



**SUBMITTAL INSTRUCTIONS:**

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

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

a. VIA SITE CONTROL DROPBOX:

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

b. VIA GROUND MAIL:

- Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
- Mail the external storage device to the following address:  
Chief, Site Control Section  
Division of Environmental Remediation  
625 Broadway, 12<sup>th</sup> Floor  
Albany, NY 12233-7020

**SITE NAME:** 107 Walworth Street Development

**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: C224444

☒

Yes

☐

No



## BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 16 – January 2025

### SECTION I: Property Information

PROPOSED SITE NAME **107 Walworth Street Development**

ADDRESS/LOCATION **107 Walworth Street**

CITY/TOWN **Brooklyn**

ZIP CODE **11205**

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

COUNTY **Kings**

SITE SIZE (ACRES) **0.11**

LATITUDE

LONGITUDE

|    | ° | '  | "     | °  | '  | "     |
|----|---|----|-------|----|----|-------|
| 40 |   | 41 | 44.41 | 73 | 57 | 15.18 |

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 |
|---------------------|---------|-------|-----|---------|
| 107 Walworth Street | 3       | 1736  | 54  | 0.11    |
|                     |         |       |     |         |
|                     |         |       |     |         |

|                                                                                                                                                                                                                                                                                                                                                                                           | Y                                | N                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------|
| 1. Do the proposed site boundaries correspond to tax map metes and bounds?<br>If no, please attach an accurate map of the proposed site including a metes and bounds description.                                                                                                                                                                                                         | <input checked="" type="radio"/> | <input type="radio"/>            |
| 2. Is the required property map, provided in electronic format, included with the application?<br>(Application will not be processed without a map)                                                                                                                                                                                                                                       | <input checked="" type="radio"/> | <input type="radio"/>            |
| 3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See <a href="#">DEC's website</a> for more information)<br>If yes, identify census tract: <u>36047123700</u><br>Percentage of property in En-zone (check one): <input type="radio"/> 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input checked="" type="radio"/> 100% | <input checked="" type="radio"/> | <input type="radio"/>            |
| 4. Is the project located within a disadvantaged community?<br>See application instructions for additional information.                                                                                                                                                                                                                                                                   | <input checked="" type="radio"/> | <input type="radio"/>            |
| 5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.                                                                                                                                                                                                                          | <input type="radio"/>            | <input checked="" type="radio"/> |
| 6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)?<br>If yes, identify names of properties and site numbers, if available, in related BCP applications: _____                                                                                     | <input type="radio"/>            | <input checked="" type="radio"/> |

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

## SECTION II: Project Description

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?                                                                                                                                                                    | <input type="radio"/>            | <input checked="" type="radio"/> |
| 2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?                                                                                                                                                | <input type="radio"/>            | <input checked="" type="radio"/> |
| 3. Is/are there a/any Contaminant(s) of Ecological Concern?                                                                                                                                                                                                 | <input type="radio"/>            | <input checked="" type="radio"/> |
| If any of the conditions above exist, a Fish and Wildlife Resources Impact Analysis (FWRIA) Part I, as outlined in DER-10 Section 3.10.1, must be submitted with the application as a separate report. Please see the instructions for additional guidance. |                                  |                                  |
| 4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application?                                                                                                                                                                  | <input checked="" type="radio"/> | <input type="radio"/>            |








N/A ☒



**SECTION IV: Land Use Factors**

|                                                                                                                                                                                                                                                                                                     |                                       |                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------|
| 1. What is the property's current municipal zoning designation? <u>M1-1</u>                                                                                                                                                                                                                         |                                       |                                  |
| 2. What uses are allowed by the property's current zoning (select all that apply)?<br>Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/>                                                                            |                                       |                                  |
| 3. Current use (select all that apply):<br>Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Recreational <input type="checkbox"/> Vacant <input checked="" type="checkbox"/>                                                            |                                       |                                  |
| 4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant.<br>Is this summary included with the application?                       | Y<br><input checked="" type="radio"/> | N<br><input type="radio"/>       |
| 5. Reasonably anticipated post-remediation use (check all that apply):<br>Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/><br>If residential, does it qualify as single-family housing? N/A <input checked="" type="radio"/> | <input type="radio"/>                 | <input type="radio"/>            |
| 6. Please provide a statement detailing the specific proposed post-remediation use.<br>Is this summary attached?                                                                                                                                                                                    | <input checked="" type="radio"/>      | <input type="radio"/>            |
| 7. Is the proposed post-remediation use a renewable energy facility?<br>See application instructions for additional information.                                                                                                                                                                    | <input type="radio"/>                 | <input checked="" type="radio"/> |
| 8. Do current and/or recent development patterns support the proposed use?                                                                                                                                                                                                                          | <input checked="" type="radio"/>      | <input type="radio"/>            |
| 9. Is the proposed use consistent with applicable zoning laws/maps?<br>Please provide a brief explanation. Include additional documentation if necessary.                                                                                                                                           | <input checked="" type="radio"/>      | <input type="radio"/>            |
| 10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans?<br>Please provide a brief explanation. Include additional documentation if necessary.                                              | <input checked="" type="radio"/>      | <input type="radio"/>            |

**SECTION V: Current and Historical Property Owner and Operator Information**

|                                    |                            |                |
|------------------------------------|----------------------------|----------------|
| CURRENT OWNER Walworth Project LLC |                            |                |
| CONTACT NAME Phillip Miller        |                            |                |
| ADDRESS 199 Lee Avenue, Suite 323  |                            |                |
| CITY Brooklyn                      | STATE NY                   | ZIP CODE 11211 |
| PHONE (718) 484-0061               | EMAIL realty9099@gmail.com |                |
| OWNERSHIP START DATE May 2024      |                            |                |
| CURRENT OPERATOR N/A - Vacant      |                            |                |
| 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               | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
| Chlorinated Solvents    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Other VOCs              | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
| SVOCs                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| Metals                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| Pesticides              | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
| PCBs                    | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
| PFAS                    | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
| 1,4-dioxane             | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |
| Other – indicated below | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            |

\*Please describe other known contaminants and the media affected:

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

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

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

Are the required drawings included with this application?

☒ YES

☐ NO

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

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

Other: Residential

| SECTION VII: Requestor Information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                            |          |                                       |                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------|----------|---------------------------------------|----------------------------|
| NAME Walworth Project LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                            |          |                                       |                            |
| ADDRESS 199 Lee Avenue, Suite 323                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                            |          |                                       |                            |
| CITY/TOWN Brooklyn                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                            | STATE NY | ZIP CODE 11211                        |                            |
| PHONE (718) 484-0061                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | EMAIL realty9099@gmail.com |          |                                       |                            |
| 1. Is the requestor authorized to conduct business in New York State (NYS)?                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                            |          | Y<br><input checked="" type="radio"/> | N<br><input type="radio"/> |
| 2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the <a href="#">NYS Department of State's Corporation &amp; Business Entity Database</a> . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached? <b>Phillip Miller is the only member of Walworth Project LLC</b> |  |                            |          | <input checked="" type="radio"/>      | <input type="radio"/>      |
| 3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A <input type="radio"/>                                                                                                                                                                                                                                                                                                                                                                                          |  |                            |          | <input checked="" type="radio"/>      | <input type="radio"/>      |
| 4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of <a href="#">DER-10: Technical Guidance for Site Investigation and Remediation</a> and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements?<br><b>Documents that are not properly certified will not be approved under the BCP.</b>                                                                                                             |  |                            |          | <input checked="" type="radio"/>      | <input type="radio"/>      |

| SECTION VIII: Requestor Contact Information          |  |                                |          |                |
|------------------------------------------------------|--|--------------------------------|----------|----------------|
| REQUESTOR'S REPRESENTATIVE Phillip Miller            |  |                                |          |                |
| ADDRESS 199 Lee Avenue, Suite 323                    |  |                                |          |                |
| CITY Brooklyn                                        |  |                                | STATE NY | ZIP CODE 11211 |
| PHONE (718) 484-0061                                 |  | EMAIL realty9099@gmail.com     |          |                |
| REQUESTOR'S CONSULTANT (CONTACT NAME) Amy K. Murphy  |  |                                |          |                |
| COMPANY Haley & Aldrich of New York                  |  |                                |          |                |
| ADDRESS 213 West 35th Street, 7th Floor              |  |                                |          |                |
| CITY New York                                        |  |                                | STATE NY | ZIP CODE 10001 |
| PHONE (973) 658-3938                                 |  | EMAIL amurphy@haleyaldrich.com |          |                |
| REQUESTOR'S ATTORNEY (CONTACT NAME) George C.D. Duke |  |                                |          |                |
| COMPANY Fox Rothschild LLP                           |  |                                |          |                |
| ADDRESS 101 Park Avenue, 17th floor                  |  |                                |          |                |
| CITY New York                                        |  |                                | STATE NY | ZIP CODE 10178 |
| PHONE (212) 450-9847                                 |  | EMAIL gduke@foxrothschild.com  |          |                |

**SECTION IX: Program Fee**

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

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

**SECTION X: Requestor Eligibility**

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

|                                                                                                                                                                                                                                                                                                                                                                        | Y                     | N                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------------|
| 1. Are any enforcement actions pending against the requestor regarding this site?                                                                                                                                                                                                                                                                                      | <input type="radio"/> | <input checked="" type="radio"/> |
| 2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?                                                                                                                                                                                                                                           | <input type="radio"/> | <input checked="" type="radio"/> |
| 3. Is the requestor subject to an outstanding claim by the Spill Fund for this site?<br>Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.                                                                                                                                                     | <input type="radio"/> | <input checked="" type="radio"/> |
| 4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?                                                      | <input type="radio"/> | <input checked="" type="radio"/> |
| 5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.                                                                                                                                      | <input type="radio"/> | <input checked="" type="radio"/> |
| 6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?                                                                                                                                                                | <input type="radio"/> | <input checked="" type="radio"/> |
| 7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state? | <input type="radio"/> | <input checked="" type="radio"/> |
| 8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?                                                                                                         | <input type="radio"/> | <input checked="" type="radio"/> |
| 9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?                                                                                                                                                       | <input type="radio"/> | <input checked="" type="radio"/> |
| 10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?                                                                                                                                                                                    | <input type="radio"/> | <input checked="" type="radio"/> |
| 11. Are there any unregistered bulk storage tanks on-site which require registration?                                                                                                                                                                                                                                                                                  | <input type="radio"/> | <input checked="" type="radio"/> |

**SECTION X: Requestor Eligibility (continued)**

12. The requestor must certify that he/she/they is/are either a participant or volunteer in accordance with ECL 27-1405(1) by checking one of the boxes below:

**PARTICIPANT**

A requestor who either (1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum, or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

☐**VOLUNTEER**

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

☒

NOTE: By selecting this option, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste.

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

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

☒ Yes

☐ No

☐ N/A

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

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

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

Is this proof attached?

☐ Yes

☐ No

☒ N/A

**Note:** A purchase contract or lease agreement does not suffice as proof of site access.

**SECTION XI: Property Eligibility Information**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Y                     | N                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------------|
| 1. Is/was the property, or any portion of the property, listed on the National Priorities List?<br>If yes, please provide additional information.                                                                                                                                                                                                                                                                                                                             | <input type="radio"/> | <input checked="" type="radio"/> |
| 2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305?<br>If yes, please provide the DEC site number: _____ Class: _____                                                                                                                                                                                                                                                       | <input type="radio"/> | <input checked="" type="radio"/> |
| 3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility?<br>If yes, please provide:<br>Permit Type: _____ EPA ID Number: _____<br><br>Date Permit Issued: _____ Permit Expiration Date: _____                                                                                                                                                                                                                         | <input type="radio"/> | <input checked="" type="radio"/> |
| 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?<br>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.<br><div style="text-align: right;">N/A <input checked="" type="radio"/></div> | <input type="radio"/> | <input type="radio"/>            |
| 5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10?<br>If yes, please provide the order number: _____                                                                                                                                                                                                                                                                                                                   | <input type="radio"/> | <input checked="" type="radio"/> |
| 6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?<br>If yes, please provide additional information as an attachment.                                                                                                                                                                                                                                                                                               | <input type="radio"/> | <input checked="" type="radio"/> |

**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)

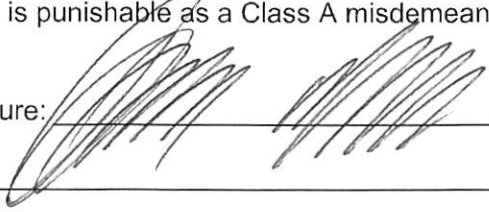
If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the DER-32, Brownfield Cleanup Program Applications and Agreements; and (3) that 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 MEMBER (title) of Walworth Project 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: October 22, 2025 Signature:  \_\_\_\_\_

Print Name: Phillip Miller \_\_\_\_\_

**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**

| <b>Please respond to the questions below and provide additional information and/or documentation as required. Please refer to the application instructions.</b> | <b>Y</b>                         | <b>N</b>                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------|
| 1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?                                                                                | <input checked="" type="radio"/> | <input type="radio"/>            |
| 2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?    | <input checked="" type="radio"/> | <input type="radio"/>            |
| 3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?                                                      | <input checked="" type="radio"/> | <input type="radio"/>            |
| 4. Is the property upside down or underutilized as defined below?                                                                                               |                                  |                                  |
| Upside down                                                                                                                                                     | <input type="radio"/>            | <input checked="" type="radio"/> |
| Underutilized                                                                                                                                                   | <input type="radio"/>            | <input checked="" type="radio"/> |

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

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

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

375-3.2:

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

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



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

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

**Check appropriate box below:**

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

# NYSDEC BROWNFIELD CLEANUP PROGRAM APPLICATION

---

107 WALWORTH STREET DEVELOPMENT  
107 WALWORTH STREET  
BLOCK 1736, LOT 54  
BROOKLYN, NEW YORK

PREPARED FOR:  
WALWORTH PROJECT LLC  
199 LEE AVENUE, SUITE 323  
BROOKLYN, NY 11211

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**ATTACHMENT A**

**SECTION I: PROPERTY INFORMATION**

## SECTION I.14: PROPERTY DESCRIPTION NARRATIVE

### ***Site Location***

The Proposed Brownfield Cleanup Program (BCP) site is located at 107 Walworth Street, Brooklyn, New York 11205 (Site). The approximately 5,000-square-foot (sf) Site is located in Kings County, New York and identified as Brooklyn Block 1736, Lot 54.

The Site was formerly part of a larger tax lot historically identified as Block 1736, Lot 54, which corresponded to the address 103 Walworth Street. On July 15, 2025, the New York City Department of Finance recorded a lot subdivision that created two separate lots: Lot 54 (now identified as 107 Walworth Street) and Lot 154 (which retained the 103 Walworth Street address). The Proposed BCP Site includes only the newly designated Lot 54.

The Site is bound by a vacant two- to three- story manufacturing building identified as “American Almond Paste Co.” to the north, a warehouse building to the south, a warehouse building and undeveloped lot to the east, and Walworth Street followed by multi-family residential buildings to the west. The Site is located within an urban area characterized by multi-story commercial, industrial and residential buildings.

A project locus is included in Figure 1. An aerial photograph of the Site is included in Figure 2. A tax map is included in Figure 3. A map showing surrounding land use is included as Figure 4.

### ***Site Features***

The Site is a rectangular-shaped lot improved with a vacant one-story commercial warehouse building that encompasses the entire Site footprint and was previously utilized as an almond paste manufacturing facility in connection with the north adjacent building. The Site building is currently vacant and includes a partial cellar in the northwest corner of the building that extends approximately 10 feet (ft) below sidewalk grade (bsg). The cellar partially extends beneath the building on the north adjacent property (Lot 154), which is not included in the BCP Site boundary. The Site has not undergone significant or structural (re)construction since the late 1910s when the existing building was constructed, and the structure has been vacant since the applicant acquired the property. The Site is secured and entry points to the Site building remain locked.

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

According to the New York City Planning Commission Zoning Map 13b, the Site is located within a manufacturing zoning district (M1-1). The proposed development of this property is consistent with the current zoning.

### ***Past Site Use***

Based on a Phase I Environmental Site Assessment (ESA) prepared by Environmental Business Consultants (EBC) for the Site on May 19, 2018, beginning in the early 1900s (earliest historical records available), the Site was marked as undeveloped. In the late 1910s, the Site was developed with a two-story garage and residence. By the mid-1930s, the garage was occupied by an almond paste manufacturer. By the mid 1960's the eastern boundary of the structure on the Site was connected to a one- to two- story building with frontage on Sandford Street located to the east. Operations were still noted as an almond paste factory at that time and continued through the mid-2000's. The Site building

has been vacant since at least March 2022 when the applicant acquired the property, and the structure has not undergone significant changes since the late 1910s.

Historically, the Site was part of a larger parcel formerly identified as Block 1736, Lot 54 (103 Walworth Street). On July 15, 2025, this lot was subdivided into two separate lots—Lot 54 (107 Walworth Street, the Proposed BCP Site) and Lot 154 (103 Walworth Street), which is not included in the BCP boundary.

Based on the identified contaminants, the source of contamination is likely a combination of contaminated fill and historic use of the Site as an almond paste manufacturing facility from the mid-1930s through the mid-2000's. Hazardous materials may have been used, stored and/or disposed during historic Site operations.

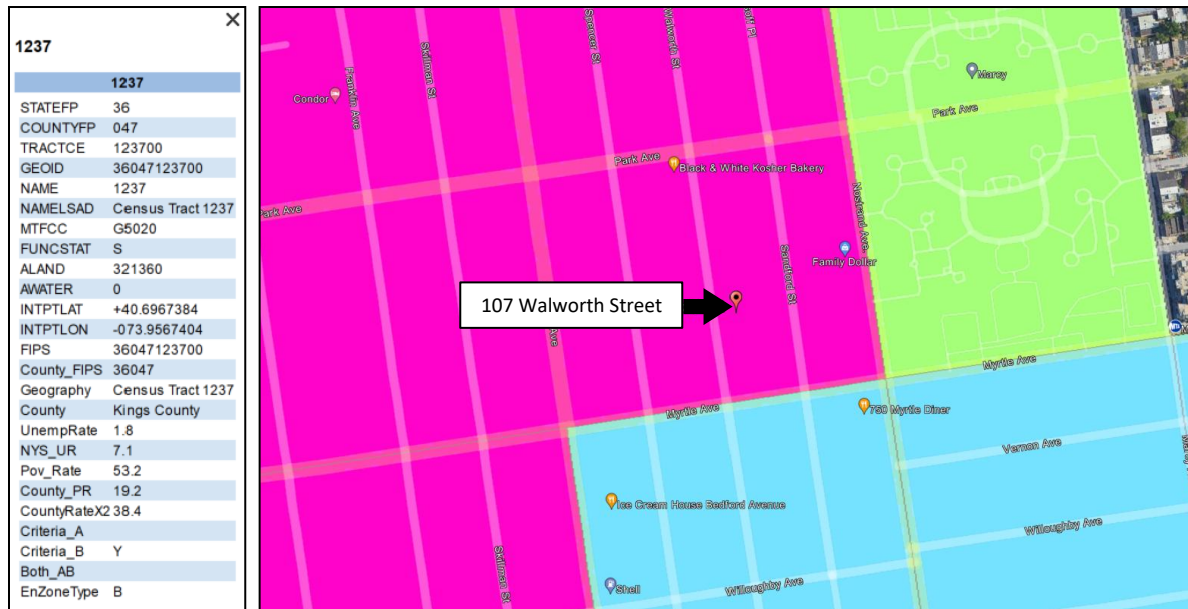
#### ***Site Geology and Hydrogeology***

Based on findings from the July 2023 Limited Phase II Environmental Site Investigation (ESI), material generally underlying the Site consists of brown to dark brown sand with varying amounts of silt and gravel with trace brick and slag was observed from surface grade to at least 8 ft bsg in the two soil borings advanced on the first floor of the Site building. Surficial soils were underlain by a potential native layer consisting of medium brown sand with some gravel observed in the four soil borings advanced in the partial cellar, which extends approximately 10 ft bsg.

The topography of the Site is generally flat with a gentle slope to the north. The ground level elevation on the site is approximately 25 ft above mean sea level (amsl). Groundwater was not encountered during the July 2023 Limited Phase II ESI; however, based on available data from adjacent properties, the depth to groundwater at the Site is anticipated to be approximately 30 ft bsg. The inferred regional groundwater flow direction for the area surrounding the site is to the north-northwest toward the East River and its tributaries (i.e., Newtown Creek).

#### ***Environmental Zone Designation***

The entire Site is located within an EnZone (Type B in Census Tract 1237).



The entire Site is located within a Disadvantaged Community (DAC) (Census Tract 1237).



## SECTION I.14: ENVIRONMENTAL ASSESSMENT NARRATIVE

The Requestor seeks entry into the New York State Department of Environmental Conservation (NYSDEC) BCP at the investigation stage. Previously, a Phase I ESA dated May 19, 2018 was completed for the Site by EBC, and a Limited Phase II ESI Summary dated July 21, 2023 was completed for the Site by H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York).

Based on the findings of the July 2023 Limited Phase II ESI, as indicated in the summary letter, primary contaminants of concern at the Site include heavy metals and semi-volatile organic compounds (SVOCs), specifically polycyclic aromatic hydrocarbons (PAHs), in soil; and, chlorinated volatile organic compounds (CVOCs), including tetrachloroethene (PCE), in sub-slab soil vapor. PCE was also detected above laboratory detection limits in multiple soil samples. Additional investigation is necessary to



determine if an on-site source of contamination exists. A summary of findings from the July 2023 Phase II ESI is provided below:

### ***Soil***

Soil analytical results were compared to NYSDEC Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Restricted-Residential Use Soil Cleanup Objectives (RRSCOs).

Five SVOCs were identified above RRSCOs in one soil sample, B-01\_0-2 (collected from 0 to 2 ft below grade surface [bgs]), including benzo(a)anthracene (14 milligrams/kilogram [mg/kg]), benzo(a)pyrene (13 mg/kg), benzo(b)fluoranthene (14 mg/kg), dibenz(a,h)anthracene (1.5 mg/kg) and indeno(1,2,3-cd)pyrene (5.8 mg/kg).

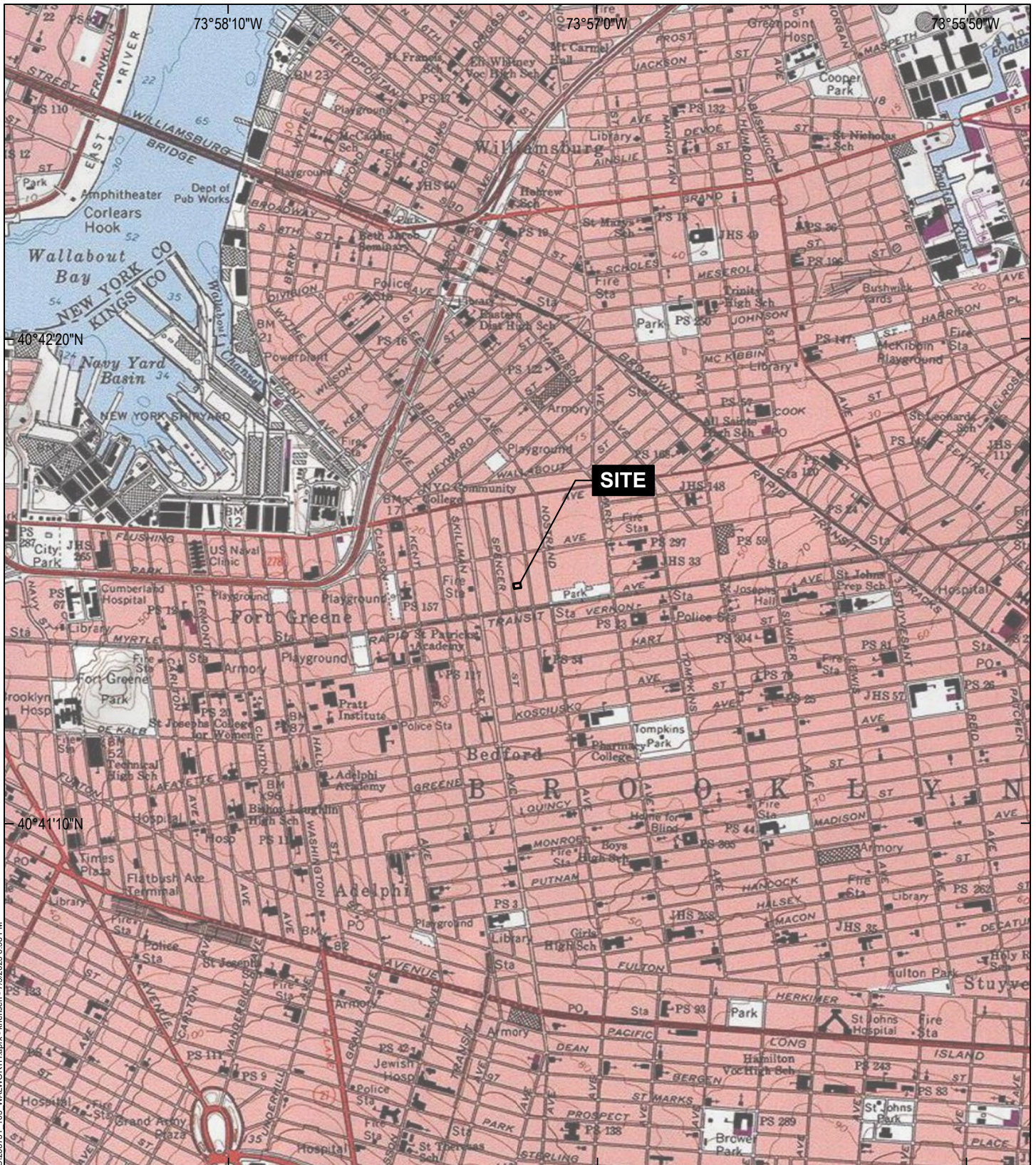
Two metals were detected above the RRSCOs in soil samples collected from the B01 soil boring, including mercury in both B01\_0-2 and B01\_6-8, at a maximum concentration of 4.14 mg/kg in B01\_6-8; and, lead in B01\_6-8, at a concentration of 447 mg/kg.

### ***Soil Vapor***

No standard currently exists for soil vapor data in New York State. The total concentration of volatile organic compounds (VOCs) in the soil vapor sample analyzed, SV02, was 2,376 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ). Petroleum-related VOCs including m,p-xylene (concentration  $12.7 \mu\text{g}/\text{m}^3$ ) and o-xylene (concentration  $4.91 \mu\text{g}/\text{m}^3$ ) were detected above laboratory detection limits in sub-slab soil vapor.

Three CVOCs, including cis-1,2-dichloroethene (concentration  $5.15 \mu\text{g}/\text{m}^3$ ); PCE (concentration  $2,140 \mu\text{g}/\text{m}^3$ ); and, trichloroethene (TCE) (concentration  $67.2 \mu\text{g}/\text{m}^3$ ), were detected above laboratory detection limits sub-slab soil vapor. As stated above, PCE was also detected above laboratory detection limits in soil samples throughout the Site.





MAP SOURCE: USGS  
SITE COORDINATES: 40°41'44\"N, 73°57'15\"W

**HALEY  
ALDRICH**

107 WALWORTH STREET  
BROOKLYN, NEW YORK

## PROJECT LOCUS

APPROXIMATE SCALE: 1 IN = 2,000 FT  
JULY 2023

FIGURE 1



GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\0208731\GIS\0208731\_107\_WALWORTH.aprx - USER: khresen - LAST SAVED: 7/28/2025 7:05 AM

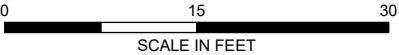


LEGEND

-  SITE BOUNDARY
-  PARCEL BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE
2. ASSESSOR PARCEL DATA SOURCE: NEW YORK DEPARTMENT OF CITY PLANNING
3. AERIAL IMAGERY SOURCE: NEARMAP, JULY 3, 2025



HALEY  
ALDRICH

107 WALWORTH STREET  
BROOKLYN, NEW YORK

SITE PLAN

JULY 2025

FIGURE 2



G:\S FILE PATH: \\haleyaldrich.com\share\CF\Projects\0208731\GIS\0208731\_103\_WALWORTH.aprx - USER: khansen - LAST SAVED: 7/5/2023 6:38 PM

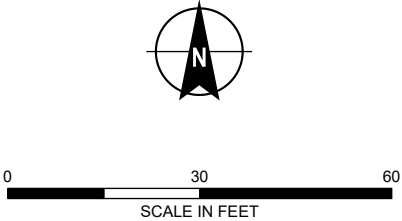


**LEGEND**

SITE BOUNDARY

TAX LOT BOUNDARY

- NOTES**
- 1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE
  - 2. ASSESSOR PARCEL DATA SOURCE: QUEENS COUNTY
  - 3. AERIAL IMAGERY SOURCE: NEARMAP, 28 MAY 2023



**HALEY  
ALDRICH**

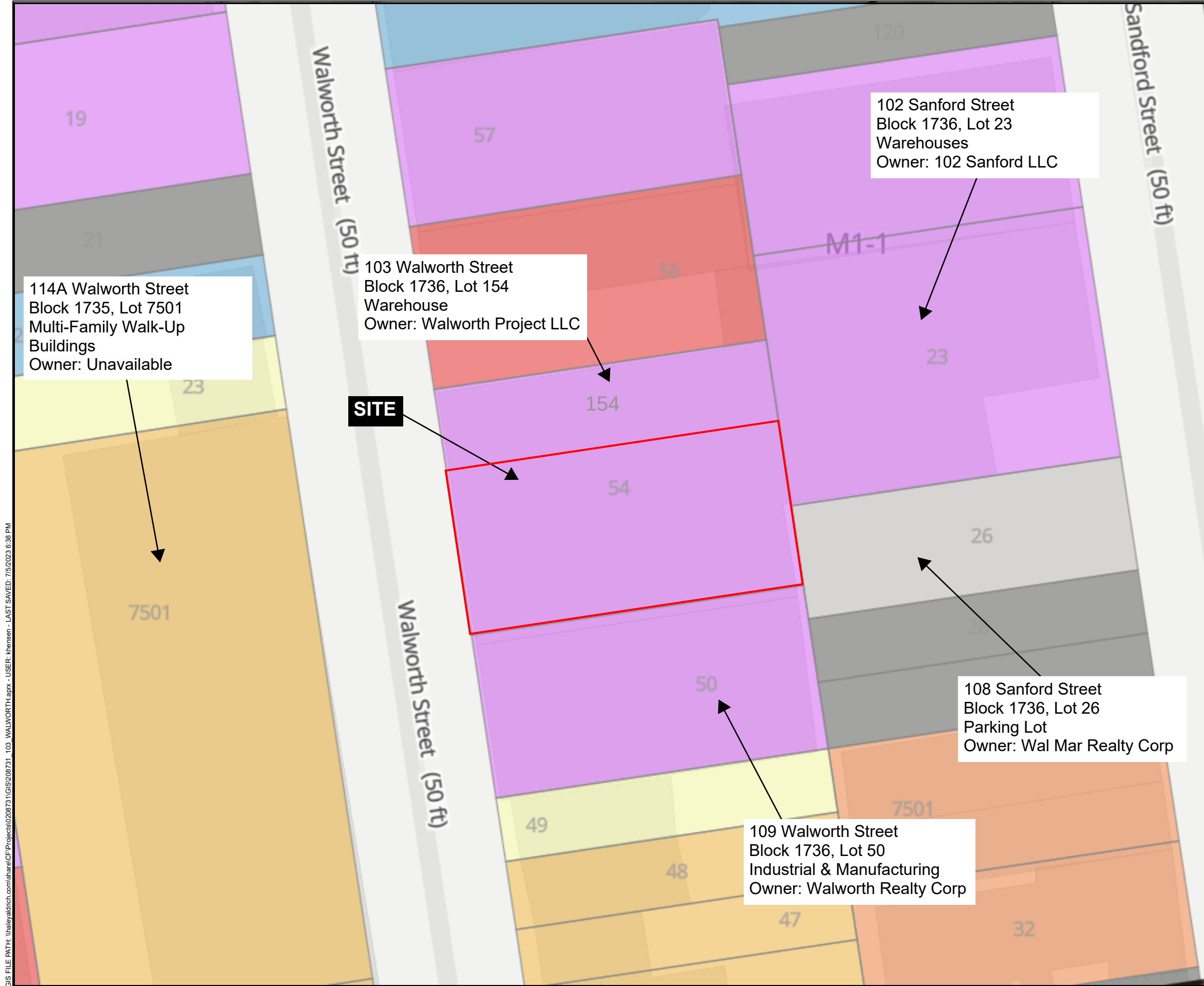
107 WALWORTH STREET  
BROOKLYN, NEW YORK

TAX MAP

AUGUST 2025

FIGURE 3





LEGEND

- SITE BOUNDARY
- TAX LOT BOUNDARY

- One & Two Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-Family Elevator Buildings
- Mixed Residential & Commercial Buildings
- Commercial & Office Buildings
- Industrial & Manufacturing
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking Facilities
- Vacant Land
- Other

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE
2. ASSESSOR PARCEL DATA SOURCE: QUEENS COUNTY
3. AERIAL IMAGERY SOURCE: NEARMAP, 28 MAY 2023



0 30 60  
SCALE IN FEET

HALEY  
ALDRICH

107 WALWORTH STREET  
BROOKLYN, NEW YORK

SURROUNDING LAND USE

SEPTEMBER 2023

FIGURE 4

## 1 | Location Information

House No(s) ~~105~~ 107 Street Name WALWORTH STREET

Borough BROOKLYN

Block 1736

Lot 54

BIN 3427249

C.B. No. 303

## 2 Plot Diagram of Zoning Lot

Plot Diagram must show the correct street lines from the City Plan; the plot to be built upon in relation to the street lines and the portion of the lot to be occupied by the building; the legal grades and the existing grades, properly identified, of streets at nearest point from the proposed buildings in each direction; the House Numbers and the Block and Lot Numbers. Indicate dimensions of total tax lots.

h. legis  
7-15-2025

**OFFICIAL HOUSE NUMBER(S)  
SHOWN IN RED**

NEW BUILDING  
NUMBER(S)

**PRESIDENT, BOROUGH OF BROOKLYN  
TOPOGRAPHICAL BUREAU**



100'

---

49.88'

54'

21

46'

50'

#107

Walworth Street

Myrtle Avenue

JUL 02 2025

**NORTH ARROW**



**3 Description of Land and Premises** *The zoning lot on which the premises is located is bounded as follows:*

BEGINNING at the point on the EASTERLY side of WALWORTH STREET distant 232.62 feet

NORTHERLY of the corner formed by the intersection of WALWORTH STREET and MYRTLE AVENUE

|                |                    |                     |                    |                |
|----------------|--------------------|---------------------|--------------------|----------------|
| running thence | E. 46 feet; thence | N. .21 feet; thence | E. 54 feet; thence | N. 49.88 feet; |
|----------------|--------------------|---------------------|--------------------|----------------|

|        |                     |                    |              |       |
|--------|---------------------|--------------------|--------------|-------|
| thence | W. 100 feet; thence | S. 50 feet; thence | feet; thence | feet; |
|--------|---------------------|--------------------|--------------|-------|

|        |              |              |              |       |
|--------|--------------|--------------|--------------|-------|
| thence | feet: thence | feet: thence | feet: thence | feet: |
|--------|--------------|--------------|--------------|-------|

|        |              |              |              |       |
|--------|--------------|--------------|--------------|-------|
| thence | feet; thence | feet; thence | feet; thence | feet; |
|--------|--------------|--------------|--------------|-------|

|        |              |              |       |                            |
|--------|--------------|--------------|-------|----------------------------|
| thence | feet; thence | feet; thence | feet; | to the point of beginning. |
|--------|--------------|--------------|-------|----------------------------|

#### 4 Applicant's Statement and Signature

Falsification of any statement is a misdemeanor under § 28-203.1, Item 1, and 28-11.1 of the NYC Administrative Code and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both.

Applicant Name YOEL ROZENBERG

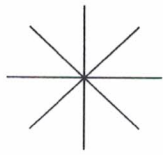
Signature

Date 5/30/2025

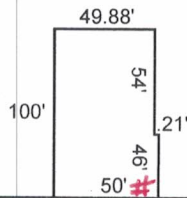


|                           |                                                                                                                                                                                                     |                           |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| (Filled out by Applicant) | <b>APPLICATION for STREET NUMBER(S)**</b>                                                                                                                                                           | Sanborn Atlas Information |
| BLOCK <u>1736</u>         | OFFICE OF THE PRESIDENT OF THE BOROUGH OF BROOKLYN<br>TOPOGRAPHICAL BUREAU - STREET NUMBER DIVISION<br>209 JORALEMON STREET BROOKLYN, NY 11201<br>T: (718) 802-3919 E: Topoappts@brooklynbp.nyc.gov | VOL. <u>3</u>             |
| LOT <u>54</u>             |                                                                                                                                                                                                     | PAGE <u>55</u>            |

Topo Site/Plot Plan

**OFFICIAL HOUSE NUMBER(S)  
SHOWN IN RED**

PRESIDENT, BOROUGH OF BROOKLYN  
TOPOGRAPHICAL BUREAU



Walworth Street

Myrtle Ave

**NEW BUILDING  
NUMBER(S)**

232.62' to corner

THE HOUSE NUMBER(S) ASSIGNED MUST BE DISPLAYED  
CHAP. 5 SECT. 3-505 ADMIN. CODE; CITY OF NY

|                                                                                                                                                                           |                                                                                           |                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-----------------------------------------------------|
| APPLICANTS NAME: <u>YOEL ROZENBERG</u><br>COMPANY: <u>YOEL ROZENBERG</u><br>ADDRESS: <u>4 SHERATON DRIVE</u><br><u>LAKEWOOD, NJ 08701</u><br>PHONE NO.: <u>7189139976</u> | FILLED OUT BY TOPO STAFF<br>ASSIGNED BY: <u>L. Regis</u><br>REVIEWED BY: <u>7-15-2025</u> | DATE<br><u>JUL 02 2025</u><br>(Dated by Topo Dept.) |
| FILLED OUT BY TOPO STAFF<br>Application submitted by: <input checked="" type="checkbox"/> DROP OFF <input type="checkbox"/> MAIL IN Taken by: <u>ME</u>                   |                                                                                           |                                                     |

**New Building - Existing Lot**

(Must be accompanied by Topo TF-2 &amp; DOB: PD-1 applications signed by PE or RA)

**New Subdivision/Consolidation/Reconfiguration**

(Must be accompanied by Topo TF-2 &amp; DOB: PD-1 applications signed by PE or RA) – PLUS a copy of a signed Tentative Lot/RP602 form from DOF )

**Demolition**

(Must be accompanied by Topo TF-2 &amp; DOB: PD-1 applications signed by PE or RA)

**Alteration of Existing Structure or Certificate of Occupancy**

(Must be accompanied by Topo TF-2 &amp; DOB: PD-1 applications signed by PE or RA)

**Existing Structure - Application for ☐ new, ☐ additional or ☐ verification of address**

(If no DOB work, copy of the deed and Schedule A can replace PD1 requirement)

**INSTRUCTIONS TO APPLICANT**

1. Check **PURPOSE OF APPLICATION** above.
2. Attach appropriate documentation as required.
3. **NO RED INK/PENCIL ON TOPO OR DOB FORMS**
4. Complete ground/1st floor plan including the following:
  - north arrow
  - all street names
  - dimensions of tax lot
  - distance to nearest corner
  - footprint of building and location of entrance ▲

**APPLICANT COMMENT/ REQUEST**

NOTE: APPLICATIONS FOR SITES WITH A LOT SIZE GREATER THAN 5,000 SQUARE FEET MUST INCLUDE GROUND OR FIRST FLOOR PLANS (No bigger than 11x17). PLANS ARE ALSO REQUIRED FOR ANY LOT IN WHICH ADDITIONAL ADDRESSES ARE REQUESTED OR AN ENTRANCE DISCREPANCY. PLANS MUST HAVE ORIGINAL STAMP AND SIGNATURE OF A NEW YORK STATE PROFESSIONAL ENGINEER (P.E.) OR REGISTERED ARCHITECT (R.A.)

**\*\* \$100 fee per house number/per application set**

(Bank Certified Checks/Money Orders payable to Brooklyn Borough President's Office, Credit/Debit Cards)

**TOPOGRAPHICAL BUREAU - STREET NUMBER DIVISION**

**APPLICATION for STREET NUMBER(S)**  
OFFICE OF THE PRESIDENT OF THE BOROUGH OF BROOKLYN  
TOPOGRAPHICAL BUREAU - ROOM 340  
209 JORALEMON STREET BROOKLYN, NY 11201  
T: (718) 802-3919 E: Topoappts@brooklynbp.nyc.gov

**1 Contact Information for Pick Up – MUST BE FILLED OUT COMPLETELY**

Name of Representative dropping off application(s) (please print):

REUVEN BRACH

Business Name: EXPRESS FILING INC.

Business Address: 183 WILSON ST #395

City: BROOKLYN

State: NY

Zip: 11211

Business Telephone: 347-860-4012

Cell Number:

EMAIL (for Pick Up notification): INFO@EXPRESSFILING.COM

**2 Location Information**House Number: ~~105~~ 107 Street Name: WALWORTH STREET

Borough: BROOKLYN

Block: 1736

Lot: 54

CBNo.: 303

BIN: 3427249

DOB Job Number:

Apt/Condo No(s):

Work on Floor(s): 001-003

**3 Applicant Information: Required for all applications filing with DOB**

Last Name: ROZENBERG

First Name: YOEL

Choose one: ☐ P.E. ☒ R.A.

License Number: 045621

Business Name: YOEL ROZENBERG

Email Address: RCUBEDNY@GMAIL.COM

Business Telephone: 7189139976

Cell Number:

Business Address: 4 SHERATON DRIVE

City: LAKEWOOD

State: NJ

Zip: 08701



**4 Filing Representative: Those filing with TOPO on behalf of applicant/owner**

Last Name: BRACH First Name: REUVEN  
 Business Name: EXPRESS FILING INC.  
 Registration Number: 007005  
 Email Address: INFO@EXPRESSFILING.COM  
 Business Telephone: 347-860-4012 Cell Number: \_\_\_\_\_  
 Business Address: 183 WILSON ST #395  
 City: BROOKLYN State: NY Zip: 11211

**5 Job/Project Type: Required for all applications. Choose one.**

Check off the type of work that is being completed below:

- ☒ New Building ☐ Alteration filing ☐ Subdivision/Merger (Tentative RP602 form required)  
☐ Demolition ☐ Superseding Applicant ☐ Other (explain): \_\_\_\_\_

The following must be included in your application based on the kind of work being done:

- ☒ Topo application Form (TF-1)  
☒ Topo job information form (TF-2)  
☒ DOB PD-1 form
- ☐ Deed & Schedule A (as described in TF-1)  
☐ Notarized letter from owner (Required for apps. w/o DOB filings)  
**Note:** Only the Owner can apply for addresses, if owner cannot attend and there are no DOB filings involved, a notarized letter giving permission to apply on their behalf must be submitted.
- ☐ 1<sup>st</sup> floor plans (as described in #4 on TF-1)  
☐ Pictures of each street side of location (for existing buildings w/o plans)  
☐ Survey (if applicable or requested by Topo Staff)
- ☐ DOF - RP602 form (Required for lots in a merger/subdivision)  
☐ A Street Number application for all new or affected lots listed on RP602.  
**Note:** Every tax lot listed in the "new lot(s)" or "affected lot(s)" area at the bottom, must apply for address assignment or verification. We must have all applications to move forward with any application. If your team is not working on that lot, please coordinate with the owner to have those other applications submitted.
- ☐ \$100 per entrance/per application set

**6 Job Description**

PROPOSED NEW 6 STORY COMMERCIAL BUILDING.

**7 Tax Lot Characteristics**

Original Tax Lots being merged or reapportioned (if applicable)

54

Tentative Tax Lot Numbers (new tax lots only)

54 154

**8 Comments****9 Property Owner Information**

Owner Type: ☐ Tenant/Shareholder ☐ Individual ☒ Partnership/ Corporation ☐ Condo/Co-Op  
☐ NYCHA/HHC/SCA ☐ NYC Agency ☐ Other Government Agency

Name (please print): PHILLIP MILLER

Relationship to owner:

Business Name/Agency: WALWORTH PROJECT LLC

Street Address: 199 LEE AVE #323

City: BROOKLYN

State: NY Zip: 11211

Telephone: 7184840061

Email: REALTY9099@GMAIL.COM

**10 Applicant's Statement and Signature**

I hereby certify that I prepared or supervised the preparation of the documents submitted herewith and that the information indicated in this document is true and accurate to the best of my knowledge. I acknowledge that all street numbers are assigned based on the building's entrance location and that the Topographical Bureau will assign addresses to new buildings or buildings with new entrances as appropriately as possible. I understand that if I am found after to have falsified any information provided or forged/erased any assignment the Topographical Bureau has given, I will be barred from filing with the Bureau in the future.

Name (print): YOEL ROZENBERG

Sign/Date: *Yoel Rozenberg* 06/04/2025



[P.E./ R.A. applicants apply seal then sign & date]

**11 INSTRUCTIONS TO APPLICANT**ADDITIONAL ADDRESSES:

All residential, commercial, retail, community facility, office and ambulatory facility entrances must apply for their own address at time of submittal.

PLAN REQUIREMENTS:

Applications with a frontage on a street greater than 50 ft OR with a lot size greater than 5,000 sq. ft. must include a 1-page 1<sup>st</sup> floor plan with a site/plot plan overlay, no bigger than 11 x17

PLANS WILL ALSO BE REQUIRED FOR ANY LOT IN WHICH ADDITIONAL ADDRESSES ARE REQUESTED OR IF THERE IS A DESCREPENY OF WHERE AN ENTRANCE IS LOCATED.

Plans must include the following:

- No red ink
- north arrow
- all street names
- depiction of full tax lot (not just building)
- dimensions of tax lot(s)
- distance to nearest corner
- distance to the main entrance
- footprint of building
- location of entrances/doors
- Seal of Registered Architect or Engineer



**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: BROOKLYNBlock: 1736Present Lot(s): 54☐ Merger☒ ApportionmentNumber of  
Lots Requested 2

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Lot Number: 54, 154☐ Air☒ SubterraneanLot(s) Usage:  
(check one)☒ Residential  
Building Gross  
Sq/Ft: 7500☐ Commercial  
Building Gross  
Sq/Ft: \_\_\_\_\_☐ Mix (Residential & Commercial)  
Building Gross  
Sq/Ft: \_\_\_\_\_1. Owner's Name (as per Deed):  
Property

OR

Company Name: WALWORTH PROJECT LLC

LAST NAME

FIRST NAME

2. Address:

103 WALWORTH STREETBROOKLYN NY11205

NUMBER AND STREET

CITY

STATE

ZIP CODE

3. Filing Representative (if applicable):

**SECTION B: CERTIFICATION**

1. Architect/Engineer/Applicant's Name:

ROZENBERGYOEL

LAST NAME

FIRST NAME

2. Address: 4 SHERATON DRIVE

NUMBER AND STREET

LAKEWOOD

CITY

NJ

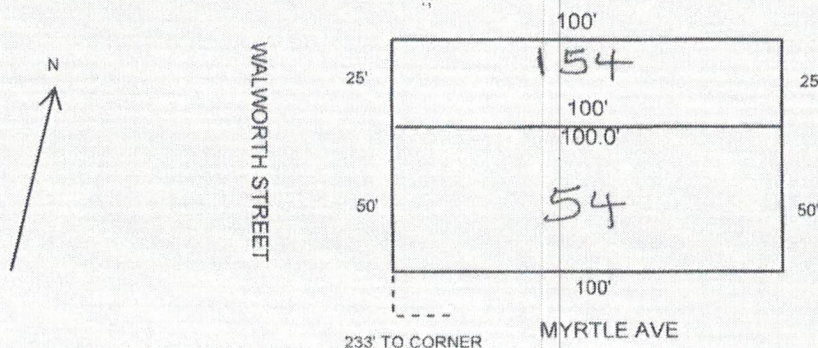
STATE

08701

ZIP CODE

3. Telephone Number: 71891399764. Email Address: RCUBEDNY@GMAIL.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: Yoel RosenbergDate: 05 / 07 / 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 or Engineer's seal)

Tentative Lot(s) issued:

Customer Service Representative: ASDate: 5/15/25New Lot(s): 154Lot(s) Affected: 54Lot(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:

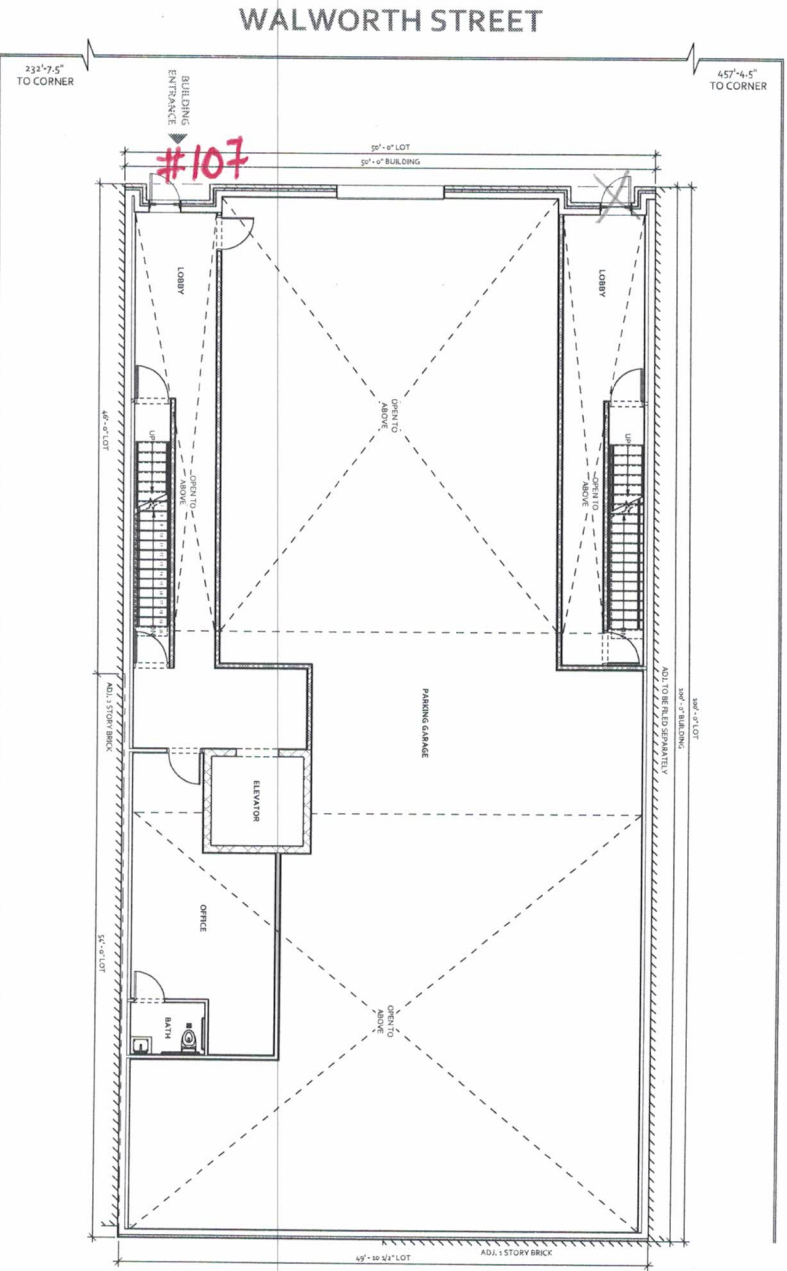
Tax Map Specialist:

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_



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➔ **Z**



**PRESIDENT, BOROUGH OF BROOKLYN  
TOPOGRAPHICAL BUREAU**

L. Kaji  
7-15-2025

NEW BUILDING  
NUMBER(S)

|     |                                                  |
|-----|--------------------------------------------------|
| DES | DESIGNS & DETAILS,<br>STRUCTURAL<br>DRAWINGS FOR |
| DAI |                                                  |
| SCA |                                                  |

|                      |                       |
|----------------------|-----------------------|
| DRAWING NO. A-101.00 |                       |
| DATE<br>6/30/2025    | DRAWN BY<br>YR        |
| SCALE<br>AS NOTED    | SHEET NO.<br>01 OF 01 |

RAWING TITLE: FIRST FLOOR PLAN



DOJ FILE 3 APPROVAL

105 WALWORTH ST.  
BROOKLYN, NY

YOEL ROZENBERG  
850.713.0660 AOL.COM/EO1  
4 SHELTON DRIVE  
LAKEWOOD, NJ 08701  
ROZENBERG@AOL.COM  
LICENSE NO. 385921

**ATTACHMENT B**

**SECTION II: PROJECT DESCRIPTION**

## **SECTION II.4: PROJECT DESCRIPTION**

The purpose of the project is to redevelop an underutilized and contaminated property in addition to implementing remedial measures to protect human health and the environment.

The Site is a rectangular-shaped lot improved with a one- to two-story commercial warehouse building that encompasses the entire Site footprint and was previously utilized as an almond paste manufacturing facility. The Site building is currently vacant and includes a partial cellar in the northwest corner of the building that extends approximately 10 ft bsg.

### ***Proposed Development***

While the development plans are conceptual at this time, the planned project will consist of partial demolition of the existing building and construction of a new three- to four-story building with a partial cellar for use as a commercial and/or community facility.

Following NYSDEC approval of this BCP Application and its associated Remedial Investigation Work Plan (RIWP), the proposed work will include:

1. Partial demolition of the existing building, expansion of the partial cellar and removal of the AST.
2. Performance of a remedial investigation to characterize the nature and extent of contamination and identify remedial measures.
3. Excavation and off-site disposal of contaminated soil.
4. Implementation of remedial measures, as required, in tandem with site-wide redevelopment.

### ***Rationale for BCP Program***

The Requestor seeks to enter the NYSDEC BCP at the investigation stage.

Upon review of analytical results from previous environmental investigations conducted at the Site (discussed in further detail in Section VI), the Requestor seeks to enter the NYSDEC BCP due to the contaminants of concern identified at the Site, primarily including heavy metals and SVOCs in soil and CVOCs in soil vapor.

While the Limited Phase II ESI provided preliminary site characterization data, it did not fully determine the nature and extent of contamination. Requestor is, therefore, also submitting for NYSDEC approval a Draft RIWP along with this BCP Application.



## Project Schedule

It is anticipated that the Remedial Investigation will commence once Requestor is accepted into the BCP and the RIWP is approved by the Department. Implementation of the remedy would start within 6 to 8 months following acceptance of the Remedial Investigation Report by NYSDEC. Completion of the remedy is anticipated by January 2027 with a Certificate of Completion expected by end of 2027. A tentative project schedule is below.

| Item | Task                                                                    | Duration (days) | Start     | End       | 2025 |     |     |     |     |     |     |     |     |     |     |     | 2026 |     |     |     |     |     |     |     |     |     |     |     | 2027 |     |     |     |     |     |  |  |  |  |  |  |
|------|-------------------------------------------------------------------------|-----------------|-----------|-----------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|--|--|--|--|--|--|
|      |                                                                         |                 |           |           | FEB  | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | JAN | FEB  | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | JAN | FEB  | MAR | APR | MAY | JUN | JUL |  |  |  |  |  |  |
| 1    | Preparation and Submission of BCP Application, RIWP and CPP             | 210             | 2/1/2025  | 9/1/2025  |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |  |  |  |  |  |  |
| 2    | 30-Day Public Comment Period for BCP Application and RIWP               | 30              | 11/1/2025 | 12/1/2025 |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |  |  |  |  |  |  |
| 3    | Execute BCA and NYSDEC & NYSDOH Approval of the RIWP                    | 30              | 12/1/2025 | 1/1/2026  |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |  |  |  |  |  |  |
| 4    | Implementation of Remedial Investigation                                | 30              | 1/1/2026  | 2/1/2026  |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |  |  |  |  |  |  |
| 5    | Preparation and Submission of RIR and RAWP                              | 60              | 2/1/2026  | 4/1/2026  |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |  |  |  |  |  |  |
| 6    | NYSDEC & NYSDOH Review of RIR and RAWP                                  | 60              | 4/1/2026  | 6/1/2026  |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |  |  |  |  |  |  |
| 7    | 45-Day Public Comment Period for RAWP and Issuance of Decision Document | 45              | 6/1/2026  | 7/15/2026 |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |  |  |  |  |  |  |
| 8    | Implementation of RAWP with Engineering Oversight                       | 150             | 8/1/2026  | 1/1/2027  |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |  |  |  |  |  |  |
| 9    | Preparation of FER and SMP (if required)                                | 90              | 1/1/2027  | 4/1/2027  |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |  |  |  |  |  |  |
| 10   | NYSDEC & NYSDOH Review of FER (and SMP, if required)                    | 60              | 4/1/2027  | 6/1/2027  |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |  |  |  |  |  |  |
| 11   | NYSDEC Issues COC                                                       | 30              | 6/1/2027  | 8/1/2027  |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |  |  |  |  |  |  |

### Notes:

This is an estimated schedule; items are subject to change

Completion of item 8 refers to the completion of remediation and not the end of overall construction

BCP = Brownfield Cleanup Program

NYSDEC = New York State Department of Environmental Conservation

BCA = Brownfield Cleanup Agreement

RIWP = Remedial Investigation Work Plan

CPP = Citizen Participation Plan

NYSDOH = New York State Department of Health

RIR = Remedial Investigation Report

RAWP = Remedial Action Work Plan

FER = Final Engineering Report

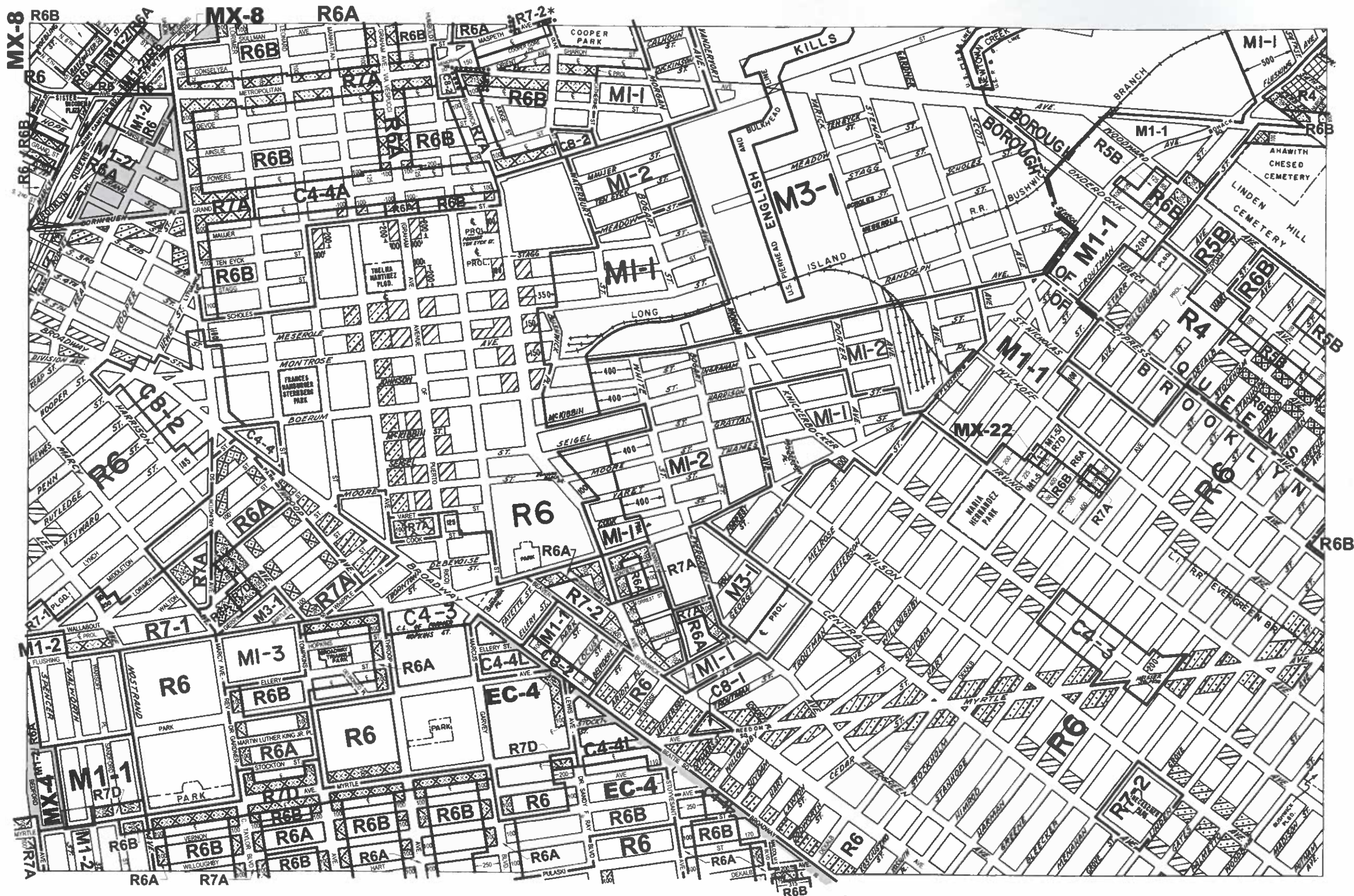
SMP = Site Management Plan

COC = Certificate of Completion

## **SECTION II.5: GREEN AND SUSTAINABLE REMEDIATION (GSR)**

NYSDEC's DER-31 Green Remediation requires that Green Remediation concepts, best practices, and techniques be considered during stages of the remedial program, including remedial investigation, remedial design/remedial action, and site management, as applicable, with the goal of improving the sustainability of the cleanup and summarizing the net environment benefit of implemented green technology. Goals for the project related to green and sustainable remediation metrics will be incorporated into and tracked during each stage of the project, as appropriate. Green and sustainable practices and techniques employed will be discussed in applicable reports associated with each stage of the project, including the completion of an environmental footprint analysis using an NYSDEC-accepted tool like the Spreadsheets Footprint Analysis (SEFA). A climate change vulnerability assessment will be completed, as necessary, at each stage of the project.





# ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

## Major Zoning Classifications:

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

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

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

**AREA(S) REZONED**

## Effective Date(s) of Rezoning:

\*11-23-2021 C 210480 ZMK  
11-23-2021 C 200314 ZMK

## Special Requirements:

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

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

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

## MAP KEY

|     |            |     |
|-----|------------|-----|
| 12c | 13a        | 13c |
| 12d | <b>13b</b> | 13d |
| 16c | 17a        | 17c |

© Copyrighted by the City of New York

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

|      |      |      |      |      |      |      |      |      |      |
|------|------|------|------|------|------|------|------|------|------|
| C1-1 | C1-2 | C1-3 | C1-4 | C1-5 | C2-1 | C2-2 | C2-3 | C2-4 | C2-5 |
|      |      |      |      |      |      |      |      |      |      |

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

ZONING MAP 13b



**ATTACHMENT C**

**SECTION IV: LAND USE FACTORS**

## SECTION IV: LAND USE FACTORS

### ***Zoning***

According to the New York City Planning Commission Zoning Map 13b, the site is located within a manufacturing zoning district (M1-1). M1 zoning districts range from the Garment District in Manhattan and Port Morris in the Bronx with multistory lofts, to parts of Red Hook or College Point with one- or two-story warehouses characterized by loading bays. M1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities.

### ***Current Use***

The approximately 5,000 sf (0.11 acre) Site is developed with a vacant one-story commercial warehouse building that encompasses the entire Site footprint and was previously utilized as an almond paste manufacturing facility in connection with the north adjacent building. The Site building is currently vacant and includes a partial cellar in the northwest corner of the building that extends approximately 10 feet (ft) below sidewalk grade (bsg). The cellar partially extends beneath the building on the north adjacent property (Lot 154), which is not included in the BCP Site boundary. The entire Site is paved and capped.

### ***Intended Use Post-Remediation***

While the development plans are conceptual at this time, the planned project will consist of partial demolition of the existing building and construction of a new three- to four-story building with a partial cellar for use as a commercial and/or community facility.

The architectural set is still in the design phase and will be released when available.

### ***Compliance with Applicable Zoning Laws, Recent Development and Community Master Plans***

According to the New York City Planning Commission Zoning Map 13b, the Site is located within a manufacturing zoning district (M1-1). The proposed development of this property is consistent with the current zoning. The applicable zoning map is included as an attachment.

**ATTACHMENT D**

**SECTION V: CURRENT PROPERTY OWNER/OPERATOR INFORMATION**



## SECTION V: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

### ***Current Owner and Operator***

Walworth Project LLC is the current owner of 107 Walworth Street. A mortgage agreement dated May 16, 2024 is available on ACRIS. A copy of the mortgage agreement is included as an attachment in Section VII. The Site is currently vacant.

### ***Previous Owners and Operators***

A list of current and previous owners of 107 Walworth Street (previously identified as 103 Walworth Street prior to a lot subdivision that was executed on July 15, 2025) is provided in the table below.

| Date      | Document Type | First Party                                        | First Party Address                                      | Second Party                                         | Relationship of First Party to Applicant |
|-----------|---------------|----------------------------------------------------|----------------------------------------------------------|------------------------------------------------------|------------------------------------------|
| 3/15/2022 | Deed          | 102 Sanford LLC                                    | 225 Broadway, 39 <sup>th</sup> Floor, New York, NY 10007 | Walworth Project LLC (98 Cutter Mill Road, NY 11021) | None                                     |
| 6/21/1966 | Deed          | Roy M. Goodman, City Of New York (Dept of Finance) | Room 500, Municipal Building, Borough of Manhattan, NY   | City of New York                                     | None                                     |

Reference: New York City Department of Finance ACRIS website: <https://a836-acris.nyc.gov/DS/DocumentSearch/BBLResult>. Current and former addresses and telephone numbers of the previous property owners were not available.

The Site is currently developed with a vacant one- to two -story commercial warehouse building with a partial cellar located in the northwestern corner of the building, and most recently operated as an almond paste manufacturer. The Site has not undergone significant or structural (re)construction since the late 1910s when the existing building was constructed, and the structure has been vacant since the applicant acquired the property in May 2024. A list of previous known operators of 107 Walworth Street is provided in the below table.

| Name                                         | Relationship to Property | Address and Phone Number                                                    | Relationship to Applicant |
|----------------------------------------------|--------------------------|-----------------------------------------------------------------------------|---------------------------|
| Walworth Project LLC (May 2024 – Present)    | Owner                    | 199 Lee Avenue, Suite 1000, Brooklyn, NY 11211<br>Phone No. (917) 496-2211  | Applicant                 |
| Walworth Project LLC (March 2022 – May 2024) | Owner                    | 98 Cutter Mill Road, #4625 Great Neck, NY 11021<br>Phone No. (917) 496-2211 | None                      |
| American Almond Products Co (1934-2014)      | Operator                 | 103 Walworth Street                                                         | None                      |

Reference: The EDR City Directory Abstract (inquiry number 5263758.33) included in the Phase I ESA completed by EBC dated May 19, 2018.

Based on a Phase I ESA completed by EBC for the Site in May 2018, the Site was developed as a residential property in the late 1910s. The Site was operated as an almond paste manufacturer from at

least the mid-1930's through the mid-2000's. The Site is currently unoccupied, and the structure remains unchanged since the late 1910s.

**ATTACHMENT E**

**SECTION VI: PROPERTY'S ENVIRONMENTAL HISTORY**

## SECTION VI.1: REPORTS

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

1. May 2018 Phase I Environmental Site Assessment Report, prepared by Environmental Business Consultants and
2. July 2023 Limited Phase II Environmental Site Investigation Summary, prepared by Haley & Aldrich of New York.

The reports above are provided as separate standalone files within the folder shared via NYSDEC's File Transfer System (FTS). A summary of the environmental findings from these investigations is provided below.

### ***May 2018 Phase I Environmental Site Assessment Report Prepared by EBC***

EBC prepared a Phase I ESA on behalf of TNW Capitol LLC for the parcels located at 95-107 Walworth Street, Brooklyn, New York for the purpose of identifying recognized environmental conditions (RECs) in connection with the site. At the time of the site reconnaissance on April 19, 2018, the Site was vacant.

The Phase I ESA did not identify RECs in connection with the Site, but identified several environmental concerns (ASTM International [ASTM] Non-Scope issues/Business Environmental Risks [BERs]), including the presence of an AST<sup>1</sup> containing fuel oil on the Site, fluorescent light ballasts potentially containing polychlorinated biphenyls (PCBs), suspect asbestos-containing boiler and pipe insulation in the cellar, and suspect asbestos containing floor tile and sheetrock/wallboard throughout the building.

### ***July 2023 Limited Phase II Environmental Site Investigation Summary (former 103 Walworth Street) Prepared by Haley & Aldrich of New York***

Haley & Aldrich of New York completed a Limited Phase II ESI on the former 103 Walworth street Site (currently identified as Block 1736, Lots 54 and 154) to investigate soil and soil vapor quality beneath the properties. The investigation was performed on June 22 and 23, 2023 and included installation of six soil borings to depths between 8 and 16 ft bsg and installation of two temporary sub-slab soil vapor points to a depth of 8 inches below the cellar slab. In total, 12 soil samples and two sub-slab soil vapor samples were collected – six of the soil samples and one of the soil vapor samples were collected from within the proposed BCP Site boundary (107 Walworth Street, Block 1736, Lot 54). A summary of the findings from the samples collected within the proposed BCP Site boundary is provided below:

---

<sup>1</sup> The May 2018 Phase I ESA identified a 4,000-gallon AST historically located in the southern portion of the Site and registered under Petroleum Bulk Storage (PBS) ID No. 2-017523 associated with the former 103 Walworth Street address. The structure previously presumed to be an AST was further evaluated and confirmed to be a boiler unrelated to petroleum storage. According to records maintained by NYSDEC and documentation provided by the Property Owner, this AST was formally closed and removed in 2020, and the tank is no longer present at the Site.



### Soil

Surficial soils generally consist of brown to dark brown sand with varying amounts of silt and gravel with trace brick and slag was observed from 0 to 8 ft bsg.

- Soil samples were compared to NYSDEC 6NYCRR Part 375 RRSCOs. Soil samples collected during the investigation revealed the following:
  - Five SVOCs were identified in soil sample B-01\_0-2 (collected from 0 to 2 ft bgs) above RRSCOs, including benzo(a)anthracene (14 mg/kg), benzo(a)pyrene (13 mg/kg), benzo(b)fluoranthene (14 mg/kg), dibenz(a,h)anthracene (1.5 mg/kg) and indeno(1,2,3-cd)pyrene (5.8 mg/kg).
  - Two metals were detected above the RRSCOs in soil samples collected from the B01 soil boring, including mercury in both B01\_0-2 and B01\_6-8, at a maximum concentration of 4.14 mg/kg in B01\_6-8; and, lead in B01\_6-8, at a concentration of 447 mg/kg.
  - One CVOC (PCE) was detected above laboratory reporting limits in all six samples analyzed.

### Sub-Slab Soil Vapor

- No standard currently exists for soil vapor data in New York State.
  - The total concentration of volatile organic compounds (VOCs) in the soil vapor sample analyzed, SV02, was 2,376 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ). Petroleum-related VOCs including m,p-xylene (concentration  $12.7 \mu\text{g}/\text{m}^3$ ) and o-xylene (concentration  $4.91 \mu\text{g}/\text{m}^3$ ) were detected above laboratory detection limits in sub-slab soil vapor.
  - Three CVOCs, including cis-1,2-dichloroethene (concentration  $5.15 \mu\text{g}/\text{m}^3$ ); PCE (concentration  $2,140 \mu\text{g}/\text{m}^3$ ); and, trichloroethene (TCE) (concentration  $67.2 \mu\text{g}/\text{m}^3$ ), were detected above laboratory detection limits sub-slab soil vapor. As stated above, PCE was also detected above laboratory detection limits in soil samples throughout the Site

**SECTION VI.2: Sampling Data**  
**Analytical Results Summary Tables**

**Soil Summary Table**

| Analytes > RRSCO       | Detections > RRSCOs | Max Concentration (ppm) | RRSCO (ppm) | Depth      |
|------------------------|---------------------|-------------------------|-------------|------------|
| Tetrachloroethene      | 0                   | 0.0058                  | 19          | 6-8'       |
| Benzo(a)anthracene     | 1                   | 14                      | 1           | 0-2'       |
| Benzo(a)pyrene         | 1                   | 13                      | 1           | 0-2'       |
| Benzo(b)fluoranthene   | 1                   | 14                      | 1           | 0-2'       |
| Dibenz(a,h)anthracene  | 1                   | 1.5                     | 0.33        | 0-2'       |
| Indeno(1,2,3-cd)pyrene | 1                   | 5.8                     | 0.5         | 0-2'       |
| Lead                   | 1                   | 447                     | 400         | 6-8'       |
| Mercury                | 2                   | 4.14                    | 0.81        | 0-2', 6-8' |

**Soil Vapor Summary Table**

| Analytes               | Total Detections | Max Detection ( $\mu\text{g}/\text{m}^3$ ) | Type     |
|------------------------|------------------|--------------------------------------------|----------|
| cis-1,2-Dichloroethene | 1                | 5.15                                       | Sub-Slab |
| Tetrachloroethene      | 1                | 2,140                                      | Sub-Slab |
| Trichloroethene        | 1                | 67.2                                       | Sub-Slab |

**Notes:**

RRSCO = NYSDEC Restricted Residential Use Soil Cleanup Objective

ppm = parts per million

$\mu\text{g}/\text{m}^3$  = microgram per cubic meter

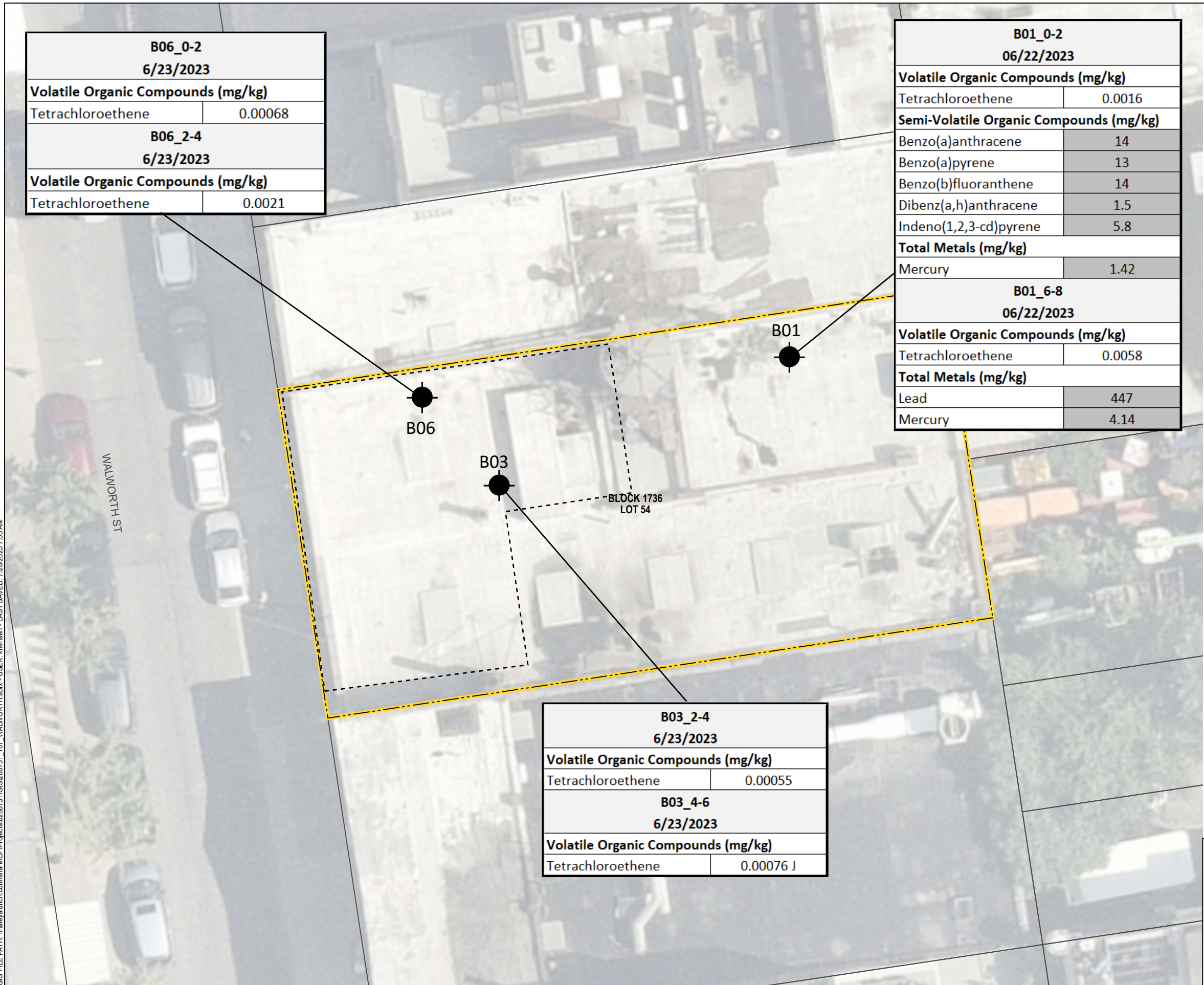
### **SECTION VI.3: SAMPLING DATA**

For each impacted medium above, refer to Figures 5 and 6 attached below from the July 2023 Limited Phase II ESI Summary prepared by Haley & Aldrich of New York which include detailed information requested in Application Section VI.3.

**Figures from July 2023 Limited Phase II Environmental Site Investigation for impacted medium which includes information requested in Application Section VI.3 (Figures 5-6)**



GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\0208731\GIS\0208731\_107\_WALWORTH.aprx - USER: kharsen - LAST SAVED: 7/28/2025 7:05 AM



LEGEND

- SITE BOUNDARY
- PARCEL BOUNDARY
- APPROXIMATE LOCATION OF EXISTING CELLAR
- PROPOSED SOIL BORING LOCATION

| NYSDEC PART 375 SOIL CLEANUP OBJECTIVES | RRSCO |
|-----------------------------------------|-------|
| <b>Semi-Volatile Organic Compounds</b>  |       |
| Benzo(a)anthracene                      | 1     |
| Benzo(a)pyrene                          | 1     |
| Benzo(b)fluoranthene                    | 1     |
| Dibenz(a,h)anthracene                   | 0.33  |
| Indeno(1,2,3-cd)pyrene                  | 0.5   |
| <b>Total Metals</b>                     |       |
| Arsenic                                 | 16    |
| Barium                                  | 400   |
| Lead                                    | 400   |
| Mercury                                 | 0.81  |

NOTES

- ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE
- ASSESSOR PARCEL DATA SOURCE: NEW YORK DEPARTMENT OF CITY PLANNING
- AERIAL IMAGERY SOURCE: NEARMAP, JULY 3, 2025
- ANALYTICAL RESULT SHOW EXCEEDANCES OF NYSDEC PART 375 RESTRICTED RESIDENTIAL SOIL CLEANUP OBJECTIVES (RRSCOs) IN GRAY SHADING
- ALL CONCENTRATIONS IN MILLIGRAMS PER KILOGRAM (mg/kg)



0 15 30  
SCALE IN FEET

HALEY  
ALDRICH

107 WALWORTH STREET  
BROOKLYN, NEW YORK

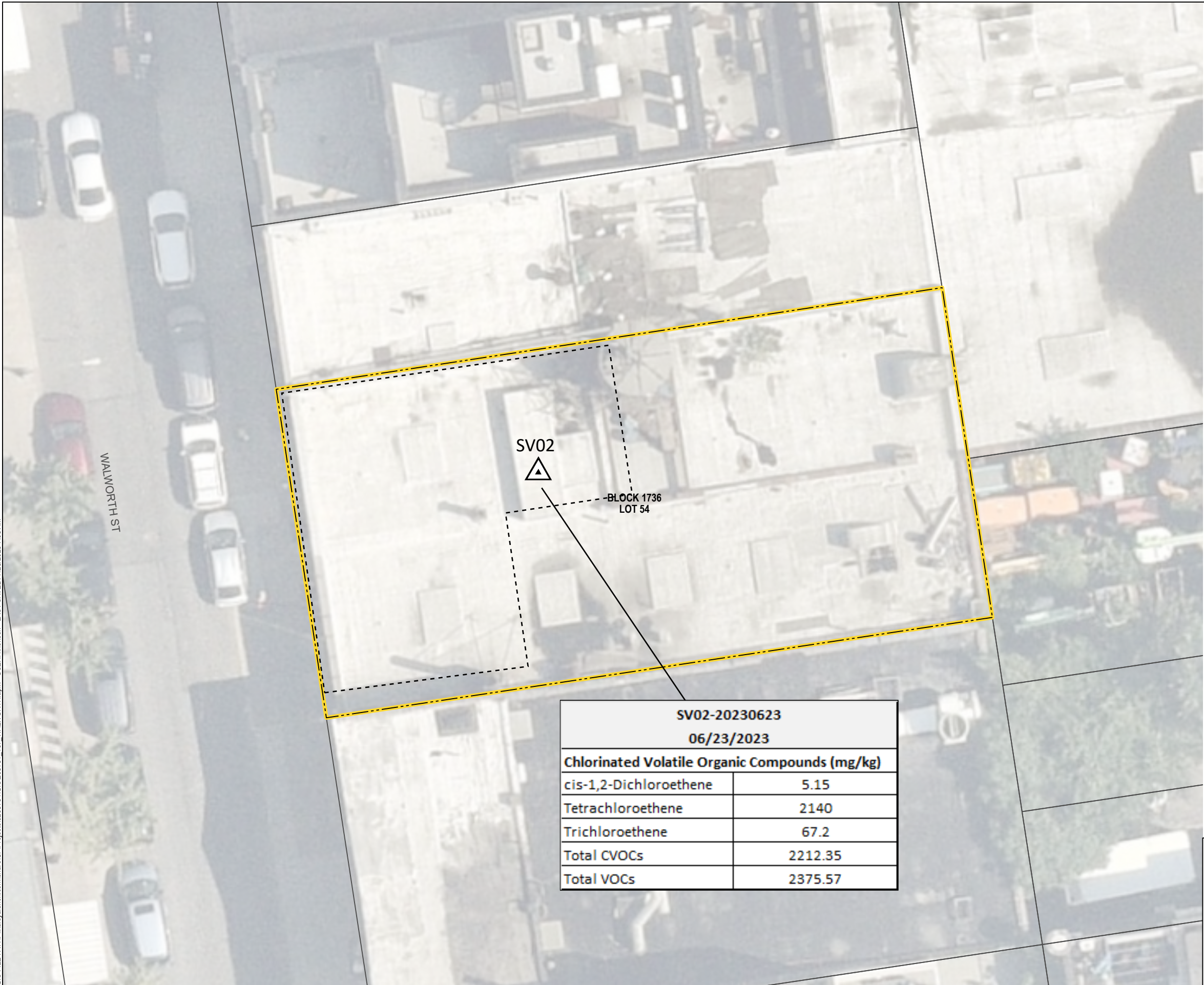
SOIL ANALYTICAL RESULTS

JULY 2025

FIGURE 5



GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\0208731\GIS\0208731\_107\_WALWORTH.aprx - USER: kharsen - LAST SAVED: 7/28/2025 7:05 AM



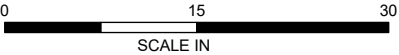
| SV02-20230623                                  |         |
|------------------------------------------------|---------|
| 06/23/2023                                     |         |
| Chlorinated Volatile Organic Compounds (mg/kg) |         |
| cis-1,2-Dichloroethene                         | 5.15    |
| Tetrachloroethene                              | 2140    |
| Trichloroethene                                | 67.2    |
| Total CVOCs                                    | 2212.35 |
| Total VOCs                                     | 2375.57 |

LEGEND

- SITE BOUNDARY
- PARCEL BOUNDARY
- APPROXIMATE LOCATION OF EXISTING CELLAR
- SOIL VAPOR SAMPLE LOCATION

NOTES

- ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE
- ASSESSOR PARCEL DATA SOURCE: NEW YORK DEPARTMENT OF CITY PLANNING
- AERIAL IMAGERY SOURCE: NEARMAP, JULY 3, 2025
- RESULTS ARE DISPLAYED IN MICROGRAMS PER CUBIC METER (ug/m3)
- TOTAL CVOCs CONCENTRATION IS THE SUM OF DETECTED CARBON TETRACHLORIDE, 1,1-DICHLOROETHENE, CIS-1,2-DICHLOROETHENE, TRICHLOROETHENE, METHYLENE CHLORIDE, TETRACHLOROETHENE, 1,1,1-TRICHLOROETHANE, AND VINYL CHLORIDE
- TOTAL VOCs IS THE SUM OF ALL THE DETECTED CONCENTRATIONS



HALEY  
ALDRICH

107 WALWORTH STREET  
BROOKLYN, NEW YORK

SOIL VAPOR ANALYTICAL RESULTS

JULY 2025

FIGURE 6

**ATTACHMENT F**

**SECTION VII: REQUESTOR INFORMATION**

## SECTION VII: REQUESTOR INFORMATION

The entity requesting participation in the BCP (The Requestor) is Walworth Project LLC.

Walworth Project LLC acquired the Site on March 15, 2022 (property deed attached). In May 2024, Phillip Miller acquired the fee title for the Site, pursuant to a mortgage agreement dated May 16, 2024, as a formal member of Walworth Project LLC. Phillip Miller is the only member of Walworth Project LLC.

The contact information for the Requestor is:

Phillip Miller  
Walworth Project LLC  
199 Lee Avenue, Suite 323  
Brooklyn, New York 11211  
Phone: (718) 484-0061  
Email: [realty9099@gmail.com](mailto:realty9099@gmail.com)

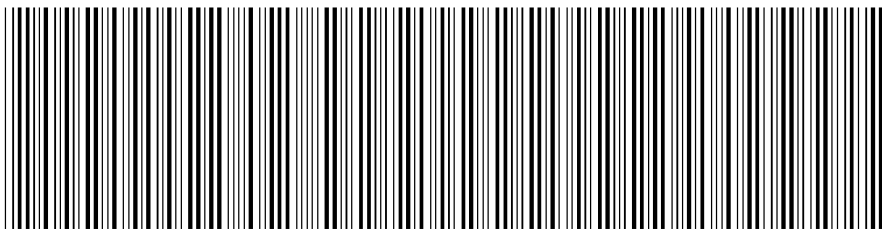
Copies of the following documents are included as part of this attachment: A printout of the entity information from the New York State Department of State's Corporation & Business Entity Database for Walworth Project LLC; a copy of the May 16, 2024 Mortgage Agreement indicating Phillip Miller's legal affiliation with the Site; and, a copy of the property deed dated March 15, 2022.

Documents will be certified by a Haley & Aldrich of New York Licensed Professional Engineer and/or Walworth Project LLC in accordance with DER-10 Section 1.5.



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

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2022032300720001003E21AA

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 4**

**Document ID: 2022032300720001**

Document Date: 03-15-2022

Preparation Date: 04-25-2022

Document Type: DEED

Document Page Count: 3

**PRESENTER:**

LANGDON TITLE AGENCY, LLC  
463 SEVENTH AVENUE, SUITE 701  
LAT-202965  
NEW YORK, NY 10018  
212-686-6650  
RECORDING@LANGDONTITLE.COM

**RETURN TO:**

LANGDON TITLE AGENCY, LLC  
463 SEVENTH AVENUE, SUITE 701  
LAT-202965  
NEW YORK, NY 10018  
212-686-6650  
RECORDING@LANGDONTITLE.COM

**PROPERTY DATA**

| Borough                                      | Block | Lot | Unit       | Address             |
|----------------------------------------------|-------|-----|------------|---------------------|
| BROOKLYN                                     | 1736  | 54  | Entire Lot | 103 WALWORTH STREET |
| <b>Property Type:</b> COMMERCIAL REAL ESTATE |       |     |            |                     |

**CROSS REFERENCE DATA**

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

**PARTIES**

**GRANTOR/SELLER:**

102 SANDFORD LLC  
225 BROADWAY 39TH FLOOR, C/O NUSSBAUM  
LOWINGER LLP  
NEW YORK, NY 10007

**GRANTEE/BUYER:**

WALWORTH PROJECT LLC  
98 CUTTER MILL ROAD, # 462S, C/O LAWRENCE  
ANDELSMAN, ESQ  
GREAT NECK, NY 11021

**FEES AND TAXES**

**Mortgage :**

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

**TOTAL:** \$ 0.00

Recording Fee: \$ 52.00

Affidavit Fee: \$ 0.00

**Filing Fee:**

\$ 250.00

NYC Real Property Transfer Tax:

\$ 123,375.00

NYS Real Estate Transfer Tax:

\$ 30,550.00

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

**CITY OF NEW YORK**

Recorded/Filed 04-25-2022 16:51

City Register File No.(CRFN):

**2022000171356**



*Annette McMill*

**City Register Official Signature**

Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation (Single Sheet)

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

23 of 15th  
THIS INDENTURE, made the 14th day of MARCH, in the year 2022

BETWEEN 102 SANDFORD LLC, C/O: Nussbaum Lowinger LLP, 225 Broadway, 39th Floor, New York, New York 10007

party of the first part, and WALWORTH PROJECT LLC, C/O: Lawrence Andelsman, Esq. - 98 Cutter Mill Rd., #462S, Great Neck, NY 11021

party of the second part,

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

Ten (\$10) dollars and other valuable consideration dollars

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever, ownership of 103 Walworth St., Brooklyn, NY 11205

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, commonly known as 103 Walworth Street, Brooklyn, NY 11205 [Block 1736 Lot 54 (subject to a rezoning of the lot, with the remaining new lot 54 to be sold; a subdivision of 102 Sandford Street, Brooklyn, New York 11205)] as more particularly described in Schedule "A" attached hereto and made a part hereof being and intended to be the same premises conveyed to the party of the first part in a deed dated 03/25/2021, recorded on 04/16/2021 under CRFN 2021000137349.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

Joseph Perlow  
102 SANDFORD LLC

By: Joseph Perlow  
Title: Authorized Signatory

## **SCHEDULE A LEGAL DESCRIPTION**

Title Number: **LTA-202965**

Page 1

**AMENDED 1/28/2022**

**INSURED**

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, and more particularly described on that certain survey made by City Mapping, Inc. dated January 24, 2022, bounded and described as follows:

BEGINNING at a point on the easterly side of Walworth Street, distant 232 feet 7 and 1/2 inches northerly from the intersection of the easterly side of Walworth Street and the northerly side of Myrtle Avenue;

RUNNING THENCE easterly roughly parallel with Myrtle Avenue a distance of 46 feet;

THENCE north a distance of 2 and 1/2 inches;

THENCE easterly and parallel with Myrtle Avenue a distance of 54 feet;

THENCE north and parallel with Walworth Street a distance of 75 feet;

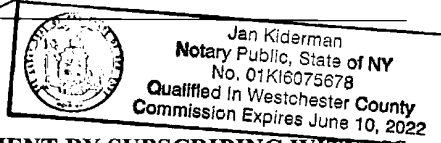
THENCE westerly and parallel with Myrtle Avenue a distance of 100 feet to the easterly side of Walworth Street; and

THENCE southerly along the easterly side of Walworth Street a distance of 75 feet 1 and 1/2 inches to the point or place of BEGINNING.

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**State of New York, County of New York, ss:

On the 14th day of MARCH in the year 2022 before me, the undersigned, personally appeared JOSEPH PERLOW, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NOTARY PUBLIC

**ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE**

State of New York, County of \_\_\_\_\_, ss:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in \_\_\_\_\_ (if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said \_\_\_\_\_ execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

NOTARY PUBLIC

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of \_\_\_\_\_, ss:

On the \_\_\_\_\_ day of MARCH in the year 2022, before me, the undersigned, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NOTARY PUBLIC

**ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE**

State of \_\_\_\_\_, County of \_\_\_\_\_, ss:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me, the undersigned personally appeared \_\_\_\_\_ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the \_\_\_\_\_ (add the city or political subdivision and the state or country or other place the acknowledgement was taken).

NOTARY PUBLIC

**Bargain & Sale Deed  
With Covenants**

102 SANDFORD LLC

TO

WALWORTH PROJECT LLC

Title No.

COUNTY: Kings

TOWN/CITY: Brooklyn

PROPERTY ADDRESS: 103 WALWORTH ST., BROOKLYN, NY 11205

SECTION:

BLOCK: 1736

LOT: 54 (subject to a rezoning of the lot, with the remaining new lot 54 to be sold; a subdivision of 102 Sandford Street, Brooklyn, New York 11205)

**RETURN BY MAIL TO:**

WALWORTH PROJECT LLC - C/O: LAWRENCE ANDESLMAN  
ESQ., - 98 CUTTER MILL RD., #462S, GREAT NECK, NY 11021

DISTRIBUTED BY

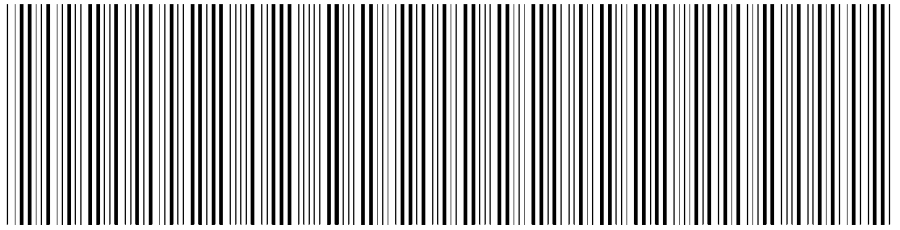


JUDICIAL TITLE

T: 800-281-TITLE F: 800-FAX-9396



NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2022032300720001003SEF2B

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2022032300720001**  
Document Type: DEED

Document Date: 03-15-2022

Preparation Date: 04-25-2022

**ASSOCIATED TAX FORM ID:** 2022031400158

**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

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

1  
3  
2

**AFFIDAVIT OF COMPLIANCE  
WITH SMOKE DETECTOR REQUIREMENT  
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York }  
County of New York } SS.:

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

103 WALWORTH STREET

Street Address Unit/Apt.

BROOKLYN  
Borough

New York,

1736  
Block

54  
Lot

(the "Premises");

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

\_\_\_\_\_  
Name of Grantor (Type or Print)

\_\_\_\_\_  
Signature of Grantor

Sworn to before me

this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Walworth Project LLC

\_\_\_\_\_  
Name of Grantee (Type or Print)

X [Signature]  
Signature of Grantee

Sworn to before me

this 15 day of March 2022

[Signature]  
Robert Bommarito  
Notary Public, State of New York  
No. 01BO6050573  
Qualified in Nassau County  
Commission Expires May 5, 2022

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

**NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.**

2022031400158101

**AFFIDAVIT OF COMPLIANCE  
WITH SMOKE DETECTOR REQUIREMENT  
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York }  
County of New York } SS.:

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

103 WALWORTH STREET

Street Address Unit/Apt.

BROOKLYN  
Borough

New York,

1736  
Block

23  
Lot (the "Premises");

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

102 Sanford LLC

Joseph Beland  
Name of Grantor (Type or Print)

Authorized Signatory

[Signature]  
Signature of Grantor

\_\_\_\_\_  
Name of Grantee (Type or Print)

\_\_\_\_\_  
Signature of Grantee

Sworn to before me

this 14<sup>th</sup> day of MARCH 2022

Sworn to before me

this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_



Jan Kiderman  
Notary Public, State of NY  
No. 01KI6075678  
Qualified in Westchester County  
Commission Expires June 10, 2022

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

**NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.**

2022031400158101

FOR CITY USE ONLY

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

C3. Book  OR C4. Page   
 C5. CRFN



## REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK  
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

## PROPERTY INFORMATION

1. Property Location  103  WALWORTH STREET  BROOKLYN  11205  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  WALWORTH PROJECT LLC   
 LAST NAME / COMPANY FIRST NAME  
   
 LAST NAME / COMPANY FIRST NAME

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

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

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

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

Check the boxes below as they apply:

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

8. Seller Name  102 SANDFORD LLC   
 LAST NAME / COMPANY FIRST NAME  
   
 LAST NAME / COMPANY FIRST NAME

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

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

## SALE INFORMATION

10. Sale Contract Date  12 / 15 / 2021  
 Month Day Year

11. Date of Sale / Transfer  3 / 15 / 2022  
 Month Day Year

12. Full Sale Price \$  470,000.00  
 ( Full Sale Price is the total amount paid for the property including personal property.  
 This payment may be in the form of cash, other property or goods, or the assumption of  
 mortgages or other obligations.) Please round to the nearest whole dollar amount.

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

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

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

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

15. Building Class  E, 1  16. Total Assessed Value (of all parcels in transfer)  0

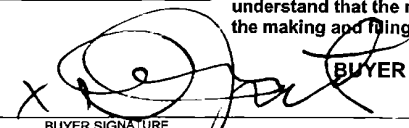
17. Borough, Block and Lot / Roll Identifier(s) ( If more than three, attach sheet with additional identifier(s) )

BROOKLYN 1736 54



**CERTIFICATION**

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

|                                                                                           |                          |          |                  |                  |
|-------------------------------------------------------------------------------------------|--------------------------|----------|------------------|------------------|
| <br>BUYER |                          |          | BUYER'S ATTORNEY |                  |
| BUYER SIGNATURE                                                                           |                          | DATE     | LAST NAME        | FIRST NAME       |
| 98 CUTTER MILL ROAD, # 462S                                                               |                          |          |                  |                  |
| STREET NUMBER                                                                             | STREET NAME (AFTER SALE) |          | AREA CODE        | TELEPHONE NUMBER |
| GREAT NECK                                                                                |                          |          |                  | SELLER           |
| CITY OR TOWN                                                                              | STATE                    | ZIP CODE | SELLER SIGNATURE | DATE             |
|                                                                                           | NY                       | 11021    |                  |                  |

**CERTIFICATION**

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

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

|                                                |                          |          |                  |                  |            |
|------------------------------------------------|--------------------------|----------|------------------|------------------|------------|
| BUYER SIGNATURE<br>98 CUTTER MILL ROAD, # 462S |                          | DATE     | LAST NAME        |                  | FIRST NAME |
| STREET NUMBER                                  | STREET NAME (AFTER SALE) |          | AREA CODE        | TELEPHONE NUMBER |            |
| GREAT NECK                                     |                          |          |                  | SELLER           |            |
|                                                | NY                       | 11021    | SELLER SIGNATURE |                  | DATE       |
| CITY OR TOWN                                   | STATE                    | ZIP CODE |                  |                  |            |

2022031400158201



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

## Customer Registration Form for Water and Sewer Billing

### Property and Owner Information:

- (1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 1736 LOT: 54
- (2) Property Address: 103 WALWORTH STREET, BROOKLYN, NY 11205
- (3) Owner's Name: WALWORTH PROJECT LLC
- Additional Name:

### Affirmation:



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

### Customer Billing Information:

#### Please Note:

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

### Owner's Approval:

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

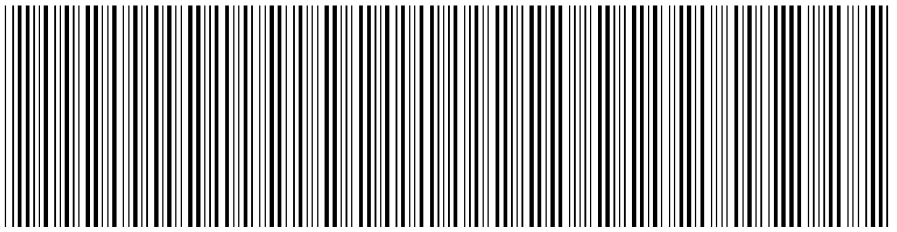
Print Name of Owner:

Signature: X [Signature] Date (mm/dd/yyyy)

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

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2024061800962003001E473F

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 11

Document ID: 2024061800962003

Document Date: 05-16-2024

Preparation Date: 06-18-2024

Document Type: AGREEMENT

Document Page Count: 9

PRESENTER:

INFINITY LAND SERVICES LLC \*\*IL14485\*\*  
AS AGENT FOR OLD REPUBLIC NATIONAL TITLE  
INSURANCE  
2361 NOSTRAND AVENUE, SUITE 802  
BROOKLYN, NY 11210  
718-338-4200

RETURN TO:

SUSLOVICH & KLEIN LLP  
1507 AVENUE M  
ATTN: SIMON KLEIN  
BROOKLYN, NY 11230

PROPERTY DATA

| Borough  | Block | Lot | Unit       | Address             |
|----------|-------|-----|------------|---------------------|
| BROOKLYN | 1736  | 54  | Entire Lot | 103 WALWORTH STREET |

Property Type: COMMERCIAL REAL ESTATE

| Borough  | Block | Lot | Unit       | Address            |
|----------|-------|-----|------------|--------------------|
| BROOKLYN | 1735  | 17  | Entire Lot | 94 WALWORTH STREET |

Property Type: COMMERCIAL REAL ESTATE

☒ Additional Properties on Continuation Page

CROSS REFERENCE DATA

Document ID: 2024061800962002

☒ Additional Cross References on Continuation Page

PARTIES

PARTY 1:

WALWORTH PROJECT LLC  
199 LEE AVENUE, SUITE 1000  
BROOKLYN, NY 11211

PARTY 2:

SIMON KLEIN  
1507 AVENUE M  
BROOKLYN, NY 11230

☒ Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 4,000,000.00

Taxable Mortgage Amount: \$ 0.00

Exemption: 255

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 87.00

Affidavit Fee: \$ 8.00

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

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

CITY OF NEW YORK

Recorded/Filed 06-24-2024 17:03

City Register File No.(CRFN):

2024000159706

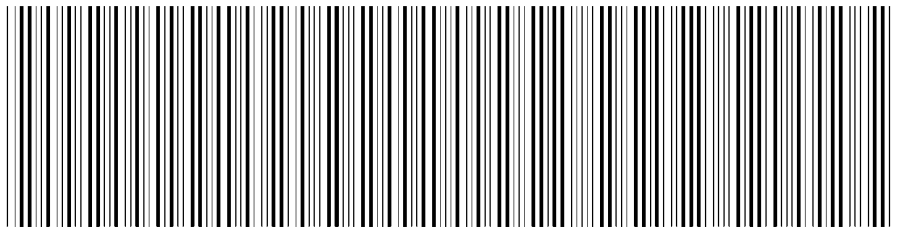


*Collette N. Klein-Jacques*

City Register Official Signature



NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2024061800962003001C45BF

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

Document ID: 2024061800962003 Document Date: 05-16-2024 Preparation Date: 06-18-2024  
Document Type: AGREEMENT

PROPERTY DATA

| Borough                               | Block Lot          | Unit | Address            |
|---------------------------------------|--------------------|------|--------------------|
| BROOKLYN                              | 1735 18 Entire Lot |      | 96 WALWORTH STREET |
| Property Type: COMMERCIAL REAL ESTATE |                    |      |                    |

CROSS REFERENCE DATA

CRFN: 2016000199378  
CRFN: 2018000397274

PARTIES

PARTY 1:  
WALWORTH STREET PROPERTIES LLC  
199 LEE AVENUE, SUITE 1000  
BROOKLYN, NY 11211

PARTY 1:  
WALWORTH STREET PROPERTIES 2 LLC  
199 LEE AVENUE, SUITE 1000  
BROOKLYN, NY 11211

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

THIS AGREEMENT made the **16th** day of **May**, in the year **2024**

BETWEEN

**SIMON KLEIN, AS NOMINEE, 1507 Avenue M, Brooklyn, N.Y. 11230**

hereinafter designated as the party of the first part, and

**WALWORTH STREET PROPERTIES LLC, WALWORTH STREET PROPERTIES 2 LLC  
AND WALWORTH PROJECT LLC, having an address at 199 Lee Avenue, Suite 1000,  
Brooklyn, N.Y. 11211**

hereinafter designated as the party of the second part,

WITNESSETH:

WHEREAS, that the said party of the first part now owns and holds the following mortgage s and the bond s  
or note s secured thereby:

Mortgage dated the **2nd** day of **June**, in the year **2016** made by  
**94 Walworth LLC**

to

**TBG Funding LLC**

in the principal sum of \$ **3,600,000.00** and recorded in the Liber of the section  
of Mortgages, page , in the office of the **CITY REGISTER** of the

**County of Kings at CRFN 2016000199378, and further assigned as per attached Schedule "B"**

Mortgage dated the **16th** day of **May**, in the year **2024** made by

**Walworth Project LLC**

to

**SIMON KLEIN, AS NOMINEE**

in the principal sum of \$ **250,000.00** and recorded in the Liber of the section  
of Mortgages, page in the office of the **CITY REGISTER** of the

**COUNTY OF KINGS AND TO BE RECORDED SIMULTANEOUSLY HERewith**

which mortgages now cover  
which bonds or notes and mortgages there is now  
**FOUR MILLION (\$4,000,000.00)** \_\_\_\_\_  
with interest thereon, and

the property hereinafter described, and on  
owing the sum of \_\_\_\_\_  
dollars

**WHEREAS**, the party of the first part, the holder of said bonds or notes and mortgages, and the party of the second part, the owner in fee simple of the property hereinafter described, have mutually agreed to consolidate and co-ordinate the liens of said mortgages and to modify the terms thereof and of the bonds or notes secured thereby in the manner hereinafter appearing.

**NOW THEREFORE**, in pursuance of said agreement and in consideration of the sum of One Dollar and other valuable consideration each to the other in hand paid, receipt of which is hereby acknowledged, the parties hereto mutually covenant and agree as follows:

**THAT** the liens of the **two** mortgages hereinabove mentioned hereby are

consolidated and co-ordinated so that together they shall hereafter constitute in law but one mortgage, a single lien, securing the principal sum of  
**FOUR MILLION (\$4,000,000.00)** \_\_\_\_\_  
and interest, upon the property described as follows: \_\_\_\_\_  
dollars,

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

**SEE ATTACHED SCHEDULE "A"**

**SAID** premises being known as 94 Wallabout Street, 96 Wallabout Street and 103 Wallabout Street, Brooklyn, N.Y.

**TOGETHER** with all right, title and interest of the mortgagor in and to the land lying in the streets and roads in front of and adjoining said premises;

**THAT** the time of payment of said principal sum secured by said bonds or notes and mortgages, as modified by this agreement, hereby is extended so that the same shall be due and payable

**PROVIDED**, that the party of the second part meanwhile pay interest on the amount owing on said bonds or notes and mortgages from the **16th** day of **May**, in the year **2024** at the rate of **twelve 12%** per centum per annum on the **16th** day of **June**, in the year **2024** next ensuing and thereafter,

and comply with all the other terms of said bonds or notes and mortgages as hereby modified.

The parties hereto certify that this instrument secures the same indebtedness secured by the said bonds or notes and mortgages hereinabove mentioned and secures no further or other indebtedness or obligation.

**AND**, upon the aforesaid considerations and in consideration of the above extension, the party of the second part does hereby assume, covenant and agree to pay said principal sum and interest as above set forth and not before the maturity thereof as the same is hereby extended, and to comply with the other terms of said bonds or notes and mortgages as hereby modified.

The above mentioned bonds or notes and mortgages, as modified by this agreement, are hereinafter referred to and described as "bond" or "note" and "mortgage."

**AND** the party of the second part further covenants with the party of the first part as follows:

1. That the party of the second part will pay the indebtedness as hereinbefore provided.
2. That the party of the second part will keep the buildings on the premises insured against loss by fire for the benefit of the party of the first part; that he will assign and deliver the policies to the party of the first part; and that he will reimburse the party of the first part for any premiums paid for insurance made by the party of the first part on the party of the second part's default in so insuring the buildings or in so assigning and delivering the policies.
3. That no building on the premises shall be altered, removed or demolished without the consent of the party of the first part.
4. That the whole of said principal sum and interest shall become due at the option of the party of the first part: after default in the payment of any instalment of principal or of interest for fifteen days; or after default in the payment of any tax, water rate, sewer rent or assessment for thirty days after notice and demand; or after default after notice and demand either in assigning and delivering the policies insuring the buildings against loss by fire or in reimbursing the party of the first part for premiums paid on such insurance, as hereinbefore provided; or after default upon request in furnishing a statement of the amount due on the mortgage and whether any offsets or defenses exist against the mortgage debt, as hereinafter provided. An assessment which has been made payable in instalments at the application of the party of the second part or lessee of the premises shall nevertheless, for the purpose of this paragraph, be deemed due and payable in its entirety on the day the first instalment becomes due or payable or a lien.
5. That the holder of this mortgage, in any action to foreclose it, shall be entitled to the appointment of a receiver.
6. That the party of the second part will pay all taxes, assessments, sewer rents or water rates, and in default thereof, the party of the first part may pay the same.

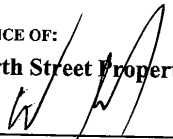
7. That the party of the second part within five days upon request in person or within ten days upon request by mail will furnish a written statement duly acknowledged of the amount due on this mortgage and whether any offsets or defenses exist against the mortgage debt.
8. That notice and demand or request may be in writing and may be served in person or by mail.
9. That the party of the second part warrants the title to the premises.
10. That the fire insurance policies required by paragraph No. 2 above shall contain the usual extended coverage endorsement; that in addition thereto the party of the second part, within thirty days after notice and demand, will keep the premises insured against war risk and any other hazard that may reasonably be required by the party of the first part. All of the provisions of paragraphs No. 2 and No. 4 above relating to fire insurance and the provisions of Section 254 of the Real Property Law construing the same shall apply to the additional insurance required by this paragraph.
11. That in case of a foreclosure sale, said premises, or so much thereof as may be affected by said mortgage, may be sold in one parcel.
12. That if any action or proceeding be commenced (except an action to foreclose said mortgage or to collect the debt secured thereby), to which action or proceeding the party of the first part is made a party, or in which it becomes necessary to defend or uphold the lien of said mortgage, all sums paid by the party of the first part for the expense of any litigation to prosecute or defend the rights and lien created by said mortgage (including reasonable counsel fees), shall be paid by the party of the second part, together with interest thereon at the rate of six per cent per annum, and any such sum and the interest thereon shall be a lien on said premises, prior to any right, or title to, interest in or claim upon said premises attaching or accruing subsequent to the lien of said mortgage, and shall be deemed to be secured by said mortgage. In any action or proceeding to foreclose said mortgage, or to recover or collect the debt secured thereby, the provisions of law respecting the recovering of costs, disbursements and allowances shall prevail unaffected by this covenant.
13. That the party of the second part hereby assigns to the party of the first part the rents, issues and profits of the premises as further security for the payment of said indebtedness, and the party of the second part grants to the party of the first part the right to enter upon and to take possession of the premises for the purpose of collecting the same and to let the premises or any part thereof, and to apply the rents, issues and profits, after payment of all necessary charges and expenses, on account of said indebtedness. This assignment and grant shall continue in effect until said mortgage is paid. The party of the first part hereby waives the right to enter upon and take possession of said premises for the purpose of collecting said rents, issues and profits, and the party of the second part shall be entitled to collect and receive said rents, issues and profits until default under any of the covenants, conditions or agreements contained in said mortgage, and agrees to use such rents, issues and profits in payment of principal and interest becoming due on said mortgage and in payment of taxes, assessments, sewer rents, water rates and carrying charges becoming due against said premises, but such right of the party of the second part may be revoked by the party of the first part upon any default, on five days' written notice. The party of the second part will not, without the written consent of the party of the first part, receive or collect rent from any tenant of said premises or any part thereof for a period of more than one month in advance, and in the event of any default under said mortgage will pay monthly in advance to the party of the first part, or to any receiver appointed to collect said rents, issues and profits, the fair and reasonable rental value for the use and occupation of said premises or of such part thereof as may be in the possession of the party of the second part, and upon default in any such payment will vacate and surrender the possession of said premises to the party of the first part or to such receiver, and in default thereof may be evicted by summary proceedings.
14. That the whole of said principal sum and the interest shall become due at the option of the party of the first part: (a) after failure to exhibit to the party of the first part, within ten days after demand, receipts showing payment of all taxes, water rates, sewer rents and assessments; or (b) after the actual or threatened alteration, demolition or removal of any building on the premises without the written consent of the party of the first part; or (c) after the assignment of the rents of the premises or any part thereof without the written consent of the party of the first part; or (d) if the buildings on said premises are not maintained in reasonably good repair; or (e) after failure to comply with any requirement or order or notice of violation of law or ordinance issued by any governmental department claiming jurisdiction over the premises within three months from the issuance thereof or (f) if on application of the party of the first part two or more fire insurance companies lawfully doing business in the State of New York refuse to issue policies insuring the buildings on the premises; or (g) in the event of the removal, demolition or destruction in whole or in part of any of the fixtures, chattels or articles of personal property covered hereby, unless the same are promptly replaced by similar fixtures, chattels and articles of personal property at least equal in quality and condition to those replaced, free from chattel mortgages or other encumbrances thereon and free from any reservation of title thereto; or (h) after thirty days' notice to the party of the second part, in the event of the passage of any law deducting from the value of land for the purposes of taxation any lien thereon, or changing in any way the taxation of mortgages or debts secured thereby for state or local purposes; or (i) if the party of the second part fails to keep, observe and perform any of the other covenants, conditions or agreements contained in this agreement.
15. That the lien of said mortgage is hereby extended so as to cover all fixtures, chattels and articles of personal property now or hereafter attached to or used in connection with said premises, including but not limited to furnaces, boilers, oil burners, radiators and piping, coal stokers, plumbing and bathroom fixtures, refrigeration, air conditioning and sprinkler systems, wash-tubs, sinks, gas and electric fixtures, stoves, ranges, awnings, screens, window shades, elevators, motors, dynamos, refrigerators, kitchen cabinets, incinerators, plants and shrubbery and all other equipment and machinery, appliances fittings and fixtures of every kind in or used in the operation of the buildings standing on said premises, together with any and all replacements thereof and additions thereto.
16. That the party of the second part does hereby assign to the party of the first part all awards heretofore and hereafter made to the party of the second part for taking by eminent domain the whole or any part of said premises or an easement therein, including any awards for changes of grade of streets, which said awards are hereby assigned to the party of the first part, who is hereby authorized to collect and receive the proceeds of such awards and to give proper receipts and acquittances therefor, and to apply the same toward the payment of the mortgage debt, notwithstanding the fact that the amount owing thereon may not then be due and payable; and the said party of the second part hereby agrees, upon request, to make, execute and deliver any and all assignments and other instruments sufficient for the purpose of assigning said awards to the party of the first part, free clear and discharged of any encumbrances of any kind or nature whatsoever.
17. That the party of the second part is now the owner of the premises upon which said mortgage is a valid lien for the amount above specified with interest thereon at the rate above set forth, and that there are no defenses or offsets to said mortgage or to the debt which it secures.
18. That the principal and interest hereby agreed to be paid shall be a lien on the mortgaged premises and be secured by said bond or note and mortgage, and that when the terms and provisions contained in said bond or note and mortgage in any way conflict with the terms and provisions contained in this agreement, the terms and provisions herein contained shall prevail, and that as modified by this agreement the said bond or note and mortgage are hereby ratified and confirmed.

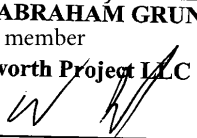


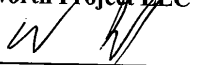
This agreement may not be changed or terminated orally. The covenants contained in this agreement shall run with the land and bind the party of the second part, the heirs, personal representatives, successors and assigns of the party of the second part and all subsequent owners, encumbrancers, tenants and sub-tenants of the premises, and shall enure to the benefit of the party of the first part, the personal representatives, successors and assigns of the party of the first party and all subsequent holders of this mortgage. The word "party" shall be construed as if it reads "parties" whenever the sense of this agreement so requires.

IN WITNESS WHEREOF, this agreement has been duly executed by the parties hereto the day and year first above written.

IN PRESENCE OF:

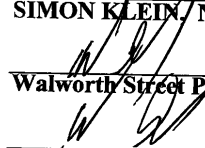
  
**Walworth Street Properties 2 LLC**

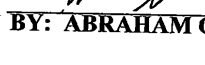
  
**BY: ABRAHAM GRUNHUT**  
member

  
**Walworth Project LLC**

Abraham Grunhut, member

  
**SIMON KLEIN, Nominee**

  
**Walworth Street Properties LLC**  
Abraham Grunhut, member

  
**BY: ABRAHAM GRUNHUT**, member

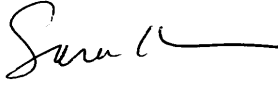
USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of **KINGS**

} ss.:

On the 16 day of **MAY** in the year **2024**  
before me, the undersigned, personally appeared

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



**SARA KLEIN**  
Notary Public, State of New York  
No. 01KL4924737  
Qualified in Richmond County  
Commission Expires March 21 2026

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

State of New York, County of

} ss.:

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

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

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

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

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

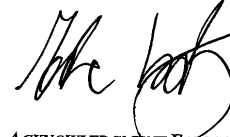
USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of **KINGS**

} ss.:

On the 16 day of **MAY** in the year **2024**  
before me, the undersigned, personally appeared

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



**MOSHE KATZ**  
Notary Public, State of New York  
Registration No. 01KA6351364  
Qualified in Kings County  
Commission Expires 11/28/2024

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

} ss.:

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

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

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

**CONSOLIDATION AND EXTENSION AGREEMENT**

(MAY BE USED FOR SPREADER)

TITLE NO.

IL-14485

**SIMON KLEIN, AS NOMINEE**

TO

**Walworth Street Properties LLC, et al.**

DISTRICT

SECTION

BLOCK **1735 1735 1736**

LOT **17 18 54**

COUNTY OR TOWN **KINGS**

RECORDED AT REQUEST OF

**Fidelity National Title Insurance Company of New York**

RETURN BY MAIL TO



**SUSLOVICH & KLEIN LLP**  
**1507 AVENUE M**  
**BROOKLYN, N.Y. 11230**

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

**SCHEDULE A  
DESCRIPTION OF PREMISES**

**Title No.** IL14485  
**Policy No.** LX15976545

**Parcel I – Lot 17:**

**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, known and designated as Block 1735 Lot 17 on the Kings County Tax Map on February 23, 2021.

FOR INFORMATIONAL PURPOSES ONLY: 94 Walworth Street, Brooklyn, NY 11205;  
96 Walworth Street, Brooklyn, NY 11205;  
103 Walworth Street, Brooklyn, NY 11205a/k/a Block 1735 Lot 17 on the KINGS County Tax Map.

**Parcel II – Lot 18:**

**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, known and designated as Block 1735 Lot 18 on the Kings County Tax Map on February 23, 2021.

FOR INFORMATIONAL PURPOSES ONLY: 94 Walworth Street, Brooklyn, NY 11205;  
96 Walworth Street, Brooklyn, NY 11205;  
103 Walworth Street, Brooklyn, NY 11205 a/k/a Block 1735 Lot 18 on the KINGS County Tax Map.

**Parcel II – Lot 54:**

**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, and more particularly described on that certain survey made by City Mapping, Inc. dated January 24, 2022, bounded and described as follow:

**BEGINNING** at a point on the easterly side of Walworth Street, distant 232 feet 7 and ½ inches northerly from the intersection of the easterly side of Myrtle Avenue;

**RUNNING THENCE** easterly roughly parallel with Myrtle Avenue, a distance of 46 feet;

**THENCE** north a distance of 2 and ½ inches;

**THENCE** easterly and parallel with Myrtle Avenue, a distance of 54 feet;

**THENCE** north and parallel with Walworth Street, a distance of 75 feet;

**THENCE** westerly and parallel with Myrtle Avenue, a distance of 100 feet to the easterly side of Walworth Street; and

**THENCE** southerly along the easterly side of Walworth Street, a distance of 75 feet 1 and ½ inches to the point or place of **BEGINNING**.

FOR INFORMATIONAL PURPOSES ONLY: 103 Walworth Street, Brooklyn, NY a/k/a Block 1736 Lot 54 on the KINGS County Tax Map.

**SCHEDULE A  
A.L.T.A 2006 LOAN POLICY**

## MORTGAGE SCHEDULE

### MORTGAGE A

**Mortgagor** **Dated:** June 2, 2016

94 Walworth LLC

**Mortgagee** **Recorded:** June 13, 2016

TBG Funding LLC

**Amount** \$3,600,000.00 **CRFN:** 2016000199378

Assignment of Mortgage: **Dated November 27, 2018 recorded December 3, 2018 in CRFN 2018000397273**

Assignor: **TBG Funding LLC**

Assignee: **USC 94 Walworth LLC**

### MORTGAGE B

**Mortgagor** **Dated:** November 28, 2018

94 Walworth LLC

**Mortgagee** **Recorded:** December 3, 2018

USC 94 Walworth LLC

**Amount** \$150,000.00 **CRFN:** 2018000397274

**Consolidation, Extension, Modification Agreement** between 94 Walworth LLC & USC 94 Walworth LLC, **Dated** November 28, 2018 **recorded** December 3, 2018 in **CRFN 2018000397275** which consolidates Mortgages A and B to form a single lien in the amount of \$3,750,000.00.

Collateral Assignment of Mortgage: **Dated February 26, 2019 recorded February 27, 2019 in CRFN 2019000066451**

Assignor: **USC 94 Walworth LLC**

Assignee: **Northeast Bank**

Assignment of Mortgage: **Dated October 2, 2020 recorded November 10, 2020 in CRFN 2020000313379**

Assignor: **Northeast Bank**

Assignee: **USC 94 Walworth LLC**

Assignment of Mortgage: **Dated October 2, 2020 recorded November 10, 2020 in CRFN 2020000313380**

Assignor: **USC 94 Walworth LLC**

Assignee: **Tov V'Chesed Foundation, AM Stern Management LLC and Abraham Stern**

**Restated and Modified Mortgage** between **94 Walworth LLC & Tov V'Chesed Foundation, AM Stern Management LLC and Abraham Stern** dated October 2, 2020 and recorded November 10, 2020 in **CRFN2020000313381** restates and modifies **Mortgages A and B as consolidated**, in the amount of \$3,750,000.00

Assignment of Mortgage: **Dated April 15, 2021 recorded May 21, 2021 in CRFN 2021000190001**  
Assignor: **Tov V'Chesed Foundation, AM Stern Management LLC and Abraham Stern**  
Assignee: **Simon Klein, as Nominee**

**Note:** Partial Release of Mortgage dated 05/05/2021, recorded 05/21/2021 in CRFN 2021000190003 releases Block 1735 Lot 19 from Mortgages A & B, as consolidated.

**Note:** Partial Release of Mortgage dated 12/01/2023, recorded 05/10/2024 in CRFN 2024000121026 releases Block 1735 Lot 21 from Mortgages A & B, as consolidated.

Currently showing a principal balance of \$3,750,000.00.

Spreader Agreement between Walworth Street Properties LLC, Walworth Street Properties 2 LLC and Walworth Project LLC and Simon Klein, as Nominee, dated 05/16/2024, which agreement by its terms, spreads the lien of Mortgages A and B as consolidated, over the whole premises as described in Schedule A, to be recorded in the Office of the City Register of the County of KINGS.

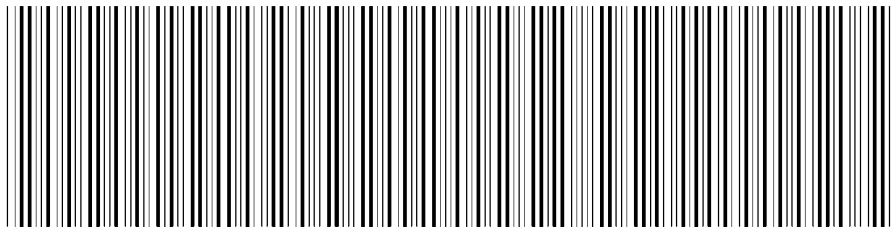
### **GAP MORTGAGE C**

GAP Mortgage made by Walworth Project LLC to Simon Klein, as Nominee, to secure the principal amount of \$250,000.00, dated 05/16/2024, to be recorded in the Office of the City Register of the County of KINGS.

Consolidation, Extension, Modification and Spreader Agreement between Walworth Street Properties LLC Walworth Street Properties 2 LLC Walworth Project LLC and Simon Klein, as Nominee, dated 05/16/2024, which consolidates Mortgages A, B and C to form a single lien in the amount of \$4,000,000.00, to be recorded in the Office of the City Register of the County of KINGS.



NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2024061800962003001S89BE

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2024061800962003  
Document Type: AGREEMENT

Document Date: 05-16-2024

Preparation Date: 06-18-2024

SUPPORTING DOCUMENTS SUBMITTED:

255 MORTGAGE TAX EXEMPT AFFIDAVIT

Page Count  
4

SECTION 255 AFFIDAVIT

Consolidated and Modified Mortgage

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

SIMON KLEIN, being duly sworn, deposes and says that he is over the age of twentyone years and states as follows:

SIMON KLEIN, AS NOMINEE ("**Lender**") is the owner and holder of the mortgages described on Exhibit A annexed hereto and made a part hereof (**collectively, the "Original Mortgages"**).

By a certain Consolidated and Modified Mortgage dated as of the date hereof (**the "New Mortgage"**) made by and between Lender and Owner and intended to be recorded in the Office of the New York City Register, New York County concurrently with the filing of this affidavit, the Original Mortgages were consolidated and extended in the principal sum \$4,000,000.00.

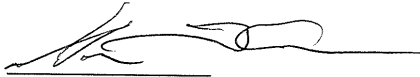
That said New Mortgage was given as further and additional security for the payment of the indebtedness evidenced and secured by the Original Mortgages, and does not create or secure any new or further indebtedness or obligation.

The maximum amount of principal indebtedness secured by the Original Mortgages was the face amount thereof and the mortgage recording tax on said amounts was duly paid at the time of recording of said Original Mortgages.

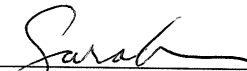
The face amount of the Original Mortgages was loaned or advanced thereon and became secured thereby, without exception, and after the maximum amount became secured thereby no reloans or readvances have become secured thereunder to date.

WHEREOF, deponent respectfully requests that said New Mortgage be declared exempt from taxation pursuant to the provisions of Section 255 of Article 11 of the Tax Law of the State of New York.

Dated: May 16, 2024

  
SIMON KLEIN

Sworn to before me this  
16TH day of May, 2015.

  
Notary Public

SARA KLEIN  
Notary Public, State of New York  
No. 01KL4924737  
Qualified in Richmond County  
Commission Expires March 21, 2026

---

EXHIBIT A

ORIGINAL MORTGAGES

SEE ATTACHED MORTGAGE SCHEDULE

## MORTGAGE SCHEDULE

### MORTGAGE A

**Mortgagor**

**Dated:** June 2, 2016

94 Walworth LLC

**Mortgagee**

**Recorded:** June 13, 2016

TBG Funding LLC

**Amount** \$3,600,000.00

**CRFN:** 2016000199378

**TAX PAID:** \$100,800.00

Assignment of Mortgage: **Dated November 27, 2018 recorded December 3, 2018 in CRFN 2018000397273**

Assignor: **TBG Funding LLC**

Assignee: **USC 94 Walworth LLC**

### MORTGAGE B

**Mortgagor**

**Dated:** November 28, 2018

94 Walworth LLC

**Mortgagee**

**Recorded:** December 3, 2018

USC 94 Walworth LLC

**Amount** \$150,000.00

**CRFN:** 2018000397274

**TAX PAID:** \$3,075.00

**Consolidation, Extension, Modification Agreement** between 94 Walworth LLC & USC 94 Walworth LLC, **Dated November 28, 2018 recorded December 3, 2018 in CRFN 2018000397275** which consolidates Mortgages **A and B** to form a single lien in the amount of \$3,750,000.00.

Collateral Assignment of Mortgage: **Dated February 26, 2019 recorded February 27, 2019 in CRFN 2019000066451**

Assignor: **USC 94 Walworth LLC**

Assignee: **Northeast Bank**

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Assignor: **USC 94 Walworth LLC**

Assignee: **Tov V'Chesed Foundation, AM Stern Management LLC and Abraham Stern**

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Currently showing a principal balance of \$3,750,000.00.

Spreader Agreement between Walworth Street Properties LLC, Walworth Street Properties 2 LLC and Walworth Project LLC and Simon Klien, as Nominee, dated 05/16/2024, which agreement by its terms, spreads the lien of Mortgages A and B as consolidated, over the whole premises as described in Schedule A, to be recorded in the Office of the City Register of the County of KINGS.

### **GAP MORTGAGE C**

GAP Mortgage made by Walworth Project LLC to Simon Klein, as Nominee, to secure the principal amount of \$250,000.00, dated 05/16/2024, to be recorded in the Office of the City Register of the County of KINGS.

TAX PAID: \$5,125.00

Consolidation, Extension, Modification and Spreader Agreement between Walworth Street Properties LLC Walworth Street Properties 2 LLC Walworth Project LLC and Simon Klein, as Nominee, dated 05/16/2024, which consolidates Mortgages A, B and C to form a single lien in the amount of \$4,000,000.00, to be recorded in the Office of the City Register of the County of KINGS.



# Department of State

## Division of Corporations

### Entity Information

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

#### Entity Details



|                                                                                                                                |                                                  |
|--------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <b>ENTITY NAME:</b> WALWORTH PROJECT LLC                                                                                       | <b>DOS ID:</b> 6322971                           |
| <b>FOREIGN LEGAL NAME:</b>                                                                                                     | <b>FICTITIOUS NAME:</b>                          |
| <b>ENTITY TYPE:</b> DOMESTIC LIMITED LIABILITY COMPANY                                                                         | <b>DURATION DATE/LATEST DATE OF DISSOLUTION:</b> |
| <b>SECTION OF LAW:</b> LIMITED LIABILITY COMPANY LAW - 203<br>LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY<br>COMPANY LAW | <b>ENTITY STATUS:</b> ACTIVE                     |
| <b>DATE OF INITIAL DOS FILING:</b> 11/09/2021                                                                                  | <b>REASON FOR STATUS:</b>                        |
| <b>EFFECTIVE DATE INITIAL FILING:</b> 11/09/2021                                                                               | <b>INACTIVE DATE:</b>                            |
| <b>FOREIGN FORMATION DATE:</b>                                                                                                 | <b>STATEMENT STATUS:</b> CURRENT                 |
| <b>COUNTY:</b> NASSAU                                                                                                          | <b>NEXT STATEMENT DUE DATE:</b> 11/30/2023       |
| <b>JURISDICTION:</b> NEW YORK, UNITED STATES                                                                                   | <b>NFP CATEGORY:</b>                             |

[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:** DAVID JACOBS

**Address:** 98 CUTTER MILL RD., STE. 462S, GREAT NECK, NY, UNITED STATES, 11021

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

Chief Executive Officer's Name and Address

**Name:**

**Address:**

Principal Executive Office Address

**Address:**

Registered Agent Name and Address

**Name:**

**Address:**

Entity Primary Location Name and Address

**Name:**

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

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

**ATTACHMENT G**

**SECTION VIII: REQUESTOR CONTACT INFORMATION**

#### **SECTION VIII: REQUESTOR CONTACT INFORMATION**

Phillip Miller is the only member and an authorized representative of Walworth Project LLC, pursuant to a Mortgage Agreement executed on 16 May 2024.

The contact information for Phillip Miller is provided below:

Phillip Miller  
199 Lee Avenue, Suite 323  
Brooklyn, NY 11211  
Phone: (718) 484-0061  
Email: [realty9099@gmail.com](mailto:realty9099@gmail.com)

**ATTACHMENT H**

**SECTION X: REQUESTOR ELIGIBILITY INFORMATION**



## SECTION X: REQUESTOR ELIGIBILITY INFORMATION

### ***Volunteer Status***

The Requestor, Walworth Project LLC, qualifies as a “Volunteer” in accordance with ECL 27-1405(1) since their liability arises solely from ownership after disposal of contamination occurred at the Site. Further, the Requestor has taken reasonable steps to stop continuing releases, prevent future threatened releases, and prevent or limit exposure to the contamination since acquisition of the Site.

Walworth Project LLC acquired the Site on March 15, 2022, however, Phillip Miller, the authorized representative of Walworth Project LLC, was not legally affiliated with Walworth Project LLC [or the Site] at this time. In May 2024, Phillip Miller acquired the fee title for the Site, pursuant to a mortgage agreement dated May 16, 2024, marking their formal involvement the Walworth Project LLC entity. Prior to Phillip Miller acquiring the fee title for the Site, a Limited Phase II ESI was completed in June 2023 to investigate soil and soil vapor quality at the Site. The Site has been vacant since at least May 2024, when the applicant became legally affiliated with the property, and site structures have not undergone significant changes since the late 1910s. The applicant has maintained the existing lot cover since execution of the mortgage agreement in May 2024.

The Limited Phase II ESI findings identified contamination on the Site, which the Requestor proposes to investigate and remediate pursuant to the New York State BCP, as a Volunteer.

**ATTACHMENT I**

**SECTION XII: SITE CONTACT LIST**

## SECTION XII – SITE CONTACT LIST

### SITE CONTACT LISTS

#### Executive

| Role                                                      | Name                    | Phone        | Mailing Address                                                     | Email / Contact                                                                                                                       |
|-----------------------------------------------------------|-------------------------|--------------|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| NYC Mayor                                                 | Mayor Eric L. Adams     | 212-NEW-YORK | City Hall<br>New York, NY 10007                                     | <a href="https://www1.nyc.gov/office-of-the-mayor/mayor-contact.page">https://www1.nyc.gov/office-of-the-mayor/mayor-contact.page</a> |
| NYC Department of City Planning Chairperson               | Daniel R. Garodnick     | 212-720-3300 | 120 Broadway 31st Floor<br>New York, NY 10271                       | <a href="mailto:garodnick@council.nyc.gov">garodnick@council.nyc.gov</a>                                                              |
| Brooklyn Borough President                                | Antonio Reynoso         | 718-802-3700 | Brooklyn Borough Hall<br>209 Joralemon Street<br>Brooklyn, NY 11201 | <a href="mailto:AskReynoso@brooklynbp.nyc.gov">AskReynoso@brooklynbp.nyc.gov</a>                                                      |
| Brooklyn Community Board 3 Assistant District Manager     | Nadeen Gayle            | 718-622-6601 | 1360 Fulton Street, 2 <sup>nd</sup> Floor,<br>Brooklyn, NY 11216    | <a href="mailto:bk03@cb.nyc.gov">bk03@cb.nyc.gov</a>                                                                                  |
| New York City Council District 33                         | Lincoln Restler         | 718-875-5200 | 410 Atlantic Avenue,<br>Brooklyn, NY 11217                          | <a href="mailto:District33@council.nyc.gov">District33@council.nyc.gov</a>                                                            |
| NY Senate District 25 Senator                             | Jabari Brisport         | 518-455-3451 | 906 Broadway, 2 <sup>nd</sup> Floor,<br>Brooklyn, NY 11206          | <a href="mailto:brisport@nysenate.gov">brisport@nysenate.gov</a>                                                                      |
| NY State Assembly District 057 Member                     | Phara Souffrant Forrest | 718-596-0100 | 55 Hanson Place, Brooklyn,<br>NY 11217                              | <a href="mailto:souffrantforrestp@nyassembly.gov">souffrantforrestp@nyassembly.gov</a>                                                |
| New York City Mayor's Office of Environmental Remediation | Shaminder Chawla        | 212-788-8841 | 100 Gold Street, 2nd Floor<br>New York, NY 10038                    | <a href="mailto:brownfields@cityhall.nyc.gov">brownfields@cityhall.nyc.gov</a>                                                        |

#### Owners, Residents, Occupants

The Site is currently developed with a vacant one- to two-story commercial warehouse building with a partial cellar in the northwestern corner of the building. The tables below provide current contact information for the owner and occupant of the Site.

| Owner/Member         | Contact Name   | Phone          | Mailing Address                                 | Email                                                            |
|----------------------|----------------|----------------|-------------------------------------------------|------------------------------------------------------------------|
| Walworth Project LLC | Phillip Miller | (718) 484-0061 | 199 Lee Avenue, Suite 323<br>Brooklyn, NY 11211 | <a href="mailto:reality9099@gmail.com">reality9099@gmail.com</a> |

| Operator     | Contact Name  | Phone | Mailing Address | Email |
|--------------|---------------|-------|-----------------|-------|
| N/A – Vacant | Not Available | N/A   | N/A             | N/A   |

### **Adjacent Properties**

Below is a list of the adjoining properties which are also detailed on Figure 7.

| Owner/Entity Name    | Property Address     | Contact Name    | Owner Mailing Address                            | Site Use                      |
|----------------------|----------------------|-----------------|--------------------------------------------------|-------------------------------|
| Walworth BSD LLC     | 99 Walworth Street   | Avi Rosengarten | 1707 Avenue M, Brooklyn, NY 11230                | Commercial & Office Buildings |
| 102 Sanford LLC      | 102 Sanford Street   | Avi Rosengarten | 1707 Avenue M, Brooklyn, NY 11230                | Warehouses                    |
| WAL MAR REALTY CORP  | 108 Sandford Street  | N/A             | 301 Willoughby Avenue, Apt 2, Brooklyn, NY 11205 | Parking Lot                   |
| Walworth Realty Corp | 109 Walworth Street  | N/A             | 109 Walworth Street, Brooklyn, NY 11205          | Industrial & Manufacturing    |
| Not Available        | 114A Walworth Street | N/A             | 207 Foster Avenue, Brooklyn, NY 11230            | Multi-Family Residential      |

### **Local News and Media:**

| Owner/Entity Name  | Type                          | Address                             | Phone        | Website                                                                                                                         |
|--------------------|-------------------------------|-------------------------------------|--------------|---------------------------------------------------------------------------------------------------------------------------------|
| The Brooklyn Eagle | Print Newspaper, Online Media | 16 Court Street Brooklyn, NY 11241  | 718-422-7413 | <a href="http://www.brooklynneagle.com">www.brooklynneagle.com</a>                                                              |
| Spectrum 1 News    | Television                    | 75 Ninth Avenue, New York, NY 10011 | 212-691-6397 | <a href="https://www.ny1.com/nyc/all-boroughs/about-us/contact-us">https://www.ny1.com/nyc/all-boroughs/about-us/contact-us</a> |

### **Public Water Supply:**

Public water supply is a shared responsibility between the New York City Department of Environmental Protection (NYCDEP) and the Municipal Water Finance Authority.

| Owner/Entity Name                     | Contact                                    | Address                                            | Phone        | Email                                                  |
|---------------------------------------|--------------------------------------------|----------------------------------------------------|--------------|--------------------------------------------------------|
| NYCDEP                                | Vincent Sapienza - Chief Operating Officer | 59-17 Junction Blvd. Flushing, NY 11373            | 718-595-6565 | <a href="mailto:ltcp@dep.nyc.gov">ltcp@dep.nyc.gov</a> |
| NYC Municipal Water Finance Authority | Philip Wasserman - Executive Director      | 255 Greenwich Street 6th Floor, New York, NY 10007 | 212-788-4969 | Not Available                                          |

### **Additional Requests**

We are unaware of requests to be included on the contact list for the 107 Walworth Street Development Site located at 107 Walworth Street, Brooklyn, New York.

### **School or Day Care Located on or Proximal to the Site**

The following schools or day care facilities are located within ½-mile radius of the Site:

Brownfield Cleanup Application  
107 Walworth Street Development  
Brooklyn, New York

| <b>School/Day Care Name</b>                                                                  | <b>Approximate distance from Site in feet and (directional)</b> | <b>Administrator</b>                                     | <b>Phone</b>                                       | <b>Address</b>                                  |
|----------------------------------------------------------------------------------------------|-----------------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------|-------------------------------------------------|
| Girls School of CUTA Williamsburg                                                            | 185' (North)                                                    | Not Available                                            | 718-624-2819                                       | 84-88 Sanford Street, Brooklyn, NY 11205        |
| Success Academy Bed-Stuy Middle School / I.S. 33 Mark Hopkins Intermediate School            | 1,720' (East-Northeast)                                         | Ann Powell, Chief Public Affairs Officer / Not Available | 718-635-3296 / 718-782-9500                        | 70 Tompkins Avenue, Floor 2, Brooklyn, NY 11206 |
| P.S. 297 – The Abraham Stockton Community School                                             | 1,695' (Northeast)                                              | Not Available                                            | 718-388-4581                                       | 700 Park Avenue, Brooklyn, NY 11206             |
| Beginning With Children Charter School 2 – Middle School                                     | 2,215' (Northeast)                                              | Edwin Santiago II and Eloise Cummings, Co-Principals     | 718-599-2924                                       | 11 Bartlett Street, Brooklyn, NY 11206          |
| PS 380 John Wayne Elementary School                                                          | 2,092' (North)                                                  | Victoria Prinszano, Principal                            | 718-388-0607                                       | 370 Marcy Avenue, Brooklyn, NY 11206            |
| P.S. K141                                                                                    | 2,092' (North)                                                  | Not Available                                            | 718-388-4800 ext. 1404                             | 370 Marcy Avenue, Brooklyn, NY 11206            |
| Girls School of UTA                                                                          | 2,215' (North-Northwest)                                        | Not Available                                            | 718-963-9260                                       | 125 Heyward Street, Brooklyn, NY 11206          |
| Beth Chana School                                                                            | 1,520' (Northwest)                                              | Not Available                                            | 718-802-1613                                       | 712 Bedford Avenue, Brooklyn, NY 11206          |
| Viznitz School for Girls                                                                     | 1,700' (Northwest)                                              | Not Available                                            | 718-330-0222                                       | 12 Franklin Avenue, Brooklyn, NY 11249          |
| Mosdos Krula                                                                                 | 1,490' (Northwest)                                              | Not Available                                            | 718-254-8005                                       | 799 Kent Avenue, Brooklyn, NY 11205             |
| P.S./I.S. 157 – The Benjamin Franklin Magnet School for Civic Leadership in Health & Science | 1,460' (West)                                                   | Not Available                                            | 718-622-9285                                       | 850 Kent Avenue, Brooklyn, NY 11205             |
| Talmud Torah Tashbar                                                                         | 1,085' (West)                                                   | Not Available                                            | 718-636-1405                                       | 128 Franklin Avenue, Brooklyn, NY 11205         |
| The HamaSPIK School                                                                          | 945' (Southwest)                                                | Not Available                                            | 718-387-8400                                       | 926 Bedford Avenue, Brooklyn, NY 11205          |
| Mi Casita Bilingual Preschool and Cultural Center                                            | 1,540' (South-Southwest)                                        | Not Available                                            | 646-757-0019                                       | 1060 Bedford Avenue, Brooklyn, NY 11216         |
| P369K – The Coy L. Cox School / Brooklyn Community Arts & Media High School (BCAM)           | 1,450' (Southwest)                                              | Rochelle Horowitz / Not Available                        | 718-230-4087 / 718-230-5748                        | 300 Willoughby Avenue, Brooklyn, NY 11205       |
| Francis Scott Key Junior High School                                                         | 1,690' (Southwest)                                              | Not Available                                            | Not Available                                      | 955 Kent Avenue, Brooklyn, NY 11205             |
| K616 Brooklyn High School for Leadership and Community Service                               | 1,690' (Southwest)                                              | Georgia Serves, Principal                                | 718-638-3062                                       | 300 Willoughby Avenue, Brooklyn, NY 11205       |
| Public School 54/All Star School NYC / P141K @PS 54                                          | 1,060' (South)                                                  | Emma Velazquez, Principal                                | 718-834-6752 / Not Available / 718-237-2255 ext. 0 | 195 Sanford Street, Brooklyn, NY 11205          |
| Paul Robeson Freedom School                                                                  | 2,115' (South)                                                  | Not Available                                            | 347-618-8675                                       | 257 Nostrand Avenue, Brooklyn, NY 11205         |
| Community Partnership Charter School – Middle School                                         | 2,105' (South-Southeast)                                        | Janna Tsimprea, Principal                                | 718-636-3904                                       | 114 Kosciuszko Street, Brooklyn, NY 11216       |
| Brooklyn Charter School / PS 23K Carter G. Woodson Elementary School                         | 1,670' (Southeast)                                              | Joanne Hunt, Principal / Joseph Mattina, Principal       | 718-302-2085 / 718-387-0375                        | 545 Willoughby Avenue, Brooklyn, NY 11206       |
| Our Children Leaders of Tomorrow                                                             | 515' (Southeast)                                                | Not Available                                            | 718-643-8201                                       | 756 Myrtle Avenue, Brooklyn, NY 11206           |
| Simcha Tots Daycare                                                                          | 1,120' (East-Southeast)                                         | Not Available                                            | 718-596-3632                                       | 808 Myrtle Avenue, Brooklyn, NY 11206           |

| School/Day Care Name                                       | Approximate distance from Site in feet and (directional) | Administrator                                                | Phone         | Address                                           |
|------------------------------------------------------------|----------------------------------------------------------|--------------------------------------------------------------|---------------|---------------------------------------------------|
| New York City Housing Authority's Tompkins Day Care Center | 2,240' (Northeast)                                       | Not Available                                                | 718-649-6400  | 730 Park Avenue, Brooklyn, NY 11206               |
| New York City Housing Authority's Marcy Day Care Center    | 1,400' (Northeast)                                       | Not Available                                                | 718-649-6400  | 494 Marcy Avenue, Brooklyn, NY 11206              |
| Beautiful Garden Family Daycare LLC                        | 680' (Northeast)                                         | Not Available                                                | 347-489-0905  | 71 Nostrand Avenue, #5C, Brooklyn, NY 11206       |
| Kirindy Family Daycare & Wonderschool                      | 1,285' (Northeast)                                       | Yubany Santana, Program Director                             | 917-933-8840  | 534 Flushing Avenue, #4B, Brooklyn, NY 11206      |
| Cheeryos Daycare Williamsburg                              | 2,270' (Northwest)                                       | Not Available                                                | 718-842-8200  | 87 Rutledge Street, Brooklyn, NY 11249            |
| Celina's Day Care                                          | 1,910' (Southwest)                                       | Not Available                                                | 718-541-1741  | 272 Willoughby Avenue, Apt 1N, Brooklyn, NY 11205 |
| Billy Martin Child Development Day Care                    | 2,440' (Southwest)                                       | Denise Rivera, Director                                      | 718-857-5630  | 333 Classon Avenue, Brooklyn, NY 11205            |
| Tabernacle Daycare Center Inc                              | 1,930' (South)                                           | Not Available                                                | 718-638-3209  | 34 Kosciuszko Street, #52, Brooklyn, NY 11205     |
| Tangerine Day Care                                         | 2,380' (South)                                           | Not Available                                                | Not Available | 243 Clifton Place, Brooklyn, NY 11216             |
| Salvation Army Bedford Daycare                             | 2,060' (South-Southeast)                                 | Not Available                                                | 718-857-7264  | 110 Kosciuszko Street, Brooklyn, NY 11216         |
| Casamor Daycare Bedstuy                                    | 1,935' (Southeast)                                       | Evelimar Teran and Dennys Hernandez, Directors – Co-Founders | 929-724-8774  | 81 Pulaski Street, #1A, Brooklyn, NY 11206        |

### Community Board

| Owner/Entity Name          | Contact      | Address                                                       | Phone        | Email                                                |
|----------------------------|--------------|---------------------------------------------------------------|--------------|------------------------------------------------------|
| Brooklyn Community Board 3 | Nadeen Gayle | 1360 Fulton Street, 2 <sup>nd</sup> Floor, Brooklyn, NY 11216 | 718-622-6601 | <a href="mailto:Bk03@cb.nyc.gov">Bk03@cb.nyc.gov</a> |

### Document Repository

Brooklyn Community Board 3 was notified on August 24, 2023 in regard to utilizing their space as a document repository. On September 6, 2023, the Brooklyn Community Board 3 responded indicating that they were amenable. The Brooklyn Public Library – Marcy Branch was notified via email on August 24, 2023 in regard to utilizing their space as a document repository. On August 24, 2023, the Brooklyn Public Library – Marcy Branch responded indicating that they were amenable. Documentation is attached and repository information is detailed below:

| Owner/Entity Name                      | Contact            | Address                                                       | Phone        | Email                                                                      |
|----------------------------------------|--------------------|---------------------------------------------------------------|--------------|----------------------------------------------------------------------------|
| Brooklyn Community Board 3             | Nadeen Gayle       | 1360 Fulton Street, 2 <sup>nd</sup> Floor, Brooklyn, NY 11216 | 718-622-6601 | <a href="mailto:Bk03@cb.nyc.gov">Bk03@cb.nyc.gov</a>                       |
| Brooklyn Public Library – Marcy Branch | Marcia M. McGibbon | 617 DeKalb Ave. at Nostrand Ave., Brooklyn, NY 11216          | 718-935-0032 | <a href="mailto:MMcGibbon@bklynlibrary.org">MMcGibbon@bklynlibrary.org</a> |



**Acknowledgement from Brooklyn Community Board 3 to Act as Document Repository**

## Mooney, Nicole

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**From:** BK03@cb.nyc.gov (CB) <BK03@cb.nyc.gov>  
**Sent:** Wednesday, September 6, 2023 3:50 PM  
**To:** Mooney, Nicole  
**Subject:** Re: [EXTERNAL] RE: NYSDEC Brownfield Cleanup Program - Document Repository Request - 103 Walworth Street

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**CAUTION: External Email**

Hi Nicole,

Sorry, for the delay in responding. Yes, you can use the Board as a document repository.

Beryl Nyack  
CB3

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**From:** Mooney, Nicole <NMooney@haleyaldrich.com>  
**Sent:** Tuesday, September 5, 2023 10:20 AM  
**To:** BK03@cb.nyc.gov (CB) <BK03@cb.nyc.gov>  
**Subject:** [EXTERNAL] RE: NYSDEC Brownfield Cleanup Program - Document Repository Request - 103 Walworth Street

You don't often get email from nmooney@haleyaldrich.com. [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to [phish@oti.nyc.gov](mailto:phish@oti.nyc.gov) as an attachment (Click the More button, then forward as attachment).

Good morning,

Follow up on this – please confirm receipt of this email and let me know if you have any questions.

Thank you,

Nicole

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**From:** Mooney, Nicole  
**Sent:** Thursday, August 24, 2023 11:41 AM  
**To:** bk03@cb.nyc.gov  
**Cc:** Scheuerman, Elizabeth <EScheuerman@haleyaldrich.com>  
**Subject:** NYSDEC Brownfield Cleanup Program - Document Repository Request - 103 Walworth Street

Good morning,

Haley & Aldrich is formally requesting permission to include the Brooklyn Community Board 3 as a document repository during the investigation and remediation of the property located at 103 Walworth Street, Brooklyn, NY. Please review the attached letter and, if amenable, provide a signed copy via email. We can also accept an email confirmation if that is more convenient – if you choose this option, please be sure to indicate in the email text that Brooklyn Community Board 3 can act as a repository for Haley & Aldrich for their project located at 103 Walworth Street in Brooklyn, NY.

Please return this to us at your earliest convenience and please contact me with any questions.

Thank you,

**Nicole Mooney**

Staff Geologist II

*Pronouns she/her/hers*

**Haley & Aldrich, Inc.**

213 West 35<sup>th</sup> Street | 7<sup>th</sup> Floor

New York, NY 10001

**Haley & Aldrich, Inc.**

Office: (646) 568-9340

Mobile: (231) 408-1202



[Connect with me](#)

[www.haleyaldrich.com](http://www.haleyaldrich.com)

**Acknowledgement from Brooklyn Public Library – Marcy Branch to Act as Document Repository**



HALEY & ALDRICH OF NEW YORK  
213 W 35<sup>th</sup> Street  
7<sup>th</sup> Floor  
New York, NY 10001  
Tel: 646.277.5686

August 26, 2025  
File No. 0208731-000

Brooklyn Public Library – Marcy Branch  
617 DeKalb Avenue at Nostrand Avenue  
Brooklyn, NY 11216  
Via email: m.mcGibbon@bklynlibrary.org  
Attn: Marcia McGibbon

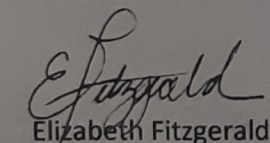
Subject: Brownfield Cleanup Program Application – Request for Repository Use  
107 Walworth Street  
Brooklyn, NY 11205

Dear Marcia McGibbon:

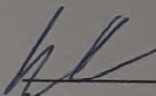
H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), on behalf of Walworth Project LLC, is requesting use of the Brooklyn Public Library – Marcy Branch as a document repository for the anticipated project located at 107 Walworth Street, Brooklyn, New York. The New York State Department of Environmental Conservation (NYSDEC) requires a letter certifying that the proposed document repository is able to serve as a public repository for all documents pertaining to the environmental cleanup at the Site. Please sign below denoting that your facility would be amenable to serving as a temporary public repository.

Should you have any questions, please do not hesitate to give me a call at (646) 277-5692.

Thank you,  
**H & A OF NEW YORK ENGINEERING AND GEOLOGY, LLP**

  
Elizabeth Fitzgerald  
Project Manager

The Brooklyn Public Library – Marcy Branch is willing to act as a public document repository holding and making available of all provided environmental documents related to the 107 Walworth Street Brownfield Cleanup Project.

  
\_\_\_\_\_  
Name  
ABM  
\_\_\_\_\_  
Title

8/29/25  
\_\_\_\_\_  
Date

**ATTACHMENT J**

**May 2018 Phase I Environmental Site Assessment Prepared by Environmental  
Business Consultants**

*Provided as separate standalone file*



**ATTACHMENT K**

**July 2023 Limited Phase II Environmental Site Investigation Prepared by Haley &  
Aldrich of New York**

*Provided as separate standalone file*