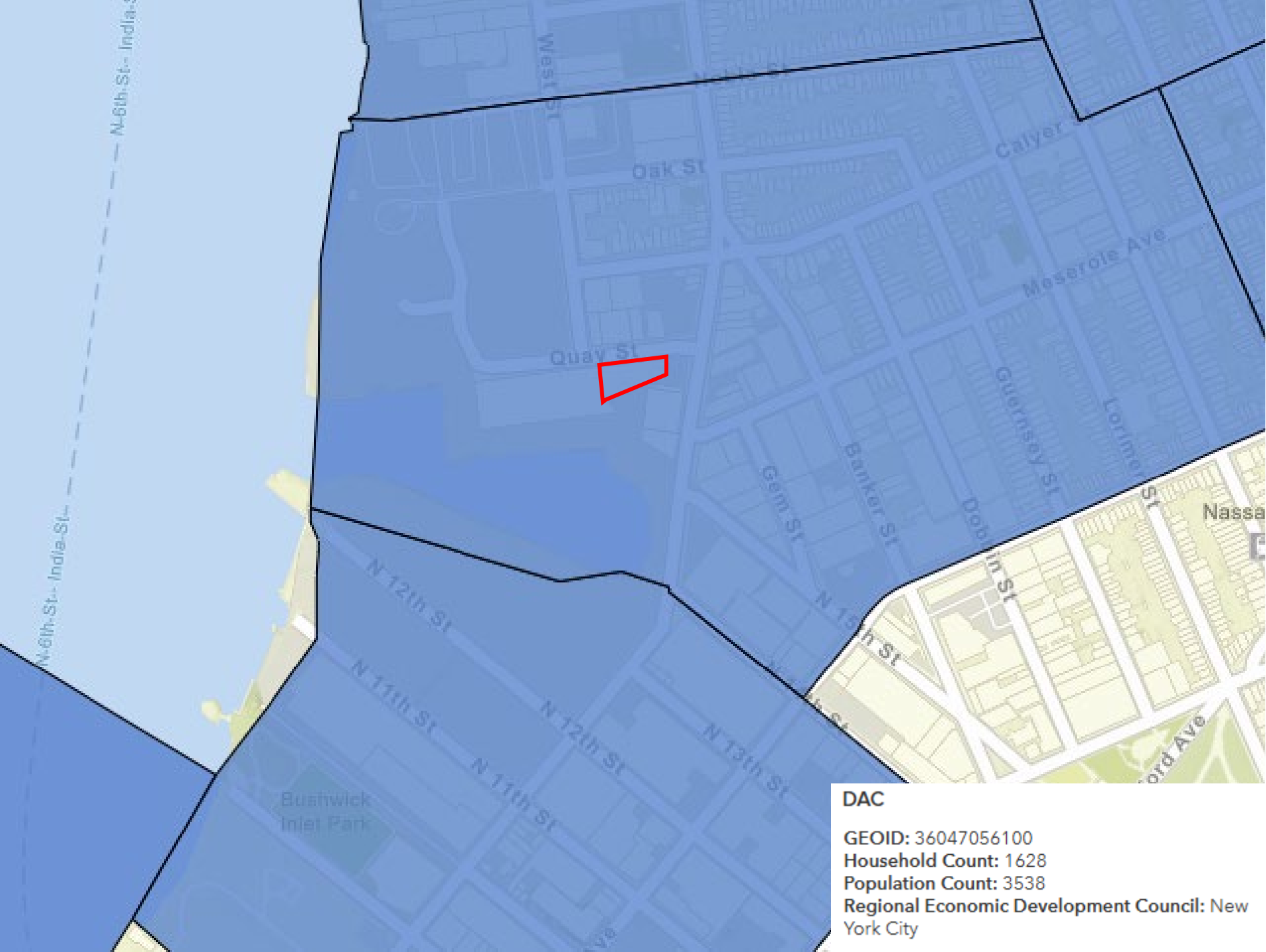
Quay Street Iron Foundry Site

Source: NYSDERDA Disadvantaged Communities Map

Legend:

Site Property Boundary

Disadvantaged Community



DAC

GEOID: 36047056100

Household Count: 1628

Population Count: 3538

Regional Economic Development Council: New York City

Census Tract 36047056100 is **Designated a DAC**
This Tract covering **New York city** has a population of 3,538

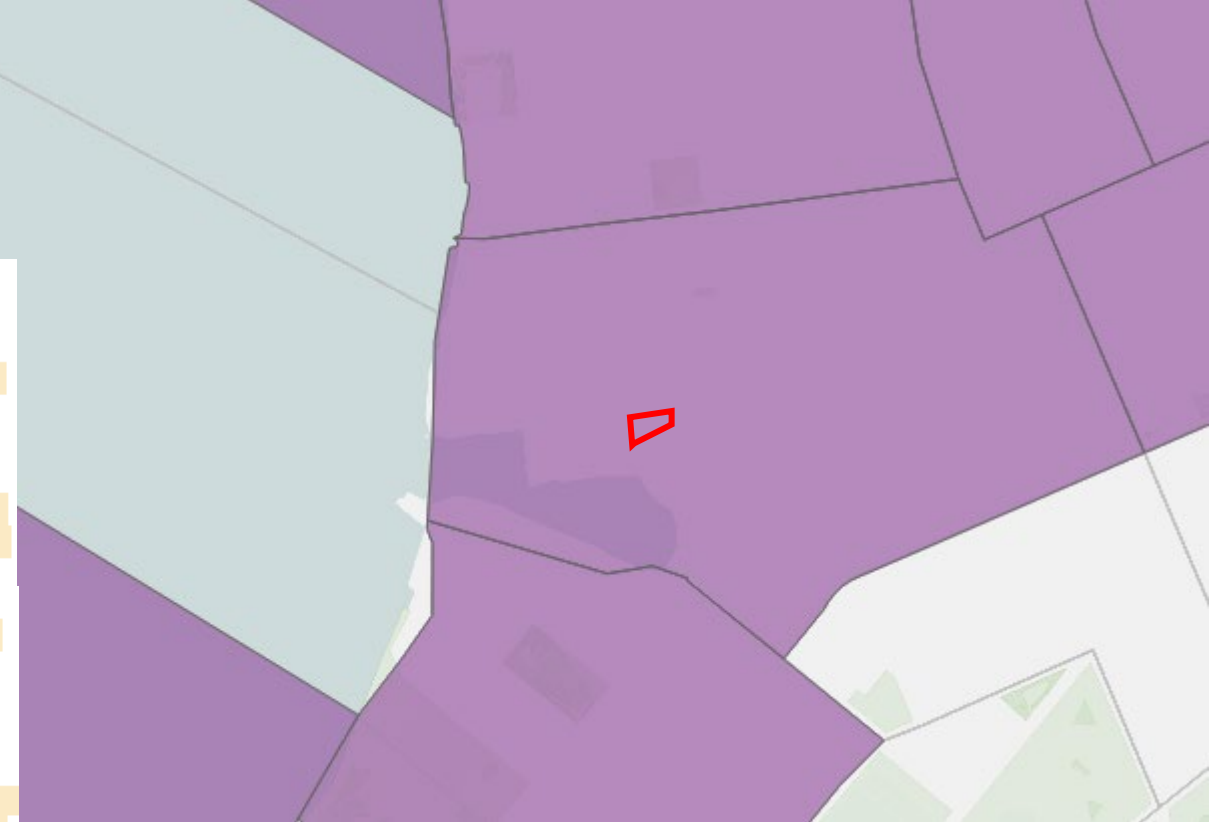
Environmental Burden is higher
than **98%** of Census Tracts statewide
Population Vulnerability is higher
than **30%** of Census Tracts statewide

Population Characteristics & Vulnerability ...

Health Impacts & Burdens	Asthma ED visits	36%
	COPD ED visits	10%
	Heart attack (MI) Hospitalization	57%
	Low Birthweight	22%
	Pct Adults Age 65+	26%
	Pct w/ Disabilities	18%
	Pct w/o Health Insurance	46%
	Premature Deaths	75%
Housing, Mobility, Communications	Energy Poverty / Cost Burden	6%
	Homes Built Before 1960	86%
	Housing Cost Burden (Rental C...	11%
	Manufactured Homes	0%
	Pct Renter-Occupied Homes	86%
	Pct w/o Internet (home or cellu...	51%
Income	Pct <100% of Federal Poverty ...	23%
	Pct <80% Area Median Income	59%
	Pct Single-Parent Households	12%
	Pct w/o Bachelor/Es Degree	7%
	Unemployment Rate	19%
Race/Ethnicity	Historical Redlining Score	72%
	Limited English Proficiency	55%
	Pct Asian	69%
	Pct Black or African American	47%
	Pct Latino/a or Hispanic	34%
	Pct Native American or Indigen...	54%

Environmental Burden & Climate Change Risk ...

Land Use & Historic Discrimination	Active Landfills	0%
	Housing Vacancy Rate	32%
	Industrial/Manufacturing/Mining La...	89%
	Major Oil Storage Facilities	0%
	Municipal Waste Combustors	0%
	Power Generation Facilities	84%
	Regulated Management Plan (Ch...	91%
	Remediation Sites	92%
	Scrap Metal Processing	0%
Potential Climate Change Risk	Agricultural Land Use	0%
	Coastal Flooding and Storm Risk ..	87%
	Driving Time to Urgent/Critical Care	47%
	Extreme Heat Projections (>90? d...	79%
	Inland Flooding Risk Areas	0%
	Low Vegetative Land Cover	84%
Potential Pollution Exposure	Benzene Concentration (Modeled)	98%
	Particulate Matter (PM2.5)	91%
	Traffic: Diesel Trucks	16%
	Traffic: Number of Vehicles	51%
	Wastewater Discharge	95%



Source: NYS Climate Act,
Disadvantaged Communities Criteria
Legend:

— Site Property Boundary

Disadvantaged Community

En-Zone Map

Quay Street Iron Foundry Site

Legend:
 Site Boundary

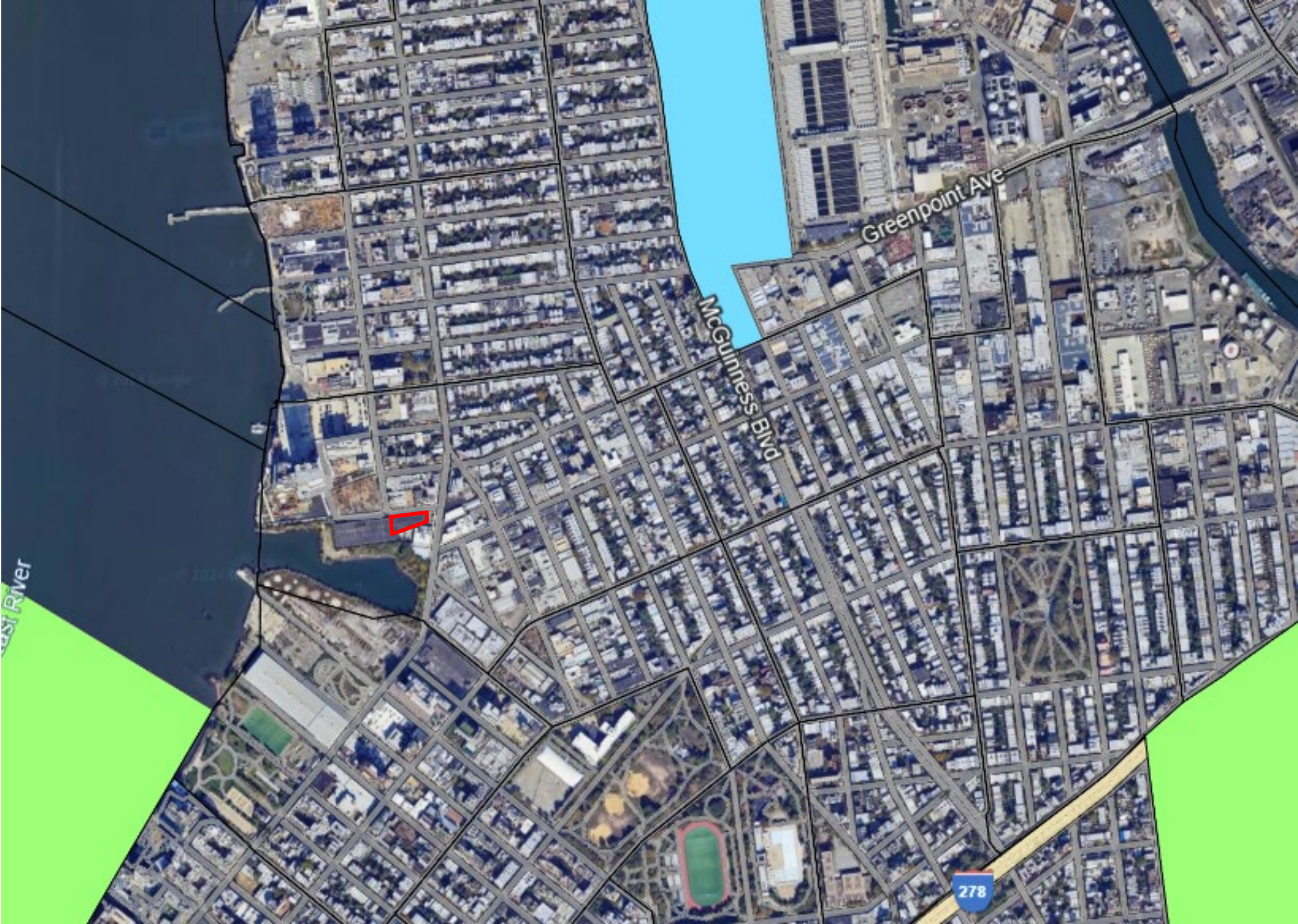


EXHIBIT D

Quay Street Iron Foundry Site



Site Location

All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

June 2025

Source: FEMA Flood Map



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

Zone AE (Special Flood Hazard Areas) are subject to inundation by the 1% annual chance flood (100-year flood), also known as the base flood. The base flood has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Areas in the map are subject to inundation by the 1% annual chance flood. Areas of Special Flood Hazard include the 1% annual chance flood (100-year flood) and the 1% annual chance flood elevation.

Zone AE
No Base Flood Elevations determined.
Base Flood Elevation determined.

Zone AH
Base Flood Elevation determined.
Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevation determined.

Zone AR
Flood depths of 1 to 3 feet (usually chest flow or rising terrain); average depths determined. For areas of Zone AR, no Base Flood Elevation is determined.

Zone ARB
Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that has subsequently determined. Zone ARB includes the former flood control system area being restored to provide protection from the 1% annual chance or greater flood.

Zone AV
Areas protected from coastal flooding by a Federal flood protection system under construction. No Base Flood Elevation determined.

Zone V
Coastal flood zone with velocity hazard (wave action); No Base Flood Elevation determined.

Zone VE
Coastal flood zone with velocity hazard (wave action); Base Flood Elevation determined.

FLOODWAY AREAS IN ZONE AE

Floodway areas are the channel of a stream plus any adjacent floodplain area that must be kept free of obstructions so that the 1% annual chance flood can be carried without substantial increases of flood heights.

OTHER FLOOD AREAS

Zone X
Areas of 0.2% annual chance flood; areas of 0.2% annual chance flood with average depths of less than 2 feet and with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

Zone A
Areas that are not subject to the 0.2% annual chance flood.

Zone D
Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance flood boundary

0.2% annual chance flood boundary

Floodway boundary

Zone D boundary

CBRS and OPA boundary

Boundary dividing Special Flood Hazard Areas Zone AE and adjacent floodway areas
Special Flood Hazard Areas Zone AE of different Base Flood Elevations, flood depths or flood velocities

Base Flood Elevation value and elevation in feet

Base Flood Elevation value where uniform within zone; elevation in feet

Referred to the National Geodetic Vertical Datum of 1929

07°48'N, 32°22'W

600000 FT

DKX5510<

M1.5

MAP REPOSITORY
Refer to the list of Map Repositories on Map Index

INITIAL MAP DATE
June 28, 1974

FLOOD HAZARD MAP MAP REVISIONS
June 11, 1978

FLOOD INSURANCE RATE MAP EFFECTIVE
November 16, 1983

FLOOD INSURANCE RATE MAP REVISIONS
September 1, 2007

To determine if flood insurance is available in this community, contact your insurance agent or the National Flood Insurance Program at 1-800-438-6655.

MAP SCALE 1" = 500'

250 0 250 500 1000 FEET
150 0 150 300 METERS

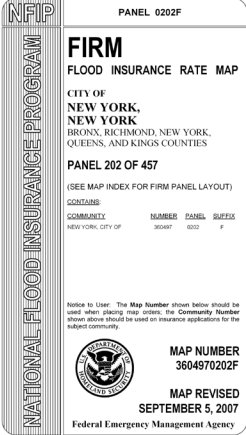


EXHIBIT E

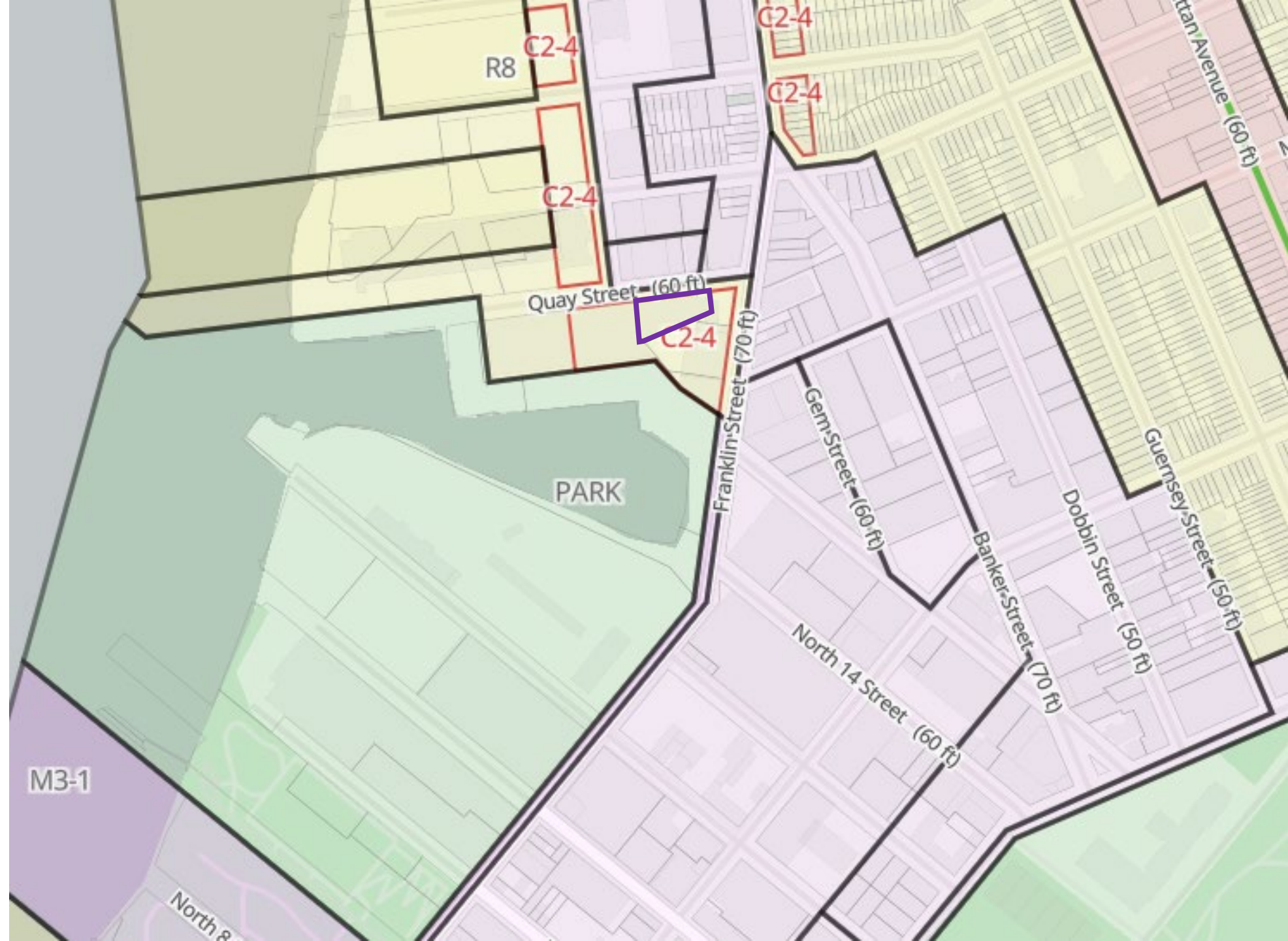
ZONING MAP

Quay Street Iron Foundry Site

Legend:

 Site Property Boundary

Zoning Districts: R6 and C2-4



April 2025

Source: NYC ZoLa

Zoning District: R6

Source: NYC Planning Districts Guide

R6 zoning districts are widely mapped in built-up, medium-density areas in Brooklyn, Queens and the Bronx. The character of R6 districts can range from neighborhoods with a diverse mix of building types and heights to large-scale “tower in the park” developments such as Ravenswood in Queens and Homecrest in Brooklyn. Developers can choose between two sets of bulk regulations. Standard height factor regulations, introduced in 1961, produce small multi-family buildings on small zoning lots and, on larger lots, tall buildings that are set back from the street. Optional Quality Housing regulations produce high lot coverage buildings within height limits that often reflect the scale of older, pre-1961 apartment buildings in the neighborhood.

Height Factor Regulations

Buildings developed pursuant to height factor regulations are often tall buildings set back from the street and surrounded by open space and on-site parking. The floor area ratio (FAR) in R6 districts ranges from 0.78 (for a single-story building) to 2.43 at a typical height of 13 stories; the open space ratio (OSR) ranges from 27.5 to 37.5. Generally, the more open space, the taller the building. In the diagram, for example, 81% of the zoning lot with the 13-story building is required to be open space ($2.43 \text{ FAR} \times 33.5 \text{ OSR}$). Thus, the maximum floor area ratio is achievable only where the zoning lot is large enough to accommodate a practical building footprint as well as the required amount of open space. There are no height limits for height factor buildings although they must be set within a sky exposure plane which begins at a height of 60 feet above the street line and then slopes inward over the zoning lot.

Off-street parking is generally required for 70 percent of a building's dwelling units, but requirements are lower for income-restricted housing units (IRHU) and are further modified in certain areas, such as within the Transit Zone and the Manhattan Core, or for lots less than 10,000 square feet. Parking can be waived if five or fewer spaces are required.

Medium-Density Non-Contextual Residence District							
R6		FAR	Open Space Ratio	Sky Exposure Plane	DU Factor	Required Parking	
		max.	range			Basic	IRHU
						min.	
Height Factor	Basic	0.78-2.43	27.50-37.50	Starts at 60 ft	680	70% of DU	25% of IRHU

Quality Housing Regulations

The optional Quality Housing regulations produce high lot coverage buildings set at or near the street line. Height limitations ensure that these buildings are often more compatible with older buildings in the neighborhood. As an incentive for developers to choose the Quality Housing option outside the Manhattan Core, greater floor area ratio, and therefore, more apartments, is permitted for buildings on or within 100 feet of a wide street than would be permitted under height factor regulations. The FAR is 3.0; the maximum base height before setback is 65 feet with a maximum building height of 75 with a qualifying ground floor (70 feet without). On a narrow street (beyond 100 feet of a wide street), the maximum FAR is 2.2; the maximum base height before setback is 45 feet with a maximum building height of 55 feet. The area between a building's street wall and the street line must be planted and the buildings must have interior amenities for the residents pursuant to the Quality Housing Program.

Higher maximum FAR and heights are available for buildings participating in the Inclusionary Housing Program or that provide certain senior facilities.

Off-street parking is generally required for 50 percent of a building's dwelling units, but requirements are lower for income-restricted housing units (IRHU) and are further modified in certain areas, such as within the Transit Zone and the Manhattan Core, or for lots less than 10,000 square feet. Parking can be waived if five or fewer spaces are required.

Medium-Density Non-Contextual Residence District													
R6 QH		Lot Area	Lot Width	Rear Yard	Lot Coverage		FAR	Base Height	Building Height	# of Stories	DU Factor	Required Parking	
		min.	min.	min.	Corner	Other Lot	max.	min. - max.	max. (w/QGF)	max. (w/QGF)		Basic	IRHU
Basic	Narrow Street	1,700 sf	18 ft	30 ft	100%	60%	2.20	30-45 ft	55 ft	n/a	680	50% of DU	25% of IRHU
	Wide Street					65%	3.00	40-65 ft	70 (75) ft	n/a (7)			
Inclusionary	Narrow Street					60%	2.42	40-65 ft	115 ft	11			
	Wide Street						3.60						

Zoning District: C2-4

Source: NYC Planning Districts Guide

C1-1 through C1-5 and C2-1 through C2-5 districts are commercial overlays mapped within residence districts. Mapped along streets that serve local retail needs, they are found extensively throughout the city’s lower- and medium-density areas and occasionally in higher-density districts.

Typical retail uses include neighborhood grocery stores, restaurants and beauty parlors. C2 districts permit a slightly wider range of uses, such as funeral homes and repair services. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use.

When commercial overlays are mapped in R1 through R5 districts, the maximum commercial floor area ratio (FAR) is 1.0; when mapped in R6 through R10 districts, the maximum commercial FAR is 2.0. Commercial buildings are subject to commercial bulk rules.

Overlay districts differ from other commercial districts in that residential bulk is governed by the residence district within which the overlay is mapped. All other commercial districts that permit residential use are assigned a specific residential district equivalent. Unless otherwise indicated on the zoning maps, the depth of overlay districts ranges from 100 to 200 feet.

Generally, the lower the numerical suffix, the more off-street parking is required. For example, in C1-1 districts, typically mapped in outlying areas of the city, a large food store would require one parking space for every 100 square feet of floor area, whereas no parking is required in C1-5 districts, which are well served by mass transit.

C1 and C2 Overlays	Local Retail and Local Service District									
	C1-1	C2-1	C1-2	C2-2	C1-3	C2-3	C1-4	C2-4	C1-5	C2-5
Commercial FAR within R1 - R5	All districts have a commercial FAR of 1.0									
Commercial FAR within R6 - R10	All districts have a commercial FAR of 2.0									
Depth of Overlay District (in feet)	200	150					100			
Required Accessory Parking PRC-B	1 per 150 SF		1 per 300 sf		1 per 400 sf		1 per 1,000 sf		None	

EXHIBIT F

PREVIOUS & CURRENT OWNERS & OPERATORS LIST
Quay Street Iron Foundry Site
___ Quay Street (New Lot 200), Brooklyn, New York 11222

Year	Contact Information		Status	Relation to Requestor
Owners				
-1973	Williamsburg Fireproof Products Corp. Address: 59 Paidge Avenue Brooklyn, New York 11222	Phone: Unknown	Inactive	None
-1974	Texaco Inc. Address: 6001 Bollinger Canyon Road San Ramon, California 94583	Phone: Unknown	Inactive	None
1973-1979	Williamsburg Steel Products Co. Address: 59 Paidge Avenue Brooklyn, New York 11222	Phone: Unknown	Inactive	None
1979-1982	Williamsburg Steel Products Co., Inc. Address: 73 Paidge Avenue Brooklyn, New York 11222	Phone: Unknown	Inactive	None
1979-1982	WJW Steel Properties LTD. (same company as above but deeds have conflicting names) Address: 73 Paidge Avenue Brooklyn, New York 11222		Unknown	None
1982-1993	Mersco Wholesale Co., Inc. c/o Mercantile Stores Company, Inc. Address: 126 West 31st Street New York, New York 10001	Phone: Unknown	Inactive	None
1993-1997	Mercantile International, Inc. Address: 1600 Cantrell Road Little Rock, Arkansas	Phone: Unknown	Inactive	None
1997-present	New York City Transit Authority Address: 130 Livingston Street Brooklyn, New York 11201	Phone: (718) 330-1234	Active	None
Operators				
1872	Greenpoint Bronze Manufacturing Company Address: 84 and 86 Quay Street Brooklyn, New York 11222	Phone: N/A	Unknown	None
1872-1878	John Alexander's Iron Foundry and Pattern Shop Address: N/A	Phone: N/A	N/A	N/A
1887	Cork Manufacturing Address: N/A	Phone: N/A	N/A	N/A
1887-1896	Marsh, White & Co. (Grain Mill and Storage) Address: Quay Street Brooklyn, New York 11222	Phone: N/A	Unknown	Unknown
1887-1916	Iron Foundry Address: N/A	Phone: N/A	N/A	N/A
1905	Franklin Foundry Co. Address: Unknown	Phone: Unknown	Unknown	Unknown
1904-1916	Chevalier Bros. Piano Plate Manufacturing/Works Address: 86 Quay Street Brooklyn, New York 11222	Phone: Unknown	Unknown	Unknown
1916	Columbia Standard Foundry Co. Address: Unknown	Phone: Unknown	Unknown	Unknown

PREVIOUS & CURRENT OWNERS & OPERATORS LIST

Quay Street Iron Foundry Site

Quay Street (New Lot 200), Brooklyn, New York 11222

1942-1951	Hollow Metal Door Manufacturing Address: Unknown Phone: Unknown	Unknown	Unknown
1951	Williamsburg Fireproof Products Corporation Address: 59 Paidge Avenue Brooklyn, New York 11222 Phone: Unknown	Inactive	None
1978-1983	Williamsburg Steel Products Co., Inc. Address: 59 Paidge Avenue Brooklyn, New York 11222 Phone: Unknown	Inactive	None
1986-2007	Mersco Wholesale Co. Address: 126 West 31st Street New York, New York 10001 Phone: Unknown	Inactive	None
1997-present	NYC Transit Authority's Mobile Wash Unit and Material Control Unit Address: 130 Livingston Street Brooklyn, New York 11201 Phone: (718) 330-1234	Active	None

EXHIBIT G

TS 114590

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

THIS INDENTURE, made the ^{25th} 18th day of December, nineteen hundred and ninety-seven
BETWEEN

Mercantile International, Inc., a Delaware corporation, whose mailing address is c/o Mercantile Stores Company, Inc., 9450 Seward Road, Fairfield, Ohio 45014 ("Grantor"), successor in interest to Mersco Wholesale Co., Inc., a New York corporation, which was merged into Grantor pursuant to a Certificate of Merger, dated February 1, 1993, and filed in the Office of the Secretary of State of party of the first part, and Delaware on February 1, 1993,

The New York City Transit Authority, a New York public benefit corporation, whose mailing address is 370 Jay Street, Brooklyn, New York 11201,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

See Attached Exhibit A.



YOU E-FILED BY 2004
JAN 11 2004
J. BURNETT

This conveyance was made in the ordinary course of business

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:

Witness

Jane A. Boston
Witness

Mercantile International, Inc.

By:

Randolph L. Burnette
Randolph L. Burnette
Senior Vice President

REC 4154 0671

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.

581

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.

581

OHIO

STATE OF ~~NEW YORK~~, COUNTY OF BUTLER

581

On the 11 day of December, 19 97, before me
personally came RANDOLPH L. BURNETTE
to me known, who, being by me duly sworn, did depose and
say ~~XXXXXXXXXXXX~~

that he is the SR. VICE-PRESIDENT
of Mercantile International, Inc.
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 corpora-
tion, and that he signed his name thereto by like order.



Sherry L. Brown
SHERRY L. BROWN
Notary Public, State of Ohio
My Commission Expires Oct. 28, 2001

Mortgage and Sale Deed

WITHOUT COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. _____

TO

SECTION
BLOCK 2590
LOT 1
COUNTY OR TOWN Kings

LUC VER.
BY ADDRESS

Recorded At Request of
First American Title Insurance Company of New York
RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
First American Title Insurance Company
of New York



Steve Farnstem, Esq.
1140 Ave of Americas
NY NY *10036*
Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

REEL 4154 PG 0673

Title No. TS-114590
Policy No.

AMENDED 12/16/97

SCHEDULE A

AS TO TAX LOT 1:

PARCEL I

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

BEGINNING at a point on the southerly side of Quay Street distant 65 feet 4 inches westerly, as measured along the southerly side of said Quay Street from the intersection of said street with the westerly side of Franklin Street;

RUNNING THENCE in a southerly direction at right angles to Quay Street 48 feet 0-1/2 inch to a point;

THENCE in a westerly direction with an interior angle of 106 degrees 22 minutes 42 seconds, a distance of 204 feet 8-7/8 inches to a point;

THENCE in a southeasterly direction with an interior angle of 286 degrees 29 minutes 37 seconds, a distance of 27 feet 4-3/4 inches to a point;

THENCE in a southeasterly direction with an interior angle of 183 degrees 53 minutes 12 seconds a distance of 31 feet 2-1/2 inches to a point;

THENCE in a southeasterly direction with an exterior angle of 176 degrees 55 minutes 17 seconds, a distance of 6 feet 3-1/4 inches;

THENCE in a westerly direction with an interior angle of 56 degrees 19 minutes 12 seconds, 442 feet 10-1/4 inches;

THENCE in a northerly direction at right angles to the southerly side of Quay Street, 159 feet to the southerly side of Quay Street;

THENCE in a easterly direction along the southerly side of Quay Street, 602 feet 3-1/2 inches, to the point or place of BEGINNING.

REEL 4154 PG 0674

Title No. TS-114590
Policy No.

SCHEDULE A CONTINUED

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 a point located in the southerly line (or a prolongation westerly of the southerly line) of Quay Street distant 652 feet, 7-1/4 inches westerly as measured along said southerly line of Quay Street from the intersection formed by said southerly line of Quay Street and the Westerly line of Franklin Street;

RUNNING THENCE southerly at right angles with said southerly line of Quay Street, along the westerly line of said other lands of the Purchaser, 144 feet;

RUNNING THENCE easterly at right angles with the last mentioned course, 417.07 feet;

THENCE southeasterly along a line forming an exterior angle of 53 degrees 14 minutes 29 seconds with the last mentioned course 12 feet 2-1/2 inches;

THENCE southeasterly along a line forming an interior angle of 176 degrees 55 minutes 17 seconds with last mentioned course 6 feet 3-1/4 inches;

RUNNING THENCE westerly parallel with Quay Street 442 feet 10-1/4 inches;

THENCE northerly at right angles to Quay Street 159 feet to the southerly line of Quay Street;

THENCE easterly along the southerly line of Quay Street, 15 feet to the point or place of BEGINNING.

**CITY REGISTER RECORDING AND ENDORSEMENT PAGE
- KINGS COUNTY -**

(This page forms part of the instrument)

Block(s) <u>2590</u>	Record & Return to:	1140 Avenue of the Americas
Lot(s) <u>1</u>		NEW YORK, NY 10036
Title/Agent Company name: TITLESERV Title Company number: <u>TS 114590</u>		

58-92 Quay St. Bldg

OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

Examined by (s): [Signature]

Mtg Tax Serial No. _____	
Mtg Amount \$ _____	
Taxable Amount \$ _____	
Exemption (✓) ☐ YES ☐ NO ☐	
Type: ☒ [30EE] ☐ [255] ☐ [OTHER _____]	
Dwelling Type: ☐ [1 & 2] ☐ [3] ☐ [4 & 5] ☐ [OTHER _____]	
TAX RECEIVED ON ABOVE MORTGAGE ▼	
County (basic) \$ _____	
City (Addtl) \$ _____	
Spec Addtl \$ _____	
TASF \$ _____	
MTA \$ _____	
NYCTA \$ _____	
TOTAL TAX \$ _____	
Apportionment Mortgage (✓) YES ☐ NO ☐	

Joy A. Bobrow, City Register

City Register
Serial Number **018842**

Indexed By (s): <u>[Signature]</u>	Verified By (s): _____
Block(s) and Lot(s) verified by <u>[Signature]</u>	
Address ☒	Tax Map ☐
Extra Block(s) _____	Lot(s) _____
Recording Fee <u>A</u> \$ <u>42.-</u>	
Affidavit Fee (C) \$ _____	
TP-584/582 Fee (Y) \$ _____	
RPTT Fee (R) \$ <u>5.-</u>	
HPD-A ☐	HPD-C ☐
New York State Real Estate Transfer Tax ▼	
\$ _____	
Serial Number 014789	
New York City Real Property Transfer Tax	
Serial Number 05274	
New York State Gains Tax	
Serial Number _____	

REEL 4154 PG 0675

58-92

DEED 0520 42.00
O/TL CSRR RECP DATE TIME
3-1 32 1463 Mar 26-98 12:11



**RECORDED IN KINGS COUNTY
OFFICE OF THE CITY REGISTER**

APR 26 1998 A 9:58

Witness My Hand and Official Seal

City Register

CRGFNB9K BPG 1/93

REEL 4154 PG 0667

Question (Need Individual or Corporation (Single Sheet))

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

THIS INDENTURE, made as of the 12th day of December, nineteen hundred and ninety-seven

BETWEEN
Mercantile International, Inc., a Delaware corporation, whose mailing address is c/o Mercantile Stores Company, Inc., 9450 Seward Road, Fairfield, Ohio 45014 ("Grantor"), successor in interest to Mersco Wholesale Co., Inc., a New York corporation, which was merged into Grantor pursuant to a Certificate of Merger, dated February 1, 1993, and party of the first part, and
filed in the Office of the Secretary of State of Delaware on February 1, 1993.

The New York City Transit Authority, a New York public benefit corporation, whose mailing address is 370 Jay Street, Brooklyn, New York 11201.

party of the second part,
WITNESSETH, that the party of the first part, in consideration of ten dollars paid by the party of the second part, does hereby release, release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

See attached Exhibit A.

THIS conveyance was made, in the ordinary course of business 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, hereby 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:

[Signature]
Witness
[Signature]
Witness

MERCANTILE INTERNATIONAL, INC.
By [Signature]
Randolph L. Burnette
Senior Vice President

REEL 4154 PG 668

State of New York, County of _____ 19__

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 he executed the same.

Ohio
State of New York, County of Butler 19__

On the 2 day of December, 1997, before me personally came *RANDOLPH L. BIRNITTE*

to me known, who being by me duly sworn, did depose and say that ~~XXXXXXXXXX~~

that he is the Senior Vice President of Mercantile International, Inc.

the corporation described in and which executed the foregoing instrument; that by order of the Board of Directors of said corporation he signed his name



Dixie L. Stickler
DIXIE L. STICKLER
Notary Public, State of Ohio
My Commission Expires May 22, 2000

Title No. _____

TO

State of New York, County of _____ 19__

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 he executed the same.

State of New York, County of _____ 19__

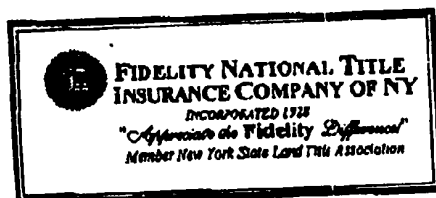
On the _____ day of _____, 19__, before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. _____

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.

DISTRICT
SECTION 2
BLOCK 2590
LOT 1
COUNTY OR TOWN Kings

LOC. VER.
BY ADDRESS

RECORDED AT REQUEST OF
Fidelity National Title Insurance Company of New York
RETURN BY MAIL TO



Stene Feinstein, Esq.
1140 Ave of Americas
NY NY 10036

RESERVE THIS SPACE FOR USE
OF RECORDING OFFICE

REEL 4154 PG 0669

Title No. TS-114590
Policy No.

SCHEDULE A CONTINUED

AS TO THE LAND IN THE BED OF QUAY STREET:

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

BEGINNING at a point located in the southerly line (or a prolongation westerly of the southerly line) of Quay Street distant 652 feet 7-1/4 inches westerly as measured along said southerly line of Quay Street from the intersection formed by said southerly line of Quay Street and the westerly line of Franklin Street;

RUNNING THENCE westerly along the southerly side of Quay Street 15 feet;

THENCE northerly at right angles to the last mentioned course 30 feet to the center line of Quay Street;

THENCE easterly along the center line of Quay Street 15 feet;

THENCE southerly at right angles to the last mentioned course 30 feet to the point or place of **BEGINNING**.

**CITY REGISTER RECORDING AND ENDORSEMENT PAGE
- KINGS COUNTY -**

(This page forms part of the instrument)

Block(s) 2590
 Lot(s) 1
48-49 Quay St. Bklyn

Record & Return to: Steve Feinstein Esq.
1140 Avenue of the Americas
NEW YORK NY 10036
 Title/Agent Company name: **TITLESERV**
 Title Company number: TS114590

OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

Examined by (e): [Signature]

Mtge Tax Serial No. _____
 Mtge Amount \$ _____
 Taxable Amount \$ _____

Exemption (✓) ☐ YES ☐ NO ☐

Type: [NONE] [2SS] [OTHER _____]

Dwelling Type: [1=2] [3] [4=6] [over 6]

TAX RECEIVED ON ABOVE MORTGAGE ▼

County (basic) \$ _____
 City (Addtl) \$ _____
 Spec Addtl \$ _____
 TASF \$ _____
 MTA \$ _____
 NYCTA \$ _____
 TOTAL TAX \$ _____

Apportionment Mortgage (✓) YES ☐ NO ☐

Joy A. Bobrow, City Register

City Register Serial Number **018841**

Indexed By (e): [Signature] Verified By (e): _____

Block(s) and Lot(s) verified by (e): [Signature]
 Address ☒ Tax Map ☐
 Extra Block(s) _____ Lot(s) _____

Recording Fee A \$ 37-
 Affidavit Fee (C) \$ _____
 TP-584/582 Fee (M) \$ _____
 RPTT Fee (R) \$ 25-
 HPD-A ☐ HPD-C ☐

New York State Real Estate Transfer Tax ▼
 \$ 0

Serial Number **014788**

New York City Real Property Transfer Tax
 Serial Number **05273**

New York State Gains Tax
 Serial Number _____

DEED 0516 37.00
 3-1 32 CSNR RECPT DATE TIME
 1988 Mar 26-98 12:10



**RECORDED IN KINGS COUNTY
OFFICE OF THE CITY REGISTER**

1988 Mar 26 A 9:58

Witness My Hand and Official Seal

[Signature]
 City Register

CRGFM09K.DPG 1/93

0154960670

EXHIBIT H

Gotham Property Acquisitions LLC
111 5th Avenue, 9th Floor
New York, NY 10003

New York City Transit Authority
John Coyne
2 Broadway
New York, NY 10004

**Re: Site Access to Perform Brownfield Cleanup Program Work
___ Quay Street (Tax Parcel No. Block 2590, Lot 200)
Brooklyn, NY 11222**

Dear Mr. Coyne:

Gotham Property Acquisitions LLC ("Gotham") is submitting a Brownfield Cleanup Program ("BCP") Application to the New York State Department of Environmental Conservation to voluntarily investigate and remediate the following property: ___ Quay Street (Tax Parcel No. Block 2590, Lot 200) (the "BCP Site"). As you know, the New York City Transit Authority ("NYCTA") owns the aforementioned parcel that make up the BCP Site. Gotham needs your written permission below to access your property for the purpose of performing environmental investigation and remediation work for acceptance into the BCP.

If you agree to sign below, you are granting us on behalf of the NYCTA what is known as a "temporary license" to allow an appropriate contractor we hire to enter the property to perform investigation and remediation work. Gotham promises to provide you with copies of any information we generate about the property, and if we do accidentally damage your property in any way, we agree to repair the damages to restore the property to the way it was before we entered. Our contractor will also maintain insurance that would cover any accidents on the job. We promise to minimize any and all inconvenience to you in connection with this work, and will give you one week notice before the work begins.

In addition, since NYCTA will still own the BCP Site when the remediation is complete and the Certificate of Completion is about to be obtained, in the event a Track 1 remediation level is not achieved, NYCTA is hereby also agreeing to impose an environmental easement on the BCP Site if required by the New York State Department of Environmental Conservation.

If you have any questions, please do not hesitate to call Simeon Maleh at (212) 599-00520. Otherwise, please sign below so that this work can proceed.

Thank you for your cooperation.

Sincerely,

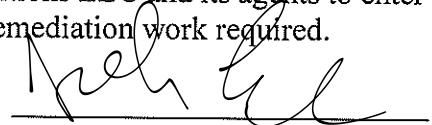
A handwritten signature in black ink, appearing to read 'David L. Pickett', written over a horizontal line.

Gotham Property Acquisitions LLC

By. David L. Pickett

Member

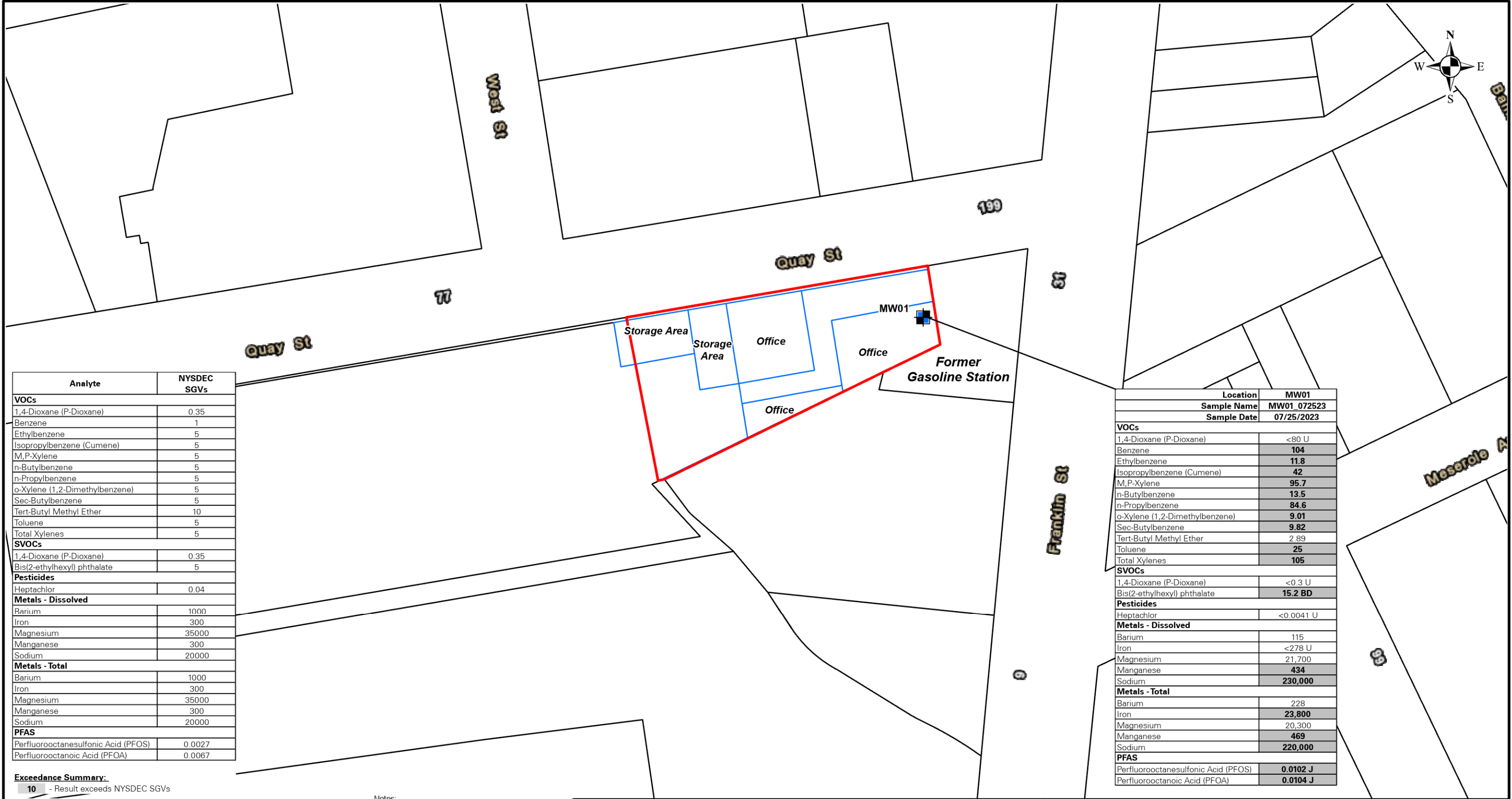
As an authorized signatory for the site owner NYCTA, I am authorized to grant this temporary license and agree to allow Gotham Property Acquisitions LLC and its agents to enter the NYCTA property to perform the BCP Investigation and/or remediation work required.

A handwritten signature in black ink, written over a horizontal line.

New York City Transit Authority

By.

Exhibit I



Analyte	NYSDEC SGVs
VOCs	
1,4-Dioxane (P-Dioxane)	0.35
Benzene	1
Ethylbenzene	5
Isopropylbenzene (Cumene)	5
M,P-Xylene	5
n-Butylbenzene	5
n-Propylbenzene	5
o-Xylene (1,2-Dimethylbenzene)	5
Sec-Butylbenzene	5
Tert-Butyl Methyl Ether	10
Toluene	5
Total Xylenes	5
SVOCs	
1,4-Dioxane (P-Dioxane)	0.35
Bis(2-ethylhexyl) phthalate	5
Pesticides	
Heptachlor	0.04
Metals - Dissolved	
Barium	1000
Iron	300
Magnesium	35000
Manganese	300
Sodium	20000
Metals - Total	
Barium	1000
Iron	300
Magnesium	35000
Manganese	300
Sodium	20000
PFAS	
Perfluorooctanesulfonic Acid (PFOS)	0.0027
Perfluorooctanoic Acid (PFOA)	0.0067

Exceedance Summary:
10 - Result exceeds NYSDEC SGVs

- Legend**
- Site Boundary
 - Tax Parcel Boundary
 - Site Feature
 - Soil Boring/Monitoring Well
 - Monitoring Well

Notes:
1. Parcel boundaries provided through the NYC Department of Planning's MapPLUTO 24v5, 2024 and an Application for Apportionments or Mergers (RP602) dated 15 April 2025.
2. Sample locations are approximate and based on field measurements.
3. Site features are approximate and based on the site's Evacuation Plan for the Mobile Wash Facility and observations made in the field.

60 0 60
SCALE IN FEET

LANGAN

300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com

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

NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project

**QUAY STREET
-IRON FOUNDRY SITE**

BLOCK No. 2590 Current LOT No. 1
(Proposed LOT No. 200)

BROOKLYN NEW YORK

Drawing Title

**GROUNDWATER
ANALYTICAL
RESULTS**

Project No.
100964201

Date
6/20/2025

Scale
1" 60'

Drawn By
IHB

Figure
4

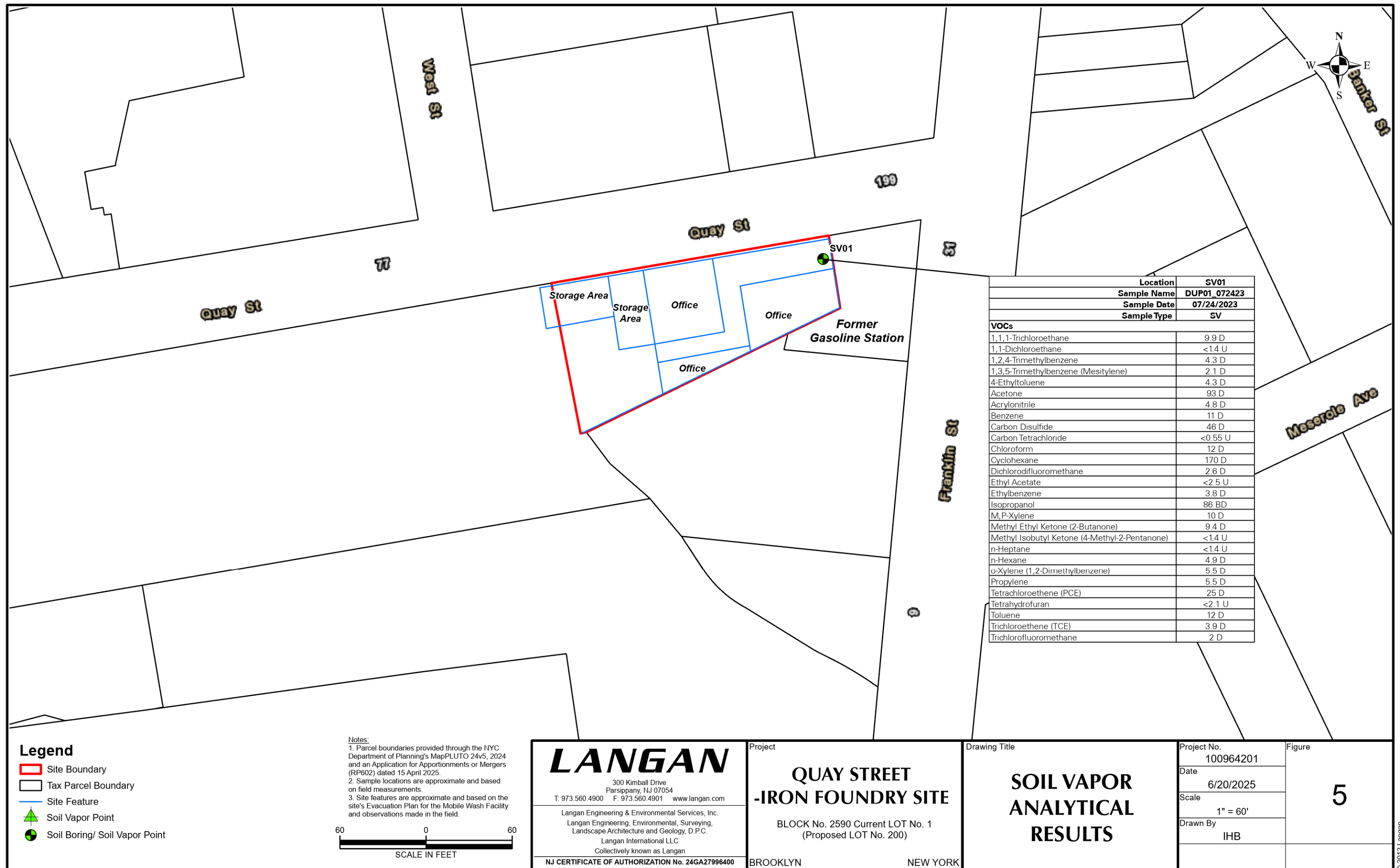


Exhibit J



Department of State

Division of Corporations

Entity Information

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

Entity Details



ENTITY NAME: GOTHAM PROPERTY ACQUISITIONS LLC
DOS ID: 5005418
FOREIGN LEGAL NAME:
FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY
DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTION OF LAW: 203 LLC - LIMITED LIABILITY COMPANY LAW
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 09/08/2016
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 09/08/2016
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: PAST DUE DATE
COUNTY: NEW YORK
NEXT STATEMENT DUE DATE: 09/30/2018
JURISDICTION: NEW YORK, UNITED STATES
NFP CATEGORY:

[ENTITY DISPLAY](#)[NAME HISTORY](#)[FILING HISTORY](#)[MERGER HISTORY](#)[ASSUMED NAME HISTORY](#)

Service of Process on the Secretary of State as Agent

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

Name: C/O GOTHAM ORGANIZATION, LLC

Address: ATTN: CHRISTOPHER JASKIEWICZ, 432 PARK AVENUE SOUTH, 2ND FLR, NEW YORK, NY, UNITED STATES, 10016

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

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value

Number Of Shares

Value Per Share

[Agencies](#)[App Directory](#)[Counties](#)[Events](#)[Programs](#)[Services](#)

Exhibit K

WRITTEN CONSENT

The undersigned, being a Member of Gotham Property Acquisitions LLC, does hereby certify as follows:

1. Gotham Property Acquisitions LLC is the prospective volunteer for the prospective Brownfield Cleanup Program (BCP) Site located at ___ Quay Street, Brooklyn, NY 11222 (Tax Block 2590 Lot 200) (the "BCP Site").

2. The following person, David L. Picket, a member of Gotham Property Acquisitions LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer Gotham Property Acquisitions LLC, in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 27th day of June, 2025.



Matthew T. Picket

Member of Gotham Property Acquisitions LLC

Exhibit L

Site Contact List

Quay Street Iron Foundry Site

Quay Street, Brooklyn, New York 11222

Name	Title	Address	City	State	Zip
Chuck Schumer	U.S. Senator	Leo O'Brien Building, Room 827	Albany	NY	12207
Kirsten Gillibrand	U.S. Senator	Leo O'Brien Building, Room 821	Albany	NY	12207
Dan Garodnick	Chair, NYC Planning Commission	120 Broadway, 31st Floor	New York	NY	10271
Nydia M. Velázquez	U.S. House of Representatives	266 Broadway, Suite 201	Brooklyn	NY	11211
Kristen Gonzalez	New York State Senator	801 2nd Avenue, Suite 303	New York	NY	10017
Shaminder Chawla	Mayor's Office of Environmental Remediation	100 Gold Street, 2nd Floor	New York	NY	10038
Antonio Reynoso	Brooklyn Borough President	209 Joralemon Street	Brooklyn	NY	11201
Johana Pulgarin	Brooklyn Community Board No. 1	435 Graham Avenue	Brooklyn	NY	11211
Brooklyn Paper	Media Outlet	One MetroTech Center	Brooklyn	NY	11201
Paul Rush	NYC DEP, Deputy Commissioner, Water Supply	59-17 Junction Blvd	Flushing	NY	11368
Abigail Garnett	Greenpoint Library - Document Repository	107 Norman Ave. at Leonard St.	Brooklyn	NY	11222
Alain Beugoms	P.S. 034 Oliver H. Perry, Principal	131 Norman Avenue	Brooklyn	NY	11222
Mary Scarlato	P.S. 031 Samuel F. Dupont, Principal	75 Meserole Avenue	Brooklyn	NY	11222
Timothy Goettelmann	John Ericsson Middle School 126, Principal	424 Leonard Street	Brooklyn	NY	11222
Christine Britton	Hunters Point Elementary School, Principal	1-35 57th Avenue	Queens	NY	11101
Mark Bartosh	Ms. Lam Montessori, Director of Operations	2 North 5th Street	Brooklyn	NY	11249
Beth Lubeck	P.S. 132 The Conselyea School, Principal	320 Manhattan Avenue	Brooklyn	NY	11211
Eva Cieloszyk	P.S. 110 The Monitor	124 Monitor Street	Brooklyn	NY	11222
To Whom It May Concern	Ardor School	29 Nassau Avenue	Brooklyn	NY	11222
Maria Masullo	Conselyea Preparatory School	208 North 5th Street	Brooklyn	NY	11211
To Whom It May Concern	Northside Charter High School	424 Leonard Street	Brooklyn	NY	11222
Frank Carbone	St. Stanislaus Kostka Catholic Academy, Principal	12 Newel Street	Brooklyn	NY	11222
Susanna Sierra	Success Academy Charter School - Williamsburg, Principal	183 South 3rd Street	Brooklyn	NY	11211
Amanda DiMeo	Williamsburg Northside School, Head of Preschool	152 North 5th Street	Brooklyn	NY	11211
Kellyann Witkowski	Williamsburg Preparatory School, Principal	257 North 6th Street	Brooklyn	NY	11211
To Whom It May Concern	Williamsburg Northside School	299 North 7th Street	Brooklyn	NY	11211
Benjamin Honoroff	J.H.S. 050 John D. Wells, Principal	183 South 3rd Street	Brooklyn	NY	11211
Sereida Rodriguez	P.S. 084 Jose De Diego, Principal	250 Berry Street	Brooklyn	NY	11249
To Whom It May Concern	Cottonwood NYC	203 Driggs Avenue	Brooklyn	NY	11222
To Whom It May Concern	Royal English School	861 Manhattan Avenue, Suite 18	Brooklyn	NY	11222
To Whom It May Concern	Atelier De La Casa Montessori French Spanish Preschool	66 Nassau Avenue	Brooklyn	NY	11222
Magda Lahliiti	French for Little Ones and Learn French Brooklyn	33 Nassau Avenue	Brooklyn	NY	11222
To Whom It May Concern	Building Blocks of Greenport	44 Kent Street	Brooklyn	NY	11222
Neil Harris	A-Tech High School, Principal	50 Bedford Avenue	Brooklyn	NY	11222
To Whom It May Concern	Polish Saturday School at the Parish of St. Cyril and Methodius	150 Dupont Street	Brooklyn	NY	11222
Yne Leal	Nueva York Kiddos, Director	163 Bayard Street	Brooklyn	NY	11222
Nicole Jubran	City Kids	240 Meeker Avenue	Brooklyn	NY	11211
To Whom It May Concern	The Goddard School of Manhattan	315 Avenue C	New York	NY	10009

Noah Lansner	Brooklyn Preparatory High School, Principal	257 North 6th Street	Brooklyn	NY	11211
Chris Doscher	Unity Preparatory Charter School, Director of Administration	584 Driggs Avenue	Brooklyn	NY	11211
To Whom It May Concern	Williamsburg Neighborhood Nursery School	54 South Second Street	Brooklyn	NY	11249
Maria Velez Clarke	The Children's Workshop School, Principal	610 East 12th Street	Manhattan	NY	10009
To Whom It May Concern	The Greenpoint School	725 Leonard Street	Brooklyn	NY	11222
Saira Khan	North Williamsburg KinderCare	17 North 6th Street	Brooklyn	NY	11249
To Whom It May Concern	Carrusel Child Center	168 Java Street	Brooklyn	NY	11222
To Whom It May Concern	ABC Child Center, Inc.	109 Nassau Avenue	Brooklyn	NY	11222
To Whom It May Concern	Carrusel Child Center Franklin Street	167 Franklin Street	Brooklyn	NY	11222
To Whom It May Concern	Green Bean Preschool	161 Greenpoint Avenue	Brooklyn	NY	11222
Karina Montoya	Bright Horizons at Kent Avenue, Director	175 Kent Avenue	Brooklyn	NY	11211
To Whom It May Concern	Building Brilliance Day Care II	1-14 56th Avenue	Long Island City	NY	11101
Beata Spizarna	Learning Steps Daycare and Preschool, Executive Director	544 Union Avenue	Brooklyn	NY	11211
Katarzyna Kaim-Goncalves	Greenpoint Garden Playhouse	53 India Street, Apt 1L	Brooklyn	NY	11222
To Whom It May Concern	The Learning Experience Brooklyn - Greenpoint	992 Lorimer Street	Brooklyn	NY	11222
To Whom It May Concern	YMCA - Child Care and Preschool	176 Java Street	Brooklyn	NY	11222
Heather Abreu	Two by Two Childcare Academy	418 Keap Street	Brooklyn	NY	11211
Apolonia de la Cruz	Mi Tia House Daycare, Owner	92 South 3rd Street	Brooklyn	NY	11249
To Whom It May Concern	Green Hive Early Education Program	318 Grand Street, #2B	Brooklyn	NY	11211
To Whom It May Concern	Nuestros Niños Day Care Center III	161 South 3rd Street	Brooklyn	NY	11211
To Whom It May Concern	Guidepost Montessori at Williamsburg	717 Driggs Avenue	Brooklyn	NY	11211
To Whom It May Concern	Virginia Day Nursery	464 East 10th Street	Manhattan	NY	10009
To Whom It May Concern	Seeds to Proceed Family Daycare	749 FDR Drive	New York	NY	10009
To Whom It May Concern	Amazing Explorers Academy Williamsburg	123 Hope Street	Brooklyn	NY	11211
M & H Realty LLC	Adjacent Property Owner of Quay Street, West Street, 7 Wharf Drive, and 3 West Street	177 North 11th Street	Brooklyn	NY	11211
Quay Plaza LLC	Adjacent Property Owner of 79 Quay Street	185 Clymer Street, Apt 401	Brooklyn	NY	11211
Greenpoint Village, LLC	Adjacent Property Owner of 64 Calyer Street	64 Calyer Street	Brooklyn	NY	11222
85 Quay Street LLC	Adjacent Property Owner of 85 Quay Street	515 Rockaway Ave	Valley Stream	NY	11581
Franklin 33 LLC	Adjacent Property Owner of 93 Quay Street	266 Broadway, Suite B04	Brooklyn	NY	11211
47 Franklin Owner LLC	Adjacent Property Owner of 47 Franklin Street	363 Hempstead Avenue	Malverne	NY	11565
45 Franklin Developers LLC	Adjacent Property Owner of 45 Franklin Street	9650 Flair Drive, Floor 1	El Monte	CA	91731
40-52 Franklin Street Corp.	Adjacent Property Owner of 40 Franklin Street	203 Meserole Avenue	Brooklyn	NY	11222
30-38 Franklin Owner LLC	Adjacent Property Owner of 30, 36, and 38 Franklin Street	149 Franklin Street	Brooklyn	NY	11222
30-38 Franklin Owner ML LLC	Adjacent Property Owner of 30, 36, and 38 Franklin Street	950 Third Avenue, Suite 901	New York	NY	10022
WHChristian & Sons Inc	Adjacent Property Owner of 22, 24 Franklin Street and Franklin Street	24 Franklin Street	Brooklyn	NY	11222
Franklin Meserole Realty Corp	Adjacent Property Owner of 14 and 18 Franklin Street	18 Franklin Street	Brooklyn	NY	11222
Franklin Point Holding LLC	Adjacent Property Owner of 12 Franklin Street	9300 Flair Drive, Floor 5	El Monte	CA	91731
11-25 Franklin Street, LLC	Adjacent Property Owner of 11 Franklin Street	8 Harbor Ct. W.	Roslyn	NY	11576
Popscorp Inc	Adjacent Property Owner of 7 Franklin Street	7 Franklin Street	Brooklyn	NY	11222
NYC Parks	Adjacent Property Owner of 1 Franklin Street and Franklin Street	830 5th Avenue	New York	NY	10065
Greenpoint Monitor Museum	Adjacent Property Owner of 56 Quay Street	P.O. Box 220378	Brooklyn	NY	11222
Pops Popular Clothing	Adjacent Property Operator of 7 Franklin Street	7 Franklin Street	Brooklyn	NY	11222
W H Cristian & Sons	Adjacent Property Operator of 22 Franklin Street	22 Franklin Street	Brooklyn	NY	11222
Brooklyn Creator Farm Adidas	Adjacent Property Operator of 1 Meserole Avenue	1 Meserole Avenue	Brooklyn	NY	11222

Scheel Corporation	Adjacent Property Operator of 38 Franklin Street	38 Franklin Street	Brooklyn	NY	11222
The Mallard Drake	Adjacent Property Operator of 43 Franklin Street	43 Franklin Street	Brooklyn	NY	11222
Franklin Court	Adjacent Property Operator of 33 Franklin Street	33 Franklin Street	Brooklyn	NY	11222
forecast	Adjacent Property Operator of 85 Quay Street	85 Quay Street, Unit 100	Brooklyn	NY	11222
West Wharf	Adjacent Property Operator of 60 Wharf Drive	60 Wharf Drive	Brooklyn	NY	11222

Exhibit M



2600 Innovation Square
100 South Clinton Avenue
Rochester, New York 14604
nyenvlaw.com

LINDA R. SHAW
ATTORNEY AT LAW

T 585.546.8430
C 585.414.3122
lshaw@nyenvlaw.com

5/21/2025

VIA ELECTRONIC MAIL

Paul Samulski
North Brooklyn Chamber of Commerce
56 North 9th Street
Brooklyn, New York 11249

RE: Brownfield Cleanup Program Application
Applicant: Gotham Property Acquisitions LLC
Site Name: Quay Street Iron Foundry Site
Site Address: Quay Street (proposed Section 3, Block 2590, Lot 200),
Brooklyn, New York 11222

Dear Mr. Samulski:

We represent GO Quay, LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at Quay Street (proposed 3-2590-200) in the City of New York, Brooklyn, New York. We respectfully request that the Chamber serve as a document repository for this project. To avoid significant use of your shelf space, all documents will be sent in CD or zip drive format at your request.

Please sign below and return the executed letter if you are able to certify that the North Brooklyn Chamber of Commerce is willing and able to act as a temporary public document repository for this Brownfield Cleanup Program Project.

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW, ESQ.

The North Brooklyn Chamber of Commerce is willing and able to act as a document repository for the Brownfield Cleanup Program Project located at Quay Street (proposed 3-2590-200), Brooklyn, New York 11222.

Paul Samulski, President

5/27/25
Date



2600 Innovation Square
100 South Clinton Avenue
Rochester, New York 14604
nyenvlaw.com

LINDA R. SHAW
ATTORNEY AT LAW

T 585.546.8430
C 585.414.3122
lshaw@nyenvlaw.com

Abigail Garnett
Greenpoint Library
107 Norman Ave. at Leonard St., Brooklyn, New York 11222

RE: Brownfield Cleanup Program Application
Applicant: Gotham Property Acquisitions LLC
Site Name: Quay Street Iron Foundry Site
Site Address: __ Quay Street (Lot 200), Brooklyn, New York 11222

Dear Ms. Garnett:

We represent Gotham Acquisitions LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at __ Quay Street in the City of New York, Brooklyn, New York. Your library is currently the repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with 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. To avoid significant use of your shelf space, all documents will be sent in CD format.

Please sign below and return the executed letter as an attachment to an email to my paralegal, Sarah Ahrens, at sahrens@nyenvlaw.com, if you are able to certify that the Greenpoint Library is willing and able to act as a temporary public repository for this Brownfield Cleanup Program Project.

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW, ESQ.

The Greenpoint Library is willing and able to act as a document repository for the Brownfield Cleanup Program Project located at __ Quay Street, Brooklyn, New York, 11222.

Abigail Garnett, Managing Librarian

11/7/24
Date

August 25, 2025

VIA ELECTRONIC MAIL

Gotham Property Acquisitions LLC
111 5th Avenue, 9th Floor
New York, New York 10003

Site Control Section
Attn: Alexandra Servis
NYS Department of Environmental Conservation
Bureau of Technical Support
625 Broadway, 11th Floor
Albany, New York 12233-7020

RE: Brownfield Cleanup Program Application – Second Submission
Quay Street Iron Foundry Site
BCP Site # C224441
Brooklyn Community Board 1 – Document Repository

Dear Ms. Servis:

I write this letter in response to your letter of incomplete application for the above BCP Site, requesting that the Brooklyn Community Board provide a letter agreeing to serve as the Site repository. I visited the Community Board offices, and they verbally advised me that the Community Board is willing to serve as the document repository for the BCP Site.

Please let me know if you have any questions.

Sincerely,

Simeon Maleh

Simeon Maleh
GOTHAM PROPERTY ACQUISITIONS LLC
111 Fifth Avenue, 9th Floor
New York, NY 10003

Exhibit N

Gotham Property Acquisitions LLC

