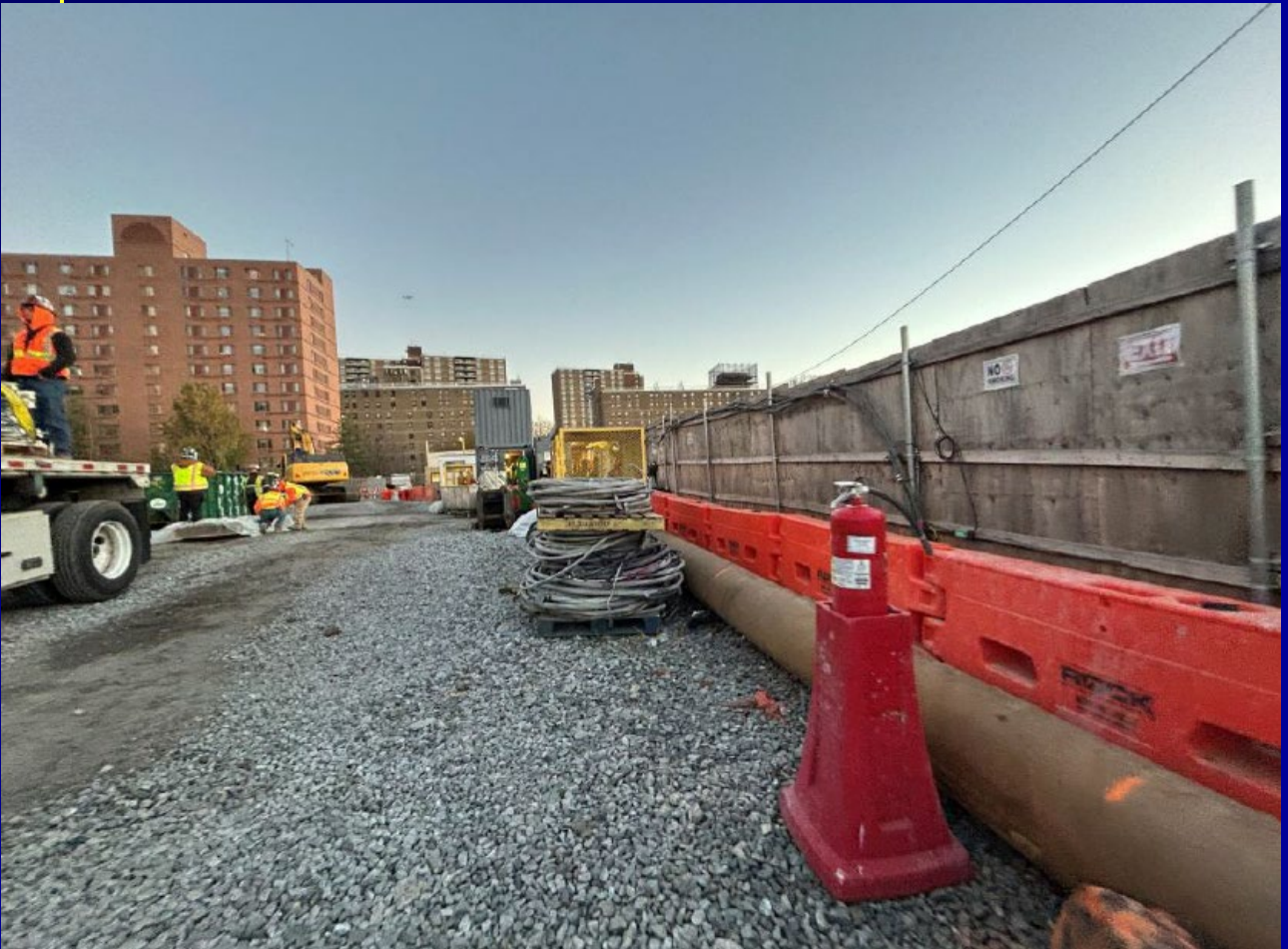


**IUV Phase 2A LIHTC Owner, LLC
Brownfield Cleanup Program Application
Flatlands Landfill Auto Wrecking Project 5 Site
___ Flatlands Avenue, Brooklyn, NY 11207**



**Legal & Consulting Team:
Knauf Shaw LLP & Langan Engineering.
January 2026**

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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: Flatlands Landfill Auto Wrecking Project 5 Site

Is this an application to amend an existing BCA with a major modification? Please refer to the application instructions for further guidance related to BCA amendments.

If yes, provide existing site number: _____

☐

Yes

☒

No

Is this a revised submission of an incomplete application?

If yes, provide existing site number: C224452

☒

Yes

☐

No



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

SECTION I: Property Information

PROPOSED SITE NAME Flatlands Landfill Auto Wrecking Project 5 Site

ADDRESS/LOCATION ____ Flatlands Avenue (Address has not yet been assigned by NYC)

CITY/TOWN Brooklyn

ZIP CODE 11207

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

COUNTY Kings

SITE SIZE (ACRES) 1.481

LATITUDE

LONGITUDE

40 ° 39 ' 1.98 " -73 ° 53 ' 20.1114 "

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
____ Flatlands Avenue	3	4430	10	1.481

1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.	Y	N
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map)	<input checked="" type="radio"/>	<input type="radio"/>
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information) If yes, identify census tract: <u>105804</u> Percentage of property in En-zone (check one): <input type="radio"/> 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input checked="" type="radio"/> 100%	<input checked="" type="radio"/>	<input type="radio"/>
4. Is the project located within a disadvantaged community? See application instructions for additional information.	<input checked="" type="radio"/>	<input type="radio"/>
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications: _____	<input type="radio"/>	<input checked="" type="radio"/>

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

SECTION II: Project Description

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"/>
-----------------------	----------------------------------

3. Is/are there a/any Contaminant(s) of Ecological Concern?

<input type="radio"/>	<input checked="" type="radio"/>
-----------------------	----------------------------------

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

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

N/A ☒ ☐ ☐

SECTION IV: Land Use Factors		
1. What is the property's current municipal zoning designation? <u>R7-2 & C2-4</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/>		
3. Current use (select all that apply): Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Recreational <input type="checkbox"/> Vacant <input checked="" type="checkbox"/>		
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application?	Y <input checked="" type="radio"/>	N <input type="radio"/>
5. Reasonably anticipated post-remediation use (check all that apply): Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> If residential, does it qualify as single-family housing? N/A <input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	<input checked="" type="radio"/>	<input type="radio"/>
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
8. Do current and/or recent development patterns support the proposed use?	<input checked="" type="radio"/>	<input type="radio"/>
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>

SECTION V: Current and Historical Property Owner and Operator Information		
CURRENT OWNER Christian Cultural Center, Inc.		
CONTACT NAME James Halek		
ADDRESS 12020 Flatlands Avenue		
CITY Brooklyn	STATE NY	ZIP CODE 11207
PHONE (718) 306-1000	EMAIL jhalek@integritydevelopment.com	
OWNERSHIP START DATE 11/26/2002		
CURRENT OPERATOR Please see Support Narrative Document		
CONTACT NAME		
ADDRESS		
CITY	STATE	ZIP CODE
PHONE	EMAIL	
OPERATION START DATE		

SECTION VI: Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that contamination of environmental media exists on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the site property and that the site requires remediation. To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit information requested in this section in electronic format ONLY***):

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

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

*Please describe other known contaminants and the media affected:

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

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

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

Are the required drawings included with this application?



YES



NO

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

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

Other: The Site occupies former marshland that was landfilled in with ash and solid waste, before being used as an auto wrecking facility junk yard and parking lot.

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

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Simeon Maleh			
ADDRESS c/o Gotham Organization 111 Fifth Avenue, 9th Floor			
CITY New York		STATE NY	ZIP CODE 10003
PHONE (212) 716-2536		EMAIL smaleh@gothamorg.com	
REQUESTOR'S CONSULTANT (CONTACT NAME) Amanda Forsburg			
COMPANY Langan Engineering			
ADDRESS 300 Kimball Drive, 4th Floor			
CITY Parsippany		STATE NJ	ZIP CODE 07054-2172
PHONE (973) 560-4574		EMAIL aforsburg@Langan.com	
REQUESTOR'S ATTORNEY (CONTACT NAME) Linda R. Shaw, Esq.			
COMPANY Knauf Shaw LLP			
ADDRESS 2600 Innovation Square, 100 S. Clinton Avenue			
CITY Rochester		STATE NY	ZIP CODE 14604
PHONE (585) 546-8430		EMAIL lshaw@nyenvlaw.com	

SECTION IX: Program Fee

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

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

SECTION X: Requestor Eligibility

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

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

SECTION X: Requestor Eligibility (continued)

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

PARTICIPANT

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

☐**VOLUNTEER**

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

☒

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

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

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

☒ Yes

☐ No

☐ N/A

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

☐ Previous Owner ☐ Current Owner ☒ Potential/Future Purchaser ☐ Other: _____

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

Is this proof attached?

☒ Yes

☐ No

☐ N/A

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

SECTION XI: Property Eligibility Information		
	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? 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. <div style="text-align: right;">N/A <input checked="" type="radio"/></div>	<input type="radio"/>	<input type="radio"/>
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? 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
<p>To be considered complete, the application must include the Brownfield Site Contact List in accordance with <i>DER-23: Citizen Participation Handbook for Remedial Programs</i>. Please attach, at a minimum, the names and mailing addresses of the following:</p> <ul style="list-style-type: none"> • 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 Authorized Signatory (title) of IUV Phase 2A LIHTC Owner, LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: 12/12/25

Signature: _____

Print Name: David Picket

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

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY

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

BCP App Rev 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?



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



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



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

Upside down



Underutilized

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

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

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

375-3.2:

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

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

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

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

Check appropriate box below:

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

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

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

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

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

☐ Yes – planned renewable energy facility site with documentation

☐ Pending – planned renewable energy facility awaiting documentation

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

☒ No – not a planned renewable energy facility site

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

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

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

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

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

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

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

☒ No

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

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

BCP APPLICATION SUPPORT DOCUMENT

Exhibit List

Exhibit A	Site Location Map, Base Map, and Street Map
Exhibit B	Tax Boundary Map, Tax Lot City Approval, Survey Map and Metes and Bounds
Exhibit C	Brownfield Opportunity Area (“BOA”) Map, Disadvantaged Communities Map (“DCM”), Environmental Justice Map and En-Zone Map
Exhibit D	Flood Map
Exhibit E	Zoning Map
Exhibit F	Current & Previous Owners and Operators List
Exhibit G	Deed and Confirmatory Deed
Exhibit H	Site Access Agreement
Exhibit I	Site Drawing Spider Maps
Exhibit J	NYS DOS Entity Information
Exhibit K	Written Consent
Exhibit L	Site Contact List
Exhibit M	Repository Letters
Exhibit N	Organization Chart
Exhibit O	Fee Waiver Request Affidavit

ENVIRONMENTAL REPORTS:

1. April 2003 Environmental Site Assessment prepared by Soil Mechanics Environmental Services for Integrity Development, Inc.
2. March 2018 Phase I Environmental Site Assessment prepared by Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. for GO UCL, LLC;
3. September 2022 Final Environmental Impact Statement prepared by VHB for Innovative Urban Living, LLC;
4. January 2026 Phase I Environmental Site Assessment prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. for IUV Phase 2A LIHTC Owner, LLC;
5. January 2026 Phase II Environmental Site Assessment prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. for IUV Phase 2A LIHTC Owner, LLC; and
6. January 2026 Remedial Investigation Work Plan prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. for IUV Phase 2A LIHTC Owner, LLC.

SECTION I – PROPERTY INFORMATION

The Site is located at the following addresses:

Parcel Address	Tax Parcel Identification No.	Acreage ¹
Flatlands Avenue	Block 4430, Lot 10	1.481
FORMERLY		
12020 Flatlands Avenue	Block 4430, p/o lot 1	N/A
N/A Inspiration Lane	Block 4434, p/o lot 100	N/A

The 1.481-acre Site located in Brooklyn, New York 11207 and has just been assigned a new Tax Number Block 4430 Lot 10 but has not yet been assigned a numeric address on Flatlands Avenue but will have a Flatlands Avenue address (“Site” or “BCP Site”). The Site Location Map, Base Map and Street Map are in Exhibit A. The City’s new Tax lot approval is in Exhibit B.

1. Site Boundary and Tax Parcel Information

The Site boundary does correspond to the tax boundary of the newly reapportioned Block 4430 Lot 10. The Tax Boundary Map and a Survey Map are provided in Exhibit B. The metes and bounds for the Site are also included in Exhibit B.

2. Property Map

The Site Location Map, Base Map and Street Map are in Exhibit A. The Tax Boundary Map and Survey Map are in Exhibit B.

3-5. BOA, Disadvantaged Community, EJ and En-Zone Designations

The Site BOA, Disadvantaged Community, Environmental Justice (EJ) and En-Zone Maps are in Exhibit C. The Site is located in an En-Zone Type A, Census Tract 105804. The Site is not located in a BOA. Site is located in a disadvantaged community area. According to the New York State Disadvantaged Communities Map, the Site is located on Census Tract 36047105804, which has an environmental burden higher than 64.97 % of Census Tracts statewide and a population vulnerability higher than 85.71 % percent of Census Tracts statewide. See also the EJ Map.

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

12. Easements and Existing Right of Ways

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

13. Please refer to BCP Application Form.

¹ Acreage was determined using the survey map and metes and bounds description containing the final acreage.

14. Property Description and Environmental Assessment

A. Site Location

The Site on Flatlands Avenue previously had addresses ranging from 12050 to 12072 Flatlands Avenue and historically (before 1967) was identified as 50 to 72 Fairfield Avenue. The Site has recently been reapportioned into its own tax lot, but a new number address has not yet been assigned. The Site will have a street address of Flatlands Avenue. The Site is located at:

Parcel Address	Tax Parcel Identification No.
Flatlands Avenue	Block 4430, Lot 10
FORMERLY	
12020 Flatlands Avenue	Block 4430, p/o lot 1
N/A Inspiration Lane	Block 4434, p/o lot 100

The Site located in an urban area in Brooklyn, New York 11207. The closest body of water to the Site is Fresh Creek, which is approximately 0.18 miles south of the Site. However, the Site is not located in a flood zone. See Exhibit D – Flood Map. The Site is located approximately 0.49 miles east from the East 105th Street Subway Station of the MTA L Line.

B. Site Features

The portion of the Site located on the former Block 4430; Lot 1 is mostly covered by an asphalt parking lot. The portion of the Site located on the former Block 4434; Lot 100 is undeveloped, but used as a trucking entrance and exit, material staging and storage and field office trailers for the active construction site located at 35 Inspiration Lane (northeast adjacent property), this use will cease as soon as remediation starts on the Site.

C. Current Zoning and Land Use

The Site is currently located in the R7-2 and C2-4 Districts. See Exhibit E - Zoning Map. These Districts allow for residential and commercial uses. The Site currently has a partial commercial use and is partially occupied by an asphalt parking lot. The property to the west and south of the Site are occupied by the Christian Cultural Center Inc. Further south of the Site is an assisted-living facility. East of the Site is an active construction site, and residential buildings are beyond that. North of the Site is Flatlands Avenue, beyond which is a one-story autobody repair building and associated bus parking lot. The nearest residential area is approximately 0.8 miles south of the Site.

D. Past Use of the Site

The Site is former marshland that was landfilled with ash and waste from the City's solid waste incinerator in the early 1900s, and it was then used as mainly farmland until the early 1900s until the 1960s. Since the property was filled with material of an unknown origin, it is possible that polyfluoroalkyl substances (PFAS) substances are present; moreover, when the fill observed in the subsurface between 0 and 17.5 feet below site grade was tested, there was a presence of elevated

concentrations of semi-volatile organic compounds (SVOCs) and metals. Beginning in as early as 1954, the Site was used as an automobile junk yard, and this use continued on the Site until the early 2000s. Flatlands Auto Wrecking & Parts operated on the Site from 1960 to 1976, the associated operations consisted of automotive wrecking and dismantling. This historic use has the potential of adverse environmental impacts due to the possible unreported releases of hazardous materials associated with these operations, including petroleum products, solvents, leaching metals, and PFAS. The current asphalt was laid down on the Site by at least 2004, and the Site has been used for parking by Christian Cultural Centers Inc. from at least 2004 to present day. The portion of the Site formerly known as Block 4434, Lot 100 is undeveloped but has been used as a trucking entrance and exit, material staging and storage and field office trailers for the active construction site located at 35 Inspiration Lane. Please see Exhibit F - Current & Previous Owners & Operators List.

E. Site Geology and Hydrogeology

The 2019 USGS 7.5-minute quadrangle topographic map for Brooklyn shows the Site is approximately 13 feet above mean sea level. According to the Surficial Geologic Map of New York by the New York State Museum State Geological Survey, the surficial geology of the Site consists of outwash sand and gravel that is a generally well-rounded and stratified layer of coarse to fine gravel with sand. The NYS Geological Survey Map & Chart Series Number 15, geology at the Site consist of coastal plain deposits of the Monmouth Group, Matawan Group, and the Magothy Formation. Soil borings from the Phase II Environmental Investigation (EI) conducted by Langan in 2018, as well as more recent investigations described below, revealed that the subsurface conditions at the Site consisted of an at least 15-foot layer of miscellaneous fill.

No surface water bodies are present on the Site, and the nearest surface water bodies are Fresh Creek and Jamaica Bay. Based on the regional topographic gradient, groundwater is expected to generally flow south.

F. Environmental Assessment

In soil, SVOCs were detected in exceedance of the Restricted Residential Soil Cleanup Objectives (RRSCOs), including benzo(a)anthracene (max of 10.5 mg/kg), benzo(a)pyrene (max of 10.2 mg/kg), benzo(b)fluoranthene (max of 7.57 mg/kg), benzo(k)fluoranthene (max of 7.53 mg/kg), chrysene (max of 10.9 mg/kg), dibenz(a,h)anthracene (max of 2.06 mg/kg), and indeno(1,2,3-cd)pyrene (max of 4.96 mg/kg). Metals were also detected in exceedance of the RRSCOs including barium (max of 1,330 mg/kg), cadmium (max of 20.2 mg/kg), lead (max of 461 (mg/kg), mercury (max of 1.07 mg/kg), nickel (max of 174 (mg/kg), selenium (max of 6.65 mg/kg), and zinc (max of 10,200 mg/kg). Additionally, VOCs were detected in exceedance of the Protection of Groundwater Soil Cleanup Objectives (PGSCOs) including 1,2-Dichloroethane (max of 0.058 mg/kg) and acetone (max of 0.03 mg/kg).

In groundwater, VOCs were detected in exceedance of the Ambient Water Quality Standards (AWQS), including cis-1,2-dichloroethene (max of 12.1 µg/L), tetrachloroethene (PCE) (max of 7.06 µg/L), and trichloroethene (TCE) (max of 10.7 µg/L). SVOCs were likewise detected in exceedance of AWQS including benzo(a)anthracene (max of 0.0973 µg/L), benzo(a)pyrene (max

of 0.0973 µg/L), benzo(b)fluoranthene (max of 0.0649 µg/L), benzo(k)fluoranthene (max of 0.0649 µg/L), and chrysene (max of 0.0757 µg/L). Total PCBs were also detected in exceedance of AWQS, at a maximum of 0.224 µg/L. Metals were also detected in exceedance of AWQS including barium (max of 1,090 µg/L), iron (max of 40,200 µg/L), lead (max of 95.6 µg/L), magnesium (max of 52,000 µg/L), manganese (max of 1,790 µg/L), sodium (max of 103,000 µg/L), and thallium (max of 1.61 µg/L).

In soil vapor, VOCs were detected within the 5 samples collected from the Site including 1,1,2-trichloro-1,2,2-trifluoroethane (max of 0.52 µg/m³), 1,2,4-trimethylbenzene (max of 0.17 µg/m³), 1,2,4-dichlorotetrafluoroethane (max of 22 µg/m³), 1,3,5-trimethylbenzene (max of 0.97 µg/m³), 2,2,4-trimethylpentane (max of 110 µg/m³), acetone (max of 53 µg/m³), allyl chloride (max of 240 µg/m³), benzene (max of 30 µg/m³), carbon disulfide (max of 270 µg/m³), chlorobenzene (max of 7.9 µg/m³), chloromethane (max of 1.8 µg/m³), cis-1,2-dichloroethene (max of 17 µg/m³), cyclohexane (max of 110 µg/m³), cymene (max of 1.6 µg/m³), dichlorodifluoromethane (max of 2.1 µg/m³), ethyl acetate (max of 100 µg/m³), ethylbenzene (max of 3.1 µg/m³), isopropanol (max of 10 µg/m³), isopropylbenzene (max of 4.1 µg/m³), M,P-xylene (max of 11 µg/m³), methyl ethyl ketone (max of 2.9 µg/m³), methyl isobutyl ketone (max of 34 µg/m³), methylene chloride (max of 0.36 µg/m³), n-hexane (max of 210 µg/m³), o-xylene (max of 6.3 µg/m³), propylene (max of 33 µg/m³), PCE (max of 34 µg/m³), toluene (max of 7.9 µg/m³), total xylenes (max of 17 µg/m³), trans-1,2-dichloroethene (max of 1.5 µg/m³), trichlorofluoromethane (max of 1.2 µg/m³), and vinyl chloride (max of 3.3 µg/m³).

15-17. Regarding Questions 15-17 on the BCP Application Form:

Requestor is seeking a determination that the project will be eligible for the tangible property tax credits because the Site is in an En-Zone and will be a 100% affordable housing project. While there is no regulatory agreement in place yet, the Requestor has been informed financing will occur the end of 2026. Requestor is not seeking a determination that the Site is Upside down or Underutilized.

SECTION II: PROJECT DESCRIPTION

1-3. Please refer to the BCP Application Form. An RIWP is attached to the application.

4a. Short Project Description

The Planned redevelopment of the Site entails construction of a single 12-story building with approximately 213 units of 100% affordable housing and approximately 5,000 square-feet of community facility space. The residential component will include a resident lounge with computers providing internet access, exterior amenity space, and a children's playroom. The community facility is planned to include community support services accessible to the residents of the Innovative Urban Village and the larger East New York community. This project also includes the development of a large publicly accessible central green space that will accommodate the planned building on this Site, the larger Innovative Urban Village, and the community beyond. The central green space is planned as passive open space and anticipated to host planned events as well as programming from the existing Christian Cultural Center and the future Performing Arts

Center. Additionally, the project includes the further construction of the Innovation Way, providing an interior publicly accessible connection across the Innovative Urban Village.

While this project is being implemented at the same time as projects on two adjacent parcels, it is a separate project that will be subject to a separate financing by the affordable housing agencies, which is why this Site has to be its own BCP Site.

4b. Schedule – Commencement through COC

The affordable housing financing for this project has been slated for December 2026. Funding is being provided by New York State HCR/HFA. As a result of this rapid schedule, a Remedial Investigation (RI) Work Plan (RIWP) has been submitted with this application. The RI is therefore expected to commence shortly after the Site has been accepted into the program in the Spring 2026 since the Department will have several months to review the RIWP. The RI will be completed on the Site by the Summer 2026. The Remedial Investigation Report (RIR) and Remedial Action Work Plan (RAWP) will be completed and submitted at the same time by the end of the Summer 2026 with the goal of being approved by the Department by end of October 2026, which timeframe incorporates the DEC's 45-day comment period and some time for supplemental comments. The Decision Document is needed for the NYS HCR/HFA closing; therefore, this Document is anticipated by no later than the end of November 2026 to accommodate the December 2026 finance closing. Any required remediation shall commence immediately after the finance closing in late December 2026 or early January 2027. The Site Management Plan and Final Engineering Report will be submitted by the required annual deadlines in order to provide the DEC with 45-day comment periods on each document. The Certificate of Completion is anticipated to be issued on or before June 2028.

5. Green and Sustainable Remediation (GSR)

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

- Evaluate sensitive, local human and ecological receptors which require protection from contaminants of concern, traffic, noise, dust and odors during the implementation. An enhanced Community Air Monitoring Plan will be implemented.
- Identify vendors with operation centers local to the Site to minimize fuel consumption associated with travel to and from the Site.
- Salvage organic debris that is uncontaminated and free of pests or disease, for use as supplemental infill, mulch or compost.
- Salvage uncontaminated objects with potential recycle, resale, donation or onsite infrastructure value, such as steel, concrete and granite.
- Designate collection points for recycling single-use items such as metal, plastic and glass containers; paper and cardboard; and other consumable items.
- Advise contractors to avoid idling vehicles while on the BCP Site.

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

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

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

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

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

Redevelopment: As an affordable housing project, the proposed building will meet HCR's stringent green building requirements and the NYC green building code requirements and will be all electric.

6. Climate Change Screening or Vulnerability Assessment

The Site is entering the program at the investigation stage, therefore, a Climate Change Screening or Vulnerability Assessment is not required at this time. The remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the Site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities. The closest body of water to the Site is Fresh Creek, which is approximately 0.18 miles from the Site. The Site is not located in a flood zone. See Exhibit D – Flood Map. However, a new stormwater detention basin is being constructed on this Site to account for the possible impacts from climate change and to address potential flooding events. This new stormwater detention basin will address potential flooding impacts not only for this Site but adjacent properties and the existing Christian Cultural Center.

SECTION III: ECOLOGICAL CONCERNS

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

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

This Site is located in a highly urbanized area, which is not located near an active fish or wildlife habitat. Even though the Site is .18 miles from Fresh Creek, there is no hydrogeological connection from this Site to this Creek such that the Creek could be impacted by contamination from this Site. Therefore a FWRIA Part I, pursuant to DER-10 Section 3.10.1, is not required to be submitted with this application as further described below.

The DEC Environmental Resource Mapper, located at the link below, does not identify any significant natural communities or rare plants or animals in the vicinity of the Site.

https://gisservices.dec.ny.gov/gis/erm/?_gl=1*faquhx*_ga*MTA0MDU5ODAxMi4xNjk2NTEwOTc0*_ga_QEDRGF4PYB*MTc0MTExNDEwMy4xNTkuMS4xNzQxMTE1MzUxLjAuMC4w

SECTION IV: LAND USE FACTORS

1. Current Zoning

The Site is within the R7-2 and C2-4 Districts. See Exhibit E - Zoning Map.

2. Allowed Uses

The R7-2 and C2-4 zoning districts allow for residential and commercial use.

3-4. Current Use

The Site is partially currently used as an asphalt parking lot for the Christian Cultural Center since at least 2004, while the remainder of the Site is undeveloped; however, it is currently used as a trucking entrance and exit, material staging and storage and field office trailers for the active construction site located at 35 Inspiration Lane since at least May 2024. These uses will cease once remediation commences on the Site in or around December 2026 – January 2027.

5. Intended Use Post Remediation

After the remediation, the Site will be used for mixed use residential and commercial purposes and include an outside green space recreational area.

6. Post Remediation Use

The Planned redevelopment of the Site entails construction of a single 12-story building with approximately 213 units of 100% affordable housing and approximately 5,000 square-feet of community facility space. The residential component will include a resident lounge with computers providing internet access, exterior amenity space, and a children's playroom. The community facility is planned to include community support services accessible to the residents of the Innovative Urban Village and the larger East New York community. This project also includes the development of a large publicly accessible central green space that will accommodate the planned building on this Site, the larger Innovative Urban Village, and the community beyond. The central green space is planned as passive open space and anticipated to host planned events as well as programming from the existing Christian Cultural Center and the future Performing Arts Center. Additionally, the project includes the further construction of the Innovation Way, providing an interior publicly accessible connection across the Innovative Urban Village

7. Renewable Energy Facility

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

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

Yes, current, historical and/or recent development patterns support the proposed use. Affordable housing is needed in this high poverty, high unemployment area.

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

Yes, the project is consistent with the New York City zoning laws and map.

10. Consistent with the Master Plan?

Yes, the project is consistent with the Brooklyn Comprehensive Plan, which intends to further access to fair and affordable housing.² In addition, this Site is part of the larger Innovative Urban Village Master Plan Development surrounding a 10.5-acre area, which was approved by the City of New York pursuant to an area-wide rezoning effort. The Master Plan Development, including this project Site, received ULURP approval on November 22, 2022. The first phase of development was completed and this second phase is now in progress. This Project along with two other adjacent sites, present the third phase of the Innovative Urban Village Master Plan Development.

SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION

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

FORMER Parcel Address	Owner	Ownership Start Date
12020 Flatlands Avenue	Christian Cultural Center, Inc.	11-26-2002
N/A Inspiration Lane	Christian Cultural Center, Inc.	11-26-2002

Requestor is not the owner of the site. Christian Cultural Center, Inc. is the current owner of the Site. See Exhibit G - Deeds. The Requestor has received a temporary license from the Owner to access the property to perform investigation and remediation work required by the BCP. See Exhibit H - Site Access Agreement.

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

The current site operators are as follows. These operations will cease once remediation is started on the Site in or around December 2026 – January 2027.

Former Lot 1 (12020 Flatlands Avenue)
Christian Cultural Center, Inc.
Attn: James Halek
12020 Flatlands Avenue
Brooklyn, New York 11207
(718) 306-1000
jhalek@integritydevelopment.com

² <https://www.brooklynbp.nyc.gov/the-comprehensive-plan-for-brooklyn/> at p. 33.

Former Lot 100 (N/A Inspiration Lane)
IUV Phase 1B Owner, LLC and IUV Phase 1B LIHTC Owner, LLC
c/o Gotham Organization
111 5th Avenue, 9th Floor
New York, New York 10003
(212) 599-0520
smaleh@gothamorg.com

SECTION VI: PROPERTY'S ENVIRONMENTAL HISTORY

1. List of Environmental Reports

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

- a. April 2003 Environmental Site Assessment prepared by Soil Mechanics Environmental Services for Integrity Development, Inc;
- b. March 2018 Phase I Environmental Site Assessment prepared by Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. for GO UCL, LLC;
- c. September 2022 Final Environmental Impact Statement prepared by VHB for Innovative Urban Living, LLC;
- d. January 2026 Phase I Environmental Site Assessment prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. for IUV Phase 2A LIHTC Owner, LLC;
- e. January 2026 Phase II Environmental Site Assessment prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. for IUV Phase 2A LIHTC Owner, LLC; and
- f. January 2026 Remedial Investigation Work Plan prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. for IUV Phase 2A LIHTC Owner, LLC.

2. Sampling Data

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

3. Environmental Assessment

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

Soil:

Analytes	Detections > RRSCOs	Detections > PGSCOs	Maximum Detection (mg/kg)	RRSCO (mg/kg)	PGSCO (mg/kg)	Depth (ft- bgs)
SVOCs						
Benzo(a)anthracene	5	5	10.5	1.4	1	3–5
Benzo(a)pyrene	5	0	10.2	1	22	3–5
Benzo(b)fluoranthene	5	3	7.57	1.4	2.1	4–6
Benzo(k)fluoranthene	2	2	7.53	4.9	2	4–6
Chrysene	2	5	10.9	4.9	1	3–5
Dibenz(a,h)anthracene	4	0	2.06	0.33	1,000	3–5
Indeno(1,2,3- cd)pyrene	3	0	4.96	1.4	6.6	3–5
Phenanthrene	2	0	42.6	4.9	1,000	3–5
VOCs						
1,2-Dichloroethane	0	1	0.058	5.8	0.02	0–2
Acetone	0	10	0.099	100	0.03	0–2
Metals						
Barium	2	2	1,330	410	820	10–12
Cadmium	3	2	20.2	2.5	7.5	0–2
Lead	3	1	461	400	450	6–8
Mercury	8	1	1.07	0.3	0.73	12–14
Nickel	0	1	174	320	130	3–5
Selenium	0	1	6.65	110	4	4–6
Zinc	1	1	10,200	6,600	2,480	12–14

Groundwater:

Analyte > AWQS	Detections > AWQS	Max Detection (µg/L)	AWQS (µg/L)
VOCs			
Cis-1,2-Dichloroethene	1	12.1	5
Tetrachloroethene (PCE)	1	7.06	5
Trichloroethene (TCE)	1	10.7	5
SVOCs			
Benzo(a)anthracene	1	0.0973	0.002
Benzo(a)pyrene	1	0.0973	0
Benzo(b)fluoranthene	1	0.0649	0.002
Benzo(k)fluoranthene	1	0.0649	0.002
Chrysene	1	0.0757	0.002
PCBs			
Total PCBs	1	0.224	0.09
Metals - Dissolved			
Iron	5	9,000	300

Manganese	2	1,790	300
Sodium	5	103,000	20,000
Metals - Total			
Barium	1	1,090	1,000
Iron	5	40,200	300
Lead	1	95.6	25
Magnesium	1	52,000	35,000
Manganese	2	1,790	300
Sodium	5	103,000	20,000
Thallium	1	1.61	0.5

Soil Vapor:

Analytes	Total Detections	Max Detection ($\mu\text{g}/\text{m}^3$)	Type
VOCs			
1,1,2-Trichloro-1,2,2-Trifluoroethane	1	0.52	AA
1,2,4-Trimethylbenzene	1	0.17	AA
1,2,4-Dichlorotetrafluoroethane	1	22	SV
1,3,5-Trimethylbenzene	1	0.97	SV
2,2,4-Trimethylpentane	4	110	SV
Acetone	5	53	SV
Allyl Chloride	3	240	SV
Benzene	5	30	SV
Carbon Disulfide	3	270	SV
Chlorobenzene	1	7.9	SV
Chloromethane	2	1.8	SV
Cis-1,2-Dichloroethene	1	17	SV
Cyclohexane	4	110	SV
Cymene	1	1.6	SV
Dichlorodifluoromethane	1	2.1	AA
Ethyl Acetate	3	100	SV
Ethylbenzene	5	3.1	SV
Isopropanol	5	10	SV
Isopropylbenzene	2	4.1	SV
M,P-Xylene	5	11	SV
Methyl Ethyl Ketone	5	2.9	SV
Methyl Isobutyl Ketone	1	34	SV
Methylene Chloride	1	0.36	SV
n-Hexane	5	210	SV
o-Xylene	5	6.3	SV
Propylene	2	33	SV
Tetrachloroethene (PCE)	4	34	SV
Toluene	5	7.9	SV
Total Xylenes	5	17	SV

Trans-1,2-Dichloroethene	1	1.5	SV
Trichlorofluoromethane	2	1.2	SV/AA
Vinyl Chloride	1	3.3	SV

4. Past Land Use

1. Past Use of the Site

The Site was undeveloped marshland until around 1924, by which time the Site was landfilled and the northern and eastern portions converted to farmland. Beginning as early as 1954, the Site began to be used as an automobile junk yard, and the majority of the Site retained this use until the early 2000s. Flatlands Auto Wrecking & Parts operated the Site from 1960 to 1976. By 2004, an asphalt parking lot had been laid down on the portion of the Site located on the former Lot 1, and is used as parking by Christian Cultural Center, Inc. The portion of the Site located on the former Lot 100 is used as a trucking entrance and exit, material staging and storage, field office trailers for the active construction site located at 35 Inspiration Lane. Please see Exhibit F – Current & Previous Owners & Operators List.

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

In April 2003, Soil Mechanics prepared a Phase I Environmental Site Assessment (“ESA”) for the entire 10-acre CCC property on behalf of a prospective buyer. Soil Mechanics noted that a methane mitigation system may be required as part of any future building construction. Soil Mechanics also recommended that future Site activities be conducted under the oversight of NYCDEP or NYSDEC and that any USTs and waste encountered during redevelopment be removed in accordance with all applicable laws and noted that a groundwater investigation would be required to evaluate for potential impacts from upgradient properties of concern.

In March 2018, Langan prepared a Phase I ESA for the entire 2.55-acre Block 4434, Lot 1 in Brooklyn, New York. Langan identified two recognized environmental conditions (RECs) and two business environmental risks (BERs). The first REC was that between 1967 and 2001, a former on-Site automobile junkyard was located on the northern portion of the Site, which could have caused adverse environmental impacts to the subsurface due to potential cumulative effect of unreported petroleum releases associated with junkyard operations. Contaminated fill was also listed as a REC since the original marshland was filled in the early 1900s with ash and waste from the City’s solid waste incinerator. Langan also identified the presence of undocumented underground heating oil storage tanks as a BER because small one-story structures were historically identified on the Site, which may have used heating oil tanks, even though no evidence or records confirming use of fuel oil USTs was confirmed. Langan also identified as a BER the potential impacts from current and historical operations at adjacent and nearby properties involving automobile wrecking/dismantling sites, automobile repair, gasoline filling stations, dry cleaners, the use of USTs, spills, and the generation and disposal of hazardous wastes.

In May 2018, Langan performed a Phase II investigation to evaluate if potential subsurface impacts existed associated with historical use as an automobile junkyard and automobile dismantling

facilities, historical gasoline filling station operations at nearby sites, the presence of historic fill, and if methane identified during previous investigations would require mitigation of soil vapor intrusion into proposed Site buildings. During sampling, slight odors and PID readings up to 22.1 parts per million (“ppm”) were identified in the northern portion of the subject property from 8 to 14 feet bgs. Slightly elevated PID readings were also identified at 18 feet bgs. The odors were observed in the vicinity of the historical automobile wrecking operations. The contaminants of concern were noted to be SVOCs and metals in soil, and VOCs, SVOCs, PCBs, and metals in groundwater. Soil vapor/methane field screening did not reveal the presence of methane in the subsurface. A final Phase II Environmental Site Assessment Report was never generated for this investigation.

In September 2022, VHB prepared a Final Environmental Impact Statement (FEIS) for the Site and surrounding properties. VHB recommended that the Site and the surrounding properties receive an E-designation, E-679, for Noise, Air Quality, and Hazardous Materials.

In January 2026, Langan completed a Phase I Environmental Site Assessment (ESA) for the Site. This ESA identified the following REC: the Site’s former use as an automobile junkyard between 1954 and 1981, which likely involved unreported petroleum releases. It also identified one historic REC (HREC): the presence of historic contaminated fill, resulting from the landfilling in of marshland on-Site with ash and waste from the city’s solid waste incinerator in the early 1900s. The ESA also identified two BERs. First, current and historical uses of surrounding properties involved the use of USTs, spills, and generation and disposal of hazardous wastes. Second, the Site is E-Designated for Hazardous Materials, Air Quality, and Noise; therefore, redevelopment activities will also require New York City Office of Environmental Remediation oversight.

Langan also completed a Phase II Environmental Site Investigation (ESI) for the Site in January 2026. This ESI consisted of 20 soil samples taken from 10 soil borings, 4 groundwater samples from 4 monitoring wells, and 3 soil vapor samples from 3 temporary soil vapor points. Soil samples from all 10 borings revealed the presence of contaminated fill across the Site, down to 14 feet bgs. SVOCs and metals were detected in soil exceeding RRSCOs across the Site at depths ranging from 0-14 feet bgs. PCBs, pesticides, and VOCs were also detected on the Site exceeding UUSCOs. The presence of these contaminants are indicative of the presence of historic fill, as well as being attributable to the Site’s past usage as an automobile scrap yard. Groundwater sampling also detected VOCs, SVOCs, PCBs, and metals exceeding AWQS across the Site. Soil vapor sampling detected multiple VOCs, and detected cis-1,2-dichloroethene, cyclohexane, 2,2,4-trimethylpentane, and n-hexane at levels that may require monitoring under NYSDOH Soil Vapor Intrusion Matrices A–F. The presence of those latter three may be attributable to the Site’s history of automobile wrecking. Langan concluded that the contaminated fill would require special handling and disposal, and mitigation may be required to prevent vapor intrusion into future buildings on-Site.

Langan also completed a RIWP for the Site in January 2026. The RIWP’s goal is to investigate and characterize the nature and extent of contamination on or emanating from the Site. First, Langan will coordinate with a private utility markout contractor to complete a full geophysical survey of the accessible portions of the Site to scan for subsurface anomalies, structure, piping, and previously undiscovered underground storage tanks. An additional 25 soil borings will be

advanced in areas of concern identified during Phase II sampling to evaluate the extent of impacts previously identified and to plan for potential remedial options. All soil borings will be advanced to approximately 15 bgs. Seventeen (17) of these soil borings will be for the purposes of generally characterizing soil conditions. The remaining eight (8) borings will be intended to horizontally delineate the elevated concentrations of zinc identified in LSB08 from the Phase II EI. Six (6) additional permanent monitoring wells will be installed, and groundwater samples taken from these new wells and the previously installed permanent wells. Nine (9) soil vapor sampling points will also be installed, with these points ranging across the entire Site.

SECTION VII: REQUESTOR INFORMATION

The Requestor is IUV Phase 2A LIHTC Owner, LLC, a New York limited liability company, located at 111 Fifth Avenue, 9th Floor, New York, NY 10003. IUV Phase 2A Owner, LLC, is authorized to do business in the State of New York. See Exhibit J - NYSDOS Entity Information. See the Organization Chart in Exhibit N for the members in the Requestor's LLC.

The Written Consent provides David Picket with authority to sign all Brownfield Cleanup Program documents on behalf of the Requestor IUV Phase 2A LIHTC Owner, LLC. See Exhibit K - Written Consent.

SECTION VIII: REQUESTOR CONTACT INFORMATION

Please refer to the BCP Application Form.

SECTION IX: PROGRAM FEE

Please see Fee Waiver Request Affidavit by David L. Picket in Exhibit O.

SECTION X: REQUESTOR ELIGIBILITY

1-10. Please refer to BCP Application Form.

11. Unregistered Bulk Storage Tanks.

The answer to this question on the application is "no" because while the Site's history suggested some suspect USTs may be present from former small structures on the property, there was no confirmation past bulk storage tanks are in fact present and no subsurface anomalies indicative of a bulk storage tank were detected during Langan's Phase II EI.

12-13. REQUESTOR CERTIFICATION

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

14. Requestor's Relationship to the Site:

The Requestor is the future affordable housing developer beneficial owner of the Site. The Site Access Agreement to perform the BCP work is attached as Exhibit H.

SECTION XI: PROPERTY ELIGIBILITY INFORMATION

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

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

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

SECTION XII: SITE CONTACT LIST

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

EXHIBIT A

BASE MAP

Flatlands Landfill and Auto Wrecking Project 5 Site

___ Flatlands Avenue
Brooklyn, New York 11207
Tax ID: Brooklyn-4430-10

Legend:
— Site Property Boundary

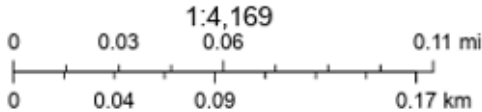
Corresponding page
lists adjacent property owners by
letter A – Q



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



12/3/2025, 4:00:00 PM



SOURCE: NYC OTI, SOURCE: NYC OTI | NYC Open Data | Esri

Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
A	Sheradel Associates	430 Louisiana Avenue	Brooklyn-8235-48
B	11110 Flatlands Avenue LLC	11110 Flatlands Avenue	Brooklyn-8235-53
C	Flatlands Self Storage NYC, LLC	12015 Flatlands Avenue	Brooklyn-4408-1
D	Flatlands & Canarsie Realty, Inc.	12025 Flatlands Avenue	Brooklyn-4409-37
E	Flatlands & Canarsie Realty, Inc.	27 Flatlands Avenue	Brooklyn-4409-36
F	Flatlands & Canarsie Realty, Inc.	29 Flatlands Avenue	Brooklyn-4409-35
G	Flatlands & Canarsie Realty, Inc.	12033 Flatlands Avenue	Brooklyn-4409-34
H	Flatlands & Canarsie Realty, Inc.	33 Flatlands Avenue	Brooklyn-4409-33
I	Flatlands & Canarsie Realty, Inc.	12041 Flatlands Avenue	Brooklyn-4409-29
J	12049 Flatlands Ave. Corp.	12049 Flatlands Avenue	Brooklyn-4410-29
K	Peter Bill Stathakos	12079 Flatlands Avenue	Brooklyn-4411-34
L	IUV Phase 1B Housing Development Fund Corporation	35 Inspiration Lane	Brooklyn-4434-1
M	Council Towers IV HDLC	1180 Pennsylvania Avenue	Brooklyn-4431-70
N	NYC Housing Authority	1 Vandalia Avenue	Brooklyn-4431-100
O	Christian Cultural Center, Inc.	12020 Flatlands Avenue	Brooklyn-4430-1
P	Christian Cultural Center, Inc.	___ Louisiana Avenue	Brooklyn-4430-101
Q	Christian Cultural Center, Inc.	___ Flatlands Avenue	Brooklyn-4430-5

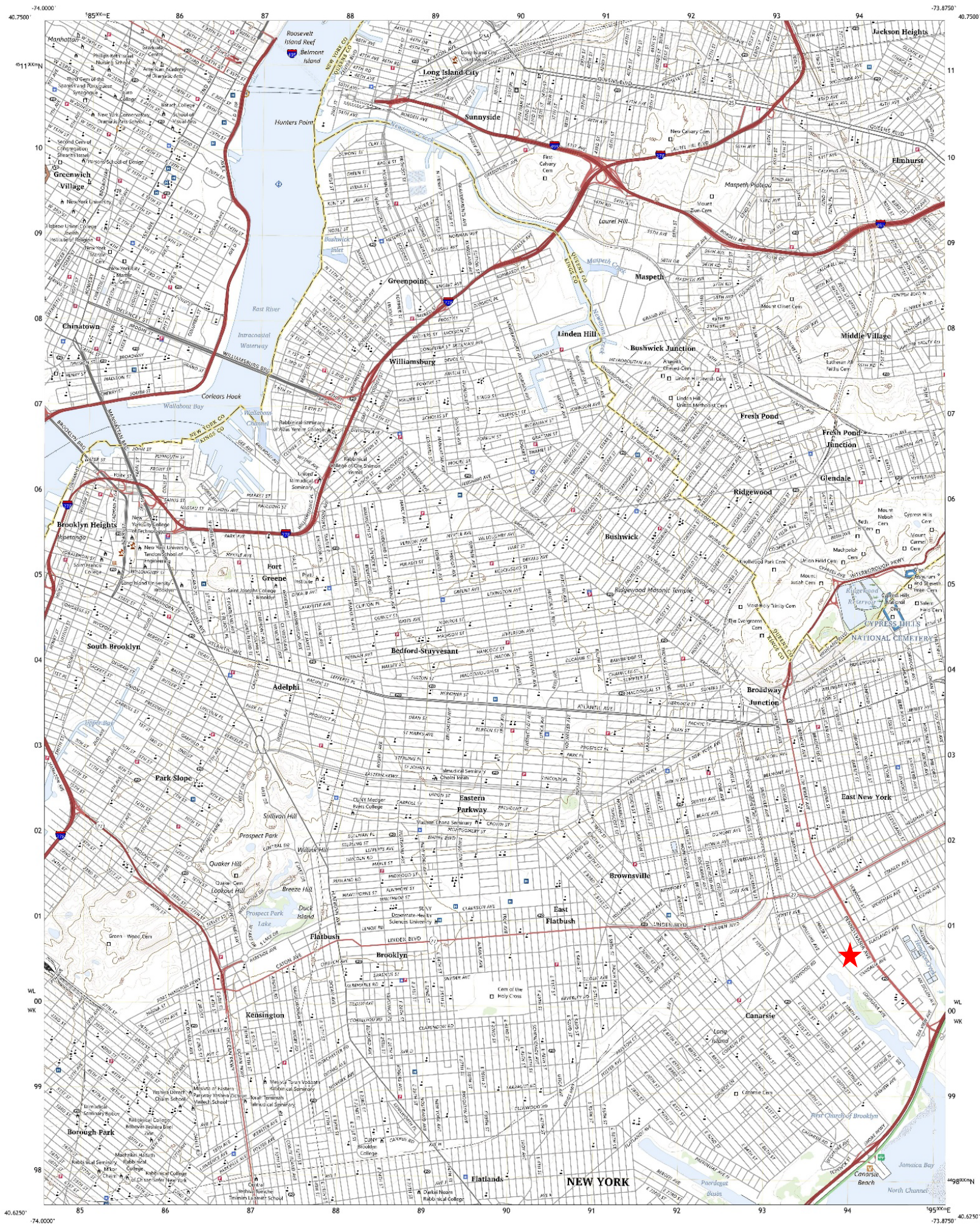
SITE LOCATION MAP



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

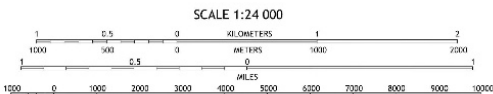
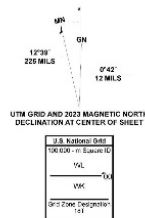


BROOKLYN QUADRANGLE
NEW YORK
7.5-MINUTE SERIES



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

Imagery: NADP, August 2017 - December 2017
Roads: U.S. Census Bureau, 2016 - 2021
Names: National Hydrography Dataset, 2002 - 2022
Hydrography: National Hydrography Dataset, 2002 - 2022
Contours: National Elevation Dataset, 2015
Boundaries: Multiple sources; see metadata file 2013 - 2022
Vegetation: National Wetlands Inventory, 2004



1	2	3
4	5	6
7	8	9

ADJOINING QUADRANGLES

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

BROOKLYN, NY
2023



Street Map

Flatlands Landfill and Auto Wrecking Project 5 Site

Flatlands Avenue
Brooklyn, New York 11207
Tax ID: Brooklyn-4430-10



Legend:
— Site Property Boundary

EXHIBIT B



DATE: December 8, 2025
REVISED: January 06, 2026
CPA PROJECT # 04-200032-07

SURVEYOR'S DESCRIPTION

BLOCK 4430 LOT 10

BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK

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

BEGINNING AT A POINT ON SOUTHERLY RIGHT-OF-WAY LINE OF FLATLANDS AVENUE (110 FEET WIDE R.O.W.), SAID POINT BEING LOCATED 301.22 FEET EASTERLY FROM THE EXTREME NORTHEASTERLY END OF THE ARC OF CURVE HAVE A RADIUS OF 17.00 FEET AND ARC LENGTH OF 29.92 FEET WHICH CURVE CONNECTS THE SOUTHERLY RIGHT-OF-WAY LINE OF FLATLANDS AVENUE AND THE EASTERLY RIGHT-OF-WAY LINE OF LOUISIANA AVENUE (70 FEET WIDE R.O.W.);

THENCE CONTINUING EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FLATLANDS AVENUE, A DISTANCE OF 271.17 FEET TO AN ANGLE POINT;

THENCE ALONG THE DIVIDING LINE BETWEEN LOT 100 (LANDS NOW OR FORMERLY OF CHRISTIAN CULTURAL CENTER, INC.) WITH LOT 1 (IUV PHASE 1B HOUSING DEVELOPMENT FUND CORPORATION) IN BLOCK 4434, AT RIGHT ANGLE TO THE PREVIOUS COURSE, A DISTANCE OF 294.57 FEET TO AN ANGLE POINT;

THENCE WESTERLY, THROUGH THE INTERIOR OF LOT 100 (IN PART) AND LOT 1 (IN PART) (LANDS NOW OR FORMERLY OF CHRISTIAN CULTURAL CENTER, INC.) IN BLOCK 4430, AT THE RIGHT ANGLE TO THE PREVIOUS COURSE, A DISTANCE OF 178.05 FEET TO AN ANGLE POINT;

THENCE CONTINUING THROUGH THE INTERIOR OF LOT 1 IN BLOCK 4430, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTHERLY, AT THE RIGHT ANGLE TO THE PREVIOUS COURSE, A DISTANCE OF 131.98 FEET TO AN ANGLE POINT;
2. WESTERLY, ALONG THE LINE FORMING AN EXTERIOR ANGLE OF 135 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 60.21 FEET TO AN ANGLE POINT;
3. WESTERLY, ALONG THE LINE FORMING AN EXTERIOR ANGLE OF 135 DEGREES 00 MINUTES 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 50.55 FEET TO AN ANGLE POINT;
4. NORTHERLY, AT THE RIGHT ANGLE TO THE PREVIOUS COURSE, A DISTANCE OF 120.02 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FLATLANDS AVENUE AND THE POINT OR PLACE OF BEGINNING.

CONTAINING 64,531 SQUARE FEET OR 1.481 ACRES

THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND OR EASEMENTS EITHER WRITTEN OR IMPLIED.

THIS DESCRIPTION IS PREPARED BASED ON A SURVEY BY CONTROL POINT ASSOCIATES, INC PC, ENTITLED "LOT 10 EXHIBIT, BLOCK 4430, LOT 10, FLATLANDS AVENUE, BOROUGH OF BROOKLYN, KINGS COUNTY, CITY AND STATE OF NEW YORK" DATED 12-05-2025 LAST REVISED ON 01-06-2026 AS REVISION #1.

CONTROL POINT ASSOCIATES, INC. PC



1/7/2026

ANDREW J. FLANAGAN
NEW YORK PROFESSIONAL
LAND SURVEYOR #50417

DATE

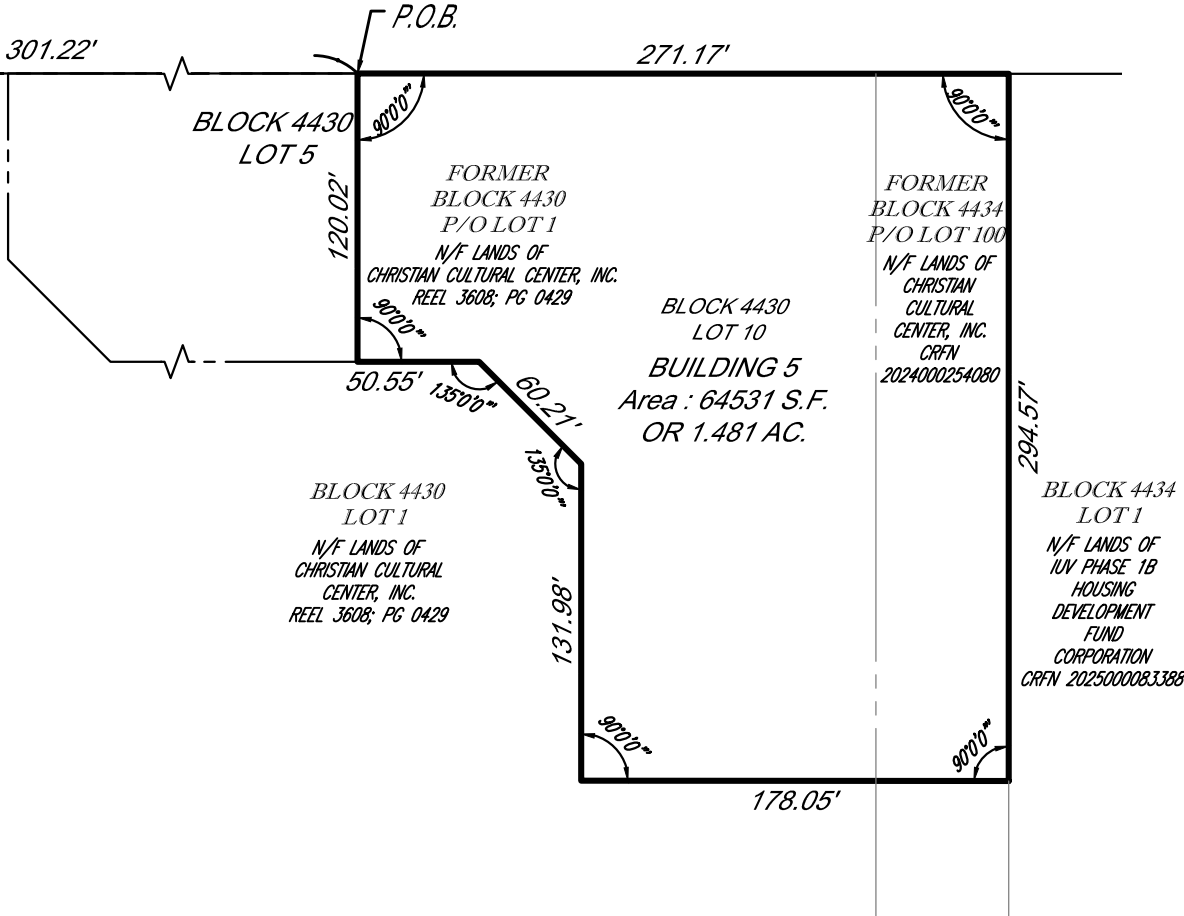


FLATLANDS AVENUE

(110' WIDE R.O.W.)

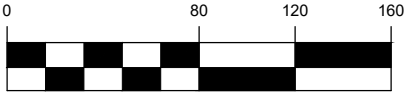
R=17.00'
L=29.92'

LOUISIANA AVENUE
(70' WIDE R.O.W.)



AREA OF PORTION OF LOT 100 = 16,278 SQUARE FEET OR 0.373 ACRES.
AREA OF PORTION OF LOT 1 = 48,253 SQUARE FEET OR 1.108 ACRES.
TOTAL AREA = 64,531 SQUARE FEET OR 1.481 ACRES.

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

REFERENCES:

- PROPERTY KNOWN AS PORTION OF LOT 1, BLOCK 4430 AND PORTION OF LOT 100, BLOCK 4434, AS SHOWN ON THE NEW YORK CITY DIGITAL TAX MAP OF THE BOROUGH OF BROOKLYN, KINGS COUNTY, CITY AND STATE OF NEW YORK.
- ENTITLED MAP "BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY, FLATLANDS AVENUE, LOT1/BLOCK 4430, BOROUGH OF BROOKLYN, KINGS COUNTY, CITY AND STATE OF NEW YORK" PREPARED BY CONTROL POINT ASSOCIATES INC PC, DATED 10-31-2023.
- ENTITLED MAP "BOUNDARY EXHIBIT" PREPARED BY BOHLER ENGINEERING NY, PLLC, DATED 11-09-2021 AS PROJECT NAME NM20406 AND CAD FILE "NM20406-SUB-2a" .

1	REVISED PER CLIENT'S COMMENT	N/A	MW	AJF	01-06-2026
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS BOSSSED WITH RAISED IMPRESSION SEAL

ANDREW J. FLANAGAN
NEW YORK PROFESSIONAL LAND SURVEYOR #050417

DATE

FIELD DATE

N/A

FIELD BOOK NO.

N/A

FIELD BOOK PG.

N/A

FIELD CREW

N/A

DRAWN:

M.W.

REVIEWED:

GS

LOT 10 EXHIBIT

BLOCK 4430, LOT 10

FLATLANDS AVENUE

BOROUGH OF BROOKLYN, KINGS COUNTY

CITY AND STATE OF NEW YORK



CONTROL POINT
ASSOCIATES, INC.

275 BROAD HOLLOW RD, SUITE LL110
MELVILLE, NY 11747

631.580.2645
WWW.CPASURVEY.COM

WARREN, NJ 908.668.0099
CHALFONT, PA 215.712.9800
MT. LAUREL, NJ 609.857.2099
MANHATTAN, NY 646.780.0411
SOUTHBOROUGH, MA 508.948.3000
ALBANY, NY 518.217.5010
ROCHESTER, NY 585.250.1764
PHILADELPHIA, PA 215.712.9800
HUDSON VALLEY, NY 954.691.7339
FT. LAUDERDALE, FL 954.763.7611

APPROVED:	DATE	SCALE	FILE NO.	SHEET
A.J.F.	12-05-2025	1"=80'	04-200032-07	1 OF 1

**APPLICATION FOR APPORTIONMENTS OR MERGERS**

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

SECTION A: PROPERTY INFORMATION

Borough: BROOKLYN Block: 04430, 4434 Present Lot(s): 1, 100

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

4430 - 1, 101, 5, 10

Lot Number: _____

☐ Merger ☒ Apportionment Number of
Lots Requested 4

☐ Air ☐ Subterranean

Lot(s) Usage:
(check one)

☐ Residential
Building Gross
Sq/Ft: _____

☐ Commercial
Building Gross
Sq/Ft: _____

☒ Mix (Residential & Commercial)
Building Gross
Sq/Ft: _____

Property

1. Owner's Name (as per Deed): _____
LAST NAME FIRST NAME

OR

Company Name: CHRISTIAN CULTURAL CENTER INC

Property

2. Address: 12020 FLATLANDS AVENUE, BROOKLYN
NUMBER AND STREET CITY STATE ZIP CODE

3. Filing Representative (if applicable): PETER NATAPOV JM ZONING LLC

SECTION B: CERTIFICATION

1. Architect/Engineer/Applicant's Name: GLAS GLORIA
LAST NAME FIRST NAME

2. Address: 1359 BROADWAY 14TH FLOOR NEW YORK NY 100
NUMBER AND STREET CITY STATE ZIP CODE

3. Telephone Number: (212) 979-8400 4. Email Address: GGLAS@SLCEARCH.COM

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

Signature of Architect/ Engineer/Applicant: [Signature] Date: 11 / 25 / 2025

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

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

SEE ATTACHED SKETCH



(Architect or Engineer's seal)

Tentative Lot(s) issued: _____ Date: 12/24/25 New Lot(s): 101, 5, 10 Lot(s) Affected: 1 Lot(s) Dropped: 100

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: ____/____/____

FLATLANDS AVE (110' WIDE STREET)

481.00' TO PENNSYLVANIA AVE.

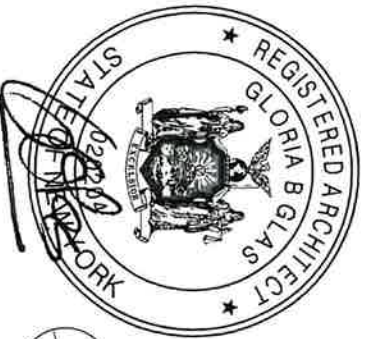
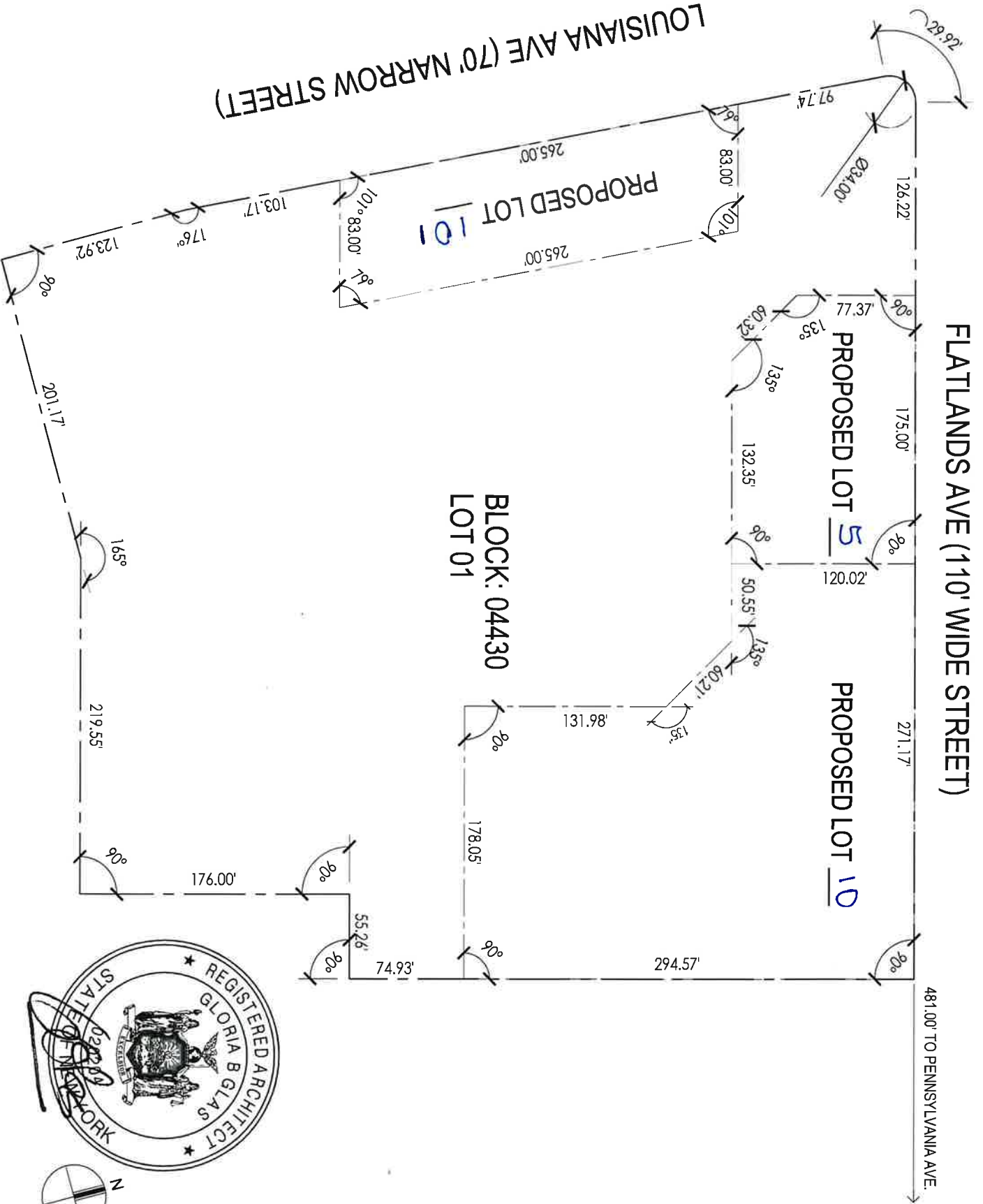
PROPOSED LOT 5

PROPOSED LOT 10

BLOCK: 04430
LOT 01

PROPOSED LOT 101

LOUISIANA AVE (70' NARROW STREET)





Department of Finance

PROPERTY DIVISION

TAX MAP UNIT

FEE SHEET

Date: 12-24-25
Borough: 3
Block: 4430 - 4434
Lot: 1, 101, 5, 10

<u>SERVICE</u>	<u>COST</u>	<u>QUANTITY</u>	<u>AMOUNT</u>
----------------	-------------	-----------------	---------------

Tax Map Certification	\$10.00		
-----------------------	---------	--	--

New Lot Request For Mergers Apportionments (RP-602), and Lot Request For Condominium Amendment Applications (RP-602CA)	\$73.00	<u>4</u>	<u>\$ 292.00</u>
--	---------	----------	------------------

NYC Business Centers
Department of Finance
Manhattan Business Center
66 John Street, 2nd Floor
New York, NY 10038

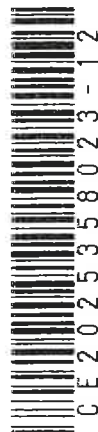
Reference Number: 2025358023-12
Date/Time: 12/24/2025 11:22:14 AM

Miscellaneous Fee
2025358023-12-1
CPRR Trans Code: 9507
Transaction ID: 99550000000000000000MCE02
UserId:NYC4250
Total: \$292.00

1 ITEM TOTAL: \$292.00

TOTAL: \$292.00

ICL Personal Check
Check Nbr: 100431
Total Received: \$292.00



C E 2 0 2 5 3 5 8 0 2 3 - 1 2

Thank you! Have a nice day.

TAX MAP



12/3/2025, 4:00:00 PM

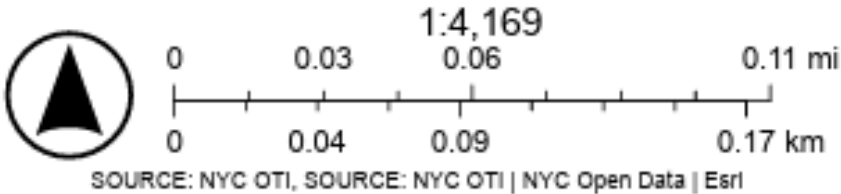


EXHIBIT C

BOA Map

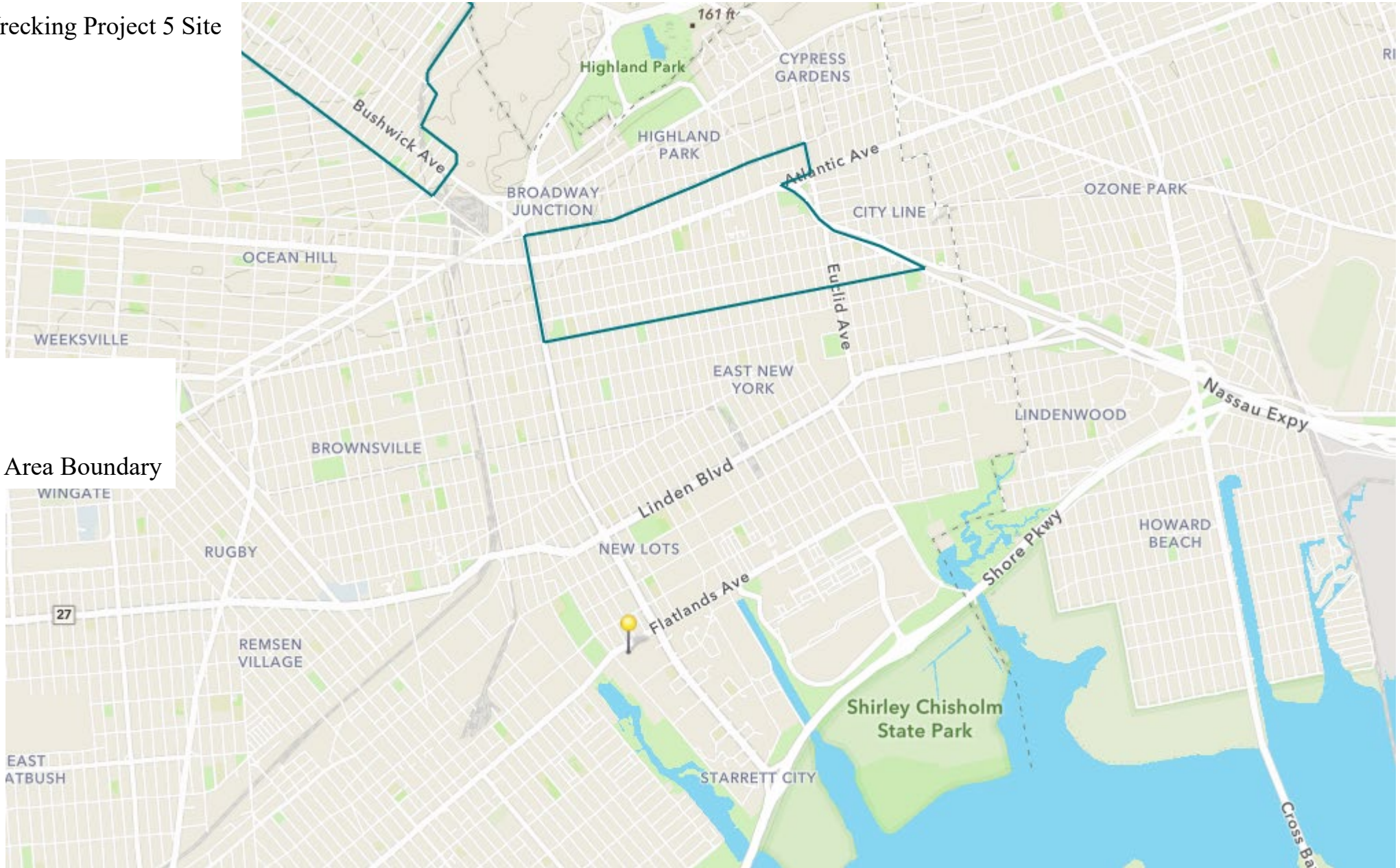
Flatlands Landfill and Auto Wrecking Project 5 Site

Flatlands Avenue
Brooklyn, New York 11207
Tax ID: Brooklyn-4430-10

Legend:

 Site Location

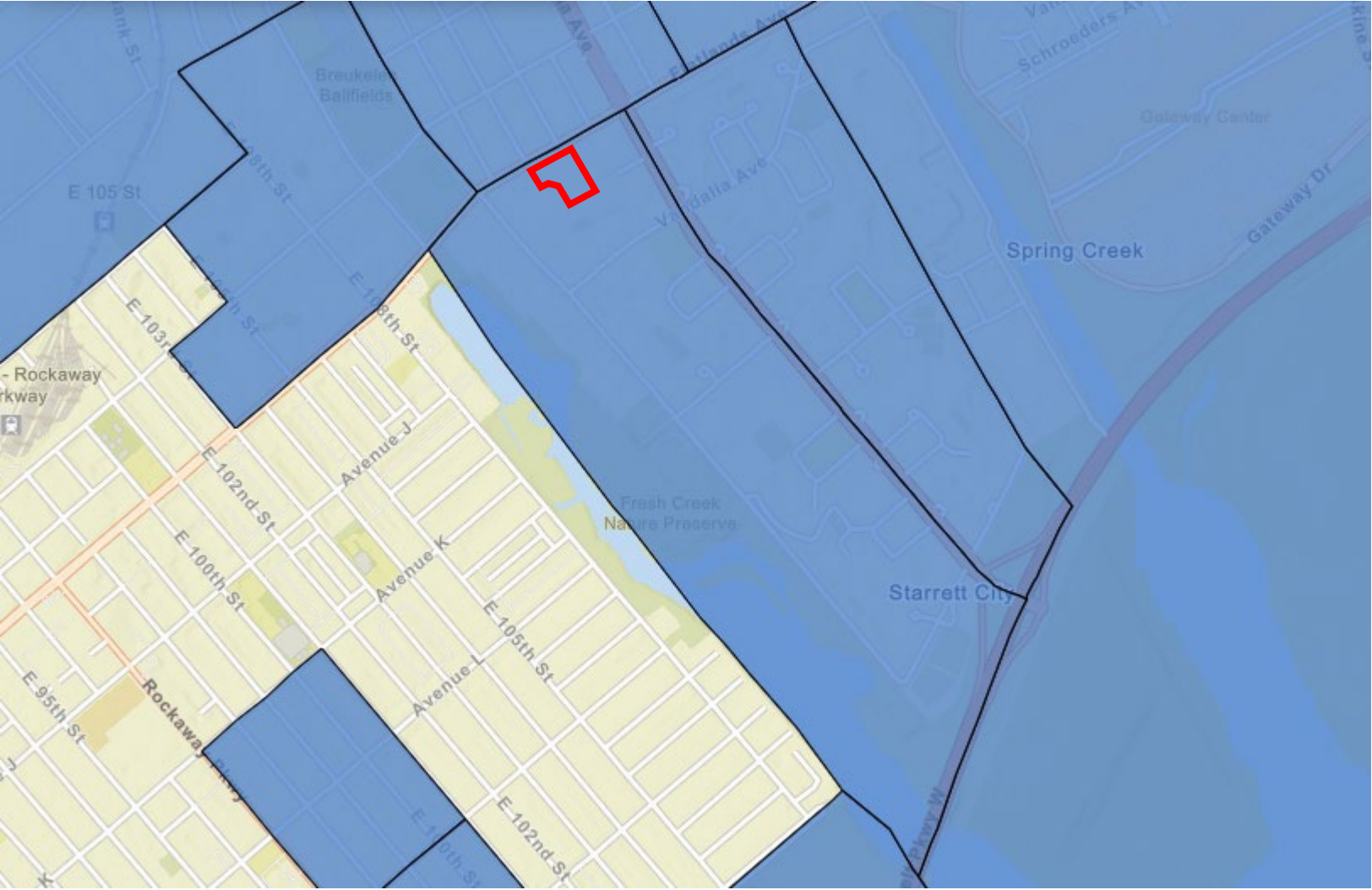
 Brownfield Opportunity Area Boundary



December 2025

Source: NYS DOS Geographic Information Gateway

Disadvantaged Communities Map
Flatlands Landfill and Auto Wrecking Project 5 Site
Flatlands Avenue
Brooklyn, New York 11207
Tax ID: Brooklyn-4430-10

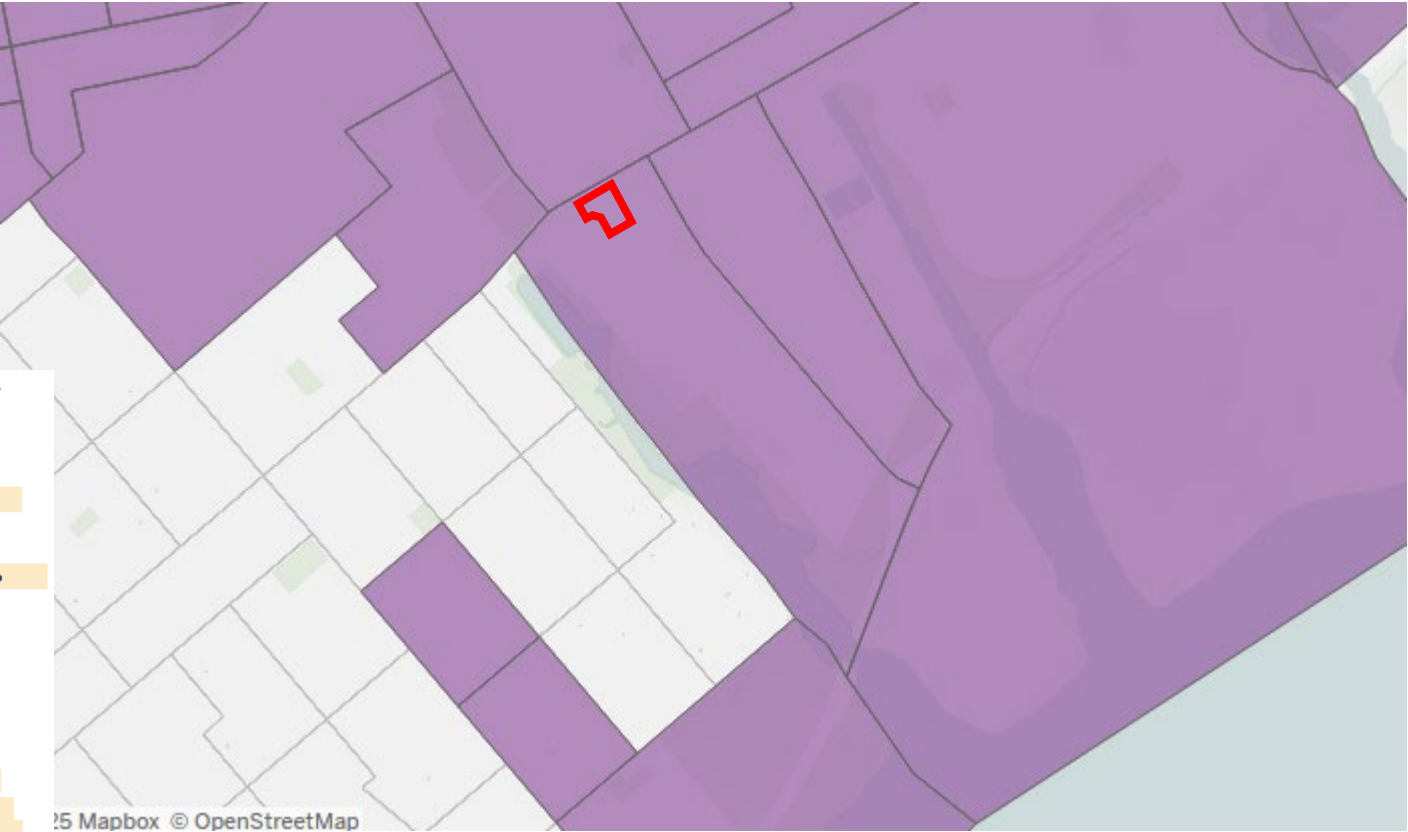


DAC
GEOID: 36047105804
Household Count: 3167
Population Count: 6744
Regional Economic Development Council: New York City

Legend:
Site Property Boundary
Disadvantaged Community

Census Tract 36047105804 is **Designated a DAC**
This Tract covering **New York city** has a population of **6,744**

Environmental Burden is higher
than **65%** of Census Tracts statewide
Population Vulnerability is higher
than **86%** of Census Tracts statewide



Population Characteristics & Vulnerability ...

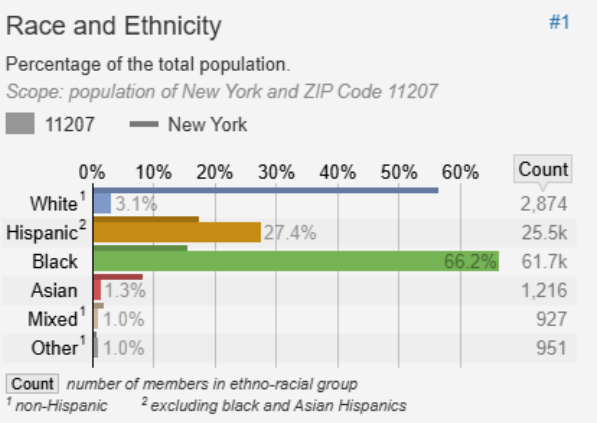
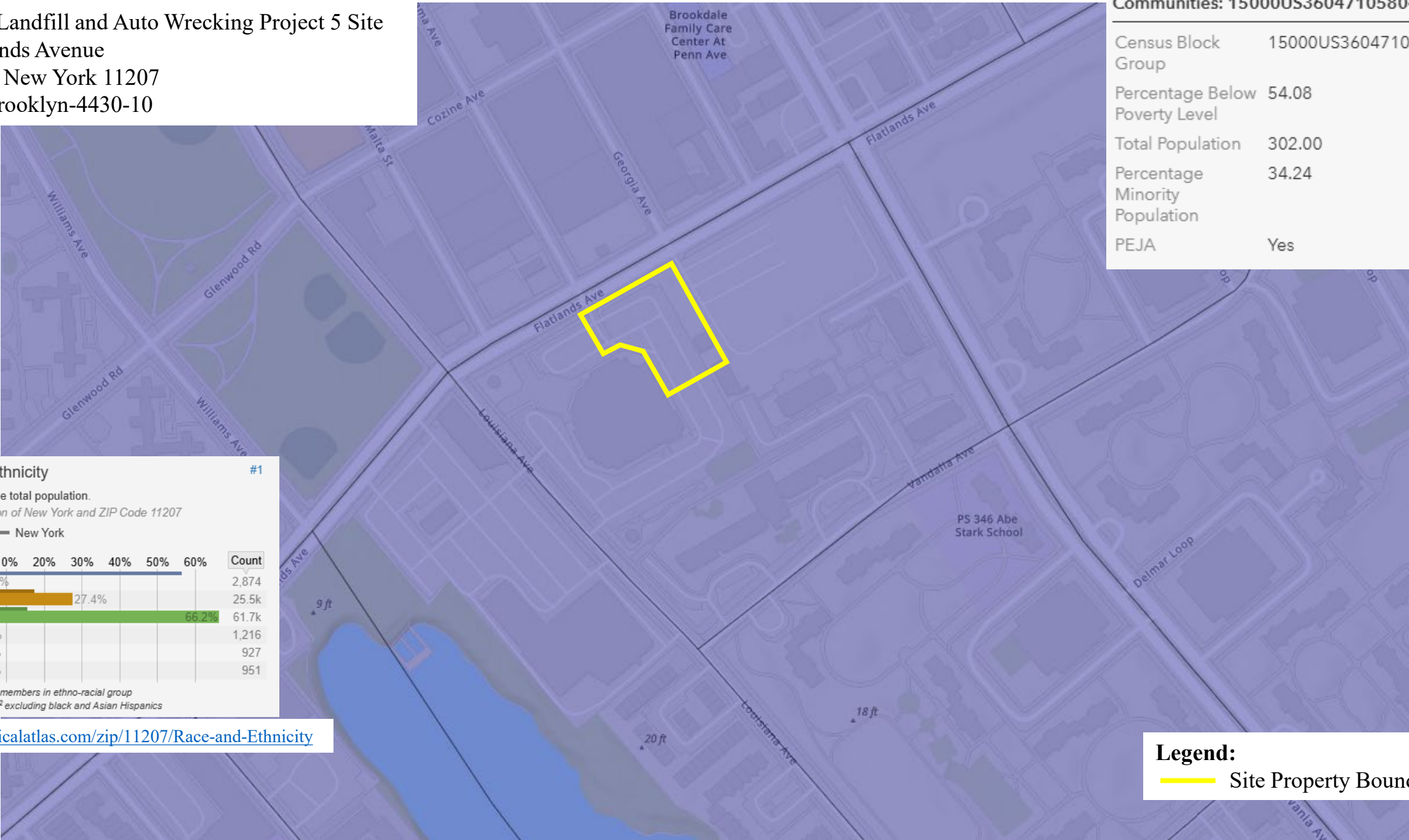
Health Impacts & Burdens	Asthma ED visits	85%
	COPD ED visits	69%
	Heart attack (MI) Hospitalization	85%
	Low Birthweight	84%
	Pct Adults Age 65+	98%
	Pct w/ Disabilities	98%
	Pct w/o Health Insurance	13%
	Premature Deaths	16%
Housing, Mobility, Communications	Energy Poverty / Cost Burden	26%
	Homes Built Before 1960	2%
	Housing Cost Burden (Rental C...	39%
	Manufactured Homes	0%
	Pct Renter-Occupied Homes	97%
Income	Pct w/o Internet (home or cellu...	93%
	Pct <100% of Federal Poverty ...	81%
	Pct <80% Area Median Income	94%
	Pct Single-Parent Households	76%
	Pct w/o Bachelor/Es Degree	76%
Race/Ethnicity	Unemployment Rate	76%
	Limited English Proficiency	89%
	Pct Asian	58%
	Pct Black or African American	89%
	Pct Latino/a or Hispanic	67%
	Pct Native American or Indigen...	48%

Environmental Burden & Climate Change Risk ...

Land Use & Historic Discrimination	Active Landfills	0%
	Housing Vacancy Rate	25%
	Industrial/Manufacturing/Mining La...	0%
	Major Oil Storage Facilities	73%
	Municipal Waste Combustors	0%
	Power Generation Facilities	0%
	Regulated Management Plan (Ch...	92%
	Remediation Sites	0%
Potential Climate Change Risk	Scrap Metal Processing	0%
	Agricultural Land Use	0%
	Coastal Flooding and Storm Risk ...	47%
	Driving Time to Urgent/Critical Care	38%
	Extreme Heat Projections (>90° d...	44%
	Inland Flooding Risk Areas	0%
	Low Vegetative Land Cover	56%
Potential Pollution Exposure	Benzene Concentration (Modeled)	65%
	Particulate Matter (PM2.5)	72%
	Traffic: Diesel Trucks	79%
	Traffic: Number of Vehicles	72%
	Wastewater Discharge	0%

EJ MAP
Flatlands Landfill and Auto Wrecking Project 5 Site
Flatlands Avenue
Brooklyn, New York 11207
Tax ID: Brooklyn-4430-10

Potential Environmental Justice Area (PEJA) Communities: 15000US360471058042	
Census Block Group	15000US360471058042
Percentage Below Poverty Level	54.08
Total Population	302.00
Percentage Minority Population	34.24
PEJA	Yes



<https://statisticalatlas.com/zip/11207/Race-and-Ethnicity>

Legend:
Site Property Boundary

En-Zone Map

Flatlands Landfill and Auto Wrecking Project 5 Site

Flatlands Avenue
Brooklyn, New York 11207
Tax ID: Brooklyn-4430-10

Legend:
Site Property Boundary



EXHIBIT D

____ Flatlands Avenue
Brooklyn, New York 11207
Tax ID: Brooklyn-4430-10

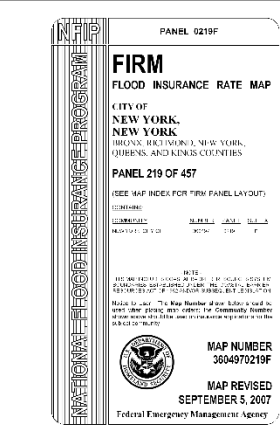
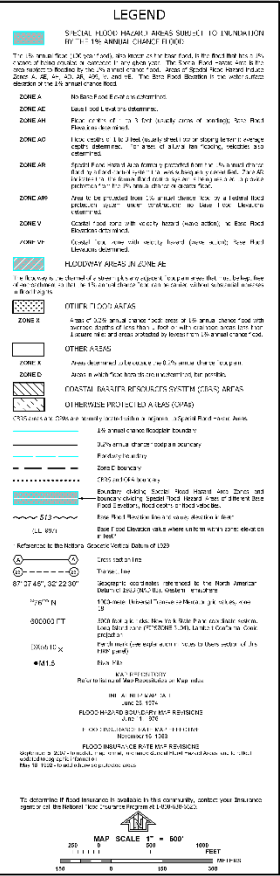
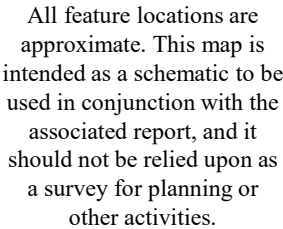


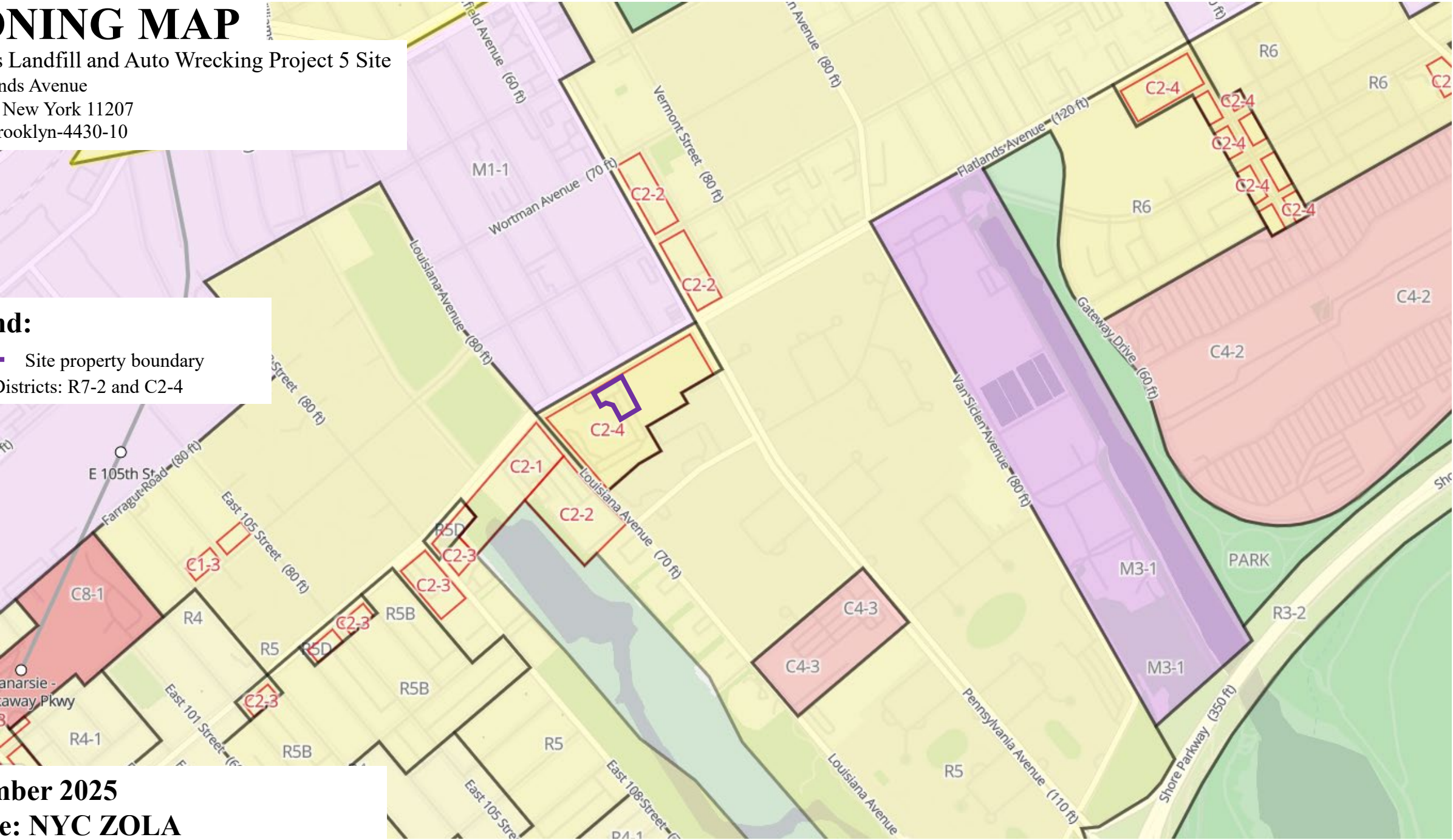
EXHIBIT E

ZONING MAP

Flatlands Landfill and Auto Wrecking Project 5 Site

Flatlands Avenue
Brooklyn, New York 11207
Tax ID: Brooklyn-4430-10

Legend:
Site property boundary
Zoning Districts: R7-2 and C2-4



December 2025
Source: NYC ZOLA

Zoning District: R7-2 (Residence District)

R7 districts are medium-density apartment house districts mapped in much of the Bronx as well as the Upper West Side in Manhattan and Brighton Beach in Brooklyn. The height factor regulations for R7 districts encourage lower apartment buildings on smaller zoning lots and, on larger lots, taller buildings with less lot coverage. As an alternative, developers may choose the optional Quality Housing regulations to build lower buildings with greater lot coverage.

Regulations for residential development in R7-1 and R7-2 districts are essentially the same except that R7-2 districts, which are mapped primarily in upper Manhattan, have lower parking requirements.

Height Factor Regulations

Height factor buildings are often set back from the street and surrounded by open space and on-site parking. The floor area ratio (FAR) in R7 districts ranges from 0.87 to a high of 3.44; the open space ratio (OSR) (OSR) ranges from 15.5 to 25.5. As in other non-contextual districts, a taller building may be obtained by providing more open space. For example, 76% of the zoning lot with a 14-story building must be open space (3.44 FAR x 22.0 OSR). The maximum FAR is achievable only where the zoning lot is large enough to accommodate a practical building footprint as well as the required amount of open space. The building must be set within a sky exposure plane which, in R7 districts, begins at a height of 60 feet above the street line and then slopes inward over the zoning lot.

Off-street parking is generally required for 60 percent of a building's dwelling units in an R7-1 district and 50 percent in an R7-2 district, but requirements are lower for income-restricted housing units (IRHU) and are further modified in certain areas, such as within the Transit Zone and the Manhattan Core, or for lots less than 15,000 square feet in R7-1 districts. Off-street parking requirements can be waived if 5 or fewer parking spaces are required in R7-1 districts, or if 15 or fewer parking spaces are required or if the zoning lot is 10,000 square feet or less in R7-2 districts

Quality Housing Regulations

The optional Quality Housing regulations in R7 districts utilize height limits to produce lower, high lot coverage buildings set at or near the street line. With floor area ratios that are equal to or greater than can be achieved in height factor buildings, the optional Quality Housing regulations produce new buildings in keeping with the scale of many traditional neighborhoods in the East Village and upper Manhattan, the west Bronx, and sections of Queens and Brooklyn.

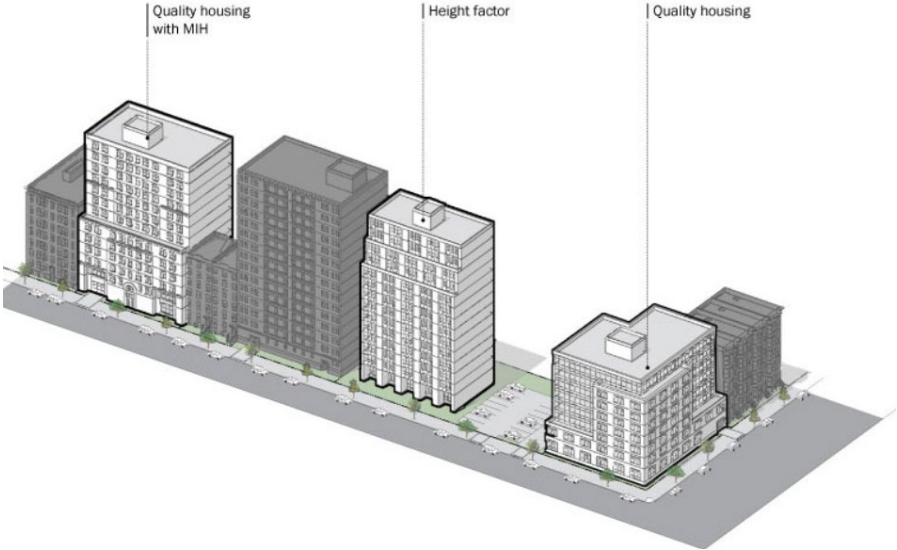
The optional Quality Housing regulations for buildings on wide streets outside the Manhattan Core are the same as in R7A districts. The maximum FAR is 4.0 and the base height before setback is 40 to 75 feet with a maximum building height of 80 feet, or 85 feet if providing a qualifying ground floor. The maximum FAR on narrow streets and within the Manhattan Core is 3.44, and the base height before setback is 40 to 65 feet with a maximum building height of 75 feet. The area between a building's street wall and the street line must be planted, and the building must have interior amenities for residents pursuant to the Quality Housing Program.

Off-street parking is generally required for 50 percent of a building's dwelling units, but requirements are lower for income-restricted housing units (IRHU) and are further modified in certain areas, such as within the Transit Zone and the Manhattan Core, or for lots less than 15,000 square feet in R7-1 districts. Off-street parking requirements can be waived if 5 or fewer parking spaces are required in R7-1 districts, or if 15 or fewer parking spaces are required or if the zoning lot is 10,000 square feet or less in R7-2 districts.

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

Medium-Density Non-Contextual Residence District

R7 QH		Lot Area	Lot Width	Rear Yard	Lot Coverage		FAR	Base Height	Building Height	# of Stories	DU Factor	Required Parking	
		min.	min.	min.	Corner	Other Lot						Basic	IRHU
					max.		max.	min. -max.	max. (w/QGF)	max. (w/QGF)		min.	
Basic	Narrow Street						3.44	40-65 ft	75 ft	n/a	680	50% of DU	15% of IRHU
	Wide Street	1,700 sf	18 ft	30 ft	100%	65%	4.00	40-75 ft	80 (85) ft	n/a (8)			
Inclusionary							4.60	40-75 ft	135 ft	13			



Zoning District: C2-4 (Commercial Districts)

C1-6 through C1-9 and C2-6 through C2-8 districts are commercial districts that are predominantly residential in character. They are mapped along major thoroughfares in medium- and higher-density areas of the city, such as Second and Lexington Avenues on the Upper East Side or Columbus and Amsterdam Avenues on the Upper West Side. As in commercial overlays districts, typical retail uses include grocery stores, dry cleaners, drug stores, restaurants and local clothing stores that cater to the daily needs of the immediate neighborhood. There are only minor differences between C1 and C2 districts, with a slightly wider range of uses permitted in C2 districts, such as funeral homes and local repair services. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use.

The maximum commercial floor area ratio (FAR) is 2.0. Residential uses are governed by a specific residential district equivalent. For example, in C1-6 districts, the bulk regulations of R7 districts apply for residential uses, and in C2-8A districts, the bulk regulations of R10A districts apply.

Since these districts are usually mapped in areas well served by mass transit, off-street parking is generally not required.

Commercial Districts: C1 - C2 Overlays

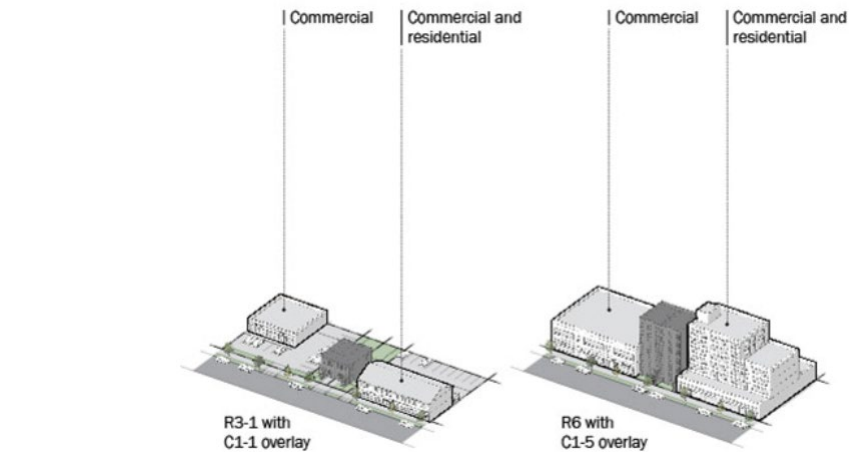
C1-1 through C1-5 and C2-1 through C2-5 districts are commercial overlays mapped within residence districts. Mapped along streets that serve local retail needs, they are found extensively throughout the city's lower- and medium-density areas and occasionally in higher-density districts.

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

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

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

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



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

EXHIBIT F

CURRENT & PREVIOUS OWNERS & OPERATORS LIST

Flatlands Landfill Auto Wrecking Project 5 Site

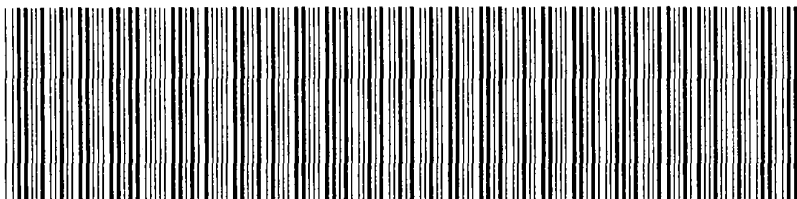
____ Flatlands Avenue, Brooklyn, NY (Block 4430 Lot 10)

Year	Contact Information	Status	Relation to Requestor
	Owners		
1960-1970	Milton P. Miller Address: 6 Wenwood Drive Brookville, New York Phone: Unknown	Unknown	None
April-1970- April 1976	Carmil Properties Corp. No information could be located on NYSDOS website or other resources Address: 6 Wenwood Drive Brookville, New York Phone: Unknown SNM Realty Corp. Address: 705 Conduit Boulevard Cyprus Hill, New York Phone: Unknown	N/A	None
April 1976- Feb. 1989	Milton P. Miller Address: 6 Wenwood Drive Brookville, New York Phone: Unknown	Unknown	None
Feb. 1989- Nov. 2002	Realty and Equipment Corporation Address: c/o Starrett City Associates 767 Fifth Avenue, 26 th Floor New York, New York 10153 Phone: Unknown	Unknown	None
Nov. 2002- Present	Christian Cultural Center, Inc. (a.k.a. The Christian Life Centre, Inc.) Address: 12020 Flatlands Avenue Brooklyn, New York 11207 Phone: (718) 603 -1000	Active	Parties to Future Sale of Property
Operators			
Unknown- 1924	Undeveloped Marshland	N/A	None
1924-1960	Farmland	N/A	None
1960-1976	Flatlands Wrecking & Auto Parts Address: Unknown Phone: Unknown	Unknown	None
1980s-1989	Site was undeveloped but was used for automobile junkyard use	N/A	None
1989-2002	Realty and Equipment Corporation - Automobile Junkyard use until 2001 Address: c/o Starrett City Associates 767 Fifth Avenue, 26 th Fl. New York, New York 10153 Phone: Unknown	Unknown	None
2004- Present	Christian Cultural Center, Inc. (a.k.a. The Christian Life Centre, Inc.) – Former p/o Block 4430, Lot 1 – Parking Lot Address: 12020 Flatlands Avenue Brooklyn, New York 11207 Phone: (718) 603 -1000	Active	Parties to Future Sale of Property
2024 – Present	IUV Phase 1B Owner, LLC and IUV Phase 1B LIHTC Owner, LLC – Construction Staging for 35 Inspiration Lane Address: 111 5 th Avenue, 9 th Floor Phone: (212) 599-0520	Active	None

EXHIBIT G

**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.



2003050900122001001E65A7

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 8

Document ID: 2003050900122001

Document Date: 11-26-2002

Preparation Date: 05-09-2003

Document Type: DEED, OTHER

Document Page Count: 6

PRESENTER:

INTRACOASTAL ABSTRACT CO., INC.
31 STEWART STREET
489-341K
FLORAL PARK, NY 11001
516-358-0505

RETURN TO:

LAW OFFICES OF LARRY H. WEISS, ESQ.
1900 HEMPSTEAD TPKE.
SUITE 200
EAST MEADOW, NY 11554

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	4434	1	Entire Lot	10201 FLATLANDS AVENUE
Property Type: VACANT LAND				
Borough	Block	Lot	Unit	Address
BROOKLYN	4434	21	Partial Lot	1196 PENNSYLVANIA AVENUE
Property Type: VACANT LAND				

☒ Additional Properties on Continuation Page

CROSS REFERENCE DATA

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

GRANTOR:

REALTY AND EQUIPMENT CORPORATION
767 FIFTH AVENUE, 26TH FLOOR
NEW YORK, NY 10153

GRANTEE:

CHRISTIAN CULTURAL CENTER, INC.
12020 FLATLANDS AVENUE
BROOKLYN, NY 11207

FEES AND TAXES

Mortgage				Recording Fee: \$	74.00
Mortgage Amount:	\$	0.00		Affidavit Fee: \$	0.00
Taxable Mortgage Amount:	\$	0.00		NYC Real Property Transfer Tax	Filing Fee:
Exemption:				\$	25.00
TAXES:				NYS Real Estate Transfer Tax:	
County (Basic):	\$	0.00		\$	13,600.00
City (Additional):	\$	0.00			
Spec (Additional):	\$	0.00			
TASF:	\$	0.00			
MTA:	\$	0.00			
NYCTA:	\$	0.00			
TOTAL:	\$	0.00			

NYC HPD Affidavit in Lieu of Registration Statement

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

Recorded/Filed 07-03-2003 11:09

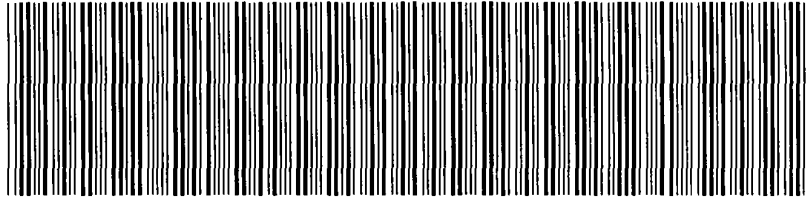
City Register FileNo.(CRFN):

2003000210219



John J. Lawrence
City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2003050900122001001C6727

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 8

Document ID: 2003050900122001

Document Date: 11-26-2002

Preparation Date: 05-09-2003

Document Type: DEED, OTHER

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	4433	1 Partial Lot		N/A FLATLANDS AVENUE
Property Type: VACANT LAND				
Borough	Block	Lot	Unit	Address
BROOKLYN	4432	1 Partial Lot		N/A FLATLANDS AVENUE
Property Type: VACANT LAND				

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

489-341 K

THIS INDENTURE, made the 26th day of November, in the year 2002
BETWEEN

REALTY AND EQUIPMENT CORPORATION, a Delaware corporation having an address care of Starrett City Associates, 767 Fifth Avenue, 26th Floor, New York, NY 10153

party of the first part, and

CHRISTIAN CULTURAL CENTER, INC. (also known as The Christian Life Centre, Inc.) a not-for-profit corporation having an address at 12020 Flatlands Avenue, Brooklyn, NY 11207

party of the second part,

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

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

Borough of Brooklyn, County of Kings and State of New York and being in Section 14, Block 4434 Lot 1 and p/o Lot 21 (to be Lot 1 and Lot 21) and Block 4433 p/o Lot 1 (to be Lot 50) and Block 4432 p/o Lot 1 (to be Lot 30) and more particularly described in Schedule A annexed hereto and made a part hereof.

Being the same premises that was conveyed in deed from Milton Miller dated 2/13/89 recorded 3/1/89 in reel 2352 page 2314 and Subdivision deed from Realty and Equipment Corporation dated 6/29/99 recorded 3/20/01 in reel 5108 page 1892.

This conveyance has been made with the unanimous consent in writing of all the stockholders of the party of the first part.

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

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

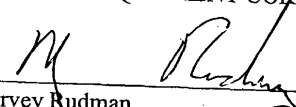
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of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

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

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

IN PRESENCE OF:

REALTY AND EQUIPMENT CORPORATION

By: 
Harvey Rudman
Vice President

T
P 13,600
BL
4434
L
P/O 21
BL
4433
L
P/O 1
4432
P/O 1

* STATE OF NEW YORK)

COUNTY OF)

On the ___ day of November in the year 2002 before me, the undersigned, personally appeared ~~XXXXXXXXXX~~, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Signature and Office of
Individual taking acknowledgment

* STATE OF NEW YORK)

COUNTY OF New York)

On the 26 day of November in the year 2002 before me, the undersigned, personally appeared Harvey Rudman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Signature and Office of
Individual taking acknowledgment

DENNIS PAUL ELKIN
Notary Public State of New York
No. 30-4623882
Qualified in Nassau County
Commission Expires August 31, 2003

* For acknowledgments taken in New York State.

** State, District of Columbia, Territory, Possession, or Foreign Country

) ss.:

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

Signature and Office of
Individual taking acknowledgment

** For acknowledgments taken outside of New York State.

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. _____

REALTY AND EQUIPMENT CORPORATION

TO

CHRISTIAN CULTURAL CENTER, INC.

Section: 14

Block: 4434 4433 4432

Lot: 1 & p/o 21 p/o 1 p/o 1
(to be 1 & 21) (to be 50) (to be 30)

County or Town: Kings County

Recorded At Request of
First American Title Insurance Company of New York

RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

First American Title Insurance Company
of New York



Law Offices of Larry H. Weiss, Esq.
1900 Hempstead Turnpike, Suite 200
East Meadow, New York 11554
Attn: Larry H. Weiss, Esq.

INTRACOASTAL ABSTRACT CO., INC.

Title No. 489-341DEK

SCHEDULE A

Amended 11-25-2002

OVERALL DESCRIPTION

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

BEGINNING at the corner formed by the intersection of the southerly side of Flatlands Avenue and the westerly side of Pennsylvania Avenue;

RUNNING THENCE southerly along the westerly side of Pennsylvania Avenue, 290.91 feet;

THENCE westerly at right angles to the westerly side of Pennsylvania Avenue, 235.32 feet;

THENCE southerly along a line forming an interior angle of 270 degrees with the last mentioned course, 78.59 feet;

THENCE westerly at right angles to the last mentioned course, 300.94 feet;

THENCE northerly at right angles to the last mentioned course, 369.50 feet to the southerly side of Flatlands Avenue;

THENCE easterly along the southerly side of Flatlands Avenue 536.26 feet to the westerly side of Flatlands Avenue to the point or place of BEGINNING.

EXCEPTING therefrom, so much thereof, which lies in the bed of Georgia Avenue and Sheffield Avenue. , more particularly bounded + described as follows:

see attached

FOR
CONVEYANCING
ONLY

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

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

Title No. 489-341DEK

SCHEDULE A (continued)

THE FOLLOWING TWO DESCRIPTIONS ARE LEGAL DESCRIPTIONS OF STREET BEDS:

PARCEL D (Block 4434, Lot 80) FOR CONVEYANCE ONLY - NOT TO BE INSURED

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

BEGINNING at a point on the southerly side of Flatlands Avenue 175.26 feet westerly from the intersection of the southerly side of Flatlands Avenue and the westerly side of Pennsylvania Avenue;

RUNNING THENCE westerly and along the southerly side of Flatlands Avenue 60.06 feet;

THENCE southerly and perpendicular to Flatlands Avenue 290.91 feet;

THENCE easterly and parallel to Flatlands Avenue 60.06 feet;

THENCE northerly and perpendicular to Flatlands Avenue 290.91 feet to the point or place of BEGINNING.

PARCEL E (Block 4432, Lot 40) FOR CONVEYANCE ONLY - NOT TO BE INSURED

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

BEGINNING at a point on the southerly side of Flatlands Avenue 453.50 feet westerly from the intersection of the southerly side of Flatlands Avenue and the westerly side of Pennsylvania Avenue;

RUNNING THENCE westerly along the southerly side of Flatlands Avenue 60.06 feet;

THENCE southerly and perpendicular to Flatlands Avenue 369.50 feet;

THENCE easterly and parallel to Flatlands Avenue 60.06 feet;

THENCE northerly and perpendicular to Flatlands Avenue 369.50 feet to the point or

INTRACOASTAL ABSTRACT CO., INC.

Title No. 489-341DEK

SCHEDULE A (continued)

place of BEGINNING.

FOR
CONVEYANCING
ONLY

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

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

RE: Realty and Equipment Corporation to Christian Cultural Center, Inc.

Section 14

Block 4434 Lot 1 & p/o 21 (to be 1 & 21), Block 4433 p/o Lot 1 (to be Lot 50), Block
4432 p/o Lot 1 (to be Lot 30)

SCHEDULE A

Premises described in schedule "A" are known as:

PARCEL A:

Vacant Land

Brooklyn, New York

County: Kings

City: New York

Town: -----

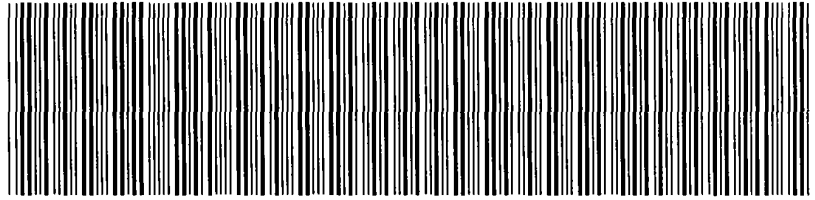
District:

Section:

Block: 4434

Lot: 1 and part of 21 (to be 1 and 21)

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



2003050900122001001SAB26

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2003050900122001

Document Date: 11-26-2002

Preparation Date: 05-09-2003

Document Type: DEED, OTHER

SUPPORTING DOCUMENTS SUBMITTED:

RP - 5217 REAL PROPERTY TRANSFER REPORT

Page Count

1

REMARKS:

BLOCK 4434 LOT 1 & P/O 21 (TO BE 1 & 21), BLOCK 4433 P/O LOT 1 (TO BE LOT 50), BLOCK 4432 P/O LOT 1 (TO BE LOT 30)

STATE OF NEW YORK

Ss:

COUNTY OF NASSAU

David Gelbard, being duly sworn, depose and say:

I am the attorney for the Title Company, INTRACONCRETE ABSTRACT
Located at 31 Stewart Street, Floral Park, New York 11001.

That the attached RP-5217NYC form is submitted without the signature of the
grantor and/or grantee as said closing was held prior to January 1st, 2003.

That I am making this affidavit to induce the _____ County Clerk to
Record said deed knowing that they rely on the truth of the statements
Contained herein.



Sworn to before me this 25th day of February, 2003.

Notary Public

TERESA CACCIOPPOLI
Notary Public, State of New York
No. 01CA6033690
Qualified in Nassau County
Commission Expires November 22, 2005

FOR CITY USE ONLY

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

C3. Book OR C4. Page

C5. CRFN



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

(Rev 11/2002)

PROPERTY INFORMATION

1. Property Location VACANT LAND FLATLANDS AVE + FORMER KINGS
 STREET NUMBER GEORGETOWN STREET NAME SHERFIELD AVE BOROUGH KINGS ZIP CODE

2. Buyer Name CHRISTIAN CULTURAL CENTER INC
 LAST NAME / COMPANY FIRST NAME

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

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

5. Deed Property Size VAN X DEPTH OR ACRES

6. Seller Name Realty + Equipment Corp
 LAST NAME / COMPANY FIRST NAME

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

A <input type="checkbox"/> One Family Residential	C <input type="checkbox"/> Residential Vacant Land	E <input 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 checked="" type="checkbox"/> Non-Residential Vacant Land	F <input type="checkbox"/> Apartment	H <input type="checkbox"/> Community Service	J <input type="checkbox"/> Public Service

- 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 ☐

SALE INFORMATION

10. Sale Contract Date / /
 Month Day Year

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

12. Full Sale Price 3,400,000
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

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

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

A <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

NOT FOR PROFIT - TAX EXEMPT

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

15. Building Class 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))
KINGS 4432 P/D 1
 4434 LOT-1 (P/D 2)
 4433 P/D 1

CERTIFICATION

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

BUYER

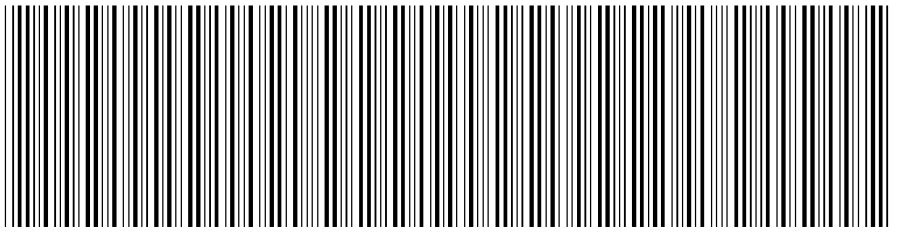
BUYER'S ATTORNEY

BUYER SIGNATURE 12020 Flatbush Ave.
 STREET NUMBER Bklyn STREET NAME (AFTER SALE) NY
 CITY OR TOWN STATE ZIP CODE

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

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.



2024092500098001003E0D09

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 9

Document ID: 2024092500098001

Document Date: 09-18-2024

Preparation Date: 09-27-2024

Document Type: DEED, OTHER

Document Page Count: 8

PRESENTER:

FIRST AMERICAN-LAURA-PICK UP FIRST AM
666 THIRD AVE-5TH FLOOR
1E8WNY02
NEW YORK, NY 10017
212-551-9416
LSANOSSIAN@FIRSTAM.COM

RETURN TO:

HIRSCHEN SINGER & EPSTEIN LLP
902 BROADWAY 13TH FLOOR
ATTN RUSSELL A. KIVLER, ESQ
NEW YORK, NY 10010

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	4434	100	Entire Lot	N/A INSPIRATION LANE
Property Type: RESIDENTIAL VACANT LAND				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR:

CHRISTIAN CULTURAL CENTER, INC. A NON FOR
PROFIT
12020 FLATLANDS AVENUE
BROOKLYN, NY 11207

GRANTEE:

CHRISTIAN CULTURAL CENTER, INC. A NON FOR
PROFIT
12020 FLATLANDS AVENUE
BROOKLYN, NY 11207

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 77.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

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

CITY OF NEW YORK

Recorded/Filed 09-30-2024 09:05

City Register File No.(CRFN):

2024000254080



Colette McChia-Jacques

City Register Official Signature

1 EWN402

CONFIRMATORY DEED

CHRISTIAN CULTURAL CENTER, INC. a New York not-for-profit corporation,

TO

CHRISTIAN CULTURAL CENTER, INC. a New York not-for-profit corporation.

ADDRESS: 35 Inspiration Lane (f.k.a 12074 Flatlands Avenue)
Brooklyn, New York

BLOCK: 4434

LOT: Lots 1 and 100 (formerly Lot 1)

COUNTY: Kings

RETURN BY MAIL TO:

Hirschen Singer & Epstein, LLP
902 Broadway, 13th Floor
New York, New York 10010
Attention: Russell A. Kivler, Esq.



CONFIRMATORY DEED

THIS INDENTURE, made as of this 18th day of September, 2024

AMONG CHRISTIAN CULTURAL CENTER, INC. a New York not-for-profit corporation, with offices at 12020 Flatlands Avenue, Brooklyn, New York 11207, (the "**Grantor**"), and **CHRISTIAN CULTURAL CENTER, INC.** a New York not-for-profit corporation, with offices at 12020 Flatlands Avenue, Brooklyn, New York 11207, party of the second part ("**Grantee**"),

WHEREAS, Grantor is the owner of property commonly known as Block 4434, Lot 1 on the tax map of the City of New York, Kings County (the "**Property**") and has filed for, and obtained, a tax lot apportionment under which the Property has been divided into Block 4434, amended Lot 1, more particularly described in Exhibit A, and made a part hereof, and new tax lot 100, as more particularly described in Exhibit A-1 and made a part hereof.

WHEREAS, Grantor delivers this Confirmatory Deed for the purpose of establishing on the public record the description for each of amended Tax Lot 1 and new Tax Lot 100 pursuant to the apportionment, and which Property as so apportioned, is a part of the same Property conveyed to Grantor by (i) Deed recorded July 3, 2003 as CRFN 2003000210219, (ii) Deed recorded May 9, 2007 as CRFN 2007000243812, and (iii) Deed recorded May 9, 2007 as CRFN 2007000243813, all in the Office of the New York City Register, Kings County; ✓

NOW THEREFORE, Grantor, in consideration of the above recitals, one dollar and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and release unto the Grantee, the heirs or successors and assigns of the Grantee forever the Property and any improvements situate thereon, which Property is described in Exhibit A and Exhibit A-1 respectively.

TOGETHER with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the above described premises to the center lines thereof, together with any gaps gores or variations, if any;

TOGETHER with the easements and appurtenances and all the estate and rights of the Grantor in and to said Property;

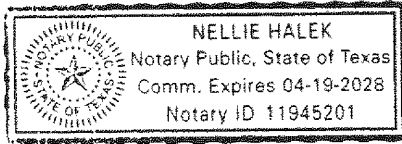
TO HAVE AND TO HOLD the Property herein granted unto the Grantee, the heirs or successors and assigns of the Grantee forever.

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

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

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

**CHRISTIAN CULTURAL CENTER,
INC.**



By:

James Halek

Name: James Halek

Title: Treasurer

STATE OF TEXAS

COUNTY OF DENTON

On the 12 day of September in the year 2024 before me, the undersigned, a Notary Public in and for said State, personally appeared James Halek, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Nellie Halek

Signature and Office of individual
taking acknowledgement

Nellie Halek
Notary Public - Texas
Comm Expires 4/19/2028
11945201

Exhibit A

Description of Amended Lot 1



CONTROL POINT ASSOCIATES INC PC

traditional methods | modern approaches

SEPTEMBER 3, 2024

200 West 41st Street
Suite 1400
New York, NY 10036
Tel: 646.780.0411
cpasurvey.com

04-200032-01

PAGE 1

METES AND BOUNDS DESCRIPTION

LOT 1 BLOCK 4434

BOROUGH OF BROOKLYN, KINGS COUNTY,
CITY AND STATE OF NEW YORK

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

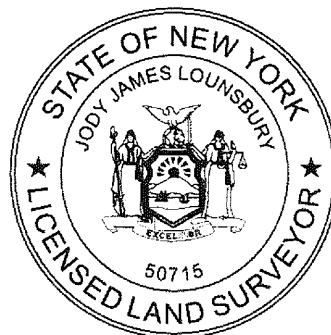
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF FLATLANDS AVENUE (110 FEET WIDE PUBLIC RIGHT OF WAY), SAID POINT BEING LOCATED 235.32 FEET WESTERLY AS MEASURED ALONG THE SAME FROM ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE (120 FEET PUBLIC RIGHT OF WAY), RUNNING THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) SOUTHERLY, AT RIGHT ANGLES WITH THE PREVIOUS COURSE, A DISTANCE OF 369.50 FEET TO A POINT;
- 2) WESTERLY, AT RIGHT ANGLES WITH THE PREVIOUS COURSE, A DISTANCE OF 245.68 FEET TO A POINT;
- 3) NORTHERLY, AT RIGHT ANGLES WITH THE PREVIOUS COURSE, A DISTANCE OF 369.50 FEET TO THE SOUTHERLY SIDE OF FLATLANDS AVENUE;
- 4) EASTERLY, ALONG THE SOUTHERLY SIDE OF FLATLANDS AVENUE, A DISTANCE OF 245.68 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 90,778± S.F. OR 2.084± ACRES

THIS DESCRIPTION IS PREPARED BASED ON A SURVEY BY CONTROL POINT ASSOCIATES INC PC, ENTITLED "ALTA/NSPS LAND TITLE SURVEY, FLATLANDS AVENUE, LOT 1/BLOCK 4430, LOTS 1 & 10/BLOCK 4434, BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK" DATED JULY 12, 2023, LAST REVISION DATE JULY 12, 2023 AS REVISION NO. 7 AND TITLE COMMITMENT NO 3020-1E8WNY03 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES WITH AN EFFECTIVE DATE OF 11/03/2022.

CONTROL POINT ASSOCIATES INC PC



Jody J. Lounsbury 09-03-2024
JODY LOUNSBURY, P.L.S. DATE
STATE OF NEW YORK
PROFESSIONAL LAND SURVEYOR #050715

Exhibit A-1

Description of New Lot 100



CONTROL POINT ASSOCIATES INC PC

traditional methods | modern approaches

SEPTEMBER 3, 2024

200 West 41st Street
Suite 1400
New York, NY 10036
Tel: 646.780.0411
cpasurvey.com

04-200032-01

PAGE 1

METES AND BOUNDS DESCRIPTION

LOT 100 BLOCK 4434
BOROUGH OF BROOKLYN, KINGS COUNTY,
CITY AND STATE OF NEW YORK

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

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF FLATLANDS AVENUE (110 FEET WIDE PUBLIC RIGHT OF WAY), SAID POINT BEING LOCATED 481.00 FEET WESTERLY AS MEASURED ALONG THE SAME FROM ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE (120 FEET PUBLIC RIGHT OF WAY), RUNNING THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) SOUTHERLY, AT RIGHT ANGLES WITH THE PREVIOUS COURSE, A DISTANCE OF 369.50 FEET TO A POINT;
- 2) WESTERLY, AT RIGHT ANGLES WITH THE PREVIOUS COURSE, A DISTANCE OF 55.26 FEET TO A POINT;
- 3) NORTHERLY, AT RIGHT ANGLES WITH THE PREVIOUS COURSE, A DISTANCE OF 369.50 FEET TO THE SOUTHERLY SIDE OF FLATLANDS AVENUE;
- 4) EASTERLY, ALONG THE SOUTHERLY SIDE OF FLATLANDS AVENUE, A DISTANCE OF 55.26 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 20,419± S.F. OR 0.469± ACRES

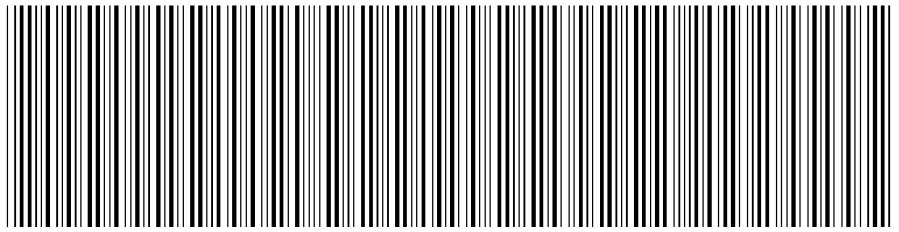
THIS DESCRIPTION IS PREPARED BASED ON A SURVEY BY CONTROL POINT ASSOCIATES INC PC, ENTITLED "ALTA/NSPS LAND TITLE SURVEY, FLATLANDS AVENUE, LOT 1/BLOCK 4430, LOTS 1 & 10/BLOCK 4434, BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK" DATED JULY 12, 2023, LAST REVISION DATE JULY 12, 2023 AS REVISION NO. 7 AND TITLE COMMITMENT NO 3020-1E8WNY03 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES WITH AN EFFECTIVE DATE OF 11/03/2022.

CONTROL POINT ASSOCIATES INC PC



Jody J. Lounsbury 09-03-2024
JODY LOUNSBURY, P.L.S. DATE
STATE OF NEW YORK
PROFESSIONAL LAND SURVEYOR #050715

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2024092500098001003SC388

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2024092500098001
Document Type: DEED, OTHER

Document Date: 09-18-2024

Preparation Date: 09-27-2024

ASSOCIATED TAX FORM ID: 2024091300135

SUPPORTING DOCUMENTS SUBMITTED:

RP - 5217 REAL PROPERTY TRANSFER REPORT

Page Count
2

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



STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

1. Property Location	N/A	FLATLANDS AVENUE	BROOKLYN	11207
	STREET NUMBER	STREET NAME	BOROUGH	ZIP CODE

2. Buyer Name

CHRISTIAN CULTURAL CENTER, INC. A NON FOR PROFIT	
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 # 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

6. Ownership Type is Condominium ☐

7. New Construction on Vacant Land ☐

8. Seller Name

CHRISTIAN CULTURAL CENTER, INC. A NON FOR PROFIT	
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

10. Sale Contract Date

9 / 18 / 2024

Month Day Year

11. Date of Sale / Transfer

9 / 18 / 2024

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

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


15. Building Class V 0 16. Total Assessed Value (of all parcels in transfer) 4 8 2 0 9 3

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

BROOKLYN 4434 1 || BROOKLYN 4434 100 ||

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	
12020 FLATLANDS AVENUE		9-18-24		FIRST NAME	
STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE	
BROOKLYN		NY		TELEPHONE NUMBER	
CITY OR TOWN		STATE		SELLER	
ZIP CODE		11207		SELLER SIGNATURE	
				DATE	
				9-18-24	

2024091300135201

EXHIBIT H

IUV Phase 2A LIHTC Owner, LLC
111 Fifth Avenue, 9th Floor
New York, New York 10003

Christian Cultural Center, Inc.
Attn: A.R. Bernard, Sr.
12020 Flatlands Avenue
Brooklyn, New York 11207

Re: Site Access to Perform Brownfield Cleanup Program Work
_____ Flatlands Avenue, Brooklyn, NY 11207
Block 4430, Lot 10
(Former Block 4430, p/o Lot 1; Former Block 4434, p/o Lot 100)

Dear A.R. Bernard, Sr.:

IUV Phase 2A LIHTC Owner, LLC (the "LLC") is submitting a Brownfield Cleanup Program ("BCP") Application to the New York State Department of Environmental Conservation to voluntarily investigate and remediate the following property: _____ Flatlands Avenue, Brooklyn, NY 11207 (newly designated Block 4430, Lot 10; Former Block 4430, p/o Lot 1; Former Block 4434, p/o Lot 100), more particularly described in Schedule A, attached hereto (the "BCP Site" or the "Property"). Christian Cultural Center, Inc. ("CCC") owns the parcel that makes up the BCP Site. The LLC needs CCC's permission below to access the Property for the purpose of performing environmental investigation and remediation work for acceptance into the BCP.

As an authorized representative of CCC, by signing below you are declaring that CCC is granting the LLC what is known as a "temporary license" to allow an appropriate contractor hired to enter the property to perform investigation and remediation work. The LLC promises to provide copies of any information generated about the property to CCC, and if the Property is accidentally damaged due to BCP work, the LLC agrees to repair the damage and to restore the Property to the way it was before entered by the LLC or contractors. The contractor will also maintain insurance that would cover any accidents on the job. The LLC promises to minimize any and all inconvenience to CCC in connection with this work.

In addition, in the unlikely circumstance that CCC still owns the BCP Site when the remediation is complete and the Certificate of Completion is about to be obtained, and a Track 1 remediation level is not achieved, CCC hereby agrees to impose an environmental easement on the Property if required by the New York State Department of Environmental Conservation.

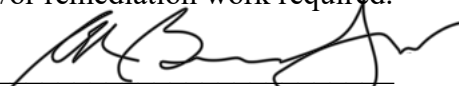
Thank you for your cooperation.

Sincerely,



David L. Pickett, Authorized Signatory
Gotham Property Acquisitions LLC

As an Authorized Representative of the site owner, I am authorized to grant this temporary license and agree to allow IUV Phase 2A LIHTC Owner, LLC and its agents to enter the Property to perform the BCP Investigation and/or remediation work required.


A.R. Bernard, Sr., Authorized Representative
Christian Cultural Center, Inc.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

Schedule A

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

BEGINNING AT A POINT ON SOUTHERLY RIGHT-OF-WAY LINE OF FLATLANDS AVENUE (110 FEET SIDE R.O.W.) DISTANT 301.22 FEET EASTERLY FROM THE EXTREME NORTHEASTERLY END OF THE ARC OF CURVE HAVE A RADIUS OF 17.00 FEET AND ARC LENGTH OF 29.92 FEET WHICH CURVE CONNECTS THE SOUTHERLY RIGHT-OF-WAY LINE OF FLATLANDS AVENUE AND THE EASTERLY RIGHT-OF-WAY LINE OF LOUISIANA AVENUE (70 FEET R.O.W.);

RUNNING THEN EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FLATLANDS AVENUE, A DISTANCE OF 271.17 FEET TO AN ANGLE POINT;

THENCE ALONG THE DIVIDING LINE BETWEEN LOT 100 (LANDS NOW OR FORMERLY OF CHRISTIAN CULTURAL CENTER, INC.) WITH LOT 1 (IUV PHASE 1B HOUSING DEVELOPMENT FUND CORPORATION) IN BLOCK 4434, AT RIGHT ANGLE TO THE PREVIOUS COURSE, A DISTANCE OF 294.57 FEET TO AN ANGLE POINT;

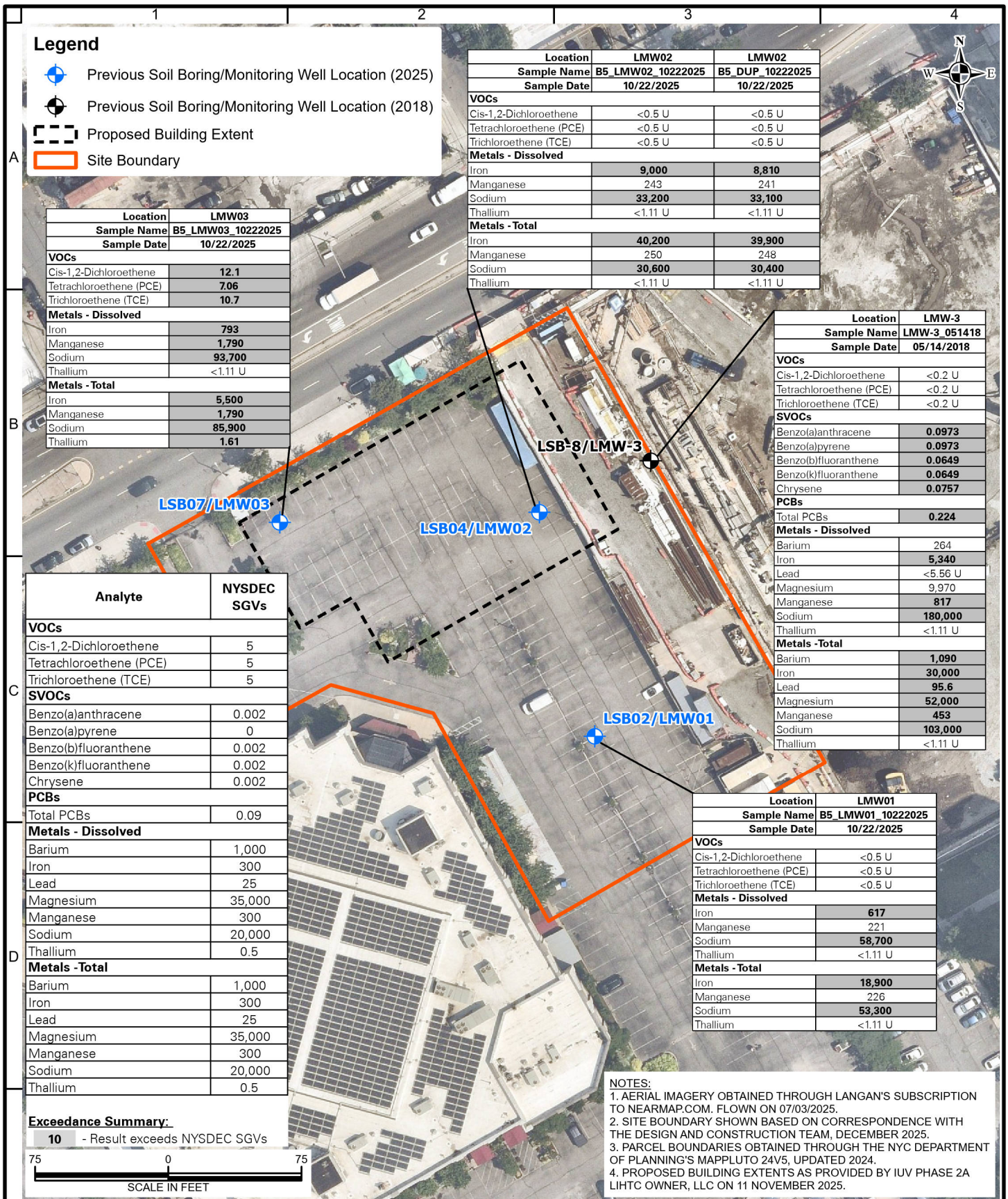
THENCE WESTERLY, THROUGH THE INTERIOR OF LOT 100 AND LOT 1 (LANDS NOW OR FORMERLY OF CHRISTIAN CULTURAL CENTER, INC.) IN BLOCK 4430, AT THE RIGHT ANGLE TO THE PREVIOUS COURSE, A DISTANCE OF 178.05 FEET TO AN ANGLE POINT;

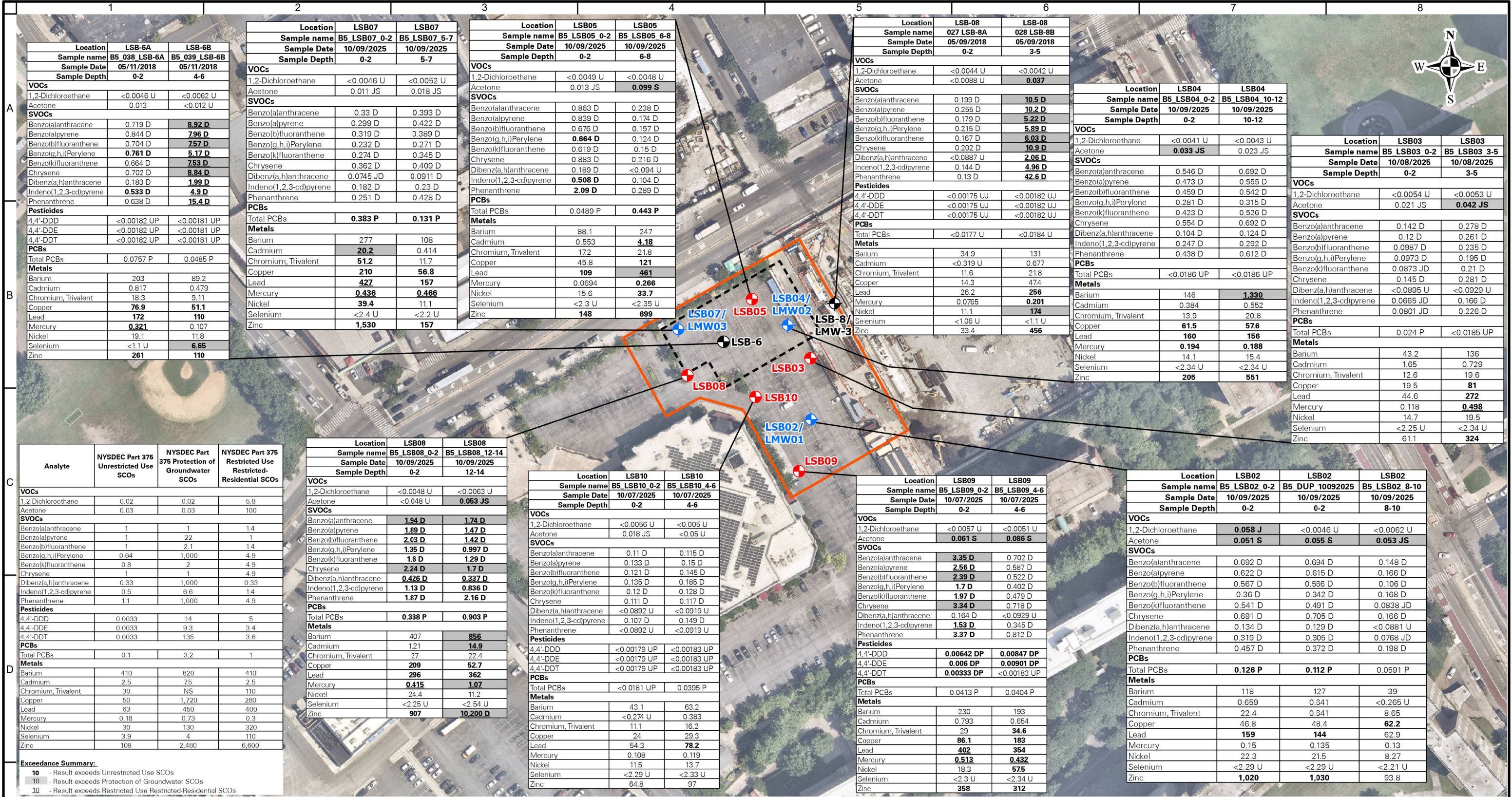
THENCE THROUGHT THE INTERIOR OF LOT 1 IN BLOCK 4430, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTHERLY, AT THE RIGHT ANGLE TO THE PREVIOUS COURSE, A DISTANCE OF 131.98 FEET TO AN ANGLE POINT;
2. WESTERLY, ALONG THE LINE FORMING AN EXTERIOR ANGLE OF 135 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 60.21 FEET TO AN ANGLE POINT;
3. WESTERLY, ALONG THE LINE FORMING AN EXTERIOR ANGLE OF 135 DEGREES 00 MINUTES 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 50.55 FEET TO AN ANGLE POINT;
4. NORTHERLY, AT THE RIGHT ANGLE TO THE PERVIOUS COURSE, A DISTANCE OF 120.02 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FLATLANDS AVENUE AND THE POINT OR PLACE OF BEGINNING.

CONTAINING 64,531 SQUARE FEET OR 1.481 ACRES

Exhibit I





Legend

- Previous Soil Boring Location (2025)
- Previous Soil Boring/Monitoring Well Location (2025)
- Previous Soil Boring Location (2018)
- Previous Soil Boring/Monitoring Well Location (2018)
- Proposed Building Extent
- Site Boundary

Scale

125 0 125

SCALE IN FEET

NOTES:

- AERIAL IMAGERY OBTAINED THROUGH LANGAN'S SUBSCRIPTION TO NEARMAP.COM. FLOWN ON 07/03/2025.
- SITE BOUNDARY SHOWN BASED ON CORRESPONDENCE WITH THE DESIGN AND CONSTRUCTION TEAM, DECEMBER 2025.
- PARCEL BOUNDARIES OBTAINED THROUGH THE NYC DEPARTMENT OF PLANNING'S MAPPLUTO 24V5, UPDATED 2024.
- PROPOSED BUILDING EXTENTS AS PROVIDED BY IUW PHASE 2A LIHTC OWNER, LLC ON 11 NOVEMBER 2025.

LANGAN

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

300 Kimball Drive
Parsippany, NJ 07054

T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ Certification of Authorization No. 24GA27996400

Project

**FLATLANDS LANDFILL
AUTO WRECKING
PROJECT 5 SITE**

BLOCK 4430, FUTURE LOT 10

BROOKLYN

KINGS COUNTY NEW YORK

Drawing Title

**SOIL PHASE II
ANALYTICAL
RESULTS**

Project No.

100688801

Date

1/12/2026

Scale

1" = 125 feet

Drawn By

RDB

Figure

3

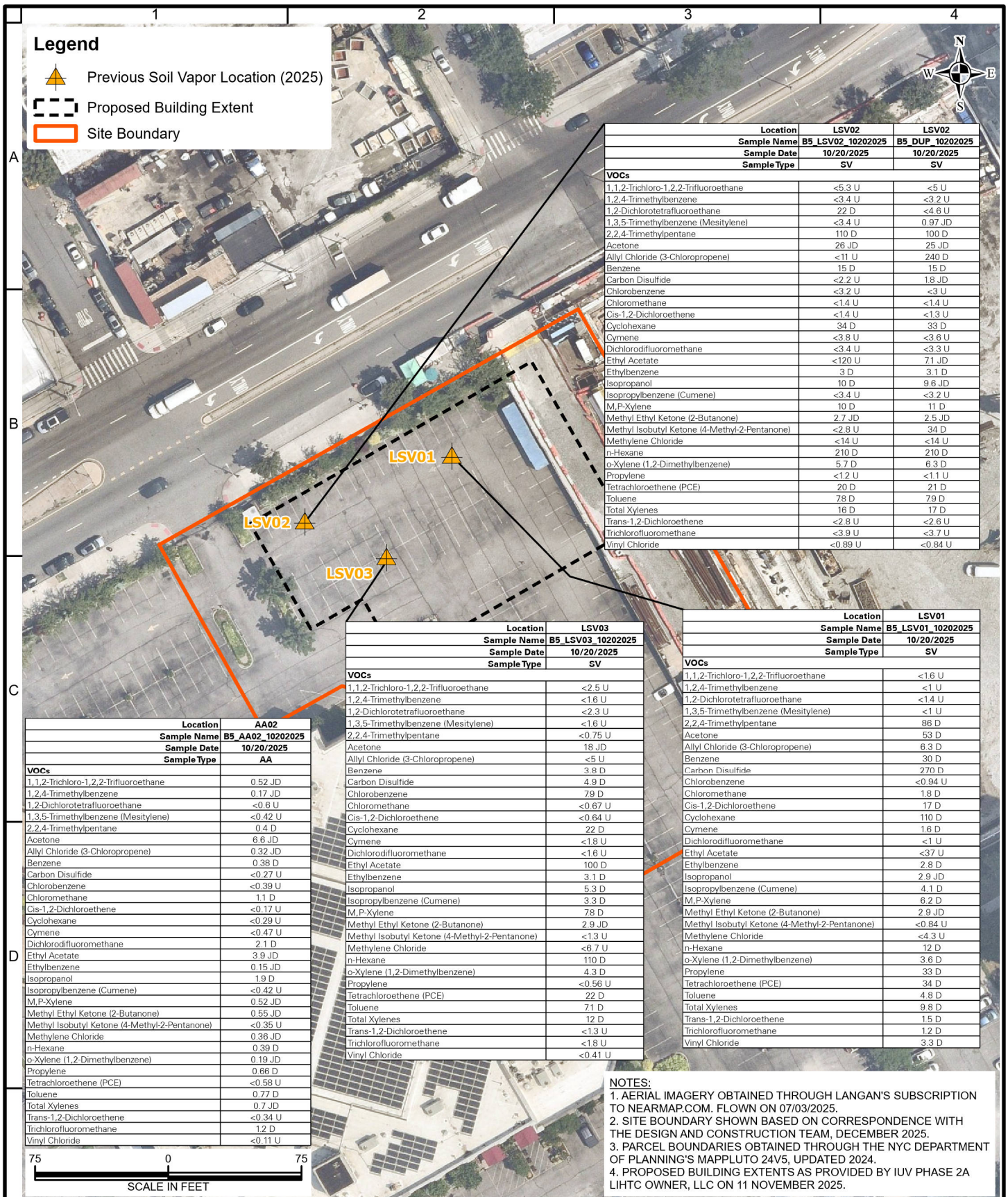


Exhibit J

An official website of New York State.
[Here's how you know](#) ▾



Department of State

Division of Corporations

Entity Information

Return to Results

Return to Search

Entity Details



ENTITY NAME: IUV PHASE 2A LIHTC OWNER, LLC
DOS ID: 7643195
FOREIGN LEGAL NAME: IUV PHASE 2A LIHTC OWNER, LLC
FICTITIOUS NAME:
ENTITY TYPE: FOREIGN LIMITED LIABILITY COMPANY
DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTIONOF LAW: LIMITED LIABILITY COMPANY - 802 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 06/23/2025
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 06/23/2025
INACTIVE DATE:
FOREIGN FORMATION DATE: 06/20/2025
STATEMENT STATUS: CURRENT
COUNTY: NEW YORK
NEXT STATEMENT DUE DATE: 06/30/2027
JURISDICTION: DELAWARE, UNITED STATES
NFP CATEGORY:



ENTITY DISPLAY NAME HISTORY FILING HISTORY MERGER HISTORY ASSUMED NAME HISTORY

Service of Process on the Secretary of State as Agent

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

Name: THE LLC
Address: 111 FIFTH AVENUE, 9TH FLOOR , NEW YORK, NY, UNITED STATES, 10003

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

Exhibit K

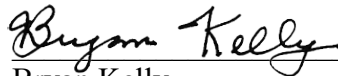
WRITTEN CONSENT

The undersigned, being a Member of IUV Phase 2A LIHTC Owner, LLC, does hereby certify as follows:

1. IUV Phase 2A LIHTC Owner, LLC is the prospective volunteer for the prospective Brownfield Cleanup Program (BCP) Site located at ___ Flatlands Avenue, Brooklyn NY 11207, newly designated Tax Block 4430, Lot 10 (formerly Tax Block 4430, p/o Lot 1 and former Tax Block 4430, p/o Lot 100) (collectively the “BCP Site”).

2. The following person, David Pickett, a member of IUV Phase 2A LIHTC Owner, LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer IUV Phase 2A LIHTC Owner, LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 30 day of December, 2025.



Bryan Kelly

Member of IUV Phase 2A LIHTC Owner, LLC

Exhibit L

Site Contact List

Flatlands Landfill and Auto Wrecking Project 5 Site

___ Flatlands Avenue, Brooklyn, New York 11207 (Block 4430, Lot 10)

Name	Title	Address	City	State	Zip
Charles Schumer	U.S. Senator	780 Third Avenue, Suite 2301	New York	NY	10017
Kirsten Gillibrand	U.S. Senator	780 Third Avenue, Suite 2601	New York	NY	10017
Hakeem S. Jeffries	U.S. House of Representatives	55 Hanson Place, Suite 603	Brooklyn	NY	11217
Roxanne J. Persaud	New York State Senator	1222 East 96th Street	Brooklyn	NY	11236
Antonio Reynoso	Brooklyn Borough President	209 Joralemon Street	Brooklyn	NY	11201
Zohran Mamdani	Mayor of NYC	City Hall	New York	NY	10007
Shaminder Chawla	NYC Mayor's Office of Environmental Remediation, Director	100 Gold Street, 2nd Floor	New York	NY	10038
Daniel Garodnick	Department of City Planning	120 Broadway, 31st Floor	New York	NY	10271
Alfonso L. Carney, Jr.	NYC Water Board	59-17 Junction Boulevard, 9th Floor	Flushing	NY	11373
Rohit T. Aggarwala	NYC Environmental Protection, Commissioner	59-17 Junction Boulevard, 13th Floor	Flushing	NY	11373
Drisana Hughes	NYC Environmental Protection, Brooklyn Commissioner	59-17 Junction Boulevard, 13th Floor	Flushing	NY	11373
The Brooklyn Paper	Media Outlet	15 Metro Tech Center	Brooklyn	NY	11201
Benita McCray	Brooklyn Public Library - Spring Creek Branch	12143 Flatlands Avenue, at New Jersey Ave	Brooklyn	NY	11207
Melinda Perkins	Brooklyn Community Board 5	127 Pennsylvania Avenue, 2nd Floor	Brooklyn	NY	11207
Michael Scott, Jr.	Uncommon Canarsie Middle School	1070 E 104th Street	Brooklyn	NY	11236
Jabari Edwards	Public School 346 - Abe Stark	1400 Granville Payne Avenue	Brooklyn	NY	11239
Nicole Fraser Edmund	I.S. 364 Gateway	1426 Freeport Loop	Brooklyn	NY	11239
Yasmin Moodie	Public School 306 - Ethan Allen	970 Vermont Street	Brooklyn	NY	11207
Shailah Phillips	Achievement First Aspire Middle School	970 Vermont Street	Brooklyn	NY	11207
Astrid Rousseau	Spring Creek Community School	1065 Elton Street	Brooklyn	NY	11239
Melessa Avery	Public School 273 - Wortman	923 Jerome Street	Brooklyn	NY	11207
Mariama Diallo	Achievement First Linden Elementary School	800 Van Siclen Avenue	Brooklyn	NY	11207
Victor Esannason	G Gershwin Junior High School	800 Van Siclen Avenue	Brooklyn	NY	11207
Tie Asia Mobley	East New York Family Academy	760 Van Siclen Avenue	Brooklyn	NY	11207
Stanley Moise	Public School 213 - New Lots	580 Hegeman Avenue	Brooklyn	NY	11207
Kevin Lenahan	Public School 36	2045 Linden Boulevard	Brooklyn	NY	11207
Denise Mills	A Plus Kidz Academy	10510 Flatlands Avenue	Brooklyn	NY	11236
Thania K. Tappin	Mature Minds Daycare LLC	10550 Flatlands Avenue	Brooklyn	NY	11236
Christina Berardi	Little Buddies Daycare	105-57 Avenue L	Brooklyn	NY	11236
Tammy L. Moore	Starrett Early Learning Center	125 Schroeders Avenue	Brooklyn	NY	11239
To Whom It May Concern	Focus Academy Group Family Daycare	5-6 Vandalia Avenue, #1B	Brooklyn	NY	11239
To Whom It May Concern	Group Family Daycare	947 Schenck Avenue	Brooklyn	NY	11207
Evangeline Daughtry	Little Voices Child Care	1122 Essex Street	Brooklyn	NY	11239
Jessenia Melendez	Little Hearts & Stars Daycare LLC	1190 Elton Street	Brooklyn	NY	11239
To Whom It May Concern	Little Monstars Family Daycare	650 Schroeders Avenue, 1st Floor	Brooklyn	NY	11239
To Whom It May Concern	L&G Scholars Daycare Inc.	1005 Cleveland Street, Suite 1	Brooklyn	NY	11208
Marcia Bryan-Grey	Pitta Patta Feet	543 Hegeman Avenue	Brooklyn	NY	11207

To Whom It May Concern	Strawberry Patch Daycare Center, Inc.	2007 Linden Boulevard	Brooklyn	NY	11207
To Whom It May Concern	Miss D. Montessori Playschool Daycare	845 Schenck Avenue, #1B	Brooklyn	NY	11207
Christian Cultural Center, Inc.	Owner of Site and Adjacent Properties 12020 Flatlands Ave, __ Flatlands Ave and __ Louisiana Ave	12020 Flatlands Avenue	Brooklyn	NY	11207
Sheradel Associates	Adjacent Property Owner of 430 Louisiana Avenue	560 Sylvan Avenue, Suite 2100	Englewood Cliffs	NJ	07632
11110 Flatlands Avenue LLC	Adjacent Property Owner of 11110 Flatlands Avenue	560 Sylvan Avenue, Lobby Level	Englewood Cliffs	NJ	07632
Flatlands Self Storage NYC, LLC	Adjacent Property Owner of 12015 Flatlands Avenue	12015 Flatlands Avenue	Brooklyn	NY	11207
Flatlands & Canarsie Realty, Inc.	Adjacent Property Owner of 12025, 27, 29, 12033, 33, 12041 Flatlands Ave.	12025 Flatlands Avenue	Brooklyn	NY	11207
12049 Flatlands Ave. Corp.	Adjacent Property Owner of 12049 Flatlands Avenue	12049 Flatlands Avenue	Brooklyn	NY	11207
Peter Bill Stathakos	Adjacent Property Owner of 12079 Flatlands Avenue	36-94 94th Street	Brooklyn	NY	11209
IUV Phase 1B Housing Development Fund Corp	Adjacent Property Owner of 35 Inspiration Lane	12020 Flatlands Avenue	Brooklyn	NY	11207
Council Towers IV HDfC	Adjacent Property Owner of 1180 Pennsylvania Avenue	1 State Street, Floor 24	New York	NY	10004
NYC Housing Authority	Adjacent Property Owner of 1 Vandalia Avenue	250 Broadway, Floor 4	New York	NY	10007
Flagstar Bank	Adjacent Property Operator of 430 Louisiana Avenue	11110 Flatlands Avenue	Brooklyn	NY	11207
Food Bazaar	Adjacent Property Operator of 430 Louisiana Avenue	11110 Flatlands Avenue	Brooklyn	NY	11207
Flatbush Optical of Starret City	Adjacent Property Operator of 11110 Flatlands Avenue	11122 Flatlands Avenue	Brooklyn	NY	11207
Hot Bagels	Adjacent Property Operator of 11110 Flatlands Avenue	11124 Flatlands Avenue	Brooklyn	NY	11207
Tax Plus	Adjacent Property Operator of 11110 Flatlands Avenue	11120A Flatlands Avenue	Brooklyn	NY	11207
Wing Stop	Adjacent Property Operator of 11110 Flatlands Avenue	11114 Flatlands Avenue	Brooklyn	NY	11207
Sarku Japan	Adjacent Property Operator of 11110 Flatlands Avenue	11114A Flatlands Avenue	Brooklyn	NY	11207
Total Wireless	Adjacent Property Operator of 11110 Flatlands Avenue	11112 Flatlands Avenue	Brooklyn	NY	11207
Extra Space Storage	Adjacent Property Operator of 12015 Flatlands Avenue	12015 Flatlands Avenue	Brooklyn	NY	11207
Brooklyn Flea Bargain	Adjacent Property Operator of 12025, 27, 29, 12033, 33, 12041 Flatlands Ave.	12043 Flatlands Avenue	Brooklyn	NY	11207
Frutas Car Dealer	Adjacent Property Operator of 12041 Flatlands Avenue	12041 Flatlands Avenue	Brooklyn	NY	11207
NYC Automart Inc.	Adjacent Property Operator of 12049 Flatlands Avenue	120-49 Flatlands Avenue	Brooklyn	NY	11207
Central Optical	Adjacent Property Operator of 12079 Flatlands Avenue	12073 Flatlands Avenue	Brooklyn	NY	11207
Starrett Podiatry	Adjacent Property Operator of 12079 Flatlands Avenue	12073 Flatlands Avenue	Brooklyn	NY	11207
Jag-One Physical Therapy	Adjacent Property Operator of 12079 Flatlands Avenue	12073 Flatlands Avenue	Brooklyn	NY	11207

Exhibit M



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

LINDA R. SHAW
ATTORNEY AT LAW

T 585.546.8430
C 585.414.3122
lshaw@nyenvlaw.com

Melinda Perkins, District Manager
Brooklyn Community Board 5
127 Pennsylvania Avenue, 2nd Floor
Brooklyn, New York 11207
mperkins@cb.nyc.gov

RE: Brownfield Cleanup Program Application
Applicant: IUV Phase 2A LIHTC Owner LLC
Site Address: p/o 12020 Flatlands Avenue, Brooklyn, New York 11207


Dear Ms. Perkins:

We represent IUV Phase 2A LIHTC Owner LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at p/o 12020 Flatlands Avenue, Brooklyn, New York 11207. We respectfully request that the Community Board serve as a document repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with a letter certifying that the local Community Board is willing and able to serve as a document repository for all documents pertaining to the cleanup of this property. To avoid significant use of your shelf space, all documents will be sent in CD format.


Please sign below and return the executed letter as an attachment to an email to my paralegal, Rebecca Owten, at rowten@nyenvlaw.com, if you are able to certify that the Brooklyn Community Board No. 5 is willing and able to act as a temporary public repository for this Brownfield Cleanup Program Project.

Sincerely,

KNAUF SHAW LLP


LINDA R. SHAW, ESQ.

The Brooklyn Community Board No. 5 is willing and able to act as a document repository for the Brownfield Cleanup Program Project located at p/o 12020 Flatlands Avenue, Brooklyn, New York 11207.



Melinda Perkins, District Manager

Jan 16 2026

Date



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

LINDA R. SHAW
ATTORNEY AT LAW

T 585.546.8430
C 585.414.3122
lshaw@nyenvlaw.com

Benita McCray, Managing Librarian
Brooklyn Public Library – Spring Creek Library
12143 Flatlands Avenue – New Jersey Avenue
Brooklyn, New York 11207
bmccray2@bklynlibrary.org

RE: Brownfield Cleanup Program Application
Applicant: IUV Phase 2A LIHTC Owner LLC
Site Address: ___ Flatlands Avenue, Brooklyn, New York 11207
(Brooklyn-4430-10)

Dear Ms. McCray:

We represent IUV Phase 2A LIHTC Owner LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at ___ Flatlands Avenue, Brooklyn, New York 11207 (Brooklyn-4430-10). We respectfully request that the Brooklyn Public Library – Spring Creek Library serve as a document repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with a letter certifying that the local library is willing and able to serve as a document repository for all documents pertaining to the cleanup of this property. To avoid significant use of your shelf space, all documents will be sent in CD format.

Please sign below and return the executed letter as an attachment to an email to my paralegal, Rebecca Owten, at rowten@nyenvlaw.com, if you are able to certify that the Brooklyn Public Library – Spring Creek Library is willing and able to act as a temporary public repository for this Brownfield Cleanup Program Project.

Sincerely,

KNAUF SHAW LLP


LINDA R. SHAW, ESQ.

The Brooklyn Public Library – Spring Creek Library is willing and able to act as a document repository for the Brownfield Cleanup Program Project located at ___ Flatlands Avenue, Brooklyn, New York 11207 (Brooklyn-4430-10).

Benita McCray

Benita McCray, Managing Librarian

12/29/25

Date

Exhibit N

Flatlands Landfill Auto Wrecking Project 5 Site

Block 4430, Lot 10 (___ Flatlands Avenue)

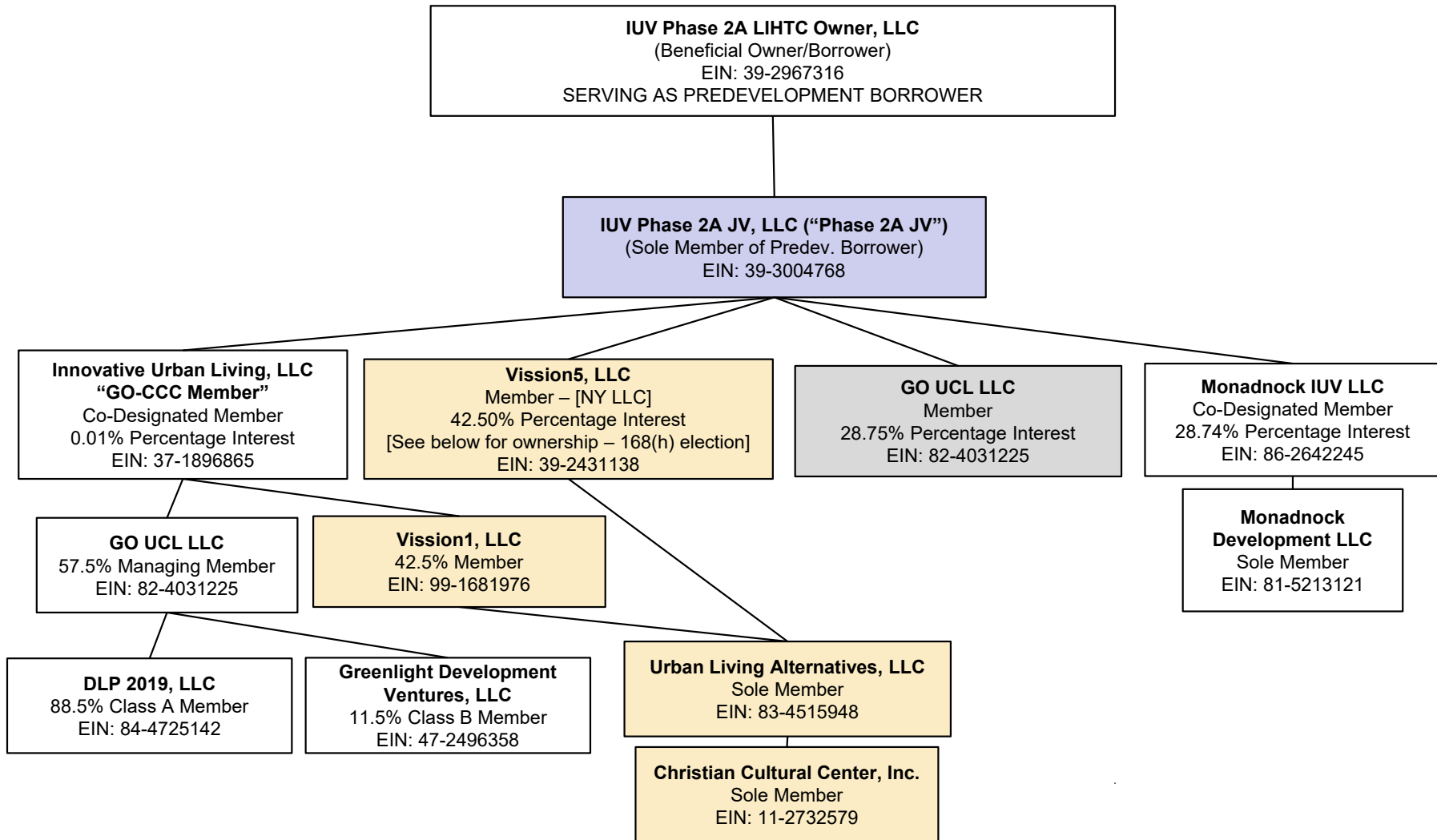


Exhibit O

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

**AFFIDAVIT IN SUPPORT OF APPLICATION FEE WAIVER FOR
THE FLATLANDS LANDFILL AUTO WRECKING PROJECT 5 SITE**

David L. Pickett, being duly sworn, deposes and says:

1. I am the sole member of DLP 2019, LLC, which is a member of GO UCL LLC, , which is a member of IUUV Phase 2A LIHTC Owner, LLC (“Volunteer”), which has offices located at 111 Fifth Avenue, 9th Floor, NY and which is the current volunteer entity for the prospective Brownfield Cleanup Program (“BCP”) Site located at Flatlands Avenue, Brooklyn, NY.

2. I submit this affidavit to request a waiver of the \$50,000 application fee because this is a 100% affordable housing project within the definition of 6 NYCRR Section 375-3.2(a).

3. The proposed project is set to create approximately 230 fully affordable rental homes in a mixed-use, residential, commercial, and community facility building along with publicly accessible landscaped central green space in an identified Potential Environmental Justice Area/ Disadvantage Community/ En-Zone/ in Kings County with approximately 19 percent of the total population living below the poverty level and approximately 63 percent of the area’s population being a minority population. The project is also transit-oriented, located within walking distance to the subway and major bus lines.


4. Our company has performed a number of brownfield projects, including those that provide significant volume of affordable housing.

5. As a developer of primarily affordable housing projects, there are limited upfront financial resources to fund the pre-development costs for a 100% affordable project such as this, which poses significant financial risk.

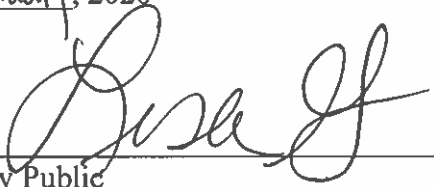
6. As a result, the application fee is a financial hardship to pay for a project with unknown future costs.

7. I declare under penalty of perjury that the foregoing is true and correct.

Executed: January 6th, 2026


HVV PHASE 2A LIGHTCOWER, LLC
DAVID L. PICKET, Authorized Signatory

Sworn to this 6th day
of January, 2026



Notary Public

LISA GERECITANO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01GE6350245
Qualified in Kings County
Commission Expires November 7, 2024

03/21/29