

NYSDEC BROWNFIELD CLEANUP PROGRAM APPLICATION

98-114 BERRIMAN STREET DEVELOPMENT

98-114 BERRIMAN STREET

BLOCK 3989, LOTS 20, 24, AND 25

BROOKLYN, NEW YORK

PREPARED FOR:

BERRIMAN RESIDENTS LLC

130 LEE AVENUE, #174

BROOKLYN, NY 11206



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.

a. VIA GROUND MAIL:

- Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
- Mail the external storage device to the following address:

Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7015

SITE NAME: 98-114 Berriman 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: C224451

Yes No



**Department of
Environmental
Conservation**

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

BCP App Rev 17 – October 2025

SECTION I: Property Information

PROPOSED SITE NAME 98-114 Berriman Street Development

ADDRESS/LOCATION 98-114 Berriman Street

CITY/TOWN Brooklyn

ZIP CODE 11208

MUNICIPALITY (LIST ALL IF MORE THAN ONE) Brooklyn

COUNTY Kings

SITE SIZE (ACRES) 0.402

LATITUDE	LONGITUDE
40 ° 40 '	33.36 " 73 ° 52 '

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
98 Berriman Street	13	3989	20	0.241
112 Berriman Street	13	3989	24	0.046
114 Berriman Street	13	3989	25	0.115

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

SECTION I: Property Information (continued)		Y	N						
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?	<input type="radio"/>	<input checked="" type="radio"/>							
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.	<input type="radio"/>	<input checked="" type="radio"/>							
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	<input type="radio"/>	<input checked="" type="radio"/>							
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number:	<input type="radio"/>	<input checked="" type="radio"/>							
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: _____	<input type="radio"/>	<input checked="" type="radio"/>							
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information.	<input type="radio"/>	<input checked="" type="radio"/>							
<table border="0"> <tr> <th><u>Easement/Right-of-Way Holder</u></th> <th><u>Description</u></th> </tr> <tr> <td colspan="2"> </td> </tr> </table>		<u>Easement/Right-of-Way Holder</u>	<u>Description</u>						
<u>Easement/Right-of-Way Holder</u>	<u>Description</u>								
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information):	<input type="radio"/>	<input checked="" type="radio"/>							
<table border="0"> <tr> <th><u>Type</u></th> <th><u>Issuing Agency</u></th> <th><u>Description</u></th> </tr> <tr> <td colspan="3"> </td> </tr> </table>		<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>					
<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>							
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?	<input checked="" type="radio"/>	<input type="radio"/>							
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.									
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.	<input checked="" type="radio"/>	<input type="radio"/>							
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?	<input type="radio"/>	<input checked="" type="radio"/>							
17. If you have answered YES to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application? N/A	<input type="radio"/>	<input checked="" type="radio"/>							

NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.

If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.

Initials of each Requestor:

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

4a. Please provide a short description of the overall project development, including a complete project schedule with all key BCP program milestones through issuance of the Certificate of Completion. Include DEC/DOH review times in the schedule (best efforts to review documents within 45 days pursuant to 6 NYCRR Part 375-3.6(b)).

Is this information attached?

Yes

No

4b. Please include in the project schedule the dates of any outside public or private funding source deadlines with the associated BCP milestones, e.g., NYC HPD or NYS HCR funding deadlines, or private funding interim milestones from loan documents, that depend on a particular BCP milestone such as a work plan or report approval, decision document issuance, etc.

Is this information clearly identified in the BCP project schedule?

Yes

No

N/A

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

1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site?

Y	N
<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"/>
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3. Is/are there a/any Contaminant(s) of Ecological Concern?

<input type="radio"/>	<input checked="" type="radio"/>
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If any of the conditions above exist, a Fish and Wildlife Resources Impact Analysis (FWRIA) Part I, as outlined in DER-10 Section 3.10.1, is required. The applicant may submit the FWRIA with the application or as part of the Remedial Investigation Report.

4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application?

N/A

<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
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SECTION IV: Land Use Factors

1. What is the property's current municipal zoning designation? <u>R6A</u>		
2. What uses are allowed by the property's current zoning (select all that apply)?		
Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/>		
3. Current use (select all that apply):		
Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Recreational <input type="checkbox"/> Vacant <input type="checkbox"/>		
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application?	Y <input type="radio"/>	N <input type="radio"/>
5. Reasonably anticipated post-remediation use (check all that apply):		
Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/>		
If residential, does it qualify as single-family housing?	N/A <input type="radio"/>	<input type="radio"/> <input checked="" type="radio"/>
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	<input checked="" type="radio"/>	<input type="radio"/>
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
8. Do current and/or recent development patterns support the proposed use?	<input checked="" type="radio"/>	<input type="radio"/>
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>

SECTION V: Current and Historical Property Owner and Operator Information

CURRENT OWNER Accurate Organization 98 Corp (Lot 20) & Accurate Organization 112-114-148-152 Corp. (Lots 24 and 25)		
CONTACT NAME Sruly Freund		
ADDRESS 130 West Lido Promenade (Lot 20) & P.O. Box 362 (Lots 24 & 25)		
CITY Lindenhurst	STATE NY	ZIP CODE 11757
PHONE (917) 553-0624	EMAIL sruly@glowstonegroup.com	
OWNERSHIP START DATE 11/7/2008 (Lot 20 & Lot 25), 6/25/2009 (Lot 24)		
CURRENT OPERATOR Accurate Metal Slitting Corp		
CONTACT NAME Sruly Freund		
ADDRESS 100 Berriman Street		
CITY Brooklyn	STATE NY	ZIP CODE 11208
PHONE (917) 553-0624	EMAIL sruly@glowstonegroup.com	
OPERATION START DATE 1991		

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**):

- 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.
- SAMPLING DATA:** Indicate (by selecting the options below) known contaminants and the media which are known to have been affected. Data summary tables should be included as an attachment, with laboratory reports referenced and included.

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

*Please describe other known contaminants and the media affected:

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

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

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

Are the required drawings included with this application?

YES NO

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

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

Other: Shoe Factory, Sweater Factory, Auto Towing, Metal Slitting, Garage, Razor Blade Manufacturer, Knitting operations

SECTION VII: Requestor Information

NAME Berriman Residents LLC		
ADDRESS 130 Lee Avenue, #174		
CITY/TOWN Brooklyn		STATE NY
PHONE (347) 861-4556		EMAIL duvidgb@gmail.com
1. Is the requestor authorized to conduct business in New York State (NYS)? <input checked="" type="radio"/> <input type="radio"/> 2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached? <input checked="" type="radio"/> <input type="radio"/> 3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A <input checked="" type="radio"/> <input type="radio"/> 4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? <input checked="" type="radio"/> <input type="radio"/> <p>Documents that are not properly certified will not be approved under the BCP.</p>		

SECTION VIII: Requestor Contact Information

REQUESTOR'S REPRESENTATIVE Dufig Goldberger		
ADDRESS 130 Lee Avenue, Suite# 174		
CITY Brooklyn		STATE NY
PHONE (347) 861-4556		EMAIL duvidgb@gmail.com
REQUESTOR'S CONSULTANT (CONTACT NAME) Mari C. Conlon		
COMPANY H & A of New York Engineering and Geology, LLP		
ADDRESS 213 West 35th Street, 7th Floor		
CITY New York		STATE NY
PHONE (646) 277-5688		EMAIL mconlon@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
PHONE (201) 736-0948		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.

1. Is the requestor applying for a fee waiver?	<input checked="" type="radio"/> Y <input type="radio"/> N
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"/> Y <input type="radio"/> N

SECTION X: Requestor Eligibility

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

1. Are any enforcement actions pending against the requestor regarding this site?	<input type="radio"/> Y <input checked="" type="radio"/> N
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	<input type="radio"/> Y <input checked="" type="radio"/> N
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	<input type="radio"/> Y <input checked="" type="radio"/> N
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"/> Y <input checked="" type="radio"/> N
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"/> Y <input checked="" type="radio"/> N
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"/> Y <input checked="" type="radio"/> N
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"/> Y <input checked="" type="radio"/> N
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"/> Y <input checked="" type="radio"/> N
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"/> Y <input checked="" type="radio"/> N
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"/> Y <input checked="" type="radio"/> N
11. Are there any unregistered bulk storage tanks on-site which require registration?	<input type="radio"/> Y <input checked="" type="radio"/> N

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 <input type="checkbox"/> <p>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.</p>	VOLUNTEER <input checked="" type="checkbox"/> <p>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.</p> <p>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.</p> <p>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.</p>
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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? 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? 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? If yes, please provide: Permit Type: _____ EPA ID Number: _____ 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? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents.	N/A	<input checked="" type="radio"/>
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	<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? 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 a Member (title) of Berriman Residents 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: 12/04/25

Signature: 

Print Name: David Goldberger

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 17

Please respond to the questions below and provide additional information and/or documentation as required. Please refer to the application instructions.		Y	N
1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?	<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 type="radio"/>	<input checked="" type="radio"/>	
4. Is the property upside down or underutilized as defined below?			
	Upside down	<input type="radio"/>	<input checked="" type="radio"/>
	Underutilized	<input checked="" type="radio"/>	<input 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(l) as of August 12, 2016 (Please note: Eligibility determination for the underutilized category can only be made at the time of application):

375-3.2:

(l) “Underutilized” means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and

- (1) the proposed use is at least 75 percent for industrial uses; or
- (2) at which:
 - (i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;
 - (ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and
 - (iii) one or more of the following conditions exists, as certified by the applicant:
 - (a) property tax payments have been in arrears for at least five years immediately prior to the application;
 - (b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or
 - (c) there are no structures.

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

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

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

Check appropriate box below:

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

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

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

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

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

Yes – planned renewable energy facility site with documentation

Pending – planned renewable energy facility awaiting documentation

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

No – not a planned renewable energy facility site

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

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

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

From Public Service Law Article 4 Section 66-p as of April 23, 2021:

(b) "renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

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

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

No

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

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

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Brownfield Cleanup Application
98-114 Berriman Street Development
Brooklyn, New York

ATTACHMENT A

SECTION I: PROPERTY INFORMATION

SECTION I.14: PROPERTY DESCRIPTION NARRATIVE

Site Location

The Proposed Brownfield Cleanup Program (BCP) site is located at 98-114 Berriman Street, Brooklyn, New York 11208 (Site). The approximately 0.402-acre Site is located in Kings County, New York and identified as Block 3989, Lots 20, 24, and 25 (pending lot merger). The Application for Apportionment or Merger has been preliminarily processed and approved by the New York City Department of Finance on November 9, 2025. The merger will drop Lots 24 and 25 and merge as Lot 20. The certification is attached.

The table below identifies each current Parcel Address and its associated pending Section, Block, Lot, and acreage.

Parcel Address	Section	Block	Lot	Acreage
98 Berriman Street	13	3989	20	0.241
112 Berriman Street	13	3989	24	0.046
114 Berriman Street	13	3989	25	0.115

The Site has been assigned an environmental E-Designation (E-366) for Air Quality (heating, ventilation, and air conditioning [HVAC] fuel limited to natural gas) and Hazardous Materials (Phase I and Phase II Testing Protocol) under City Environmental Quality Review (CEQR; No. 15DCP102K). Satisfaction with the E-Designation requirements is subject to review and approval by the New York City Office of Environmental Remediation (NYCOER) prior to redevelopment. The Site is listed in the NYC Land Use database, categorized as “F4: Factory and Industrial Building.”

The Site is bound by Silk Auto Repair to the north, a two-story family apartment building to the south, Berriman Street, followed by Public School 345, a three-story elementary school, to the east, and walk-up family apartment buildings and an undeveloped lot used for parking to the west. The Site is located within a residential area along the edge of a C2-4 commercial overlay district in a medium density neighborhood.

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 in Figure 4.

Site Features

The Site is comprised of three rectangular-shaped lots and is partially developed with an industrial building on Lot 20, and an auto towing yard/unlicensed parking lot on Lots 24 and 25. The building on Lot 20 is currently in use as a metal slitting factory and for storage of machinery and automotive supplies. Lots 24 and 25 are used for auto towing and storage of cars and trailers.

The industrial building contains a storm cellar constructed with concrete in the southeast corner of the building near Berriman Street. The exterior of the building is constructed primarily of brick and concrete. The parking lot is unpaved with loose stones and dirt. The property has not undergone significant or structural (re)construction since the late 1920s when the existing building was constructed, with the exception of the buildings on Lots 24 and 25 being razed at some point during the 1980s.

Current Zoning and Land Use

According to the New York City Planning Commission Zoning Map 17c, the Site is located within a medium-density residential zoning district (R6A). The proposed development of this property is consistent with the current zoning.

Property Information

The Requestor has submitted an application to merge Lots 20, 24 and 25 into a single tax lot, and this merger is currently pending approval. An access letter from the current owner granting the applicant access to all three lots is included herein. The acreage of the Project Site will be 0.40 acres (17,500 sf) (i.e., the combined acreage of all existing tax lots).

Past Site Use

Based on a Phase I Environmental Site Assessment (ESA), completed by H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York) for the Site on September 24, 2025, the Site was partially developed by 1887 with a single dwelling on the east side of Lot 25 and a shoe factory on the west side. The shoe factory was replaced with a sweater factory, as depicted in the 1908 Sanborn Map. Lots 20 and 24 were depicted as vacant and undeveloped throughout the 1920s. By 1928, Lot 20 had been developed as a garage with two gas tanks depicted on the southeast corner of the lot, and Lot 24 was developed with a dwelling on the eastern side of the lot. The sweater factory on Lot 25 remained unchanged into the late 1920s; however, the dwelling on the eastern side of this lot was razed, and a small auto shop was developed in its place. By 1951, the Site remained mostly unchanged, with the exception that Lot 20 became a razor blade manufacturer. By 1965, the razor blade manufacturing operation was relabeled as non-descript manufacturing. City Directories listed the operator of Lot 20 as Kellerman Manufacturing Co. Inc. in 1965 and 1970, and the operators of Lot 25 as various knitting operations from the mid-1930s through 1976. Lot 24 was listed as operated by several individuals during this time period. The Site remained largely unchanged through 1987, with the exception of the buildings on Lots 24 and 25 being razed at some point during the 1980s. The Site is currently occupied and operated by Accurate Metal Slitting on Lot 20 and an auto towing/unlicensed parking lot on Lots 24 and 25.

The contaminants of concern identified in previous investigations are believed to have resulted from former on-Site manufacturing operations and associated activities, including the historical use and storage of petroleum products and solvents. Potential sources include machinery maintenance areas, floor drains, and historical fuel storage associated with industrial use. Elevated concentrations of metals and PAHs in soil are consistent with urban fill material commonly found throughout New York City and are not believed to have resulted from previous Site operations.

Site Geology and Hydrogeology

Based on findings from the September 2025 Limited Phase II Environmental Site Investigation (ESI), material generally underlying the site consists of urban fill characterized by brown sand with varying amounts of silt, brick, cinders, glass, and ceramic observed from surface grade to approximately 1.7 to 8 feet below ground surface (ft bgs) throughout the Site. The surficial urban fill layer was underlain by a potential native layer consisting of orange-brown to tan sand with varying amounts of silt and gravel to exploration depth (approximately 28 ft bgs).

The topography of the Site is generally flat with a gentle slope to the south. The ground level elevation on the site is approximately 32 ft above sea level. During the September 2025 Limited Phase II ESI, groundwater was encountered at depths ranging from approximately 25 and 27 ft bgs. Groundwater was interpreted to flow toward the southwest across the Site. The inferred regional groundwater flow appears to flow to the south based on proximity to Hendrix Creek and Island Channel. The depth to bedrock is unknown but anticipated to be encountered approximately 500 ft bgs.

Environmental Zone Designation

The Site is located within Census Tract 1166 and is not located within an EnZone.

1166

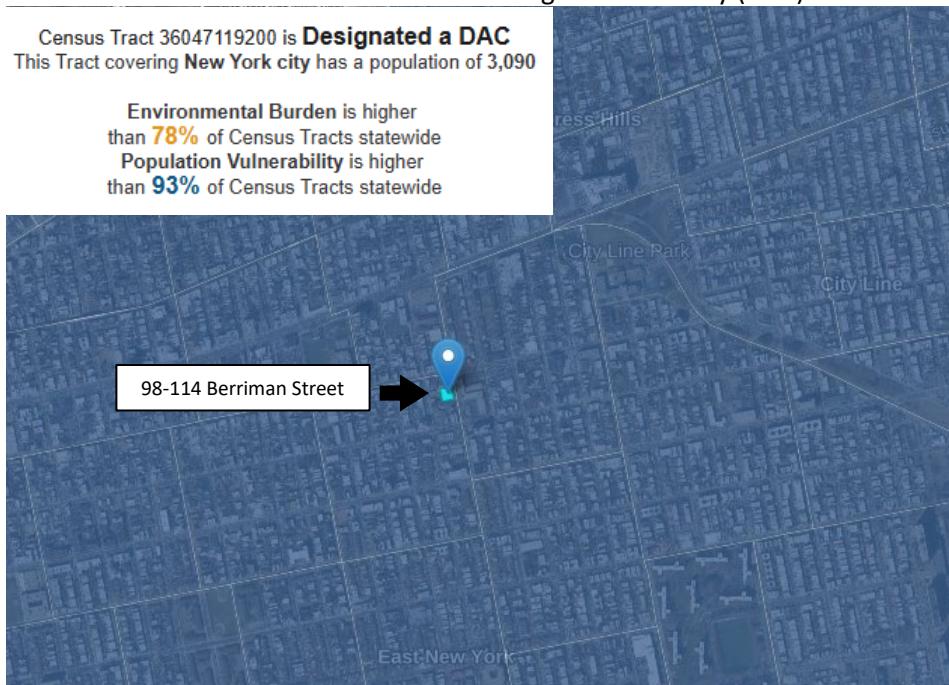
1166	
STATEFP	36
COUNTYFP	047
TRACTCE	116600
GEOID	36047116600
NAME	1166
NAMESAD	Census Tract 1166
MTFCC	G5020
FUNCSTAT	S
ALAND	159390
ANATER	0
INTPTLAT	+40.6745628
INTPTLON	-73.8822051
FIPS	36047116600
County_FIPS	36047
Geography	Census Tract 1166
County	Kings County
UnempRate	3
NYS_UR	7.1
Pov_Rate	12.1
County_PR	19.2
CountyRateX2	38.4
Criteria_A	
Criteria_B	
Both_AB	
EnZoneType	None



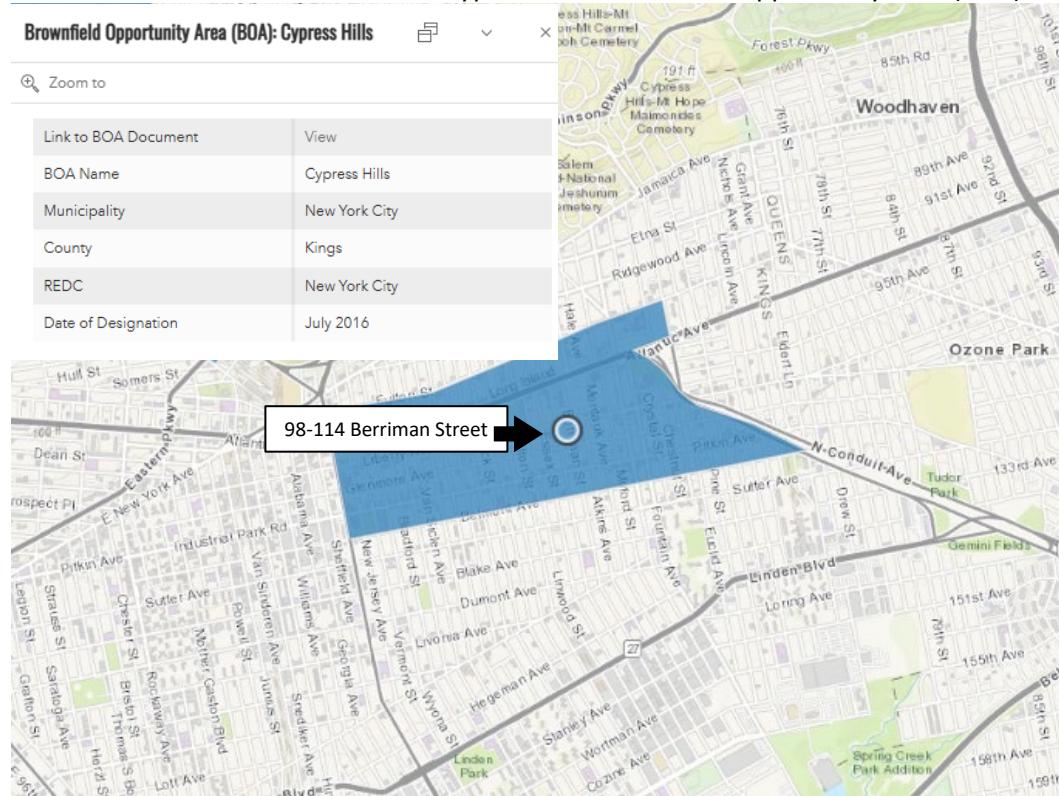
The entire Site is located within a Disadvantaged Community (DAC).

Census Tract 36047119200 is **Designated a DAC**
This Tract covering New York city has a population of 3,090

Environmental Burden is higher
than **78%** of Census Tracts statewide
Population Vulnerability is higher
than **93%** of Census Tracts statewide



The entire Site is located within The Cypress Hills Brownfield Opportunity Area (BOA).



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 Environmental Site Assessment (ESA) dated September 24, 2025, was completed for the Site by Haley & Aldrich of New York, and a Limited Phase II Environmental Site Investigation (ESI) Summary dated October 14, 2025 was completed for the Site by Haley & Aldrich of New York.

These reports are summarized below in Section IV.1 and are appended to the October 2025 Limited Phase II ESI Summary Letter completed by Haley & Aldrich of New York included with this application.

Based on the findings of the September 2025 Limited Phase II ESI, primary contaminants of concern at the Site include semi-volatile organic compounds (SVOCs), specifically polycyclic aromatic hydrocarbons (PAHs), and heavy metals in shallow soils up to 4 ft bgs and volatile organic compounds (VOCs), specifically chlorinated volatile organic compounds (CVOCs), including tetrachloroethene (PCE), and petroleum related compounds (BTEX) in sub-slab soil vapor.

Soil

No VOCs were detected above the UUSCOs, RRSCOs, and/or PGWSCOs in the soil samples collected at the Site.

Five SVOCs, specifically PAHs, were detected in shallow soil samples in the southeastern corner of the Site and in the central west portion of the Site at concentrations that exceeded the respective RRSCOs and UUSCOs. Benzo(a)anthracene was detected above its RRSCO in these two samples with a maximum concentration of 1.6 milligrams per kilogram (mg/kg) in SB-07_0-2 and SB-04_0-2. Benzo(a)pyrene was detected above its RRSCO in these two samples with a maximum concentration of 1.7 mg/kg in SB-07_0-2. Benzo(b)fluoranthene was detected above its RRSCO with a maximum concentration of 2.1 mg/kg in SB07_0-2. Chrysene was detected above its UUSCO in these two samples with a maximum concentration of 1.6 mg/kg in SB-07_0-2. Indeno(1,2,3-cd)pyrene was detected above its RRSCO in these two samples with a maximum concentration of 0.88 mg/kg in SB-07_0-2.

Metals, including lead and mercury, were detected in shallow soil in the northeast corner of the Site at concentrations exceeding the RRSCOs. Mercury was detected at a maximum concentration of 1.73 mg/kg and lead was detected at a maximum concentration of 693 mg/kg.

Soil samples collected at the Site were not analyzed for emerging contaminants, including PFOS, PFOA, and 1,4-dioxane. Additional soil sampling will be conducted during the Remedial Investigation (RI) to properly identify and delineate the presence of emerging contaminants on the Site. Of note, as VOCs were not detected above applicable standards (details in section below) Protection of Groundwater Soil Cleanup Objectives (PGWSCOs) were not applicable at this time. However, it is noted that the PAHs identified in soil also exceeded the respective PGWSCOs and will be evaluated in relation to groundwater analytical data collected during the future RI.

Groundwater

Groundwater samples collected from temporary wells at the Site and were analyzed for VOCs. Analytical results were compared to 6NYCRR Part 703.5 NYSDEC TOGS 1.1.1 Ambient Water Quality Standards (AWQS).

No VOCs were detected above AWQS in the groundwater samples analyzed. Groundwater samples were not analyzed for additional parameters during this Limited Phase II ESI.

Soil Vapor

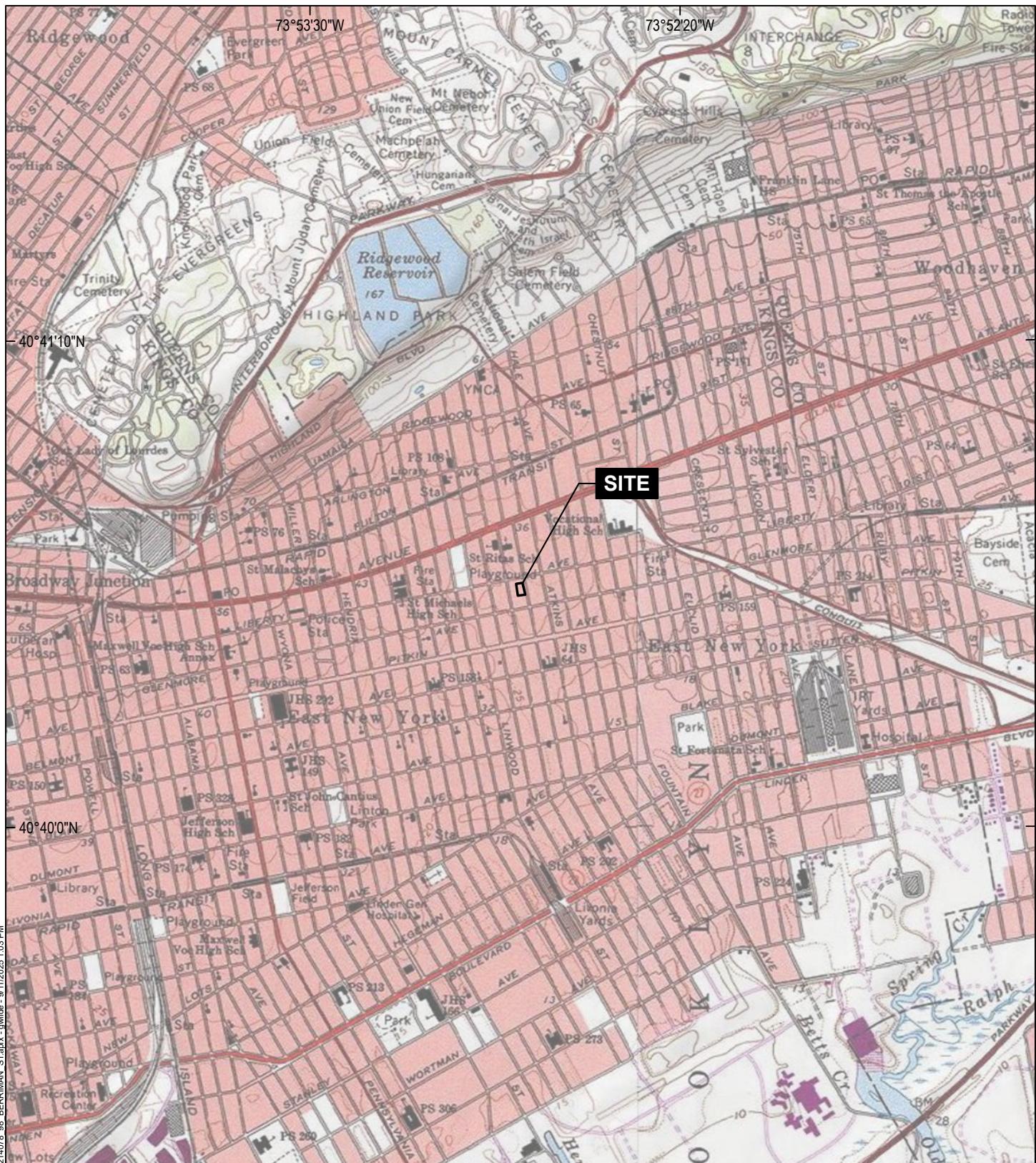
No standard currently exists for soil vapor data in New York State. Total VOC concentrations in soil vapor samples ranged from 173.90 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) in SV-01 to 6,868.79 $\mu\text{g}/\text{m}^3$ in sample SS-02.

Petroleum-related VOCs were detected in all sub-slab/soil vapor samples analyzed in the northern portion of the Site (Lot 20). Total BTEX concentrations were highest in the sub-slab sample taken from beneath the slab in the cellar space (southeast corner of Lot 20) and were detected at 917.14 $\mu\text{g}/\text{m}^3$. Benzene (maximum concentration 10.1 $\mu\text{g}/\text{m}^3$ in SS-02), ethylbenzene (maximum concentration 86.9 $\mu\text{g}/\text{m}^3$ in SS-03), m,p-xylenes (maximum concentration 363 $\mu\text{g}/\text{m}^3$ in SS-03), o-xylene (maximum concentration 427 $\mu\text{g}/\text{m}^3$ in SS-03), and toluene (maximum concentration 37.4 $\mu\text{g}/\text{m}^3$ in SV02) were detected in all soil vapor samples collected throughout the Site.

Total CVOC concentrations were highest in the sub-slab sample taken from beneath the slab on the south central portion of Lot 20 and were detected at 6,479.87 $\mu\text{g}/\text{m}^3$. Elevated CVOCs were also detected in the sub-slab sample taken in the northern central portion of Lot 20 detected at 4,669.91

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$\mu\text{g}/\text{m}^3$. Of note, all shallow soil samples collected from beneath the slab on Lot 20 detected low levels of trichloroethylene up to 0.0067 mg/kg. While not exceeding soil cleanup objectives, this is indicative of source material contributing to soil vapor impacts in the sub-slab vapor.



GIS: \\haley\aldrich.com\share\CF\Projects\0214078\GIS\214078_98 BERRIMAN ST.aprx - qwilde - 9/11/2025 1:03 PM



HALEY
ALDRICH

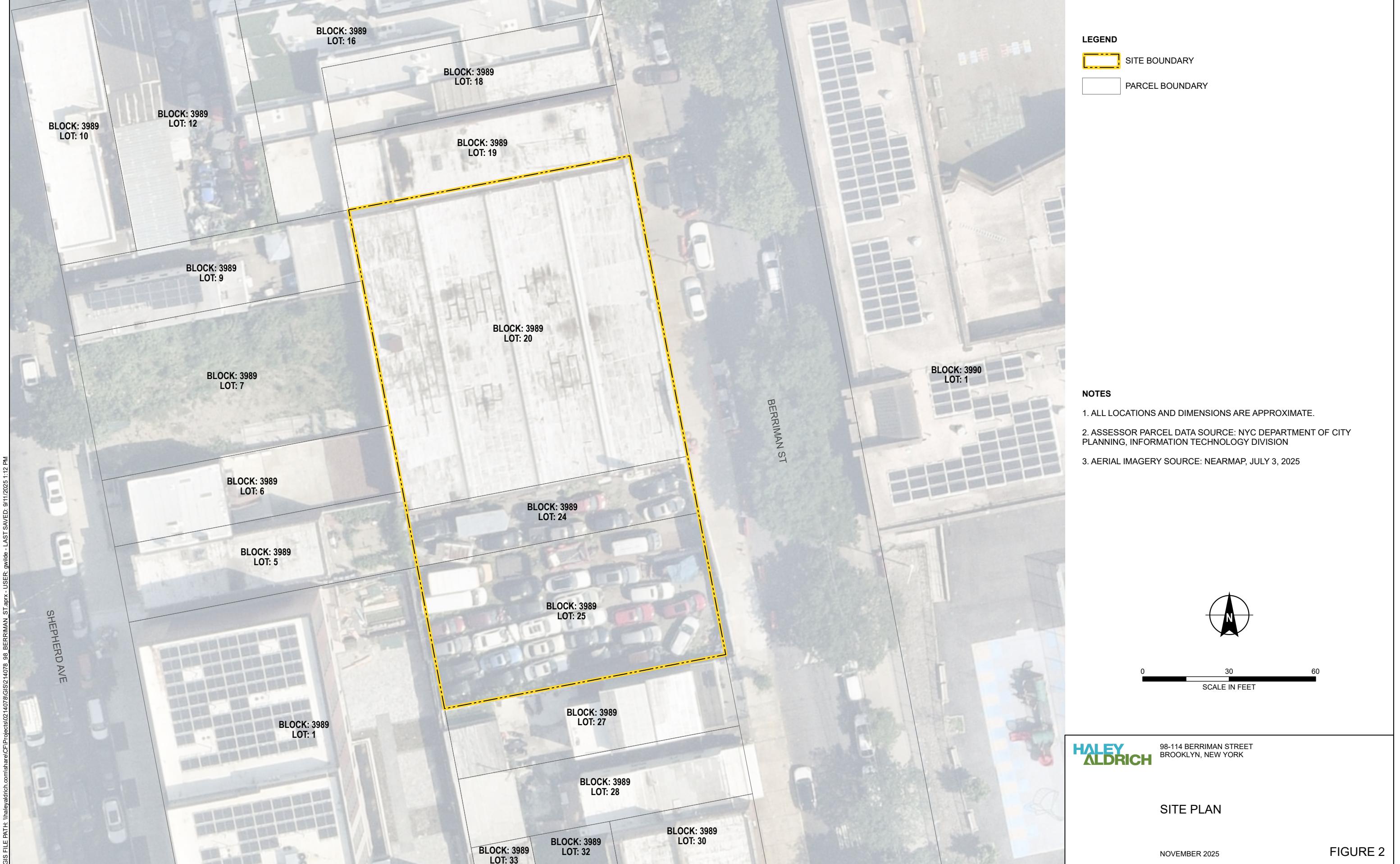
98-114 BERRIMAN STREET
BROOKLYN, NEW YORK

PROJECT LOCUS

MAP SOURCE: USGS
SITE COORDINATES: 40°40'34"N, 73°52'50"W

APPROXIMATE SCALE: 1 IN = 2000 FT
NOVEMBER 2025

FIGURE 1





LEGEND

- SITE BOUNDARY
- PARCEL BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
3. AERIAL IMAGERY SOURCE: NEARMAP, OCTOBER 1, 2025



0 40 80
SCALE IN FEET

HALEY
ALDRICH

98-114 BERRIMAN STREET
BROOKLYN, NEW YORK

TAX LOT MAP

NOVEMBER 2025

FIGURE 3



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: <u>BROOKLYN</u>	Block: <u>3989</u>	Present Lot(s): <u>20-24-25</u>		
<input checked="" type="checkbox"/> Merger <input type="checkbox"/> Apportionment		Number of Lots Requested _____		
<input type="checkbox"/> Air <input type="checkbox"/> Subterranean		<small>DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY</small>		
Lot(s)Usage: (check one)		<input type="checkbox"/> Residential Building Gross Sq/Ft: <u>67,000</u>	<input type="checkbox"/> Commercial Building Gross Sq/Ft: _____	<input type="checkbox"/> Mix (Residential & Commercial) Building Gross Sq/Ft: _____
Property 1. Owner's Name (as per Deed): _____ LAST NAME _____ FIRST NAME _____ OR Company Name: <u>ACCURATE ORGANIZATION 112-114-148-152 CORP. / ACCURATE ORGANIZATION 98 CORP.</u>				
2. Address: <u>98-112-114 Berriman St.</u> <small>NUMBER AND STREET</small>		Brooklyn	NY	11208 <small>ZIP CODE</small>
3. Filing Representative (if applicable): <u>Simon@xpditegroup.com</u>				

SECTION B: CERTIFICATION

1. Architect/Engineer/Applicant's Name: <u>MALLEA</u>	LAST NAME	CHARLES	FIRST NAME	
2. Address: <u>38 SEELEY STREET</u>	NUMBER AND STREET	Brooklyn	NY	11218
3. Telephone Number: <u>2126915220</u>	4. Email Address: <u>CMALLEA@MALLEAARCHITECT.COM</u>			

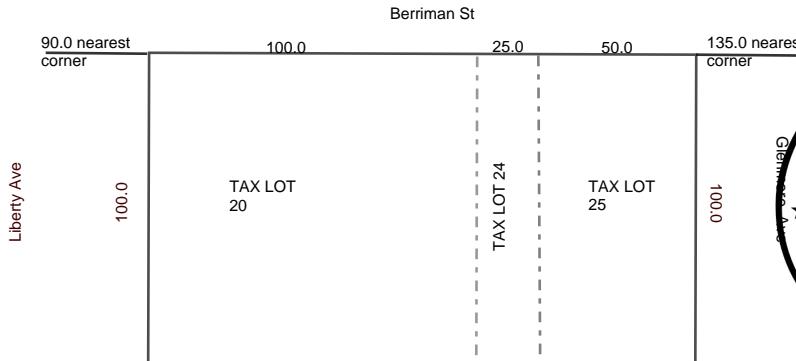
The applicant hereby certifies that, in making this application for merger/apportionment, s/he is the owner, or acting under the direction of the owner.

Signature of Architect/ Engineer/Applicant: 

Date: 11 / 19 / 2025

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

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



(Architect or Engineer's seal)

Tentative Lot(s) issued:

Customer Service Representative: _____ Date: ____/____/____ New Lot(s): _____ Lot(s) Affected: _____ Lot(s) Dropped: _____

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

Map Updated:

Tax Map Specialist: _____ Date: ____/____/____

**REQUIREMENTS FOR TAX MAP UPDATES****THE FOLLOWING DOCUMENTS ARE REQUIRED FOR LOT APPORTIONMENTS:****NEW BUILDINGS:**

- Completed application for Mergers or Apportionments.
- Final survey prepared by a licensed Land Surveyor, which must include square footage.
- A Department of Buildings approved Subdivision of Improved (SI) as per DOF Operations Policy and Procedure Memorandum July 1, 2019.
- Review application details for correct house numbers (s), block and lot.
- Outstanding taxes, charges or tax liens for prior years must be satisfied.
 - Real estate taxes for the current year must be up-to-date.
- Property owners must resolve certain outstanding judgment summonses adjudicated by the Environmental Control Board (ECB) before applying to divide or merge properties
- Deed on record showing property ownership.
- Payment of fees.

ALTERATION ON EXISTING BUILDINGS AND VACANT LAND:

- Completed application for Mergers or Apportionments.
- A Department of Buildings approved Subdivision of Improved (SI) as per DOF Operations Policy and Procedure Memorandum July 1, 2019.
- Survey for alteration on existing building.
- Outstanding taxes, charges or tax liens for prior tax years must be satisfied.
 - Real estate taxes for the current year must be up-to-date.
- Property owners must resolve certain outstanding judgment summonses adjudicated by the Environmental Control Board (ECB) before applying to divide or merge properties.
- Deed on record showing property ownership.
- Payment of fees.

LOT MERGERS:

- Completed application for Merger
- Deed on record showing common ownership. (If the deed lacks a metes and bounds description but refers only to a filed map, please provide a current metes and bounds description, prepared by a licensed surveyor.)
- Outstanding taxes, charges or tax liens for prior tax years must be satisfied.
 - Real estate taxes for the current year must be up-to-date.
 - Property owners must resolve certain outstanding judgment summonses adjudicated by the Environmental Control Board (ECB) before applying to divide or merge properties.
- Payment of fees
- Merging of exempt parcels with non-exempt parcels is not allowed.

NEW LOT ASSIGNMENT AND FEES:

- The Tax Map Office issues lot numbers for all apportionments, including condominiums. Finance collects \$73 for each lot number, payable at the time of the initial application.
- Lots are tentative until final approval is received from the Tax Map Office.
- Even if a fee was previously paid, a new fee will be required for each tax lot if any of the circumstances apply:
 - a. owner changes.
 - b. lot subdivision configuration changes.
 - c. condo subdivision and/or number of units changes.
 - d. tentative lots expire after one year.
- Tax map certification: \$10.00.

Return completed application and package to:

NYC Department of Finance
Property Division- Tax Map Office
66 John Street, 2nd floor
New York, NY 10038

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ATTACHMENT B

SECTION II: PROJECT DESCRIPTION

SECTION II.4: PROJECT DESCRIPTION

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

The Site is comprised of three rectangular-shaped lots, one of which is developed, and two undeveloped. Site features include an industrial building with a storm cellar on Lot 20, and an auto towing yard/unlicensed parking lot on Lots 24 and 25. The Site building on Lot 20 is currently occupied by a metal slitting factory, and the parking lot is used as storage for equipment, cars and trailers. The industrial building has a storm cellar constructed with concrete. The exterior of the building is constructed primarily of brick and concrete. The parking lot is unpaved with loose stones and dirt. The Requestor has submitted an application to merge Lots 20, 24, and 25 into a single tax lot, and the lot-merger request is currently pending approval with the NYC Department of Finance Tax Map Office. A copy of the filed merger application is attached for reference.

Proposed Development

While the development plans are conceptual at this time, the planned project will consist of demolition of the existing building and construction will consist of a new multi-story residential-use building with an affordable housing component.

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

1. Demolition of the existing building to facilitate the remedial investigation (RI), and removal of the ASTs.
2. Performance of a RI 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, specifically PAHs, in soil and VOCs in soil vapor including CVOCs and BTEX.

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 June 1, 2027 with a Certificate of Completion expected by end of 2027. A tentative project schedule is below.

Task	Duration (days)	Start	End	2025		2026										2027														
				Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	
Preparation and Submission of BCP Application, RIWP and CPP	90	11/1/2025	1/30/2026																											
30-Day Public Comment Period for BCP Application	30	1/30/2026	3/1/2026																											
Execute BCA and NYSDEC & NYSDOH Approval of RIWP	60	3/1/2026	4/30/2026																											
Implementation of Remedial Investigation	30	4/30/2026	5/30/2026																											
Preparation and Submission of RIR and RAWP	90	5/30/2026	8/28/2026																											
NYSDEC & NYSDOH Review of RIR & RAWP	60	8/28/2026	10/27/2026																											
45-Day Public Comment Period for RAWP and Issuance of Decision Document	45	10/27/2026	12/11/2026																											
Implementation of RAWP with Engineering Oversight	180	12/11/2026	6/1/2027																											
Preparation of FER and SMP (if required)	90	6/1/2027	8/30/2027																											
NYSDEC & NYSDOH Review of FER (and SMP, if required)	60	9/1/2027	11/1/2027																											
NYSDEC Issues COC	60	11/1/2027	12/31/2027																											

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.

ATTACHMENT C

SECTION IV: LAND USE FACTORS

SECTION IV: LAND USE FACTORS

Zoning

According to the New York City Planning Commission Zoning Map 17c, the Site is located within a residential zoning district (R6A). R6A is a contextual district where the Quality Housing bulk regulations are mandatory. These regulations produce high lot coverage, six- to eight-story apartment buildings set at or near the street line. Designed to be compatible with older buildings found in medium-density neighborhoods, R6A districts are mapped in the Bronx, Brooklyn, and Queens. Parts of Kingsbridge in the Bronx and Williamsburg in Brooklyn are typical R6A areas.

Current Use

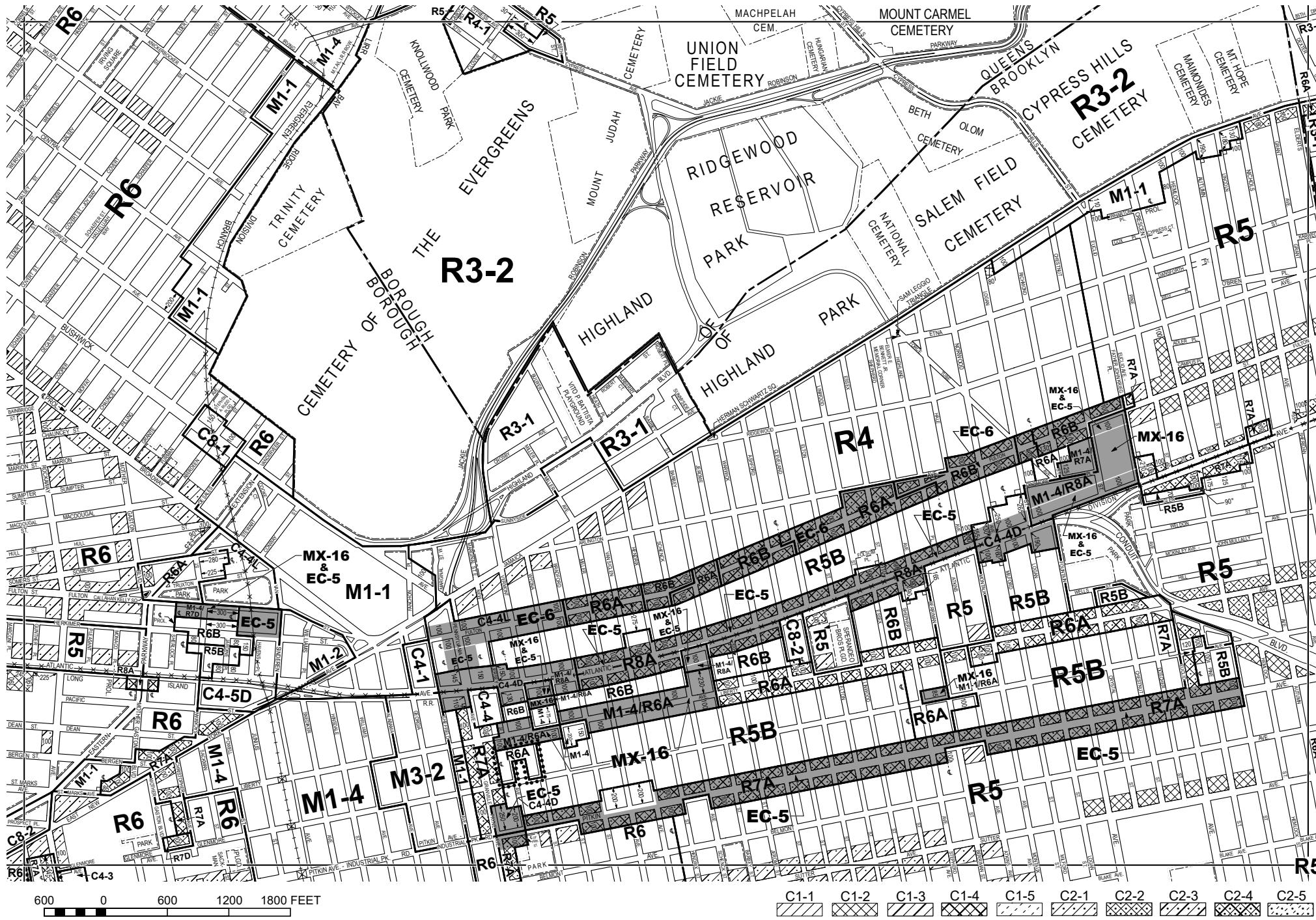
The approximately 17,500 sf (0.40 acre) Site is partially developed with an industrial building on Lot 20, and an auto towing yard/unlicensed parking lot on Lots 24 and 25. The building is currently in use as a metal slitting factory and for storage of machinery and automotive supplies. The exterior lot is used for auto towing and storage of cars and trailers. The industrial building has a storm cellar constructed with concrete. The exterior of the building is constructed primarily of brick and concrete. The parking lot is unpaved with loose stones and dirt.

Intended Use Post-Remediation

While the development plans are conceptual at this time, the planned project will consist of demolition of the existing building and construction of a new multi-story residential building consisting of 100% affordable housing including Section 8 units, in accordance with the Mandatory Inclusionary Housing (MIH) Program. 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 17c, the Site is located within a medium-density residential zoning district (R6A). 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

The proposed BCP Site is comprised of three tax lots that are pending a lot merger.

A deed dated May 13, 2009, is attached for 112 Berriman Street. A deed dated November 7, 2008, is attached for 114 Berriman Street, a separate deed from the same date is also attached for 98 Berriman Street. Access agreements are in place for these properties until they are transacted to the Requestor.

The table below indicates the current owner of each parcel.

Current Property Ownership		
Property Address	Property Tax Identification	Current Property Owner
98 Berriman Street	Block 3989, Lot 20	Accurate Organization 98 Corp.
112 Berriman Street	Block 3989, Lot 24	Accurate Organization 112-114-148-152 Corp.
114 Berriman Street	Block 3989, Lot 25	Accurate Organization 112-114-148-152 Corp.

Reference:
New York City Department of Finance ACRIS website: <http://a836-acris.nyc.gov/CP/>. Former telephone numbers of the previous property owners were not readily available.

Previous Owners and Operators

A list of current and previous owners for each lot of the Site is provided in the below tables.

Current and Previous Owners of 98 Berriman Street (Lot 20)					
Date	Document Type	First Party	First Party Address/Contact	Second Party	Relationship of First Party to Applicant
11/7/2008	Deed	ACCURATE METAL SLITTING SUPPLIES, LTD.	154 Berriman Street, Brooklyn, NY, 11208	ACCURATE ORGANIZATION 98 CORP.	None
2/14/1991	Deed	Gemini Investors Inc.	303 E 60th, NY, NY	ACCURATE METAL SLITTING	None
3/23/1970	Deed	98 Berriman Corp	N/A	Gemini Investors Inc.	None
2/5/1970	Deed	Henrietta Fisher (Rosenwake)	N/A	98 Berriman Corp	None
9/13/1966	Deed	Michael Fisher	N/A	Henrietta Fisher	None

Reference:
New York City Department of Finance ACRIS website: <https://a836-acris.nyc.gov/DS/DocumentSearch/BBLResult>. Former telephone numbers of the previous property owners were not readily available. Previous owner information prior to 1966 is not available.

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Current and Previous Owners of 112 Berriman Street (Lot 24)					
Date	Document Type	First Party	First Party Address/Contact	Second Party	Relationship of First Party to Applicant
5/13/2009	Deed	ACCURATE ORGANIZATION 98 CORP.	P.O. Box 362, Lindenhurst, NY 11757	Accurate Organization 112-114-148-152 Corp.	None
11/07/2008	Deed	ACCURATE METAL SLITTING SUPPLIES, LTD.	154 Berriman Street, Brooklyn, NY, 11208	ACCURATE ORGANIZATION 98 CORP.	None
02/28/1991	Mortgage	ACCURATE METAL SLIT/SUPP	44 Berriman Street, Brooklyn, NY, 11208	GEMINI INVESTORS INC	None
11/16/1984	Deed	CITY OF NEW YORK	City Hall, NY, NY 10001	GEMINI INVESTORS INC	None
11/16/1984	Deed	COMISSIONER OF FINANCE NY	N/A	CITY OF NEW YORK	None
5/15/1975	Deed	A Louis Skolnik	N/A	Gloria D. Cooper	None
12/24/1968	Deed	Zisel Holding Corp	N/A	A Louis Skolnik	None

Reference:
New York City Department of Finance ACRIS website: <https://a836-acris.nyc.gov/DS/DocumentSearch/BBLResult>. Former telephone numbers of the previous property owners were not readily available. Previous owner information prior to 1968 is not available.

Current and Previous Owners of 114 Berriman Street (Lot 25)					
Date	Document Type	First Party	First Party Address/Contact	Second Party	Relationship of First Party to Applicant
11/7/2008	Deed	ACCURATE METAL SLITTING SUPPLIES, LTD.	154 Berriman Street, Brooklyn, NY, 11208	Accurate Organization 112-114-148-152 Corp.	None
9/24/1980	Deed	Johonna Scher	N/A	ACCURATE METAL SLITTING SUPPLIES, LTD.	None
10/31/1957	Deed	Rudomin Samuel	N/A	Johonna Scher	None

Reference:
New York City Department of Finance ACRIS website: <https://a836-acris.nyc.gov/DS/DocumentSearch/BBLResult>. Former telephone numbers of the previous property owners were not readily available. Previous owner information prior to 1957 is not available.

The Site is currently occupied by an active metal slitting operation. Lot 20 is developed with an industrial building that includes a partial cellar, while Lots 24 and 25 are used for vehicle storage and as a towing yard. A list of previously known operators for each lot is provided on the tables below.

Current and Previous Operators of 98 Berriman Street (Lot 20)			
Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
Accurate Metal Slitting Supplies, LTD.	Owner and Operator (1991-Current)	154 Berriman Street, Brooklyn, NY, 11208 Phone No. Unknown	First Party
Kellerman Manufacturing Co Inc	Operator (1965-1970)	98 Berriman St, Brooklyn, NY 11208 Phone No. Unknown	None
Fanon Electronic industries	Operator (1960)	98 Berriman St, Brooklyn, NY 11208 Phone No. Unknown	None
Baum Nathan Berriman Glenmore Garage	Operator (1934-1940)	98 Berriman St, Brooklyn, NY 11208 Phone No. Unknown	None
Berriman Glenmore Garage	Operator (1934-1940)	98 Berriman St, Brooklyn, NY 11208 Phone No. Unknown	None

Reference:

The EDR City Directory Abstract (inquiry number 8102930.5) included in the Phase I ESA completed by Haley & Aldrich of New York in September 2025. Previous operator information prior to 1934 is not available. Accurate Metal Slitting Supplies, LTD. were not mentioned in the EDR City Directory Abstract but ownership and operation are estimated from New York City Department of Finance ACRIS website: <https://a836-acris.nyc.gov/DS/DocumentSearch/BBLResult>.

Current and Previous Operators of 112 Berriman Street (Lot 24)			
Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
Accurate Metal Slitting Supplies, LTD.	Owner and Operator (1991-Current)	P.O. Box 362, Lindenhurst, NY 11757 Phone No. Unknown	First Party
Cooper G. & Francisco Nieves	Unknown (1970-1973)	112 Berriman St, Brooklyn, NY 11208 Phone No. Unknown	None
Lana J Ashby & Zulton P Farkus	Unknown (1965)	112 Berriman St, Brooklyn, NY 11208 Phone No. Unknown	None

Reference:

The EDR City Directory Abstract (inquiry number 8102930.5) included in the Phase I ESA completed by Haley & Aldrich of New York in September 2025. Previous operator information prior to 1965 is not available. Accurate Metal Slitting Supplies, LTD. were not mentioned in the EDR City Directory Abstract but ownership and operation are estimated from New York City Department of Finance ACRIS website: <https://a836-acris.nyc.gov/DS/DocumentSearch/BBLResult>.

Current and Previous Operators of 114 Berriman Street (Lot 25)			
Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
Accurate Metal Slitting Supplies, LTD.	Owner and Operator (1980-Current)	P.O. Box 362, Lindenhurst, NY 11757 Phone No. Unknown	First Party
The H S Knitting Mills Inc	Operator (1973-1976)	114 Berriman St, Brooklyn, NY 11208 Phone No. Unknown	None
The John Schmidt Knitting Mills Inc	Operator (1970-1976)	114 Berriman St, Brooklyn, NY 11208 Phone No. Unknown	None
Johanna Knitting Mills	Owner and Operator (1970)	114 Berriman St, Brooklyn, NY 11208 Phone No. Unknown	None
K & T Knitting Mills	Operator (1970)	114 Berriman St, Brooklyn, NY 11208 Phone No. Unknown	None
Wise Mann Knitwear Corp	Operator (1965)	114 Berriman St, Brooklyn, NY 11208 Phone No. Unknown	None
John Wallace	Operator (1960)	114 Berriman St, Brooklyn, NY 11208 Phone No. Unknown	None
Star Novelty CO	Operator (1945)	114 Berriman St, Brooklyn, NY 11208 Phone No. Unknown	None
Rudomin Knitting Mills & Rudomin Sami Sportwear	Owner and Operator (1940-1949)	114 Berriman St, Brooklyn, NY 11208 Phone No. Unknown	None
Delco Knitwear Factory	Operator (1934)	114 Berriman St, Brooklyn, NY 11208 Phone No. Unknown	None

Reference:
The EDR City Directory Abstract (inquiry number 8102930.5) included in the Phase I ESA completed by Haley & Aldrich of New York in September 2025. Previous operator information prior to 1934 is not available. Accurate Metal Slitting Supplies, LTD. were not mentioned in the EDR City Directory Abstract but ownership and operation are estimated from New York City Department of Finance ACRIS website: <https://a836-acris.nyc.gov/DS/DocumentSearch/BBLResult>.

The property at Lot 20 has remained industrial and has not undergone significant or structural (re)construction since the late 1920s when the existing building was constructed, the buildings on Lots 24 and 25 were razed at some point during the 1980s and have remained undeveloped since that time.

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. September 2025 Phase I ESA, prepared by Haley & Aldrich of New York.
2. October 2025 Limited Phase II ESI Summary Letter, 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.

September 2025 Phase I ESA

Prepared by Haley & Aldrich of New York

In September 2025, Haley & Aldrich of New York prepared a Phase I for the Site. These findings include the following recognized environmental conditions (RECs):

- **REC #1: Current Uses and Condition of Site**

At the time of inspection, the Site was operating as a metal slitting and auto towing/parking facility. The building is used for metal slitting and storage of machinery and automotive supplies. The exterior lot is used for auto towing and storage of cars and trailers. Two active 275-gallon aboveground storage tanks (ASTs) containing No. 2 fuel oil were observed. One AST, located in the storm cellar on the east side of the building, is used to power a boiler, and the second AST, located on the first floor in the southwest corner of the building, is suspected to be used for heating. Site conditions, such as evidence of staining, improper storage of hazardous materials, and observations of kitty litter/Speedy Dry and stained cardboard located beneath equipment and vehicles, indicated previous and potentially ongoing releases. The current use of the property, in conjunction with the site conditions, is considered a REC.

- **REC #2: Historical Uses of the Site**

Sanborn Maps indicate that the Site formerly operated as a shoe factory and sweater factory in the late 1800s and early 1900s, as well as a razor blade manufacturer from as early as 1951 through the 1970s. Non-descript manufacturing continues through the present on Lot 20, with the most recent operator being a metal slitting facility. Two gas tanks were also depicted on the southeast corner of Lot 20 on the 1928 Sanborn Map. Potential environmental concerns associated with this historical use include the potential for release of hazardous substances commonly found in industrial practices, particularly if spills, leaks, or improper manufacturing practices occurred. The historical uses of the Site are considered a REC.

- **REC #3: Historical and Current Uses of Surrounding Properties**

Sanborn Maps indicate that by 1908, the east adjacent property was used as the John C. Creveling Coal & Lumber Yard with a rail spur extending northward across Liberty Avenue in apparent association with the Standard Oil Co. of New York. By 1951, the property was operated by the Harvey Lumber Co., and from 1965 to 1968, the property was utilized for metal parts storage. Additionally, by 1908, the north adjacent property was partially developed with an auto shop, and by 1965, the property was fully developed with an auto repair shop, which is currently still used as an auto repair shop. Sanborn Maps also indicate that there were multiple historic small auto sheds and garages to the west and south of the Site. Potential environmental concerns associated with auto repair and manufacturing operations include the potential for

release of hazardous substances such as spent solvents, waste oils, heavy metals, and chlorinated compounds. These surrounding historical and current uses are considered a REC.

The ASTM does not define the term “other finding”; however, Haley & Aldrich of New York utilizes the category to indicate conditions of potential risk that are not clearly defined in the ASTM Standard. While not considered RECs, Haley & Aldrich of New York identified the following Other Findings.

- **Other Finding #1: New York City E-Designation**

The Site has been assigned an environmental E-Designation (E-366) for Air Quality (HVAC fuel limited to natural gas) and Hazardous Materials (Phase I and Phase II Testing Protocol) under CEQR No. 15DCP102K. Satisfaction of the E-Designation requirements is subject to review and approval by the NYCOER prior to redevelopment.

October 2025 Limited Phase II ESI Summary Letter

Prepared by Haley & Aldrich of New York

On behalf of the Requestor, Haley & Aldrich of New York mobilized to the Site on September 16, 2025, to perform the Limited Phase II ESI to investigate soil, groundwater, and soil vapor quality beneath the Site. The investigation included eight soil borings (to depths ranging from 4 to 28 ft bgs), five temporary monitoring wells (installed to 30 or 32 ft bgs), three temporary sub-slab vapor points (immediately below the concrete building slab at approximately 0.5 to 2.5 ft bgs), and two temporary soil vapor points (to 10 ft bgs). A total of twelve soil samples, five groundwater samples, and five soil vapor samples were collected and submitted to the laboratory for analysis.

Urban fill generally consisting of brown sand with varying amounts of silt, brick, cinders, glass, and ceramic was observed from surface grade to approximately 1.7 to 8 ft bgs throughout the Site and was underlain by a potential native layer consisting of orange-brown to tan sand with varying amounts of silt and gravel. Soil samples were collected continuously, characterized, and screened for visual and olfactory evidence of contamination such as staining and odors. Instrumental screening for the presence of organic vapors was performed using a photoionization detector (PID). No significant subsurface impacts were observed; PID readings did not exceed 0.7 parts per million (ppm) and no staining was noted. However, a faint petroleum-like odor was detected in borings SB-01, SB-02, and SB-05 from 0 to 4 ft bgs. Groundwater was encountered at depths ranging from approximately 25 and 27 ft bgs and is interpreted to flow toward the southwest across the Site.

Five temporary monitoring wells were constructed with one inch diameter Schedule 40 PVC with a 10 ft well screen installed to straddle the groundwater table. TW-01, TW-02, and TW-03 were set with well screens between 22 and 32 ft bgs. TW-04 and TW-05 were set with well screens between 20 and 30 ft bgs.

Samples were analyzed for VOCs and groundwater analytical results were compared to the AWQS.

No VOCs were detected above laboratory reporting limits in the groundwater samples collected.

Based on the findings of the September 2025 Limited Phase II ESI, primary contaminants of concern at the Site include SVOCs, specifically PAHs, and heavy metals in shallow soils up to 4 ft bgs (below grade surface) and VOCs, specifically CVOCs, including PCE, and BTEX in sub-slab soil vapor.

Field observations and analytical results identified urban fill contaminated with heavy metals and SVOCs (specifically PAHs) at concentrations consistent with characteristics of urban fill found throughout the New York City area. Elevated total lead and mercury was identified in one soil location in the northern portion of the site from 0 to 2 ft bgs above RRSCOs. Additionally, VOCs, including CVOCs and BTEX, were identified in all sub-slab/soil vapor samples throughout the Site with maximum elevated CVOCs observed in sub-slab samples from Lot 20. No exceedances were encountered in the Groundwater analytical results compared to the AWQS.

A summary of findings from the September 2025 Phase II ESI are provided in section VI.2.

SECTION VI.2: Sampling Data
Analytical Results Summary Tables

Soil Summary Table

Analytes > RRSCO/UUSCO	Detections > RRSCOs	Detections > UUSCOs	Max Concentration (ppm)	RRSCO (ppm)	UUSCO (ppm)	PGWSCO (ppm)	Depth
Benzo(a)anthracene	2	0	1.6	1	1	1	0-2'
Benzo(a)pyrene	2	0	1.7	1	1	22	0-2'
Benzo(b)fluoranthene	2	0	2.1	1	1	2.1	0-2'
Chrysene	0	2	1.6	3.9	1	1	0-2'
Indeno(1,2,3-cd)pyrene	2	0	0.88	0.5	0.5	6.6	0-2'
Copper	0	0	78.3	270	50	1720	0-2'
Lead	6	1	693	400	63	450	0-2'
Mercury	4	1	1.73	0.81	0.18	0.73	0-2'
Zinc	5	0	164	0000	109	2480	2-4'

Soil Vapor Summary Table

Analytes	Total Detections	Max Detection ($\mu\text{g}/\text{m}^3$)	Type
1,1,1-Trichloroethane	1	0.769 J	Soil Vapor
1,1,2-Trichloroethane	1	11.6 J	Sub-slab
1,1-Dichloroethene	1	3.77 J	Sub-slab
1,2,4-Trimethylbenzene	5	316	Sub-slab
1,3,5-Trimethylbenzene	5	273	Sub-slab
1,3-Butadiene	4	31.2	Soil Vapor
2,2,4-Trimethylpentane	2	4 J	Soil Vapor
2-Butanone (Methyl Ethyl Ketone)	5	52.5	Sub-slab
4-Ethyltoluene (1-Ethyl-4-Methylbenzene)	4	140	Sub-slab
4-Methyl-2-Pentanone (Methyl Isobutyl Ketone)	1	6.23 J	Sub-slab
Acetone	5	199	Sub-slab
Benzene	5	10.1	Sub-slab
Bromodichloromethane	1	0.837 J	Soil Vapor
Carbon disulfide	4	6.2 J	Sub-slab
Carbon tetrachloride	1	1.98	Soil Vapor
Chloroform (Trichloromethane)	5	20.7	Sub-slab
Chloromethane (Methyl Chloride)	2	0.322 J	Soil Vapor
Cyclohexane	5	4.41 J	Sub-slab
Dichlorodifluoromethane (CFC-12)	3	2.5	Soil Vapor
Ethanol	2	6.61 J	Soil Vapor

Soil Vapor Summary Table (continued)

Analytes	Total Detections	Max Detection ($\mu\text{g}/\text{m}^3$)	Type
Ethylbenzene	5	86.9	Sub-slab
Hexane	5	26	Soil Vapor
Isopropyl Alcohol (2-Propanol)	5	28 J	Sub-slab
m,p-Xylenes	5	363	Sub-slab
N-Heptane	4	13.8	Sub-slab
Naphthalene (SIM)	3	1.01	Soil Vapor
o-Xylene	5	427	Sub-slab
Styrene	2	0.83 J	Soil Vapor
Tert-Butyl Alcohol (tert-Butanol)	3	8.19	Sub-slab
Tetrachloroethene	5	43	Sub-slab
Tetrahydrofuran	3	5.01 J	Sub-slab
Toluene	5	37.4	Soil Vapor
Trichloroethene	5	6450	Sub-slab
Trichlorofluoromethane (CFC-11)	2	2.56	Soil Vapor
Trifluorotrichloroethane (Freon 113)	2	0.491 J	Soil Vapor

Notes:

RRSCO = NYSDEC Restricted Residential Use Soil Cleanup Objective

J = Value is estimated

ppm = parts per million

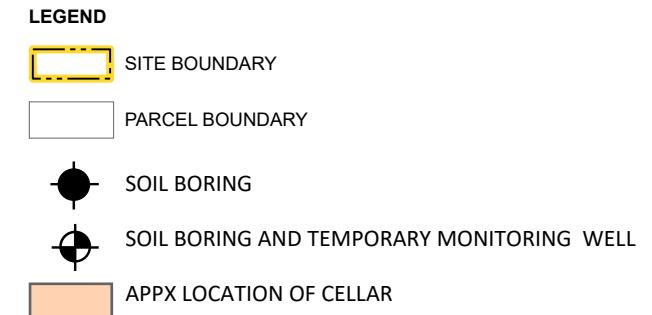
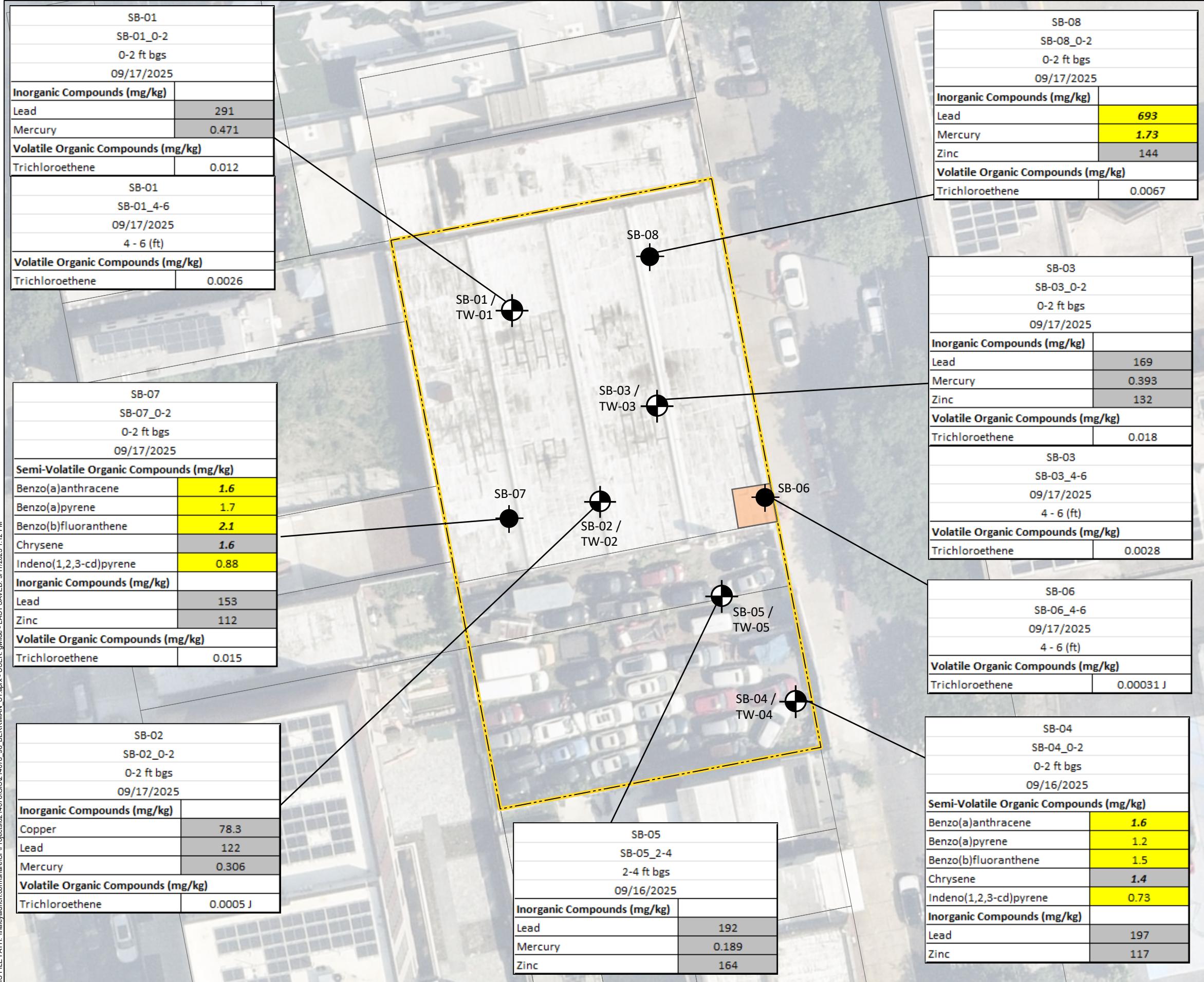
$\mu\text{g}/\text{m}^3$ = microgram per cubic meter

SECTION VI.3: SAMPLING DATA

For each impacted medium above, refer to Figures 5 and 6 attached below from the October 2025 Limited Phase II ESI Summary Letter prepared by Haley & Aldrich of New York which includes detailed information requested in Section VI.3 of the Application.

Brownfield Cleanup Application
98-114 Berriman Street Development
Brooklyn, New York

Figures from September 2025 Limited Phase II Environmental Site Investigation for impacted medium which includes information requested in Application Section VI.3 (Figures 5-6)



NYSDEC SOIL CLEANUP OBJECTIVES			
	UUSCOS	RRSCOS	PGWSCOS
Semi-Volatile Organic Compounds (mg/kg)			
Benzo(a)anthracene	1	1	1
Benzo(a)pyrene	1	1	22
Benzo(b)fluoranthene	1	1	1.7
Chrysene	1	3.9	1
Indeno(1,2,3-cd)pyrene	0.5	0.5	8.2
Inorganic Compounds (mg/kg)			
Copper	50	270	1720
Lead	63	400	450
Mercury	0.18	0.81	0.73
Zinc	109	10000	2480

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. SOIL SAMPLE ANALYTICAL RESULTS ARE COMPARED TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) TITLE 6 OF THE OFFICIAL COMPILATION OF NEW YORK CODES, RULES, AND REGULATIONS (NYCRR) PART 375 UNRESTRICTED USE SOIL CLEANUP OBJECTIVES (SCOS), RESTRICTED-RESIDENTIAL SCOS, AND PROTECTION OF GROUNDWATER SCOS.
3. DEFINITIONS:
J = ESTIMATED VALUE
RRSCOS = NYSDEC PART 375 RESTRICTED-RESIDENTIAL USE SCO (YELLOW)
UUSCOS = NYSDEC PART 375 UNRESTRICTED USE SCO (GREY)
PGWSCOS = NYSDEC RESTRICTED USE SCO - PROTECTION OF GROUNDWATER (BOLD + ITALICS)



0 30 60
SCALE IN FEET

HALEY ALDRICH

98-114 BERRIMAN STREET
BROOKLYN, NEW YORK

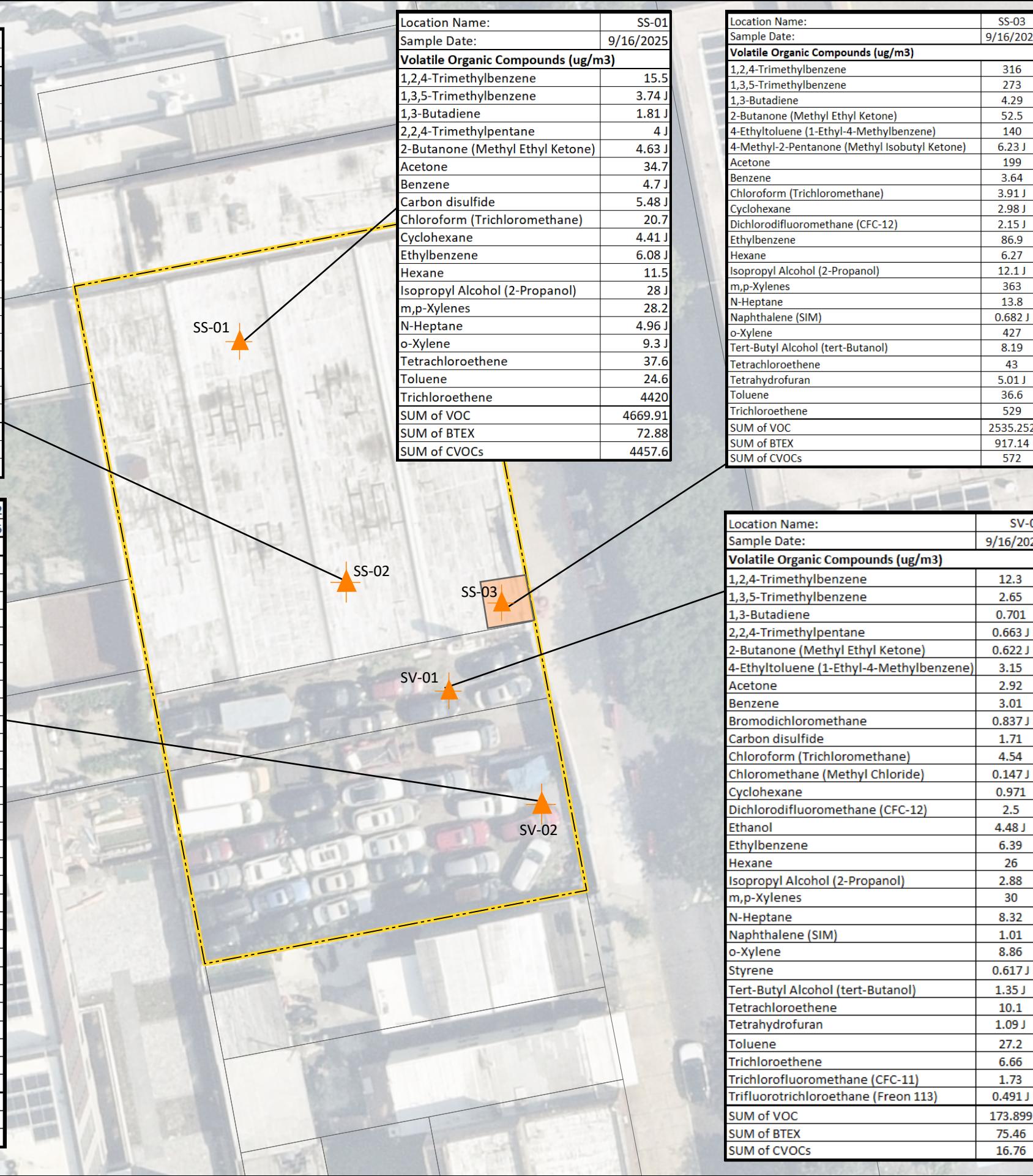
SOIL RESULTS EXCEEDANCE
MAP

NOVEMBER 2025

FIGURE 5

Location Name:	SS-02
Sample Date:	9/16/2025
Volatile Organic Compounds (ug/m3)	
1,1,2-Trichloroethane	11.6 J
1,1-Dichloroethene	3.77 J
1,2,4-Trimethylbenzene	21.8
1,3,5-Trimethylbenzene	20.6
2-Butanone (Methyl Ethyl Ketone)	15.5 J
4-Ethyltoluene (1-Ethyl-4-Methylbenzene)	4.53 J
Acetone	173
Benzene	10.1
Carbon disulfide	6.2 J
Chloroform (Trichloromethane)	19.7
Cyclohexane	4.1 J
Ethylbenzene	6.78 J
Hexane	6.91 J
Isopropyl Alcohol (2-Propanol)	17.8 J
m,p-Xylenes	29.4
o-Xylene	13.8
Tetrachloroethene	26.1
Toluene	27.1
Trichloroethene	6450
SUM of VOC	6868.79
SUM of BTEX	87.18
SUM of CVOCs	6479.87

Location Name:	SV-02
Sample Date:	9/16/2025
Volatile Organic Compounds (ug/m3)	
1,1,1-Trichloroethane	0.769 J
1,2,4-Trimethylbenzene	12.9
1,3,5-Trimethylbenzene	2.97
1,3-Butadiene	31.2
2-Butanone (Methyl Ethyl Ketone)	15.2
4-Ethyltoluene (1-Ethyl-4-Methylbenzene)	3.2
Acetone	91.7
Benzene	8.91
Carbon disulfide	4.52
Carbon tetrachloride	1.98
Chloroform (Trichloromethane)	13.2
Chloromethane (Methyl Chloride)	0.322 J
Cyclohexane	2.51
Dichlorodifluoromethane (CFC-12)	2.39
Ethanol	6.61 J
Ethylbenzene	8.08
Hexane	14.1
Isopropyl Alcohol (2-Propanol)	6
m,p-Xylenes	36.4
N-Heptane	6.8
Naphthalene (SIM)	1.01
o-Xylene	10.6
Styrene	0.83 J
Tert-Butyl Alcohol (tert-Butanol)	2.47
Tetrachloroethene	17
Tetrahydrofuran	3.16
Toluene	37.4
Trichloroethene	18.4
Trichlorofluoromethane (CFC-11)	2.56
Trifluorotrichloroethane (Freon 113)	0.491 J
SUM of VOC	363.674
SUM of BTEX	101.39
SUM of CVOCs	38.149



HALEY
ALDRICH

98-114 BERRIMAN STREET
BROOKLYN, NEW YORK

SOIL VAPOR RESULTS SUMMARY
MAP

NOVEMBER 2025

FIGURE 6



0 30 60
SCALE IN FEET

ATTACHMENT F

SECTION VII: REQUESTOR INFORMATION

SECTION VII: REQUESTOR INFORMATION

The entity requesting participation in the BCP (The Requestor) is Berriman Residents LLC.

David Goldberger is the only member of Berriman Residents LLC.

The contact information for the Requestor is:

David Goldberger
Berriman Residents LLC
130 Lee Avenue, #174
Brooklyn, New York 11206
Phone: (347) 861-4556
Email: davidgb@gmail.com

Lot 20 is currently owned by Accurate Organization 98 Corp. and Lots 24 and 25 are owned by Accurate Organization 112-114-148-152 Corp. Berriman Residents LLC anticipates acquiring Lots 20, 24 and 25 from the current owners. A letter confirming access permission between the Requestors and current owners granting the Requestors full access to take all actions necessary to enter into and carry out the obligations of the BCP has been executed. A copy of the executed access letters are included in this attachment. Further to this, the lots will be merged pending final approval from New York City however a certified application from the New York City Department of Finance for dropping Lots 24 and 25 and merging into Lot 20 is included above and confirms the process is ongoing.

A printout of the entity information from the New York State Department of State's Corporation & Business Entity Database for Berriman Residents LLC is also included as part of this attachment.

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



Department of State

Division of Corporations

Entity Information

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

Entity Details

**ENTITY NAME:** BERRIMAN RESIDENTS LLC**DOS ID:** 7762320**FOREIGN LEGAL NAME:****FICTITIOUS NAME:****ENTITY TYPE:** DOMESTIC LIMITED LIABILITY COMPANY**DURATION DATE/LATEST DATE OF DISSOLUTION:****SECTION OF LAW:** LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW**ENTITY STATUS:** ACTIVE**DATE OF INITIAL DOS FILING:** 11/18/2025**REASON FOR STATUS:****EFFECTIVE DATE INITIAL FILING:** 11/18/2025**INACTIVE DATE:****FOREIGN FORMATION DATE:****STATEMENT STATUS:** CURRENT**COUNTY:** KINGS**NEXT STATEMENT DUE DATE:** 11/30/2027**JURISDICTION:** NEW YORK, UNITED STATES**NFP CATEGORY:**[ENTITY DISPLAY](#)[NAME HISTORY](#)[FILING HISTORY](#)[MERGER HISTORY](#)[ASSUMED NAME HISTORY](#)

Service of Process on the Secretary of State as Agent

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

Name: BERRIMAN RESIDENTS LLC

Address: 130 LEE AVE, STE 174, BROOKLYN, NY, UNITED STATES, 11211

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

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:**Address:**

Entity Primary Location Name and Address

Name:**Address:**

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value

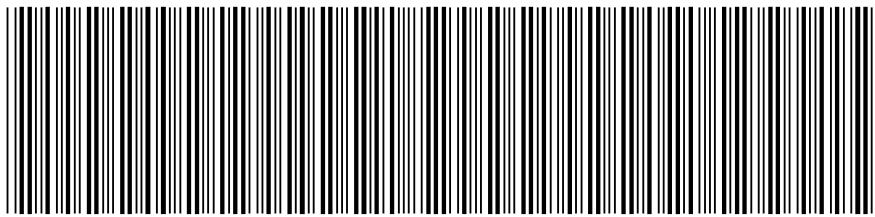
Number Of Shares

Value Per Share

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

**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.



2009041400578001002E41AD

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 3

Document ID: 2009041400578001

Document Date: 11-07-2008

Preparation Date: 04-14-2009

Document Type: DEED

Document Page Count: 2

PRESENTER:

PHILIP OHARA ASSOCIATES
(HOLD FOR BRS PICKUP)
55 WASHINGTON STREET, SUITE 557
BROOKLYN, NY 11201
718-875-7506
info@pohassociates.com

RETURN TO:

THOMAS TORTO, ESQ.
(HOLD FOR BRS PICKUP)
419 PARK AVENUE SOUTH, SUITE 504
NEW YORK, NY 10016
AR-4001/REF KTB-25382(SM)

PROPERTY DATA			
Borough	Block	Lot	Unit
BROOKLYN	3989	20	Entire Lot
Property Type: COMMERCIAL REAL ESTATE			
Borough	Block	Lot	Unit
BROOKLYN	3989	24	Entire Lot
Property Type: COMMERCIAL REAL ESTATE			

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

ACCURATE METAL SLITTING SUPPLIES, LTD.
154 BERRIMAN STREET
BROOKLYN, NY 11208

GRANTEE/BUYER:

ACCURATE ORGANIZATION 98 CORP.
130 WEST LIDO PROMENADE
LINDENHURST, NY 11757

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

Filing Fee:

\$ 165.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

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

Recorded/Filed 04-20-2009 12:56

City Register File No.(CRFN):

2009000115750

Recording Fee:	\$	50.00
Affidavit Fee:	\$	0.00



City Register Official Signature

THIS INDENTURE, made November 7, 2008, between Accurate Metal Slitting Supplies, Ltd. residing at 154 Berriman Street, Brooklyn, New York 11208, party of the first part, and Accurate Organization 98 Corp., having a place of business at 130 West Lido Promenade, Lindenhurst, New York 11757, party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten and 00/100 (\$10.00) Dollars, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

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

Lot 20:

BEGINNING at a point on the westerly side of Berriman Street, distant ninety (90) feet southerly from the corner formed by the intersection of the westerly side of Berriman Street with the southerly side of Liberty Avenue; running thence westerly parallel with Liberty Avenue, one hundred (100) feet; thence southerly parallel with Berriman Street, one hundred five (105) feet; thence easterly, again parallel with Liberty Avenue, one hundred (100) feet to the westerly side of Berriman Street and thence northerly along the westerly side of Berriman Street, one hundred five (105) feet to the point or place of BEGINNING;

SAID PREMISES known as street number 98-108 Berriman Street, Brooklyn, New York.

Lot 24:

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, designated as Block 3989, Lot 24 as Tax Map was May 27, 1981.

SAID PREMISES known as street number 112 Berriman Street, Brooklyn, New York.

BEING THE SAME PREMISES conveyed to the party of the first party herein by deed dated February 14, 1991 and recorded February 28, 1991 in Reel 2671 page 2014 in the Office of City Register of the County of Kings

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 for the total of the same of any other purpose.

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

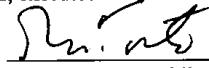
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

ACCURATE METAL SLITTING SUPPLIES, LTD.

By: *Michael Duffin, Jr.*
MICHAEL DUFFIN, JR., President

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

On the 7th day of November, in the year 2008, before me, the undersigned, personally appeared Michael Duffin, Jr., personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

Section:
Block: 3989
Lots: 20 and 24
County: Kings

THOMAS A. TORTO
Notary Public, State of New York
No. 02TO4687615
Qualified in New York County
Commission Expires Feb. 28, 2006 2010

Title No. AR-4001 Ref K-25382

SEAL

ACCURATE METAL SLITTING SUPPLIES,
LTD.

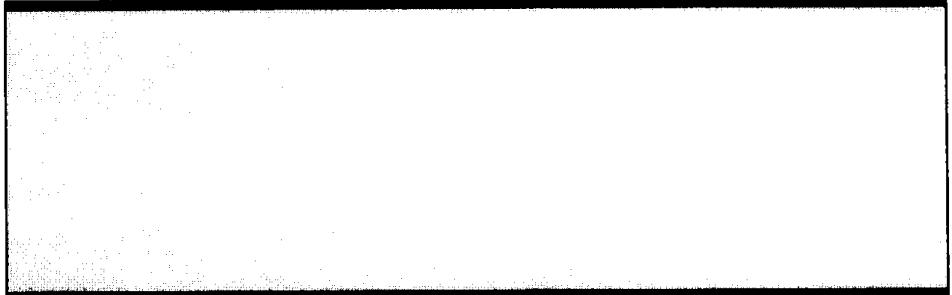
- TO -

ACCURATE ORGANIZATION 98 CORP.

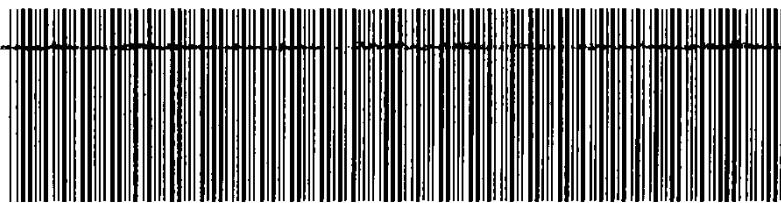
Return by mail to

Thomas Torto, Esq.
419 Park Avenue South, Ste. 504
New York, New York 10016

Reserve this space for use of recording office



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



2009041400578001002S8F2C

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2009041400578001

Document Date: 11-07-2008

Preparation Date: 04-14-2009

Document Type: DEED

ASSOCIATED TAX FORM ID: 2009041400125

SUPPORTING DOCUMENTS SUBMITTED:

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

Page Count

2

2

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded / /
 C3. Book C4. Page
 OR
 C5. CRFN

REAL PROPERTY TRANSFER REPORT



STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

(Rev 11/2002)

PROPERTY INFORMATION

1. Property Location 98-108 BERRIMAN STREET BROOKLYN 11208
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name ACCURATE ORGANIZATION 98 CORP.
 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 2 # 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

6. Seller Name ACCURATE METAL SLITTING SUPPLIES, LTD.
 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 11 / 7 / 2008
 Month Day Year

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

11. Date of Sale / Transfer 11 / 7 / 2008
 Month Day Year12. Full Sale Price \$ 0

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

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

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

16. Building Class F 416. Total Assessed Value (of all parcels in transfer)

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

BROOKLYN 3989 20

BROOKLYN 3989 24

CERTIFICATION

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

BUYER

Michael Duffin Jr. 11-7-08
 BUYER SIGNATURE DATE

STREET NUMBER

STREET NAME (AFTER SALE)

CITY OR TOWN

130 West 100 Promenade

STATE

ZIP CODE

BUYER'S ATTORNEY

Tom *Thomas*
 LAST NAME FIRST NAME

212

532-5881

AREA CODE

TELEPHONE NUMBER

SELLER

SELLER SIGNATURE

SELLER DATE

Michael Duffin Jr. 11-7-08

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 wilful 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	
<i>Michael A. Pfeifer</i> BUYER SIGNATURE	11-7-08 DATE	<i>Torrio</i> LAST NAME	<i>THOMAS</i> FIRST NAME
130 West 100 Promenade STREET NUMBER STREET NAME (AFTER SALE)		212 AREA CODE	532-5881 TELEPHONE NUMBER
Lindenhorst CITY OR TOWN	NY STATE	11757 ZIP CODE	<i>Michael A. Pfeifer</i> SELLER SIGNATURE
		11-7-08 DATE	

FOR CITY USE ONLY

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

C3. Book C4. Page

C5. CRFN

REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES
RP - 5217NYC
(Rev 11/2002)



PROPERTY INFORMATION

1. Property Location **98-108 BERRIMAN STREET** BROOKLYN 11208
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name **ACCURATE ORGANIZATION 98 CORP.**
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 **2** # of Parcels OR Part of a Parcel

5. Deed Property Size **FRONT FEET X DEPTH OR ACRES** Planning Board Approval - N/A for NYC
 Agricultural District Notice - N/A for NYC

Check the boxes below as they apply:

6. Ownership Type is Condominium

7. New Construction on Vacant Land

8. Seller Name **ACCURATE METAL SLITTING SUPPLIES, LTD.**
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:

<input type="checkbox"/> A One Family Residential	<input type="checkbox"/> C Residential Vacant Land	<input checked="" type="checkbox"/> E Commercial	<input type="checkbox"/> G Entertainment / Amusement	<input type="checkbox"/> I Industrial
<input type="checkbox"/> B 2 or 3 Family Residential	<input type="checkbox"/> D Non-Residential Vacant Land	<input type="checkbox"/> F Apartment	<input type="checkbox"/> H Community Service	<input type="checkbox"/> J Public Service

SALE INFORMATION

10. Sale Contract Date **11 / 7 / 2008**
Month Day Year

11. Date of Sale / Transfer **11 / 7 / 2008**
Month Day Year

12. Full Sale Price **\$ 0**

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

13. Indicate the value of personal property included in the sale **\$ 0**

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 **F 4** 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 3989 20 **BROOKLYN 3989 24**

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

BUYER

BUYER SIGNATURE DATE

STREET NUMBER STREET NAME (AFTER SALE)

CITY OR TOWN STATE ZIP CODE

BUYER'S ATTORNEY

LAST NAME FIRST NAME

AREA CODE TELEPHONE NUMBER

SELLER

SELLER SIGNATURE DATE

2009041400125201

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 wilful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER**BUYER'S ATTORNEY**

BUYER SIGNATURE	DATE	LAST NAME	FIRST NAME
		212	532-5881
STREET NUMBER	STREET NAME (AFTER SALE)	AREA CODE	TELEPHONE NUMBER
			SELLER
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE
			DATE

2009041400125201



**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: 3989 LOT: 20

(2) **Property Address:** 98-108 BERRIMAN STREET, NEW YORK, NY 11208

(3) **Owner's Name:** ACCURATE ORGANIZATION 98 CORP.

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 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: Michael Roffman

Date (mm/dd/yyyy): 11/7/08

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

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES



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

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

(1) **Property receiving service:** BOROUGH: BROOKLYN BLOCK: 3989 LOT: 20

(2) **Property Address:** 98-108 BERRIMAN STREET, NEW YORK, NY 11208

(3) **Owner's Name:** ACCURATE ORGANIZATION 98 CORP.

Additional Name:

Affirmation:



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Customer Billing Information:

Please Note:

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

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Print Name of Owner:

Signature: _____ Date (mm/dd/yyyy)

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

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES



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

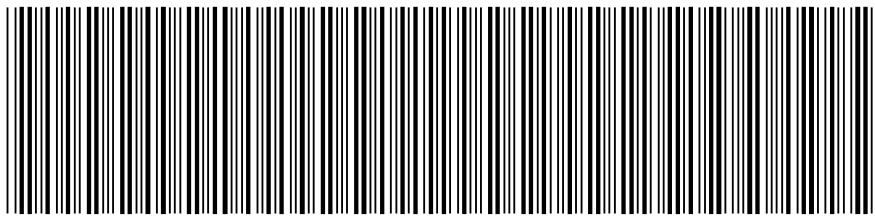
Customer Registration Form for Water and Sewer Billing

Borough	Block	Lot	Street	City	State	Zip
BROOKLYN	3989	24	112 BERRIMAN STREET	NY	NY	11208

200904140012510101

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

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2009062200298001001ECFD8

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 3

Document ID: 2009062200298001

Document Date: 05-13-2009

Preparation Date: 06-22-2009

Document Type: DEED

Document Page Count: 2

PRESENTER:

PHILIP OHARA ASSOCIATES
(HOLD FOR BRS PICKUP)
55 WASHINGTON STREET, SUITE 557
BROOKLYN, NY 11201
718-875-7506
info@pohassociates.com

RETURN TO:

THOMAS TORTO, ESQ.
(HOLD FOR BRS PICKUP)
419 PARK AVENUE SOUTH, SUITE 504
NEW YORK, NY 10016
AR-4001-AMD/REF K-25382

PROPERTY DATA			
Borough	Block	Lot	Unit
BROOKLYN	3989	24	Entire Lot
112 BERRIMAN STREET			
Property Type: COMMERCIAL REAL ESTATE			

CROSS REFERENCE DATA
CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

ACCURATE ORGANIZATION 98 CORP.
P.O. BOX 362
LINDENHURST, NY 11757

GRANTEE/BUYER:

ACCURATE ORGANIZATION 112-114-148-152 CORP,
P.O. BOX 362
LINDENHURST, NY 11757

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

Filing Fee:

\$ 165.00

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 06-25-2009 14:58

City Register File No.(CRFN):

2009000194705

Recording Fee:	\$	47.00
Affidavit Fee:	\$	0.00



City Register Official Signature

THIS INDENTURE, made May 13, 2009, between Accurate Organization 98 Corp. having a place of business at P. O. Box 362, Lindenhurst, New York 11757, party of the first part, and Accurate Organization 112-114-148-152 Corp., having a place of business at P. O. Box 362, Lindenhurst, New York 11757, party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten and 00/100 (\$10.00) Dollars, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, designated as Block 3989, Lot 24 as Tax Map was May 27, 1981.

SAID PREMISES known as street number 112 Berriman Street, Brooklyn, New York.

BEING THE SAME PREMISES conveyed to the party of the first party herein by deed dated November 7, 2008, and recorded April 20, 2009 in CRFN 2009000115750 in the Office of City Register of the County of Kings

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 for the total of the same of any other purpose.

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

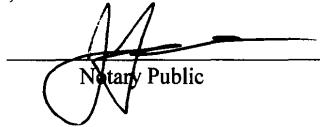
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

ACCURATE ORGANIZATION 98 CORP.

By: *Michael Duffin*
MICHAEL DUFFIN, JR., President

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

On the 13th day of May, in the year 2009, before me, the undersigned, personally appeared Michael Duffin, Jr., personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

Section: _____
Block: 3989
Lots: 24
County: Kings

JASON LEVINE
Notary Public, State of New York
I.V. 02LE5011830
Qualified in New York County
Commission Expires ~~Aug 27, 2010~~
at 24

Title No. AR-4001-AMD



SEAL

ACCURATE ORGANIZATION 98 CORP.

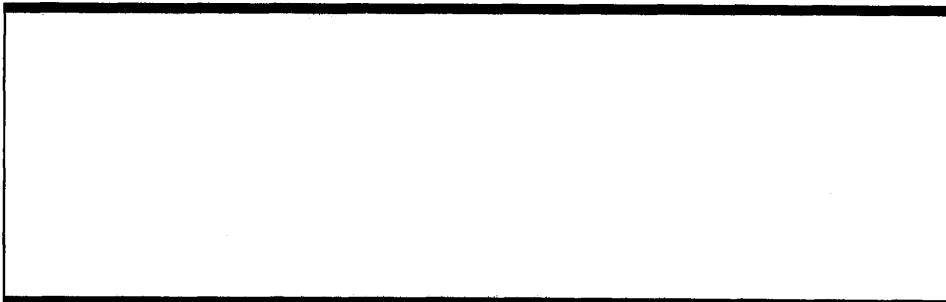
- TO -

ACCURATE ORGANIZATION 112 CORP.

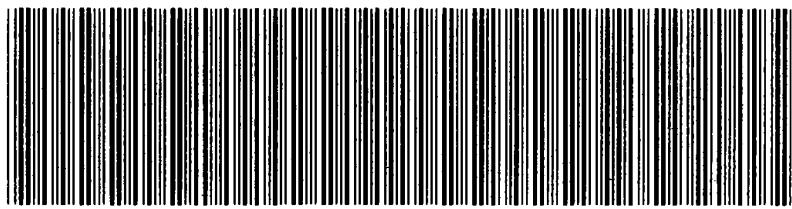
Return by mail to

Thomas Torto, Esq.
419 Park Avenue South, Ste. 504
New York, New York 10016

Reserve this space for use of recording office



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



2009062200298001001S0159

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2009062200298001

Document Date: 05-13-2009

Preparation Date: 06-22-2009

Document Type: DEED

ASSOCIATED TAX FORM ID: 2009051400035

SUPPORTING DOCUMENTS SUBMITTED:

	Page Count
DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING	1
RP - 5217 REAL PROPERTY TRANSFER REPORT	2
SMOKE DETECTOR AFFIDAVIT	1

FOR CITY USE ONLY	
C1. County Code	C2. Date Deed Recorded
	Month / Day / Year
C3. Book OR C5. CRFN	C4. Page



REAL PROPERTY TRANSFER REPORT
STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES
RP - 5217NYC
(Rev 11/2002)

PROPERTY INFORMATION

1. Property Location	112	BERRIMAN STREET	BROOKLYN	11208
	STREET NUMBER	STREET NAME	BOROUGH	ZIP CODE
2. Buyer Name	ACCURATE ORGANIZATION 112-114-148-152 CORP,			
	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. Indicates the number of Assessment Roll parcels transferred on the deed	1	# of Parcels OR	<input type="checkbox"/> Part of a Parcel	
5. Deed Property Size	X	FRONT FEET	OR	DEPTH ACRES
8. Seller Name	ACCURATE ORGANIZATION 98 CORP.			
	LAST NAME / COMPANY	FIRST NAME		
	LAST NAME / COMPANY	FIRST NAME		

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

A <input type="checkbox"/> One Family Residential	C <input type="checkbox"/> Residential Vacant Land	E <input checked="" type="checkbox"/> Commercial Apartment	G <input type="checkbox"/> Entertainment / Amusement	I <input type="checkbox"/> Industrial
B <input type="checkbox"/> 2 or 3 Family Residential	D <input type="checkbox"/> Non-Residential Vacant Land	F <input type="checkbox"/> Community Service	H <input type="checkbox"/> Community Service	J <input type="checkbox"/> Public Service

SALE INFORMATION

10. Sale Contract Date	5 / 15 / 2009	Month Day Year
11. Date of Sale / Transfer	5 / 15 / 2009	Month Day Year
12. Full Sale Price \$	0	
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.		
13. Indicate the value of personal property included in the sale		
ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill		
15. Building Class	G 7	16. Total Assessed Value (of all parcels in transfer)
17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))	BROOKLYN 3989 24	

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

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

CERTIFICATION

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

BUYER

<i>Michael Daffin</i>	
BUYER SIGNATURE	DATE
P. O. Box 362	5/13/09
STREET NUMBER	STREET NAME (AFTER SALE)
LINDENHURST	N Y 11757
CITY OR TOWN	STATE ZIP CODE

BUYER'S ATTORNEY

<i>TORTO</i>	
LAST NAME	FIRST NAME
212	532-5881
AREA CODE	TELEPHONE NUMBER
<i>Michael Daffin</i>	
SELLER SIGNATURE	DATE
5/13/09	

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded Month / Day / Year
C3. Book C4. Page
OR
C5. CRFN



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

(Rev 11/2002)

PROPERTY INFORMATION

1. Property Location 112 BERRIMAN STREET BROOKLYN 11208
STREET NUMBER STREET NAME BOROUGH ZIP CODE
2. Buyer Name ACCURATE ORGANIZATION 112-114-148-152 CORP.
LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME
3. Tax Billing Address Indicate where future Tax Bills are to be sent
if other than buyer address (at bottom of form)
LAST NAME / COMPANY FIRST NAME
STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE
4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR Part of a Parcel
4A. Planning Board Approval - N/A for NYC
4B. Agricultural District Notice - N/A for NYC
5. Deed Property Size X OR ACRES
FRONT FEET DEPTH ACRES
Check the boxes below as they apply:
6. Ownership Type is Condominium
7. New Construction on Vacant Land
8. Seller Name ACCURATE ORGANIZATION 98 CORP.
LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

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

SALE INFORMATION

10. Sale Contract Date 5 / 13 / 2009
Month Day Year
11. Date of Sale / Transfer 5 / 13 / 2009
Month Day Year
12. Full Sale Price \$ 0
(Full Sale Price is the total amount paid for the property including personal property.
This payment may be in the form of cash, other property or goods, or the assumption of
mortgages or other obligations.) Please round to the nearest whole dollar amount.
13. Indicate the value of personal property included in the sale

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

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

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

15. Building Class G. 7 16. Total Assessed Value (of all parcels in transfer)

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

BROOKLYN 3989 24

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

BUYER

BUYER'S ATTORNEY

BUYER SIGNATURE	DATE	LAST NAME	FIRST NAME
STREET NUMBER	STREET NAME (AFTER SALE)	AREA CODE	TELEPHONE NUMBER
CITY OR TOWN	STATE	SELLER SIGNATURE	DATE

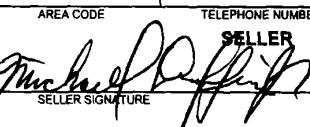
212 | 532-5881

SELLER

2009051400035201

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		DATE	BUYER'S ATTORNEY	
 Michael Daffy		5/13/09	 Tozer	Thomas
BUYER SIGNATURE	STREET NUMBER	LAST NAME	FIRST NAME	
P. O. Box 362	STREET NAME (AFTER SALE)	212	532-5881	
CITY OR TOWN	STATE	AREA CODE	TELEPHONE NUMBER	SELLER
Lindenhurst	NY	11757		 Michael Daffy
		SELLER SIGNATURE		DATE

2009051400035201

Affidavit of Compliance with Smoke Detector Requirement for One and Two Family Dwellings

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

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

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

112 BERRIMAN STREET

Street Address		Unit/Apt.	
BROOKLYN	New York,	3989	24
Borough		Block	(the "Premises");
			Lot

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).

<p>Name of Grantor (Type or Print)</p> <p><i>Michael Roffman</i></p> <p>Signature of Grantor</p>	<p>Name of Grantee (Type or Print)</p> <p><i>Michael Roffman</i></p> <p>Signature of Grantee</p>
<p>Sworn to before me this 13 date of May 18 2009</p> <p><i>ASIAN LEVINE</i> Notary Public, State of New York 02LE6011830 Qualified in New York County</p>	<p>Sworn to before me this 13 date of May 19 2009</p> <p><i>ASIAN LEVINE</i> Notary Public, State of New York 02LE6011830 Qualified in New York County Commission Expires April 17, 2014</p>

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.



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: 3989 LOT: 24

(2) Property Address: 112 BERRIMAN STREET, NEW YORK, NY 11208

(3) Owner's Name: ACCURATE ORGANIZATION 112-114-148-152 CORP,

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 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: Michael Duffin / Date (mm/dd/yyyy) 5/13/09

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

THIS INDENTURE, made November 7, 2008, between Accurate Metal Slitting Supplies, Ltd. residing at 154-156 Berriman Street, Brooklyn, New York 11208, party of the first part, and Accurate Organization 112-114-148-152 Corp., having a place of business at 130 West Lido Promenade, Lindenhurst, New York 11757, party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten and 00/100 (\$10.00) Dollars, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, known and designated as Lot Nos. 20 and 21 in Block No. 2 on a certain map entitled "Map of Property at East New York, Kings County, lately belonging to Lewis Curtis, surveyed by Martin G. Johnson, September, 1869 and filed in the Kings County Register's Office, 11-23-1869 as Map #828 and which said lot is bounded and described as follows, to wit:

BEGINNING at a point on the westerly side of Berriman Street, distant 135 feet northerly from the corner formed by the westerly side of Berriman Street with the northerly side of Glenmore Avenue; Thence westerly parallel with the northerly side of Glenmore Avenue, 100 feet; THENCE northerly parallel with Berriman Street, 50 feet; THENCE easterly and parallel with Glenmore Avenue, 100 feet to the westerly side of Berriman Street; THENCE southerly along the westerly side of Berriman Street, 50 feet to the point or place of BEGINNING;

SAID PREMISES known as street number 114 Berriman Street, Brooklyn, New York.

1989
95
BEING THE SAME PREMISES conveyed to the party of the first party herein by deed dated September 4, 1980 recorded September 24, 1980 in Reel 1186 page 427 in the Office of City Register of the County of Kings

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.

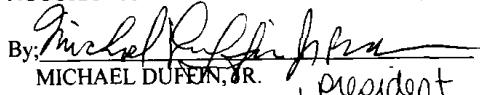
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid;

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 for the total of the same of any other purpose.

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

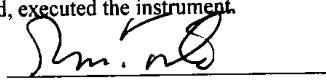
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

ACCURATE METAL SLITTING SUPPLIES, LTD.

By: 
MICHAEL DUFEN, JR., president

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

On the 7th day of November, in the year 2008, before me, the undersigned, personally appeared Michael Duffin, Jr., personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

THOMAS A. TORTO
Notary Public, State of New York
No. 02704687615
Qualified in New York County
Commission Expires Feb. 28, 2009-2014

Section:
Block: 3989
Lots: 25
County: Kings

Title No. AR-4506

SEAL

ACCURATE METAL SLITTING SUPPLIES,
LTD.

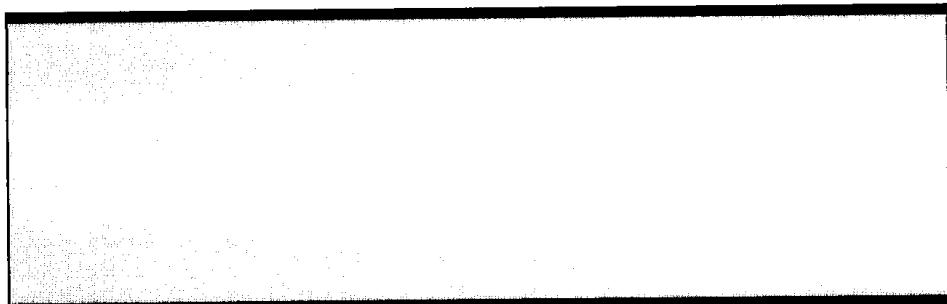
- TO -

ACCURATE ORGANIZATION 112-114-148-
152 CORP.

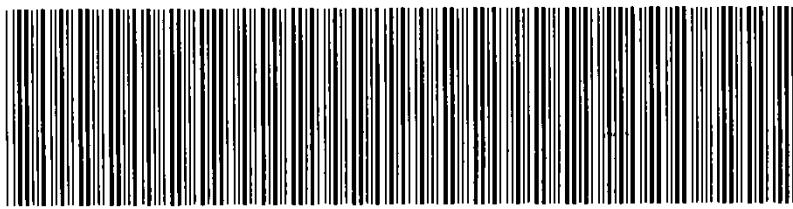
Return by mail to

Thomas Torto, Esq.
419 Park Avenue South, Ste. 504
New York, New York 10016

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



2009041401098001001SF374

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2009041401098001

Document Date: 11-07-2008

Preparation Date: 04-14-2009

Document Type: DEED

ASSOCIATED TAX FORM ID: 2009041400223

SUPPORTING DOCUMENTS SUBMITTED:

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

Page Count

1

2

FOR CITY USE ONLY

C1. County Code

C2. Date Deed Recorded Month / Day / Year

C3. Book

OR

C5. CRFN

PROPERTY INFORMATION

1. Property Location 114 BERRIMAN STREET BROOKLYN 11208
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name ACCURATE ORGANIZATION 112-114-148-152 CORP. 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

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

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

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

Check the boxes below as they apply:

6. Ownership Type is Condominium

7. New Construction on Vacant Land

8. Seller Name ACCURATE METAL SLITTING SUPPLIES, LTD.

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 <input type="checkbox"/> One Family Residential	C <input type="checkbox"/> Residential Vacant Land	E <input checked="" type="checkbox"/> Commercial	G <input type="checkbox"/> Entertainment / Amusement	I <input type="checkbox"/> Industrial
B <input type="checkbox"/> 2 or 3 Family Residential	D <input type="checkbox"/> Non-Residential Vacant Land	F <input type="checkbox"/> Apartment	H <input type="checkbox"/> Community Service	J <input type="checkbox"/> Public Service

SALE INFORMATION

10. Sale Contract Date 11 / 7 / 2008
Month Day Year

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

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

11. Date of Sale / Transfer 11 / 7 / 2008
Month Day Year

12. Full Sale Price \$ 0

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

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

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

15. Building Class G.7 16. Total Assessed Value (of all parcels in transfer)

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

BROOKLYN 3989 25

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

Michael Duffin Jr 11/7/08
BUYER
BUYER SIGNATURE
130 WEST 140 Promenade
STREET NUMBER STREET NAME (AFTER SALE)
Lindenhurst N.Y. 11757
CITY OF TOWN STATE ZIP CODE

TO TO
LAST NAME FIRST NAME
212 532-5881
AREA CODE TELEPHONE NUMBER
SELLER
Michael Duffin Jr 11/7/08
SELLER SIGNATURE DATE

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		DATE	BUYER'S ATTORNEY	
<i>Michael Ruffin Jr.</i>	11/7/08		<i>Tom</i>	Thomas
BUYER SIGNATURE		LAST NAME		
130 West Lido Promenade		212	532-5881	
STREET NUMBER	STREET NAME (AFTER SALE)	AREA CODE	TELEPHONE NUMBER	
Lindenhurst	NY	11757	<i>Michael Ruffin Jr.</i>	11/7/08
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE	DATE

FOR CITY USE ONLY

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

C3. Book C4. Page

C5. CRFN



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

(Rev 11/2002)

PROPERTY INFORMATION

1. Property Location 114 BERRIMAN STREET BROOKLYN 11208
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name ACCURATE ORGANIZATION 112-114-148-152 CORP.
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

5. Deed Property Size X OR ACRES

Check the boxes below as they apply:
6. Ownership Type is Condominium
7. New Construction on Vacant Land

8. Seller Name ACCURATE METAL SLITTING SUPPLIES, LTD.
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 <input type="checkbox"/> One Family Residential	C <input type="checkbox"/> Residential Vacant Land	E <input checked="" type="checkbox"/> Commercial Apartment	G <input type="checkbox"/> Entertainment / Amusement	I <input type="checkbox"/> Industrial
B <input type="checkbox"/> 2 or 3 Family Residential	D <input type="checkbox"/> Non-Residential Vacant Land	F <input type="checkbox"/> Community Service	H <input type="checkbox"/> None	J <input type="checkbox"/> Public Service

SALE INFORMATION

10. Sale Contract Date 11 / 7 / 2008
Month Day Year

11. Date of Sale / Transfer 11 / 7 / 2008
Month Day Year

12. Full Sale Price \$ 0

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

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

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

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

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

15. Building Class G 7 16. Total Assessed Value (of all parcels in transfer)

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

BROOKLYN 3989 25

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

BUYER

BUYER'S ATTORNEY

BUYER SIGNATURE DATE

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

LAST NAME FIRST NAME

212 532-5881
AREA CODE TELEPHONE NUMBER
SELLER

SELLER SIGNATURE DATE

2009041400223201

CERTIFICATION

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

BUYER			BUYER'S ATTORNEY		
BUYER SIGNATURE	DATE		LAST NAME	FIRST NAME	
			212	532-5881	
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER	
			SELLER		
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE	DATE	

2009041400223201



**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: 3989 LOT: 25

(2) **Property Address:** 114 BERRIMAN STREET, NEW YORK, NY 11208

(3) **Owner's Name:** ACCURATE ORGANIZATION 112-114-148-152 CORP.

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 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: Michael J. Flanagan Date (mm/dd/yyyy) 11/7/08

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



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: 3989 LOT: 25

(2) Property Address: 114 BERRIMAN STREET, NEW YORK, NY 11208

(3) Owner's Name: ACCURATE ORGANIZATION 112-114-148-152 CORP.

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 to provide us with the other party's information.

Owner's Approval:

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

Print Name of Owner:

Signature: _____ Date (mm/dd/yyyy)

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

Berriman Residents, LLC

November 18, 2025

Accurate Organization 98 Corp.
130 West Lido Promenade
Lindenhurst, NY 11757

RE: Site Access to Perform Brownfield Cleanup Program Work
98 Berriman Street

Dear Accurate Organization 98 Corp.,

Berriman Residents LLC is submitting an application to the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) for the property located at 98 Berriman Street, which is currently owned by you. As part of the application process, we are required to present to the NYSDEC documentation confirming that the applying entities and their contractors have the right to access all of the property that is included in the application to implement any investigation or remedial work required by NYSDEC pursuant to the BCP, and otherwise comply with all obligations under any Brownfield Cleanup Agreement ("BCA"), including the recording of an environmental easement, if required, until such time as the BCA is terminated or NYSDEC issues a Certificate of Completion.

By execution of this site access agreement letter, you are hereby confirming that you have granted site access to Berriman Residents LLC for this purpose.

Sincerely,
Berriman Residents LLC

Acknowledged by:
Accurate Organization 98 Corp.

By: 
Signature

Date: 12/03/2025

Berriman Residents, LLC

November 18, 2025

Accurate Organization 112-114-148-152 Corp.
P.O. Box 362
Lindenhurst, NY 11757

RE: Site Access to Perform Brownfield Cleanup Program Work
98 Berriman Street

Dear Accurate Organization 112-114-148-152 Corp.,

Berriman Residents LLC is submitting an application to the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) for the properties located at 112 and 114 Berriman Street, which are currently owned by you. As part of the application process, we are required to present to the NYSDEC documentation confirming that the applying entities and their contractors have the right to access all of the property that is included in the application to implement any investigation or remedial work required by NYSDEC pursuant to the BCP, and otherwise comply with all obligations under any Brownfield Cleanup Agreement ("BCA"), including the recording of an environmental easement, if required, until such time as the BCA is terminated or NYSDEC issues a Certificate of Completion.

By execution of this site access agreement letter, you are hereby confirming that you have granted site access to Berriman Residents LLC for this purpose.

Sincerely,
Berriman Residents LLC

Acknowledged by:
Accurate Organization 112-114-148-152 Corp.

By: 
Signature

Date: 12/03/2025

ATTACHMENT G

SECTION VIII: REQUESTOR CONTACT INFORMATION

SECTION VIII: REQUESTOR CONTACT INFORMATION

David Goldberger is the only member and an authorized representative of Berriman Residents LLC.

The contact information for David Goldberger is provided below:

David Goldberger
Berriman Residents LLC
130 Lee Avenue, #174
Brooklyn, New York 11206
Phone: (347) 861-4556
Email: duvidgb@gmail.com

Brownfield Cleanup Application
98-114 Berriman Street Development
Brooklyn, New York

ATTACHMENT H

SECTION IX: PROGRAM FEE

December 9, 2025

New York State Department of Environmental Conservation (“NYSDEC”)
4740 21st St
Long Island City, NY 11101

To whom it may concern at NYSDEC,

This letter supports Berriman Residents LLC’s (“Requester”) request for a waiver from the \$50,000 application fee for its Brownfield Cleanup Program (“BCP”) Application for the proposed site located at 98-114 Berriman Street, Brooklyn, New York 11208 on Block 3989, Lots 20, 24, and 25 (pending lot merger) (the “Site”).

The Site is in a Mandatory Inclusionary Housing zone, and Twenty-Five Percent (25%) of all apartments’ square footage must be at Sixty Percent (60%) Area Median Income. The remaining Seventy-Five Percent (75%) of the building will be reserved for Section 8 affordability, so any tangible credits received will benefit the entire building/Site. Accordingly, the project will be 100% affordable.

In support of this request, the Requester hereby agrees to include a provision in the Brownfield Cleanup Agreement (“BCA”) which states that the applicant will develop the brownfield site with the dedication of 100% of the residential rental or home ownership units in an affordable housing project to tenants or homeowners at a defined maximum percentage of area median income based on the occupants’ household annual income.

Best,



David Goldberger

Brownfield Cleanup Application
98-114 Berriman Street Development
Brooklyn, New York

ATTACHMENT I

SECTION X: REQUESTOR ELIGIBILITY INFORMATION

SECTION X: REQUESTOR ELIGIBILITY INFORMATION

Volunteer Status

The Requestor, Berriman Residents LLC, qualifies as a “Volunteer” in accordance with ECL 27-1405(1) since their liability arises solely from the anticipated ownership, ownership, involvement with, or operation of the proposed Brownfield Cleanup Program (BCP) Site. The Requestors did not cause, contribute, or permit the disposal of any contaminants at the Site, nor did the Requestors control the Site when such contamination occurred release of any hazardous substances on or from the proposed BCP Site and have no connection with the current nor any prior owner or operator.

Upon acquiring the properties, the Requestors will not contribute to or exacerbate the contamination at the proposed BCP Site, no observations of any continuing release have been made during site visits. Furthermore, prior to purchasing each Lot, the Requestors obtained a Phase I ESA in September 2025 from Haley & Aldrich of New York and a Limited Phase II ESI in the same month. 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. Requestors are applying to the BCP to further investigate and remediate the Site. Moreover, the Requestors are prepared to undertake all necessary environmental investigation and remediation of the Site under the BCP.

ATTACHMENT J

SECTION XII: SITE CONTACT LIST

SECTION XII – SITE CONTACT LIST

SITE CONTACT LISTS

Executive

Role	Name	Phone	Mailing Address	Email / Contact
NYC Mayor	Mayor Zohran Mamdani	212-NEW-YORK	City Hall New York, NY 10007	https://www1.nyc.gov/office-of-the-mayor/mayor-contact.page
NYC Department of City Planning Chairperson	Daniel R. Garodnick	212-720-3300	120 Broadway 31st Floor New York, NY 10271	garodnick@council.nyc.gov
Brooklyn Borough President	Antonio Reynoso	718-802-3700	Brooklyn Borough Hall 209 Joralemon Street Brooklyn, NY 11201	AskReynoso@brooklynbp.nyc.gov
Brooklyn Community Board 5 District Manager	Melinda Perkins	718-819-5487	CB5 District Office 127 Pennsylvania Avenue, 2nd Floor Brooklyn, New York 11207	bk05@cb.nyc.gov , mperkins@cb.nyc.gov
New York City Council District 37	Sandy Nurse	718-642-8664	56 Pennsylvania Ave Brooklyn, NY 11207	District37@council.nyc.gov
NY Senate District 19 Senator	Roxanne J. Persaud	718-649-7653	1222 East 96th Street Brooklyn, NY 11236	Persaud@nysenate.gov
NY State Assembly District 054 Member	Erik M. Dilan	718-386-4576	366 Cornelia St Brooklyn, NY 11237	DilanE@nyassembly.gov
New York City Mayor's Office of Environmental Remediation	Shaminder Chawla	212-788-8841	100 Gold Street, 2nd Floor New York, NY 10038	brownfields@cityhall.nyc.gov

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	Contact Name	Phone	Mailing Address	Email
Accurate Organization 98 Corp (Lot 20)	Sruly Freund	917-553-0624	130 West Lido Promenade Lindenhurst, NY 11757	sruly@glowstonegroup.com
Accurate Organization 112-114-148-152 Corp. (Lots 24 and 25)	Sruly Freund	917-553-0624	P.O. Box 362 Lindenhurst, NY 11757	sruly@glowstonegroup.com

Operator	Contact Name	Phone	Mailing Address	Email
Accurate Metal Slitting Corp	Sruly Freund	917-553-0624	100 Berriman Street, Brooklyn, NY 11208	sruly@glowstonegroup.com

Adjacent Properties

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

Owner/Entity Name	Property Address	Contact Name	Owner Mailing Address	Site Use
Berriman Street Holdings, LLC.	96 Berriman Street	N/A	96 Berriman Street, Brooklyn, NY 11208	Auto body/ Collision or Auto Repair
Nilda Rodriguez	339 Shepherd Avenue	Nilda Rodriguez	339 Shepherd Avenue, Brooklyn Ny 11208	One & Two Family Homes
Shepard Towers LLC	341 Shepherd Avenue	N/A	775 BLOOMFIELD AVE #2A, Clifton, NJ 07012	Vacant Lot
Harunur R Meah	345 Shepherd Avenue	Harunur R Meah	345 Shepherd Avenue, Brooklyn Ny 11208	3 Family Walk-up Apartment
Padmanie Kumar	349 Shepherd Avenue	Padmanie Kumar	349 Shepherd Avenue, Brooklyn Ny 11208	4 Family Walk-up Apartment
Shephard Glenmore Housing Development Fund Corporation	355 Shepherd Avenue	N/A	315 Linwood Street, Brooklyn, NY 11208	Multifamily building
Mohammad Alam	118 Berriman Street	Mohammad Alam	118 Berriman Street, Brooklyn, NY 11208	One & Two Family Homes
NYC Department of Education	126 Atkins Avenue/111 Berriman Street	Paul Thomas, Principal	52 Chambers Street, New York, NY 10007	School

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	www.brooklyneagle.com
Spectrum 1 News	Television	75 Ninth Avenue, New York, NY 10011	212-691-6397	https://www.ny1.com/nyc/all-boroughs/about-us/contact-us

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	ltcp@dep.nyc.gov
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 98-114 Berriman Street Development Site located at 98-114 Berriman 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
98-114 Berriman Street Development
Brooklyn, New York

School/Day Care Name	Approximate distance from Site in feet and (directional)	Administrator	Phone	Address
P.S. 345 Patrolman Robert Bolden - K345	219' (East)	Paul Thomas, Principal	718-647-8387	111 Berriman Street, Brooklyn, NY 11208
Vista Academy	906' (Northeast)	Tamra Collins, Superintendent	718-647-0913	350 Linwood Street, Brooklyn, NY 11208
Liberty Avenue Middle School	906' (Northeast)	Tamra Collins, Superintendent	718-647-1301	350 Linwood Street, Brooklyn, NY 11208
Friends of Crown Heights 15	681' (South)	N/A	917-574-7515	2505 Pitkin Avenue Brooklyn Ny 11208
Friends of Crown Heights 18	822' (Northeast)	N/A	917-574-7515	851 Liberty Avenue Brooklyn Ny 11208
East Brooklyn Ascend Charter School	791' (Northwest)	Tanicqua Pryor-Davis, Principal; Patricia Sanchez, Principal	347-227-6070	260 Shepherd Avenue, Brooklyn, NY 11208
A Castle For Classy Kids Learning Center, Inc.	1111' (Southeast)	N/A	917-450-6884	2570 Pitkin Avenue Brooklyn Ny 11208
Achievement First Apollo Charter School	906' (Northwest)	Noah Hellman, Principal; Michael Hendricks, Principal; Jessica McDonald, Principal	718-235-2647	350 Linwood Street, Brooklyn, NY 11208
LITTLE BIRDS DAY CARE CENTER LLC	1170' (Southwest)	N/A	718-781-1073	490 Linwood Street Brooklyn Ny 11208
Urban Strategies Early Learn 1	1686' (South)	N/A	718-647-7700	1091 Sutter Avenue Brooklyn Ny 11208
Transit Tech Career and Technical Education High School	1722' (Northeast)	Gerard Henry, I. A. Principal	718-647-5204	1 Wells Street, Brooklyn, NY 11208
P.S. 089 Cypress Hills	1755' (Northwest)	Sara Siddappa, I. A. Principal	718-964-1180	265 Warwick Street, Brooklyn, NY 11207
P.S. 158 Warwick	1825' (Southwest)	Latishia Towles, Principal	718-277-6116	400 Ashford Street, Brooklyn, NY 11207
My happy place group family Daycare	1786' (South)	N/A	+1-929-445-8421	323 Shepherd Ave Apt 3, Brooklyn, NY 11208
GO KIDS GROUP FAMILY DAYCARE	1344' (Southeast)	N/A	N/A	274 Linwood St #1, Brooklyn, NY 11208
Adolphena's Little Darlings Day Care Inc. Daycare	2159' (Southwest)	N/A	N/A	368 Jerome St, Brooklyn, NY 11207
Learn and Succeed Group Family Daycare	1337' (Southwest)	Marcia J. Gomez	+1-718-570-1925	400 Elton St, Brooklyn, NY 11208
Moulding Lives Group Family Daycare Center	1101' (Northeast)	N/A	+1-347-614-9544	57 Milford St, Brooklyn, NY 11208
Jardín de Niños	1908' (East)	N/A	+1-347-284-2745	358 Chestnut St, Brooklyn, NY 11208
Blake & Milford Day Care Center	3223' (Southeast)	N/A	+1-718-277-2003	334 Milford St, Brooklyn, NY 11208
All about the children-daycare	1865' (Southeast)	N/A	+1-718-235-0793	546 Logan St, Brooklyn, NY 11208
My little garden group family daycare cor.	1613' (southeast)	N/A	+1-917-600-8856	499 Logan St, Brooklyn, NY 11208
Little Birds Day Care Center LLC	1170' (Southwest)	N/A	+1-718-647-8095	490 Linwood St, Brooklyn, NY 11208
God is Daycare Center	984' (South)	N/A	+1-347-512-8966	442 Shepherd Ave, Brooklyn, NY 11208
WeCare Daycare	1896' (Southwest)	N/A	+1-929-742-0007	673 Belmont Ave, Brooklyn, NY 11207
Gentle Heart's Child Care	2311' (South)	N/A	+1-718-235-9366	1119 Blake Ave, Brooklyn, NY 11208

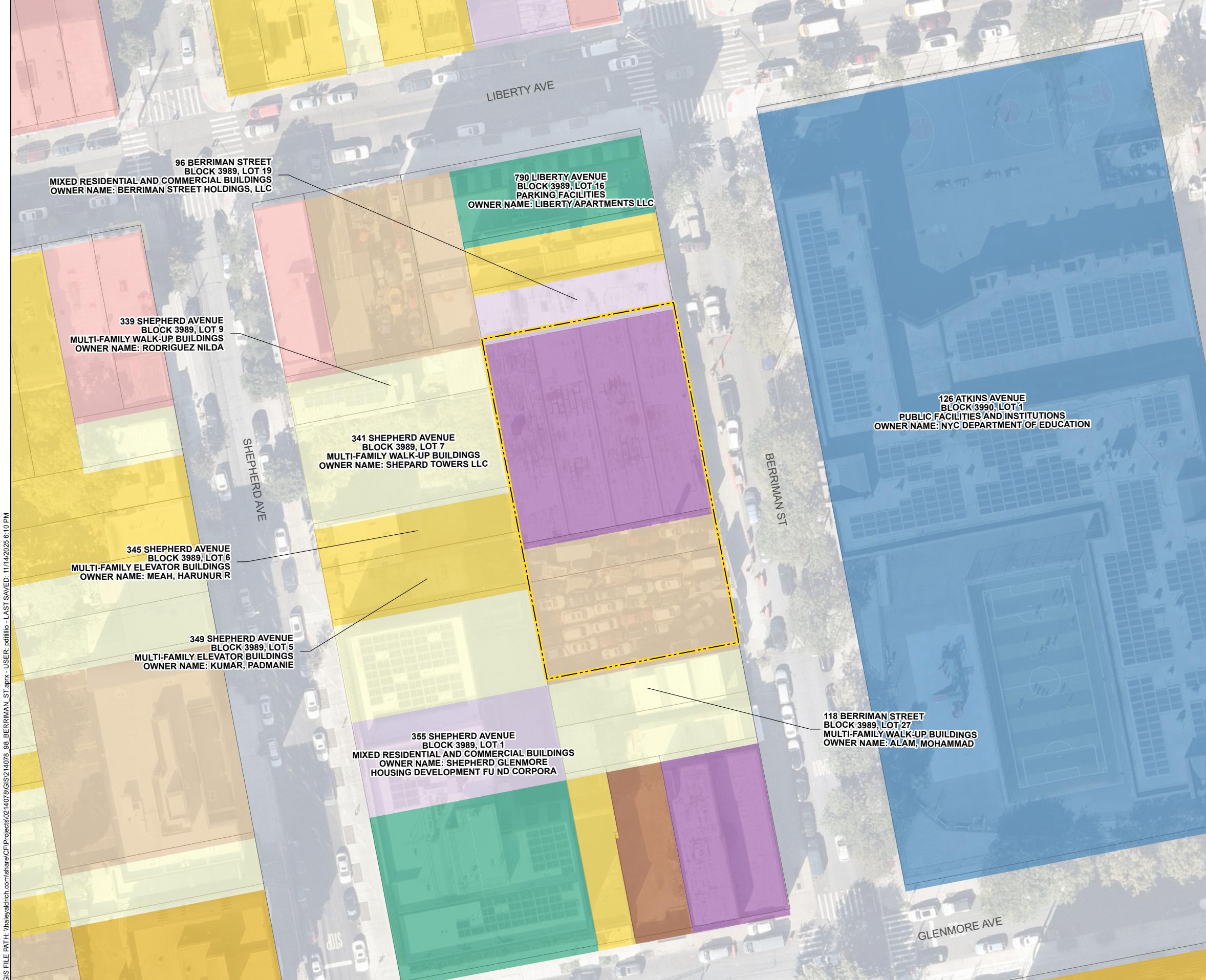
Community Board

Owner/Entity Name	Contact	Address	Phone	Email
Brooklyn Community Board 5	Melinda Perkins, District Manager	CB5 District Office 127 Pennsylvania Avenue, 2nd Floor Brooklyn, New York 11207	718-819-5487	bk05@cb.nyc.gov , mperkins@cb.nyc.gov

Document Repository

Brooklyn Community Board 5 was notified on November 11, 2025, in regard to utilizing their space as a document repository. On November 20, 2025, the Brooklyn Community Board 5 responded indicating that they were amenable. The Brooklyn Public Library – Cypress Hill Branch was notified via email on November 11, 2025, in regard to utilizing their space as a document repository. On November 19, 2025, the Brooklyn Public Library – Cypress Hills 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 5	Melinda Perkins, District Manager	CB5 District Office 127 Pennsylvania Avenue, 2nd Floor Brooklyn, New York 11207	718-819-5487	bk05@cb.nyc.gov , mperkins@cb.nyc.gov
Brooklyn Public Library – Cypress Hills Branch	Rowshon A. Perveen	1197 Sutter Ave. at Crystal St. Brooklyn, NY 11208	718-277-6004	RPerveen@bklynlibrary.org



NOVEMBER 2025

FIGURE 7

Brownfield Cleanup Application
98-114 Berriman Street Development
Brooklyn, New York

Acknowledgement from Brooklyn Community Board 5 to Act as Document Repository



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

November 10, 2025

File No. 0214078-000

**Brooklyn Community Board 5
127 Pennsylvania Avenue, 2nd Floor
Brooklyn, NY 11207
Via email: mperkins@cb.nyc.gov
Attn: Melinda Perkins**

**Subject: Brownfield Cleanup Program Application – Request for Repository Use
98-114 Berriman Street
Brooklyn, NY 11208**

Dear Melinda Perkins:

H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), on behalf of Berriman Residents LLC, is requesting use of the Brooklyn Community Board 5 as a document repository for the anticipated project located at 98-114 Berriman 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 Community Board 5 is willing to act as a public document repository holding and making available of all provided environmental documents related to the 98-114 Berriman Street Brownfield Cleanup Project.

Name _____

N. P.

Date

Title

District Manager

Brownfield Cleanup Application
98-114 Berriman Street Development
Brooklyn, New York

Acknowledgement from Brooklyn Public Library – Cypress Hills Branch to Act as Document Repository



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

November 10, 2025
File No. 0214078-000

Brooklyn Public Library – Cypress Hills Branch
1197 Sutter Ave. at Crystal St.
Brooklyn, NY 11208
Via email: r.perveen@bklynlibrary.org
Attn: Rowshon A. Perveen

Subject: Brownfield Cleanup Program Application – Request for Repository Use
98-114 Berriman Street
Brooklyn, NY 11208

Dear Rowshon A. Perveen:

H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), on behalf of Berriman Residents LLC, is requesting use of the Brooklyn Public Library – Cypress Hills Branch as a document repository for the anticipated project located at 98-114 Berriman 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 – Cypress Hills Branch is willing to act as a public document repository holding and making available of all provided environmental documents related to the 98-114 Berriman Street Brownfield Cleanup Project.

Rowshon A. Perveen
Name

11/19/2025
Date

Branch Manager
Title

ATTACHMENT K

September 2025 Phase I Environmental Site Assessment
Prepared by Haley & Aldrich of New York

Provided as separate standalone file

Brownfield Cleanup Application
98-114 Berriman Street Development
Brooklyn, New York

ATTACHMENT L

October 2025 Limited Phase II Environmental Site Investigation Letter
Prepared by Haley & Aldrich of New York

Provided as separate standalone file