

**Gotham Property Acquisitions LLC
Brownfield Cleanup Program Application
Flatlands Landfill Auto Wrecking Project 6 Site
— Flatlands Avenue, Brooklyn, New York 11207**



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

Table of Contents

Section

1. BCP Application
2. BCP Support Document
3. Exhibit A – Site Location Map, Base Map, and Street Map
4. Exhibit B – Tax Boundary Map, City Tax Lot Approval, Survey Map and Metes and Bounds
5. Exhibit C – Brownfield Opportunity Area Map, Disadvantaged Communities Map, Environmental Justice Area Map, and En-Zone Map
6. Exhibit D – Flood Map
7. Exhibit E – Zoning Map
8. Exhibit F – Current & Previous Owners and Operators List
9. Exhibit G – Deed
10. Exhibit H – Site Access Agreement
11. Exhibit I – Site Drawing Spider Maps
12. Exhibit J – NYS DOS Entity Information
13. Exhibit K – Written Consent
14. Exhibit L – Site Contact List
15. Exhibit M – Repository Letters
16. Exhibit N – Organization Chart
17. Exhibit O – Fee Waiver Request Affidavit
18. Exhibit P – FWRIA Checklist
19. Environmental Reports



SUBMITTAL INSTRUCTIONS:

- 1. Compile the application package in the following manner:
a. one file in non-fillable PDF which includes a Table of Contents, the application form, and supplemental information...
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.

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.
Application packages submitted through third-party file transfer services will not be accepted.

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

Form with fields for SITE NAME: Flatlands Landfill Auto Wrecking Project 6 Site, and two questions about BCA amendments and revised submissions with radio button options for 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 6 Site

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

CITY/TOWN Brooklyn	ZIP CODE 11207
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MUNICIPALITY (LIST ALL IF MORE THAN ONE) New York City

COUNTY Kings	SITE SIZE (ACRES) 0.461
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LATITUDE	LONGITUDE
40 ° 39 ' 4.536 "	-73 ° 53 ' 21.588 "

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	5	0.461

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
	<input checked="" type="radio"/>	<input type="radio"/>
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. <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"><u>Easement/Right-of-Way Holder</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> </tr> </table>		<u>Easement/Right-of-Way Holder</u>	<u>Description</u>			<input type="radio"/>	<input checked="" type="radio"/>		
<u>Easement/Right-of-Way Holder</u>	<u>Description</u>								
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><u>Type</u></td> <td style="width: 30%;"><u>Issuing Agency</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>				<input type="radio"/>	<input checked="" type="radio"/>
<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>							
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?		<input type="radio"/>	<input checked="" 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: _____									

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

	Y	N
1. Are there fish, wildlife, or ecological resources within a 1/2-mile radius of the site?	<input checked="" type="radio"/>	<input type="radio"/>
2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?	<input type="radio"/>	<input checked="" type="radio"/>
3. Is/are there a/any Contaminant(s) of Ecological Concern?	<input type="radio"/>	<input checked="" type="radio"/>

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

4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application?
****A FWRIA Part I will be submitted as a part of the Remedial Investigation Report**** 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 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	N
	<input checked="" type="radio"/>	<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"/>		
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 Jim Halek		
ADDRESS 12020 Flatlands Avenue		
CITY Brooklyn	STATE NY	ZIP CODE 11207
PHONE (718) 306-1000	EMAIL jhalek@integritydevelopment.com	
OWNERSHIP START DATE 11/1/1995		
CURRENT OPERATOR Same as Owner		
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 type="checkbox"/>	<input checked="" type="checkbox"/>
Other VOCs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SVOCs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metals	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1,4-dioxane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other – indicated below	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Please describe other known contaminants and the media affected:

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

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

Are the required drawings included with this application?

YES NO

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

<input type="checkbox"/> Coal Gas Manufacturing	<input 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 was occupied 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 Gotham Property Acquisitions LLC							
ADDRESS 111 Fifth Avenue, 9th Floor							
CITY/TOWN New York		STATE NY	ZIP CODE 10003				
PHONE (212) 599-0520	EMAIL smaleh@gothamorg.com						
1. Is the requestor authorized to conduct business in New York State (NYS)?			<table border="1"> <thead> <tr> <th>Y</th> <th>N</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	Y	N	<input checked="" type="radio"/>	<input type="radio"/>
Y	N						
<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?			<table border="1"> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	<input checked="" type="radio"/>	<input type="radio"/>		
<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"/>			<table border="1"> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	<input checked="" type="radio"/>	<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.			<table border="1"> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	<input checked="" type="radio"/>	<input type="radio"/>		
<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@gotham.org		
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) 650-4574	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		
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	Y <input type="radio"/>	N <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. <p style="text-align: right;">N/A <input checked="" type="radio"/></p>	<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)

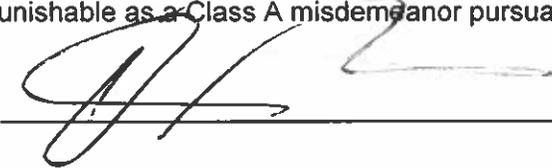
If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) 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 the Authorized Signatory (title) of Gotham Property Acquisitions LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

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

From ECL 27-1405(31):

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

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

375-3.2:

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

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

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

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

Check appropriate box below:

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

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

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

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

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

Yes – planned renewable energy facility site with documentation

Pending – planned renewable energy facility awaiting documentation

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

No – not a planned renewable energy facility site

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

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

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

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

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

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

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

No

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

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

**BCP APPLICATION
SUPPORT
DOCUMENT**

Exhibit List

Exhibit A	Site Location Map, Base Map, and Street Map
Exhibit B	Tax Boundary Map, City Tax Lot Approval, Survey Map and Metes and Bounds
Exhibit C	Brownfield Opportunity Area (“BOA”) Map, EJ Map, Disadvantaged Communities Map (“DCM”), and En-Zone Map
Exhibit D	Flood Map
Exhibit E	Zoning Map
Exhibit F	Current & Previous Owners & Operators List
Exhibit G	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
Exhibit P	FWRIA Decision Key – Appendix 3C of DER-10

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 Gotham Property Acquisitions LLC;
5. January 2026 Phase II Environmental Site Assessment prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. for Gotham Property Acquisitions LLC;
6. January 2026 Remedial Investigation Work Plan prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. for Gotham Property Acquisitions LLC.

SECTION I – PROPERTY INFORMATION

The Site is located at the following address:

Parcel Address	Tax Parcel Identification No.	Acreage ¹
___ Flatlands Avenue	Block 4430, Lot 5	0.461

The Site located in Brooklyn, New York 11207 (“Site” or “BCP Site”). The Site Location Map, Base Map and Street Map are in Exhibit A.

1. Site Boundary and Tax Parcel Information

The Site boundary does correspond to the tax boundary of the newly reapportioned Tax Lot 5. The Site was formerly a portion of 12020 Flatlands Avenue (Block 4430, p/o Lot 1). 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 Communities, EJ and En-Zone Designations

The Site BOA, Disadvantaged Communities, 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 and an EJ 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.

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.

14. Property Description and Environmental Assessment

A. Site Location

The Site is located at the following address:

¹ Acreages were determined using the survey and metes & bounds description created by Control Point Associates Inc. PC. Please see Exhibit B – Survey and Metes & Bounds Description.

Parcel Address	Tax Parcel Identification No.
___ Flatlands Avenue	Block 4430, Lot 5

The Site located in an urban area of 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. 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 for the MTA L Line.

B. Site Features

The Site is currently covered by a portion of an asphalt parking lot and a portion of a concrete walkway, both of which are associated with the Christian Cultural Center located south of the Site. The parking lot contains landscaped islands and garbage bins.

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 commercial use and is occupied by an asphalt parking lot and concrete walkway. The surrounding properties are commercial in nature. North of the Site is Flatlands Avenue, across from which there is flea market and a one-story autobody repair shop. Further north are commercial and manufacturing buildings. South of the Site is a 3-story religious institution, identified as the Chrisitan Cultural Center. Further south are commercial buildings. West and east of the Site are paved parking lots associated with the Christian Cultural Center. Residential properties lay beyond parking lots further to the east and west. The nearest residential area is approximately .11 miles southeast of the Site.

D. Past Use of the Site

The Site is former marshland that was filled with ash and waste from the city’s solid waste incinerator in the early 1900s, and it was then used as farmland, and an auto junkyard and wrecker before being used as a parking lot. The historical owners and operators associated with the Site are further described below and in Exhibit F – Current & Previous Owners & Operators List.

E. Site Geology and Hydrogeology

According to the Surficial Geologic Map of New York by the New York State Museum State Geological Survey, the surficial geology of the Site consists of outwash sand and gravel that is 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 consists of coastal plain deposits of the Monmouth Group, Matawan Group, and Magothy Formation. Soil borings from the Phase II Environmental Investigation (EI) conducted by Langan in 2018 as well as subsequent investigations revealed that the subsurface conditions at the Site consisted of a 14- to 17.5-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. A monitoring well installed during the 2018 Phase II EI revealed groundwater 13.5 feet below ground surface (bgs).

F. Environmental Assessment

In soil, SVOCs were detected in exceedance of the Restricted Residential Soil Cleanup Objective (RRSCOs) including benzo(a)anthracene (max of 2.75 mg/kg), benzo(a)pyrene (max of 2.18 mg/kg), benzo(b)fluoranthene (max of 2.02 mg/kg), chrysene (max of 2.76 mg/kg), and dibenz(a,h)anthracene (max of 0.464 mg/kg). Metals were also detected in exceedance of the RRSCOs including cadmium (max of 8.38 mg/kg), copper (max of 32,000 mg/kg), lead (max of 621 mg/kg), mercury (max of 2.81 mg/kg), nickel (max of 270 mg/kg), and zinc (max of 14,400 mg/kg). Total PCBs were also detected exceeding RRSCOs at a maximum of 1.3 mg/kg. Additionally, VOCs were detected in exceedance of Protection of Groundwater Soil Cleanup Objectives (PGSCOs) including acetone (max of 0.088 mg/kg) and benzene (max of 0.11 mg/kg).

In groundwater, metals were detected in exceedance of the Ambient Water Quality Standards (AWQS) including iron (max of 28,500 µg/L), manganese (max of 1,200 µg/L), and sodium (max of 55,000 µg/L).

In soil vapor and ambient air samples, VOCs were detected within the 4 samples collected from the Site including 1,2,4-trimethylbenzene (max of 2.6 µg/m³), 2,2,4-trimethylpentane (max of 1,700 µg/m³), 2-hexanone (max of 1 µg/m³), acetone (max of 67 µg/m³), benzene (max of 98 µg/m³), benzyl chloride (max of 0.24 µg/m³), carbon disulfide (max of 830 µg/m³), chlorobenzene (max of 540 µg/m³), chloromethane (max of 1.1 µg/m³), cis-1,2-dichloroethene (max of 24 µg/m³), cyclohexane (max of 1,300 µg/m³), cymene (max of 2.3 µg/m³), dichlorodifluoromethane (max of 2.1 µg/m³), ethyl acetate (max of 53 µg/m³), ethylbenzene (max of 8 µg/m³), isopropanol (max of 17 µg/m³), isopropylbenzene (max of 770 µg/m³), M,P-xylene (max of 11 µg/m³), methyl ethyl ketone (max of 5.9 µg/m³), n-hexane (max of 750 µg/m³), n-propylbenzene (max of 140 µg/m³), o-xylene (max of 59 µg/m³), sec-butylbenzene (max of 58 µg/m³), t-butylbenzene (max of 62 µg/m³), tetrachloroethene (PCE) (max of 31 µg/m³), toluene (max of 19 µg/m³), total xylenes (max of 59 µg/m³), trans-1,2-dichloroethene (max of 4.6 µg/m³), trichloroethene (TCE) (max of 3.4 µg/m³), trichlorofluoromethane (max of 11 µg/m³), and vinyl chloride (max of 79 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 entirely within an En-Zone, and it 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.

4. Short Project Description

The Planned redevelopment of the Site entails construction of a single approximately 13-story building with approximately 200 units of 100% affordable housing for seniors and approximately 2,500 square feet of neighborhood retail space. The residential component will include a resident lounge with computers providing internet access, fitness center, and exterior amenity space. Social services will be provided to the senior tenants within on-Site social service offices. This project also includes the development of additional exterior publicly accessible passive open space for the enjoyment of the Innovative Urban Village tenants.

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.

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 and NYC green building code requirements, and it 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 an adjacent Lot 10, which will account for the possible impacts from climate change on this Site as well 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).

NYSDEC DER-10 requires an on-Site and off-Site Fish and Wildlife Resources Impact Analysis (FWRIA) if certain criteria are met. There is no confirmed discharge at the Site. The groundwater analytical results revealed only metals in groundwater above the SGVs. No point source of contamination to groundwater has been identified. Additionally, while soil contamination is present throughout the Site footprint, the contamination is currently confined under paved areas of the Site and there is no indication that contamination has migrated off-Site. The Site is located approximately 0.18 miles from the Fresh Creek Nature Preserve. Even though no confirmed discharge or hydrogeologic connection has been identified, the presence of an ecological resources within a ½-mile radius of the Site is cause for a FWRIA Part I to be created. A FWRIA Part I will be completed and submitted as a part of the Remedial Investigation Report.

Please see Exhibit P – FWRIA Decision Key – Appendix 3C of DER-10.

The DEC Environmental Resource Mapper, located at the link below.

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 uses.

3-4. Current Use

This Site is currently an asphalt parking lot and a portion of a concrete walkway.

5. Intended Use Post Remediation

After the remediation, the Site will be used for mixed use commercial and affordable senior living residential purposes.

6. Post Remediation Use

Post remediation use of the Site entails construction of a single approximately 13-story building with approximately 200 units of 100% affordable housing for seniors and approximately 2,500 square feet of neighborhood retail space. The residential component will include a resident lounge with computers providing internet access, a fitness center, and exterior amenity space. Social services will be provided to the senior tenants within on-Site social service offices. This project also includes the development of additional exterior publicly accessible passive open space for the enjoyment of the Innovative Urban Village tenants.

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.

Parcel Address	Owner	Ownership Start Date
___ Flatlands Avenue	Christian Cultural Center, Inc.	11/1/1995

See Exhibit G - Deed for additional information.

Requestor is not the owner of the Site. Christian Cultural Center, Inc. is the current owner of the Site. See Exhibit G - Deed. 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 Current & Previous Owners & Operators 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.

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;

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

- 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 Gotham Property Acquisitions LLC;
- e. January 2026 Phase II Environmental Site Assessment prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. for Gotham Property Acquisitions LLC; and
- f. January 2026 Remedial Investigation Work Plan prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. for Gotham Property Acquisitions 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, PCBs, and metals in soil; metals in groundwater; and VOCs in soil vapor. See Exhibit I - Site Drawing Spider Maps.

Soil:

Analytes > RRSCOs	Detections > RRSCOs	Detections > PGSCOs	Maximum Detection (mg/kg)	RRSCO (mg/kg)	PGSCO (mg/kg)	Depth (ft-bgs)
VOCs						
Acetone	0	3	0.088	100	0.03	6-8
Benzene	0	1	0.11	3.7	0.06	10-12
SVOCs						
Benzo(a)anthracene	1	1	2.75	1.4	1	0-2
Benzo(a)pyrene	3	0	2.18	1	22	0-2
Benzo(b)fluoranthene	2	0	2.02	1.4	2.1	0-2
Chrysene	0	4	2.76	4.9	1	0-2
Dibenz(a,h)anthracene	1	0	0.464	0.33	1,000	0-2
Phenanthrene	1	0	5.37	4.9	1,000	13-15
PCBs						
Total PCBs	1	0	1.3	1	3.2	3-5
Metals						
Cadmium	2	1	8.38	2.5	7.5	10-12
Chromium, Trivalent	1	0	135	110	NS	13-15
Copper	1	1	32,000	270	1,720	13-15
Lead	4	4	621	400	450	0-2
Mercury	7	3	2.81	0.3	0.73	0-2
Nickel	0	1	270	310	130	6-8
Zinc	1	1	14,400	10,000	2,480	6-8

Groundwater:

Analyte > AWQS	Detections > AWQS	Max Detection (µg/L)	AWQS (µg/L)
Metals - Dissolved			
Iron	3	11,200	300
Manganese	1	1,160	300
Sodium	1	55,000	20,000
Metals – Total			
Iron	3	28,500	300
Manganese	1	1,200	300
Sodium	1	45,400	20,000

Soil Vapor:

Analytes	Total Detections	Max Detection (µg/m ³)	Type
VOCs			
1,2,4-Trimethylbenzene	2	2.6	SV
2,2,4-Trimethylpentane	3	1,700	SV
2-Hexanone	1	1	SV
Acetone	4	67	SV
Benzene	3	98	SV
Benzyl Chloride	1	0.24	SV
Carbon Disulfide	2	830	SV
Chlorobenzene	2	540	SV
Chloromethane	1	1.1	AA
Cis-1,2-Dichloroethene	3	24	SV
Cyclohexane	3	1,300	SV
Cymene	2	2.3	SV
Dichlorodifluoromethane	1	2.1	AA
Ethyl Acetate	3	53	SV
Ethylbenzene	3	8	SV
Isopropanol	4	17	SV
Isopropylbenzene	3	770	SV
M,P-Xylene	3	11	SV
Methyl Ethyl Ketone	3	5.9	SV
n-Hexane	4	750	SV
n-Propylbenzene	3	140	SV
o-Xylene	3	59	SV
Sec-butylbenzene	1	58	SV
T-Butylbenzene	1	62	SV
Tetrachloroethene (PCE)	2	31	SV
Toluene	3	19	SV
Total Xylenes	4	59	SV

Trans-1,2-Dichloroethene	1	4.6	SV
Trichloroethene (TCE)	1	3.4	SV
Trichlorofluoromethane	3	11	SV
Vinyl Chloride	2	79	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 filled and the northern and eastern portions converted to farmland. Beginning in 1954 the Site began to be used as an automobile junk yard, and the majority of the Site retained this use until 1981. Flatlands Auto Wrecking & Parts operated the Site from 1960 to 1976. During this exact same period, 1960 – 1976, the western portion of the Site and the neighboring property to the west were operated by Iso Auto Wreckers. From 1967 to 1969, the Sanborn maps depict a one-story office building along Flatlands Avenue in the northern portion of the Site. By 1984, the Site had been cleared, and it was vacant. By 2004, an asphalt parking lot had been laid down on part of the Site, and it has remained there since.

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 for the purpose of due diligence and to evaluate if potential subsurface impacts exist 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 two recognized environmental conditions (RECs) and three business environmental risks (BERs). The first REC is the Site’s former use as an automobile junkyard. This use likely had adverse environmental impacts on the subsurface from the potential cumulative effective of unreported petroleum uses. The second REC is the filling in of marshland formerly present on Site in the early 1900s with ash and waste from the city’s solid waste incinerator. The first BER is the current and historical operations on surrounding properties that involved the use of USTs, occurrence of spills, existence of dry cleaners, and generation and disposal of hazardous wastes. The second BER is the Site’s E-Designation for Hazardous Materials, Air Quality, and Noise; thus, any Site redevelopment activities will require New York City Office of Environmental Remediation oversight. The third and final BER is the potential presence of undocumented underground storage tanks (USTs). Langan notes that no evidence or records confirming the use of fuel oil tanks have been noted, but small one-story structures have been identified throughout the Site’s history that may have utilized underground heating oil USTs for heating those buildings.

In January 2026, Langan also completed a Phase II Environmental Investigation (EI). This EI consisted of 12 soil samples taken from 6 soil borings, 2 groundwater samples from 2 monitoring wells, and 2 soil vapor samples. Fill material was visually observed down to 25 feet bgs, and soil samples taken from all 6 borings confirmed the presence of fill material across the Site. SVOCs in were detected exceeding RRSCOs in soil samples ranging from 0 to 15 feet bgs. Metals were also detected across the Site exceeding RRSCOs from 0-15 bgs, including anomalously high concentrations of copper (32,000 mg/kg) and zinc (14,400 mg/kg) found in LSB-3 at a depth of 13 to 15 feet bgs. Benzene, likely associated with historic auto salvage operations on-Site, was also detected exceeding its UUSCO in one soil sample. Total and dissolved metals were detected in groundwater above AWQS. VOCs were detected in multiple soil samples, and 2,2,4-trimethylpentane, cis-1,2-dichloroethene, cyclohexane, vinyl chloride, n-hexane and benzene were found at concentrations that may require monitoring or mitigation according to NYSDOH Soil Vapor Intrusion Matrices A through F. The presence of these VOCs in soil vapor may be attributable to the historic auto wrecking at the Site. Langan concluded that the contaminated fill from across the Site will need to be specially handled and disposed of during future Site work.

Finally, Langan also completed a RIWP for the Site in January 2026. The RIWP's goal was 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 17 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. Nine 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 copper and zinc identified in LSB-3 from the May 2018 Phase II EI. Three (3) additional permanent monitoring wells will be installed, and groundwater samples taken from these new wells and the two previously installed permanent wells. Seven (7) soil vapor sampling points will also be installed, with these points ranging across the entire Site.

SECTION VII: REQUESTOR INFORMATION

The Requestor is Gotham Property Acquisitions LLC, a New York limited liability company, located at 111 Fifth Avenue, 9th Floor, New York, New York 10003. Gotham Property Acquisitions LLC is authorized to do business in the State of New York. See Exhibit J - NYSDOS Entity Information. See the Organization Chart in Exhibit N for the two members in the Requestor's LLC – David Picket and Matthew Picket.

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

SECTION VIII: REQUESTOR CONTACT INFORMATION

Please refer to the BCP Application Form.

SECTION IX: PROGRAM FEE

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

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 in 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

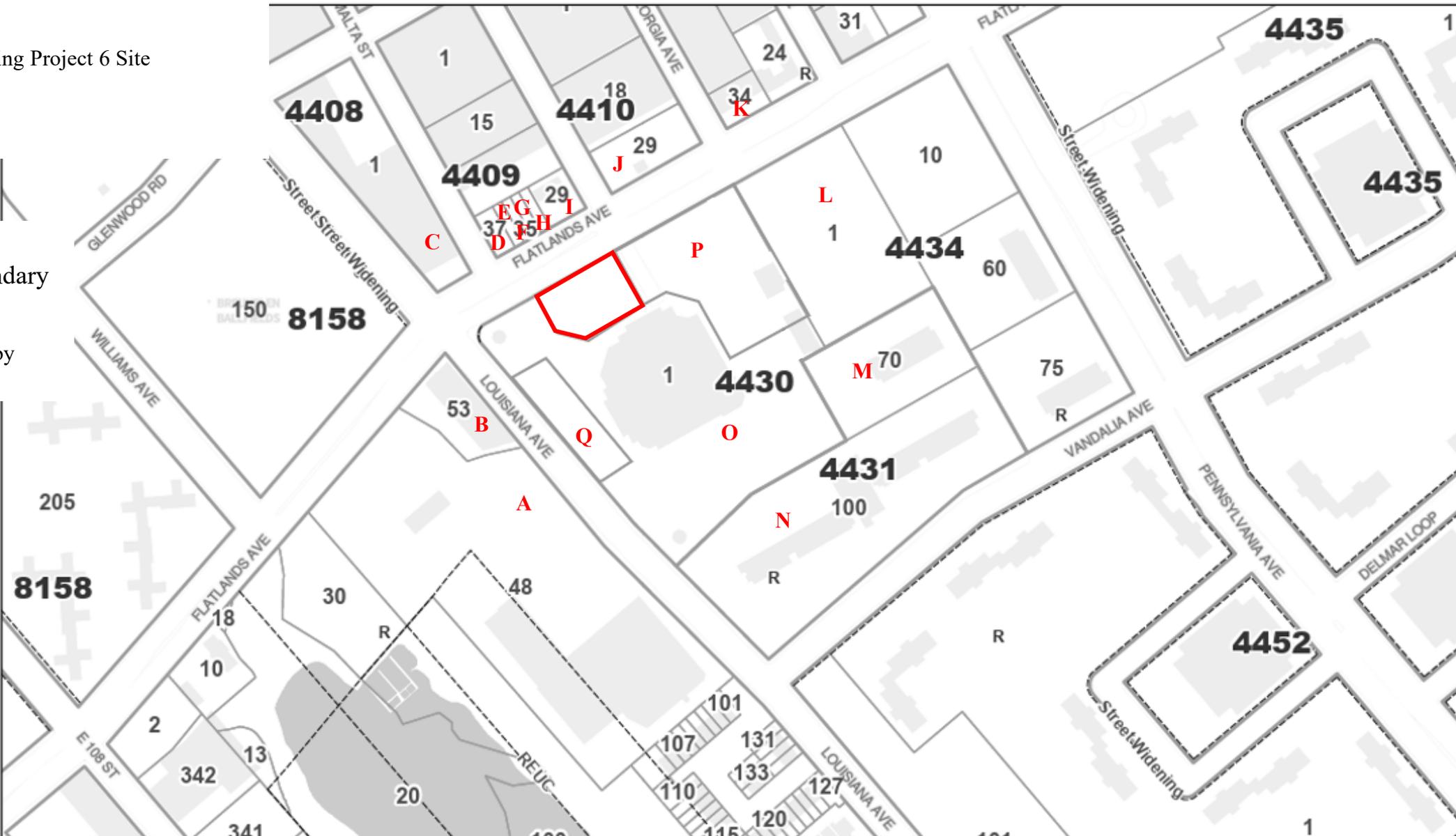
Flatlands Landfill Auto Wrecking Project 6 Site
Flatlands Avenue
Brooklyn, New York 11207
Tax ID: Brooklyn-4430-5

Legend:
— Site Property Boundary

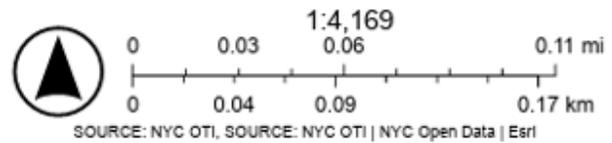
Corresponding page
lists adjacent property owners by
letter A – Q



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



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 HDFC	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.	___ Flatlands Avenue	Brooklyn-4430-10
Q	Christian Cultural Center, Inc.	___ Louisiana Avenue	Brooklyn-4430-101

Street Map

Flatlands Landfill Auto Wrecking Project 6 Site

Flatlands Avenue
Brooklyn, New York 11207
Tax ID: Brooklyn-4430-5



Legend:
— Site Property Boundary

EXHIBIT B



DATE: December 8, 2025
 REVISED: January 6, 2026
 CPA PROJECT # 04-200032-07

SURVEYOR'S DESCRIPTION

BLOCK 4430 LOT 5
 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 126.22 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 175.00 FEET TO AN ANGLE POINT;

THENCE THROUGH THE INTERIOR OF LOT 1 (LANDS NOW OR FORMERLY OF CHRISTIAN CULTURAL CENTER, INC.) IN BLOCK 4430, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTHERLY, AT THE RIGHT ANGLE TO THE PREVIOUS COURSE, A DISTANCE OF 120.02 FEET TO AN ANGLE POINT;
2. WESTERLY, AT THE RIGHT ANGLE TO THE PREVIOUS COURSE, A DISTANCE OF 132.35 FEET TO AN ANGLE POINT;
3. WESTERLY, ALONG THE LINE FORMING AN INTERIOR ANGLE OF 135 DEGREES 00 MINUTES 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 60.32 FEET TO AN ANGLE POINT;
4. NORTHERLY, ALONG THE LINE FORMING AN INTERIOR ANGLE OF 135 DEGREES 00 MINUTES 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 77.37 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FLATLANDS AVENUE AND THE POINT OR PLACE OF BEGINNING.

CONTAINING 20,094 SQUARE FEET OR 0.461 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 5 EXHIBIT, BLOCK 4430, LOT 5, 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



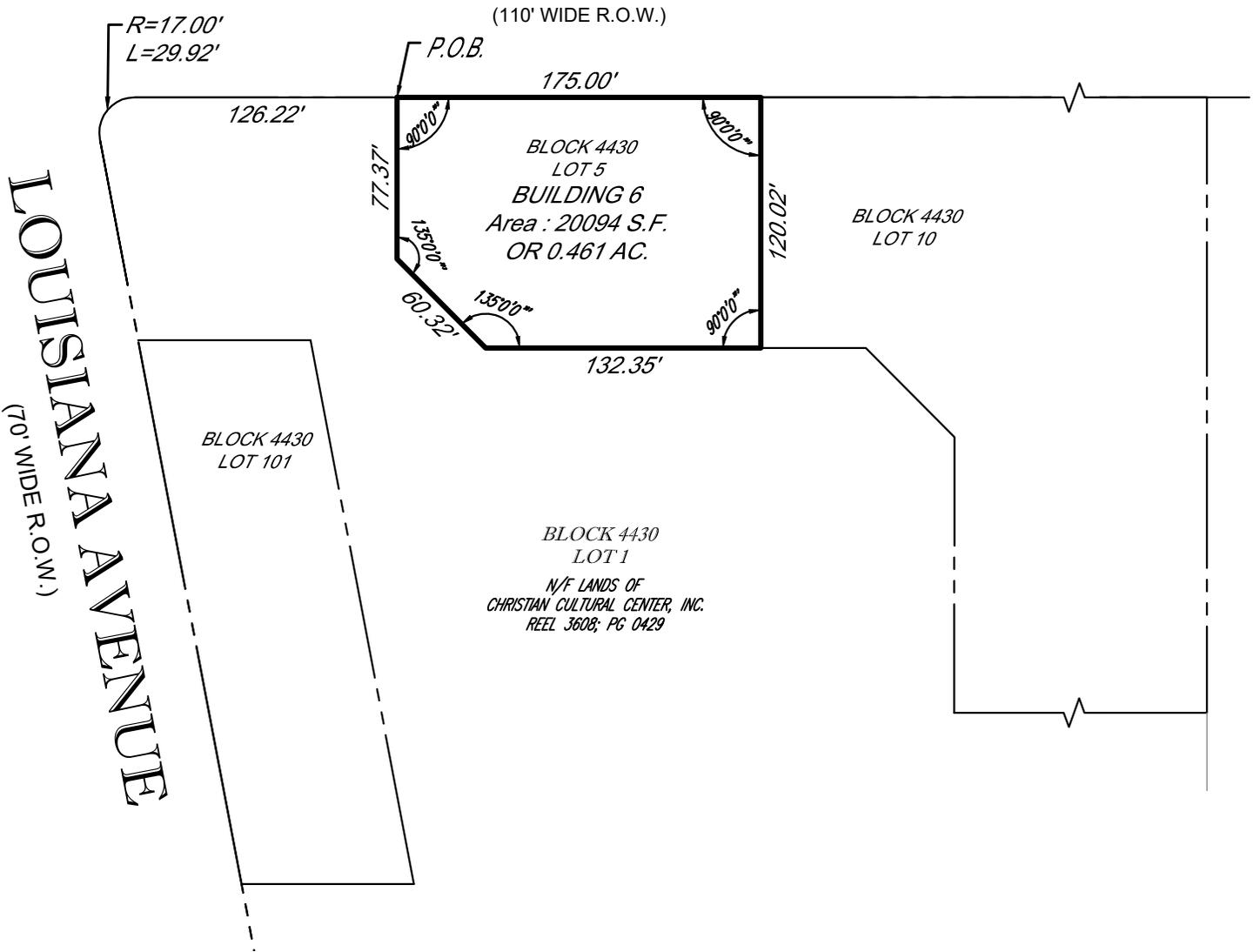
1/7/2026

ANDREW J. FLANAGAN
 NEW YORK PROFESSIONAL
 LAND SURVEYOR #50417

DATE

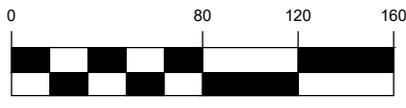


FLATLANDS AVENUE



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

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

REFERENCES:

1. PROPERTY KNOWN AS PORTION LOT 1, BLOCK 4430, AS SHOWN ON THE NEW YORK CITY DIGITAL TAX MAP OF THE BOROUGH OF BROOKLYN, KINGS COUNTY, CITY AND STATE OF NEW YORK.
2. 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.
3. 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




ANDREW J. FLANAGAN
NEW YORK PROFESSIONAL LAND SURVEYOR #050417

FIELD DATE	N/A				
FIELD BOOK NO.	N/A				
FIELD BOOK PG.	N/A				
FIELD CREW	N/A				
DRAWN:	M.W.				
REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	SHEET
GS	A.J.F.	12-05-2025	1"=80'	04-200032-07	1 OF 1

LOT 5 EXHIBIT
BLOCK 4430, LOT 5
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 945.691.7239
FT. LAUDERDALE, FL 954.763.7611



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

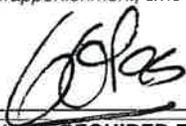
SECTION B: CERTIFICATION

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:  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: _____ Date: _____
Tax Map Specialist: _____

LOUISIANA AVE (70' NARROW STREET)

FLATLANDS AVE (110' WIDE STREET)

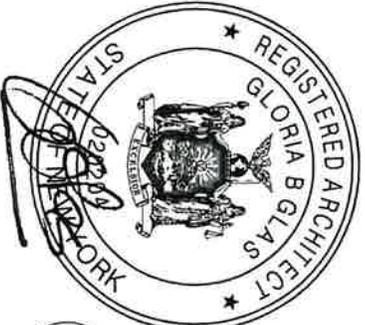
481.00' TO PENNSYLVANIA AVE.

PROPOSED LOT 101

PROPOSED LOT 5

PROPOSED LOT 10

BLOCK: 04430
LOT 01





Department of Finance

PROPERTY DIVISION

TAX MAP UNIT

FEE SHEET

Date: 12-24-25

Borough: 3

Block: 4430 - 4434

Lot: 1, 101, 5, 10

SERVICE COST QUANTITY AMOUNT

Tax Map Certification \$10.00

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

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
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CPRR Trans Code: 9507
Transaction ID: 995500000000000000MCE02
User Id: NYC4250
Total: \$292.00

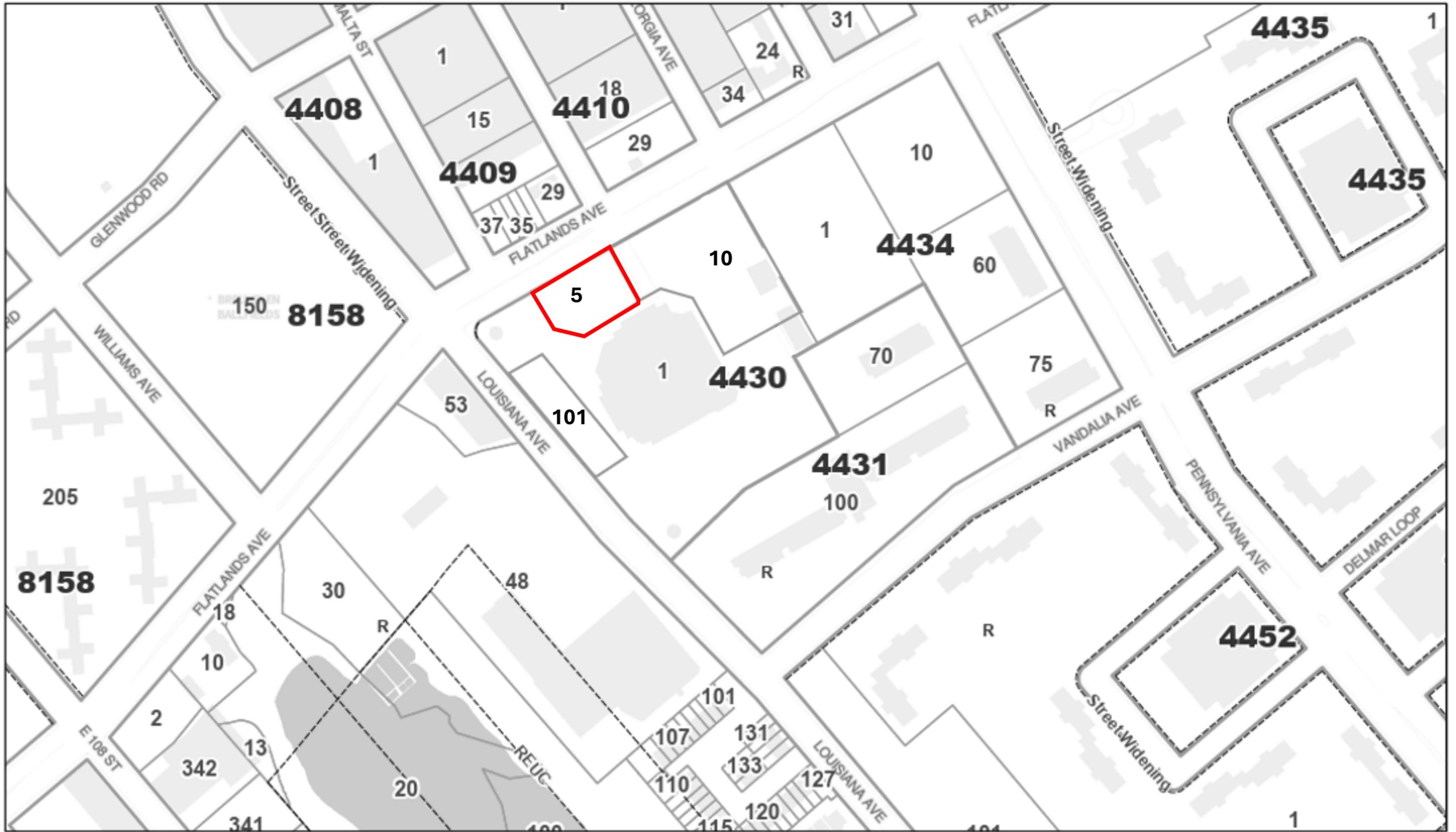
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TOTAL: \$292.00
ICL Personal Check
Check Nbr: 100431
Total Received: \$292.00



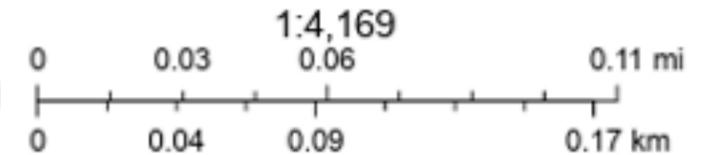
CE2025358023-12

Thank you! Have a nice day.

TAX MAP



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



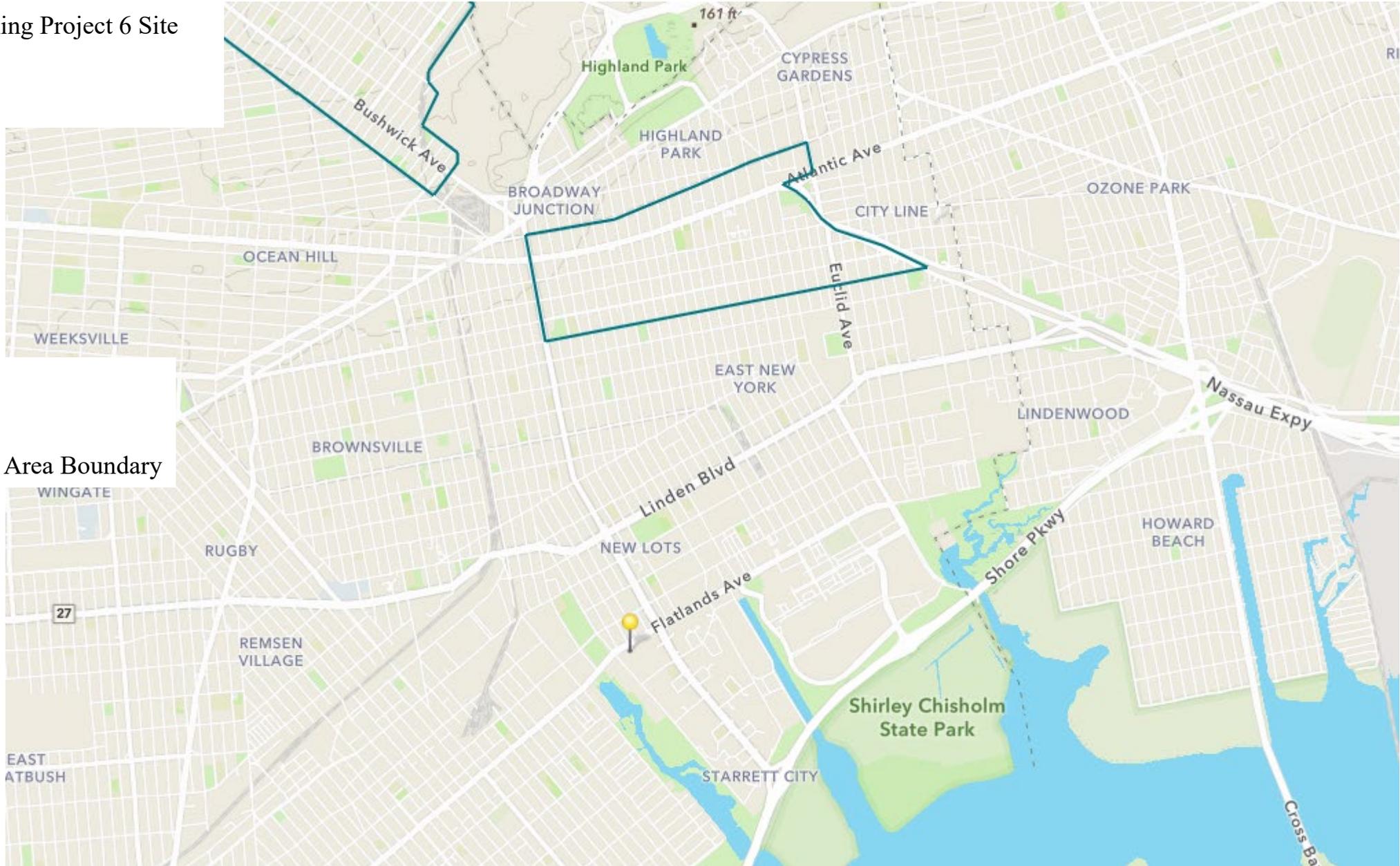
SOURCE: NYC OTI, SOURCE: NYC OTI | NYC Open Data | Esri

EXHIBIT C

BOA Map

Flatlands Landfill Auto Wrecking Project 6 Site

Flatlands Avenue
Brooklyn, New York 11207
Tax ID: Brooklyn-4430-5



Legend:

 Site Location

 Brownfield Opportunity Area Boundary

December 2025

Source: NYS DOS Geographic Information Gateway

Disadvantaged Communities Map

Flatlands Landfill Auto Wrecking Project 6 Site

Flatlands Avenue

Brooklyn, New York 11207

Tax ID: Brooklyn-4430-5

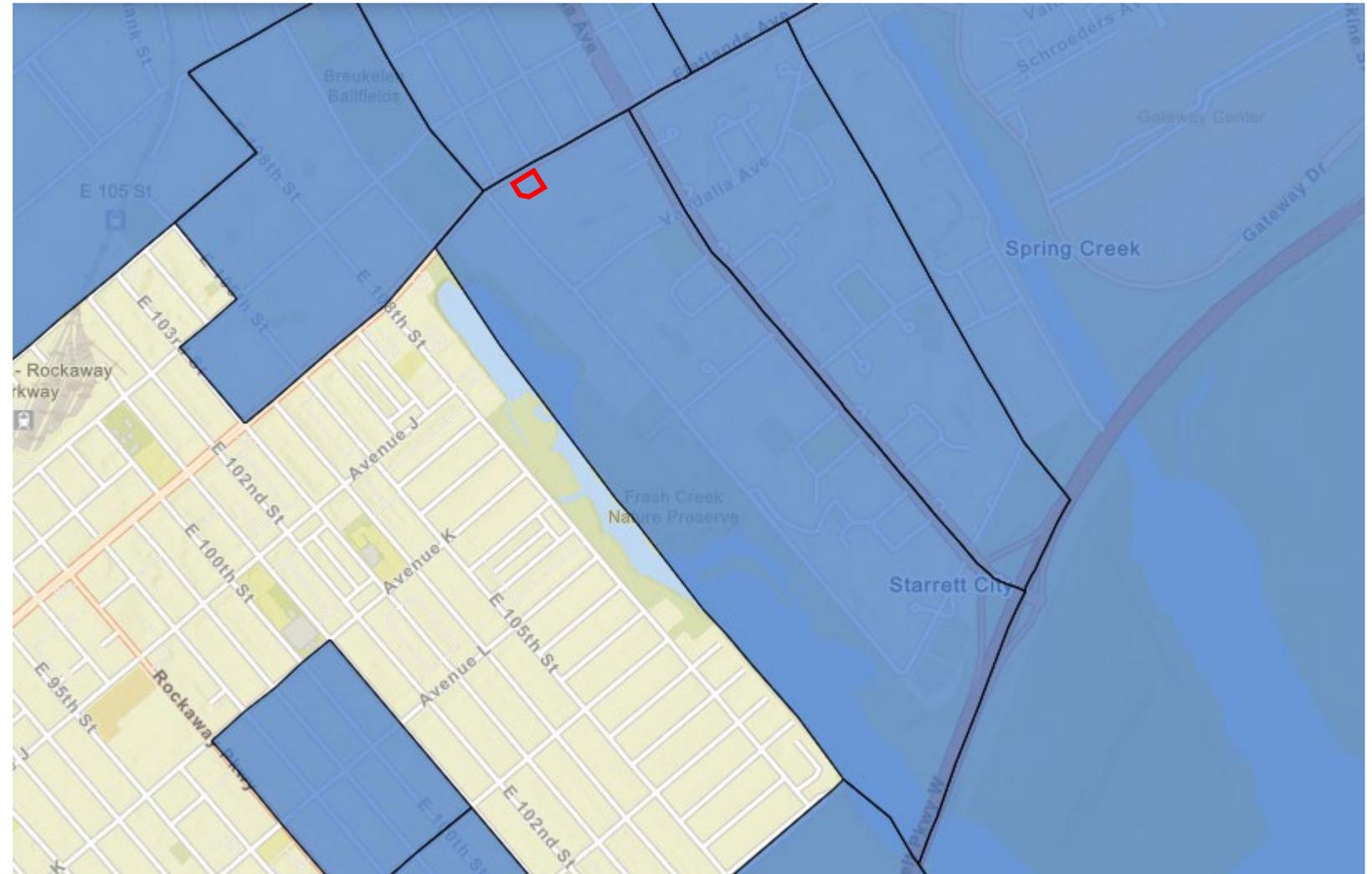
DAC

GEOID: 36047105804

Household Count: 3167

Population Count: 6744

Regional Economic Development Council: New York City



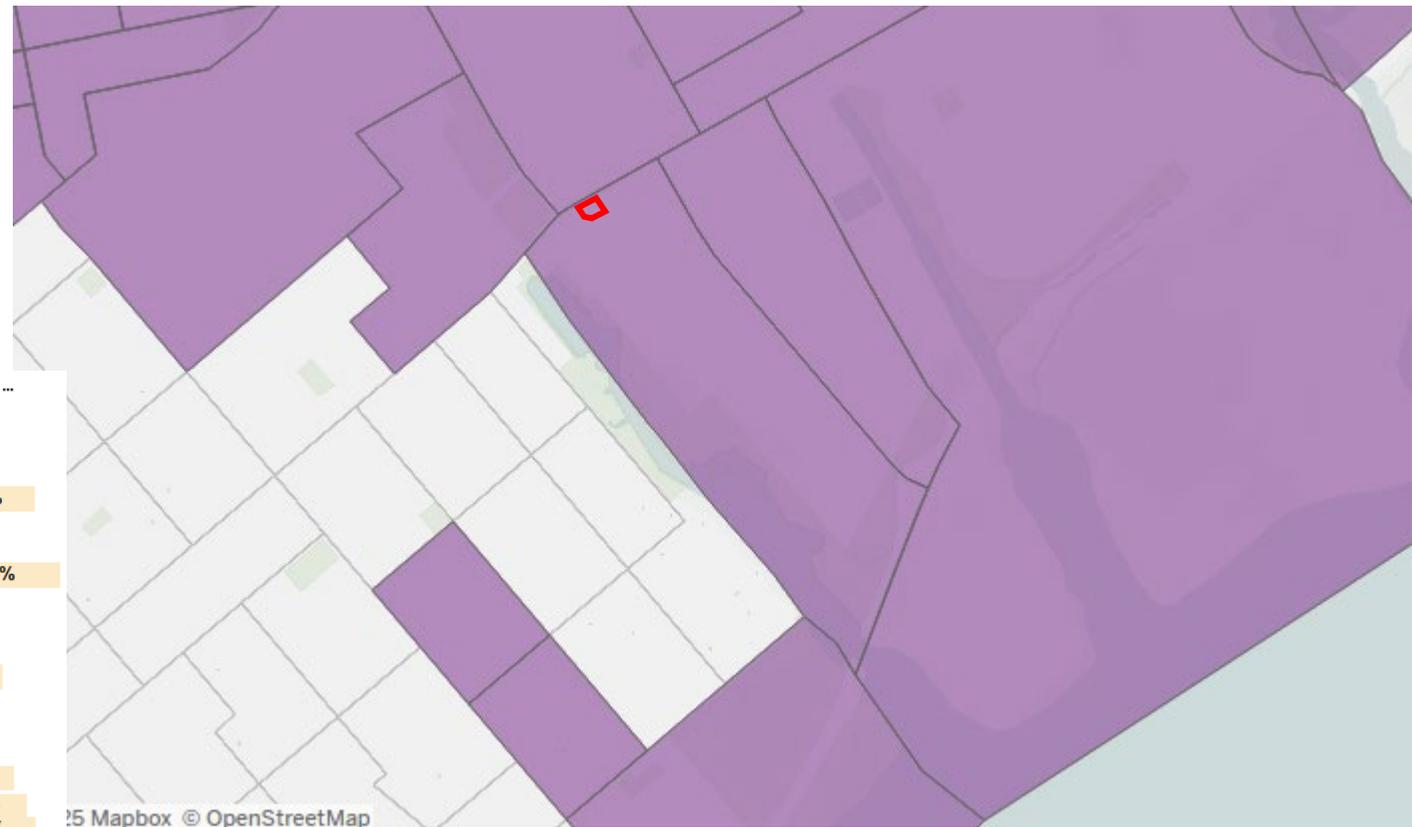
Legend:

— 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%
Housing, Mobility, Communications	Premature Deaths	16%
	Energy Poverty / Cost Burden	26%
	Homes Built Before 1960	2%
	Housing Cost Burden (Rental C...	39%
	Manufactured Homes	0%
Income	Pct Renter-Occupied Homes	97%
	Pct w/o Internet (home or cellul...	93%
	Pct <100% of Federal Poverty ...	81%
	Pct <80% Area Median Income	94%
Race/Ethnicity	Pct Single-Parent Households	76%
	Pct w/o Bachelor/Es Degree	76%
	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%	

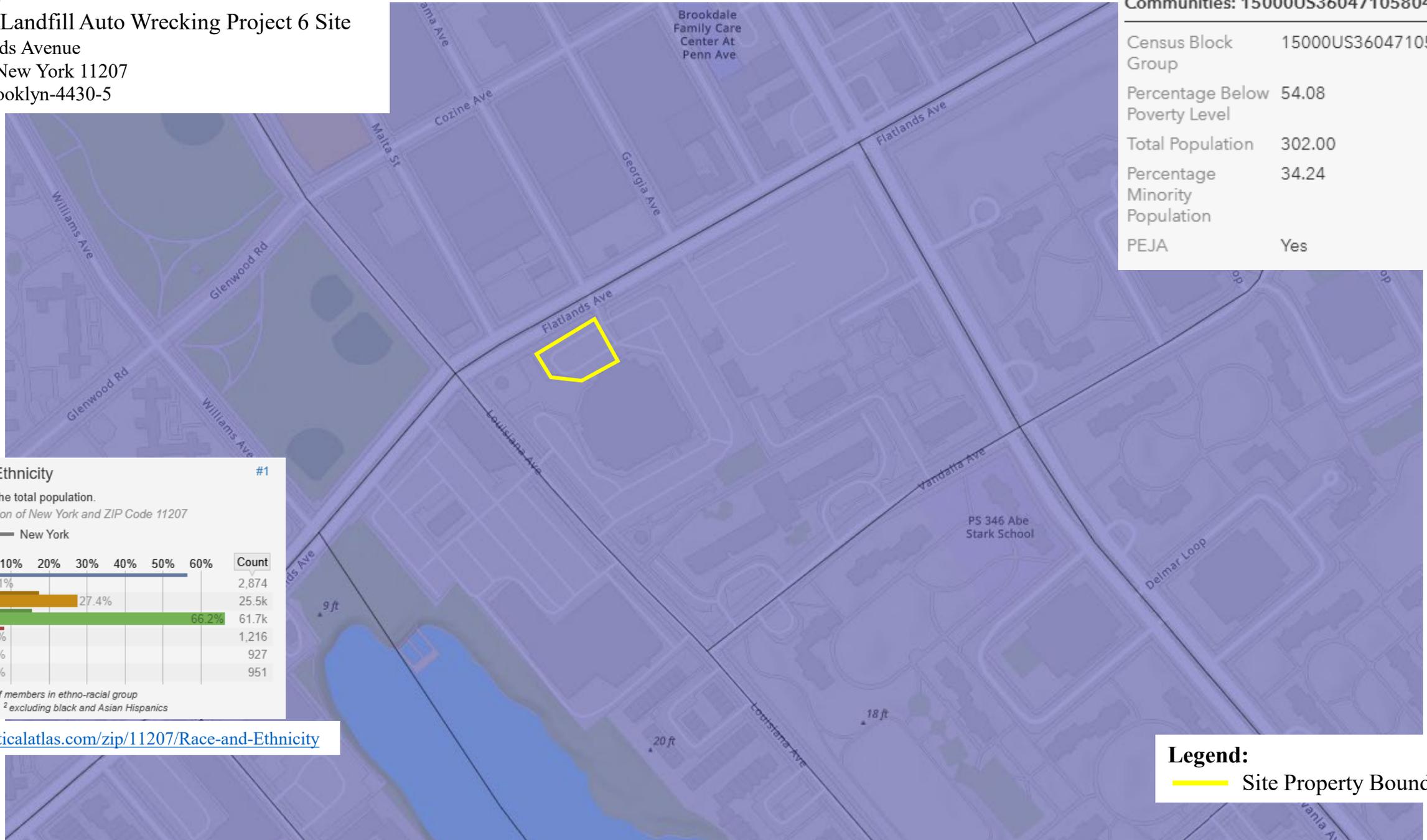
Environmental Burden & Climate Change Risk ...

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%
Potential Climate Change Risk	Remediation Sites	0%
	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%
Potential Pollution Exposure	Inland Flooding Risk Areas	0%
	Low Vegetative Land Cover	56%
	Benzene Concentration (Modeled)	65%
	Particulate Matter (PM2.5)	72%
	Traffic: Diesel Trucks	79%
Traffic: Number of Vehicles	72%	
Wastewater Discharge	0%	

EJ MAP

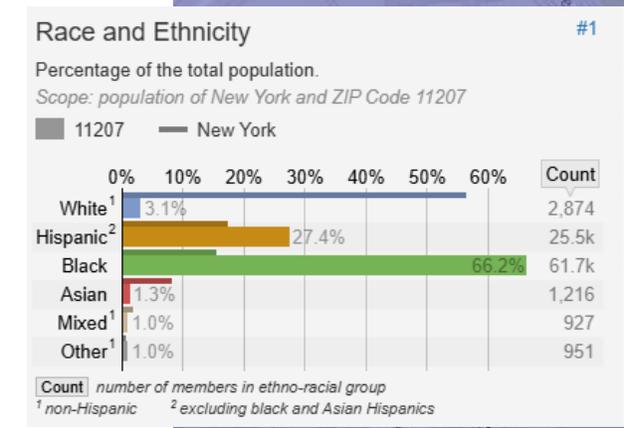
Flatlands Landfill Auto Wrecking Project 6 Site

Flatlands Avenue
Brooklyn, New York 11207
Tax ID: Brooklyn-4430-5



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 Auto Wrecking Project 6 Site

Flatlands Avenue
Brooklyn, New York 11207
Tax ID: Brooklyn-4430-5



Legend:

 Site Property Boundary

EXHIBIT D

EXHIBIT E

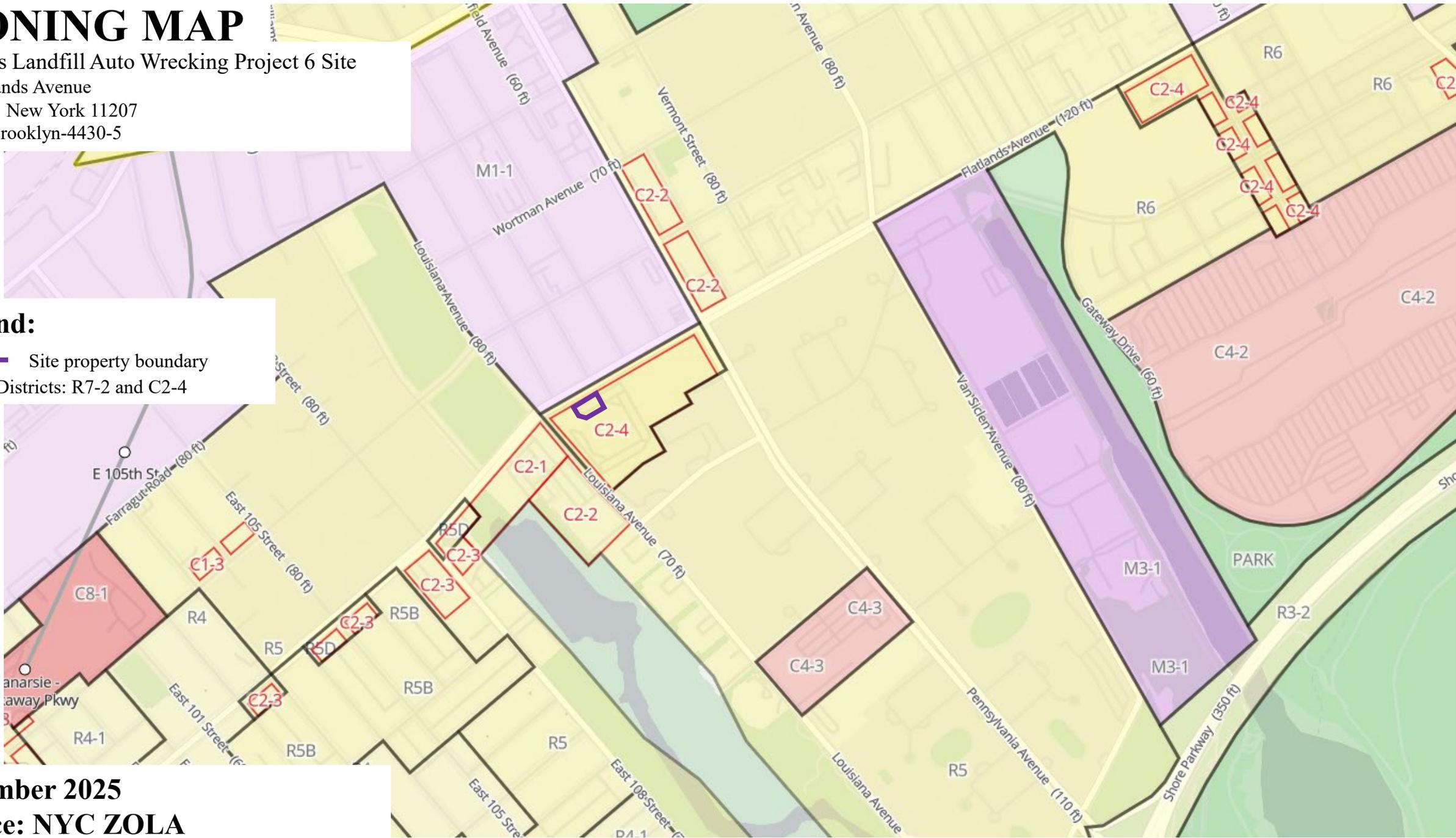
ZONING MAP

Flatlands Landfill Auto Wrecking Project 6 Site

Flatlands Avenue
Brooklyn, New York 11207
Tax ID: Brooklyn-4430-5

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.

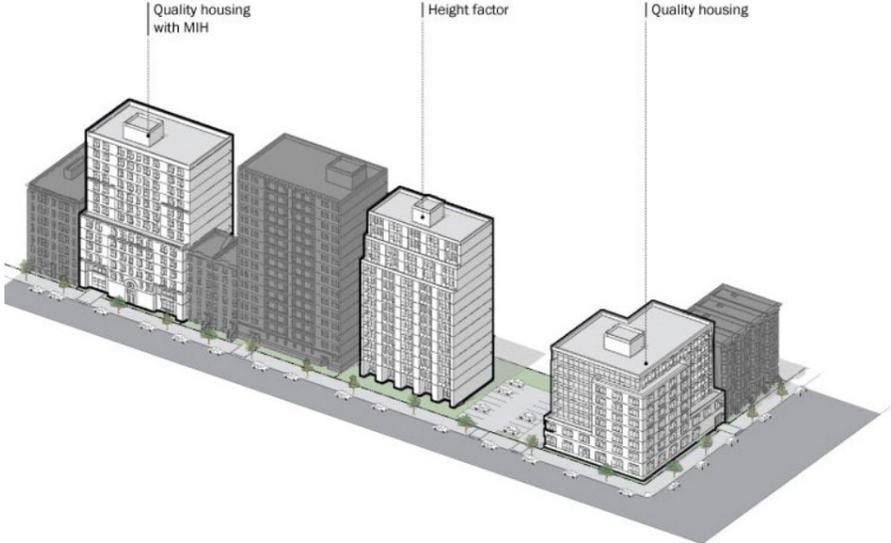
The optional Quality Housing regulations for buildings on wide streets outside the Manhattan Core are the same as in R7A districts. The maximum FAR is 4.0 and the base height before setback is 40 to 75 feet with a maximum building height of 80 feet, or 85 feet if providing a qualifying ground floor. 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	max.	min. -max.	max. (w/QGF)	max. (w/QGF)		Basic	IRHU
Basic	Narrow Street						3.44	40-65 ft	75 ft	n/a			
	Wide Street	1,700 sf	18 ft	30 ft	100%	65%	4.00	40-75 ft	80 (85) ft	n/a (8)	680	50% of DU	15% of IRHU
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

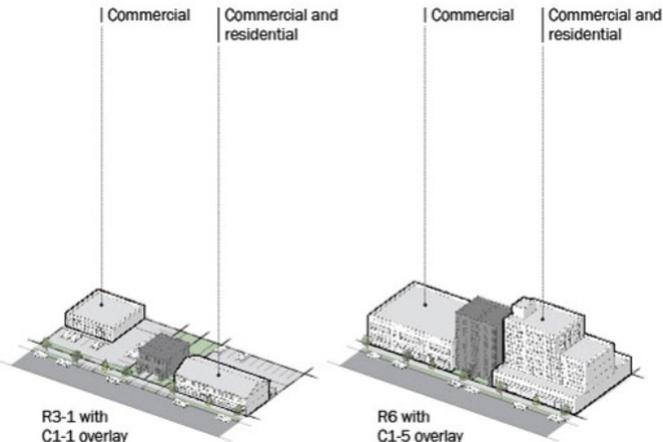
C1-1 through C1-5 and C2-1 through C2-5 districts are commercial overlays mapped within residence districts. Mapped along streets that serve local retail needs, they are found extensively throughout the city's lower- and medium-density areas and occasionally in higher-density districts.

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 6 Site
_____ Flatlands Avenue, Brooklyn, NY (Block 4430 Lot 5)

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. 1995	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. 1995- 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; City filled site with ash and solid waste and may have been the owner	N/A	None
1924-1960	Farmland or City dump; history of when dumping occurred is not clear	N/A	None
1960-1976	Flatlands Wrecking & Auto Parts and Iso Auto Wreckers (western portion of the Site)	Unknown	None
1967-1969	One-story office building along Flatlands Avenue in the northern portion of the Site – operator unknown	Unknown	None
1980s-1989	Site was cleared but was used for automobile junkyard use	N/A	None
1989-1995	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
1995- 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

EXHIBIT G

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

THIS INDENTURE, made the 1st day of November, nineteen hundred and ninety five

BETWEEN

REALTY AND EQUIPMENT CORPORATION
c/o Westbroke Management Company Ltd.
Clarendon House, Church Street
Hamilton, Bermuda HMIX

party of the first part, and

CHRISTIAN CULTURAL CENTER, INC.
1400 Linden Boulevard
Brooklyn, New York 11212

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 County of Kings, City and State of New York and as more particularly described in Schedule "A" annexed hereto.

SCHEDULE "A"

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

BEGINNING AT A POINT ON THE EASTERLY SIDE OF LOUISIANA AVENUE DISTANT 246.438 FEET NORTHERLY FROM THE INTERSECTION OF THE NORTHERLY SIDE OF VANDALIA AVENUE AND THE EASTERLY SIDE OF LOUISIANA AVENUE;

RUNNING THENCE NORTHERLY ALONG THE EASTERLY SIDE OF LOUISIANA AVENUE A DISTANCE OF 123.922 FEET TO AN ANGLE POINT;

RUNNING THENCE AGAIN NORTHERLY ALONG THE EASTERLY SIDE OF LOUISIANA AVENUE AND FORMING AN INTERIOR ANGLE OF 175°-38'-48" WITH LAST MENTIONED COURSE A DISTANCE OF 465.912 FEET TO A P.C.

RUNNING THENCE ALONG A LINE CURVING TO THE RIGHT WITH A RADIUS OF 17.00 FEET, ARC LENGTH OF 29.915 FEET AND A CENTRAL ANGLE TO 100°-49'-24" TO A POINT ON THE SOUTHERLY SIDE OF FLATLANDS AVENUE;

RUNNING THENCE EASTERLY ALONG THE SOUTHERLY SIDE OF FLATLANDS AVENUE 517.137 FEET TO A POINT;

RUNNING THENCE SOUTHERLY AND AT RIGHT ANGLES TO FLATLANDS AVENUE AND 536.255 FEET FROM AND PARALLEL TO PENNSYLVANIA AVENUE A DISTANCE OF 545.50 FEET TO A POINT;

RUNNING THENCE WESTERLY AT RIGHT ANGLES TO LAST MENTIONED COURSE A DISTANCE OF 219.545 FEET TO A POINT;

RUNNING THENCE AGAIN IN A WESTERLY DIRECTION AND FORMING AN INTERIOR ANGLE OF 194°-57'-21" A DISTANCE OF 201.167 FEET TO POINT OR PLACE OF BEGINNING.

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.

Bk - 4432 4431 4430
Lot - P101 1 + 200 1

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:

Helene Taniguchi

REALTY AND EQUIPMENT CORPORATION

By: *Harvey Rudman*
Name: Harvey Rudman
Title: Vice President

STATE OF NEW YORK, COUNTY OF

§§1

STATE OF NEW YORK, COUNTY OF

§§1

On the _____ day of _____ 19____, before me personally came

On the _____ day of _____ 19____, before me personally came

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

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

STATE OF NEW YORK, COUNTY OF NEW YORK

§§1

STATE OF NEW YORK, COUNTY OF

§§1

On the 1st day of November 1995, before me personally came Harvey Rudman to me known, who, being by me duly sworn, did depose and say that he resides at No. _____;

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

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

that he knows _____ to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

MARY JEANNE MILLER
NOTARY PUBLIC, State of New York
No. 30-477201
Commission Expires Nov. 17, 1996

Maryjeanne Miller
Notary Public

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS
TITLE No. CAF-10773-K95

SECTION
BLOCK 4432 4431 4430
LOT A/01 1+200 1
COUNTY OR TOWN KINGS

REALTY AND EQUIPMENT CORPORATION

TO

CHRISTIAN CULTURAL CENTER, INC.

RETURN BY MAIL TO:

WEISS & COHEN
1900 Hempstead Turnpike, Suite 200
East Meadow, N.Y. 11554
Attn: Larry H. Weiss, Esq.
Zip No. _____

Reserve this space for use of Recording Office.

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

(This page forms part of the instrument)

Block(s) 4432 4431 4430
 Lot(s) p/1 14200 1

Record & Return to: 1900 Hempstead Turnpike, Suite 208
East Meadow, NY 11554 Att: Larry H. Weiss, Esq
 Title/Agent Company name: Commercial Abstract
 Title Company number: CAF-10773K

OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

Examined by (s): _____

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

Exemption (✓) YES NO

Type: CHOOSE ONE OF [39EE] [255] [OTHER _____]

Dwelling Type: CHOOSE ONE OF [1 to 2] [3] [4 to 6] [OVER 6]

TAX RECEIVED ON ABOVE MORTGAGE ▼

County (basic) \$ _____
 City (Adm'l) \$ _____
 Spec Adm'l \$ _____
 TASF \$ _____
 MTA \$ _____
 NYCTA \$ _____
TOTAL TAX \$ _____

Apportionment Mortgage (✓) YES NO

Joy A. Bobrow, City Register

City Register Serial Number 050405

Indexed By (s): _____
 Verified By (s): quest

Block(s) and Lot(s) verified by [Signature]
 Address Tax Map

Extra Block(s) Lot(s)

Recording Fee A \$ 37
 Affidavit Fee (C) \$ _____
 TP-584/582 Fee (Y) \$ _____
 RPTT Fee (R) \$ 2.00

HPD-A HPD-C

New York State Real Estate Transfer Tax
 \$ 144.00

Serial Number 005522005404

New York City Real Property Transfer Tax
 Serial Number 17193

New York State Gains Tax
 Serial Number _____

BK02 GANFF PAID \$2.00
 GANFF 868965

BK02 DEED PAID \$37.00
 DEED 868964

BK02 DEED PAID 907794
 DEED 427.00

BK02 GANFF PAID 862789
 GANFF 42.00



RECORDED IN KINGS COUNTY
 OFFICE OF THE CITY REGISTER
 1995 NOV

1995 NOV 13 A 9:40

Witness My Hand and Official Seal

City Register

CRGR1995K.BPG 1/23

EXHIBIT H

Gotham Property Acquisitions 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 5
(Former Block 4430 p/o Lot 1)

Dear A.R. Bernard, Sr.:

Gotham Property Acquisitions 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), 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.

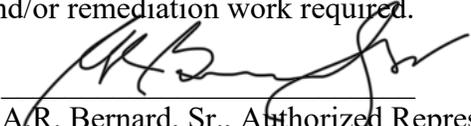
Thank you for your cooperation.

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 Gotham Property Acquisitions 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 WIDE R.O.W.) DISTANT 126.22 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.);

RUNNING THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FLATLANDS AVENUE, A DISTANCE OF 175.00 FEET TO AN ANGLE POINT;

THENCE THROUGH THE INTERIOR OF LOT 1 (LANDS NOW OR FORMERLY OF CHRISTIAN CULTURAL CENTER, INC.) IN BLOCK 4430, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTHERLY, AT THE RIGHT ANGLE TO THE PREVIOUS COURSE, A DISTANCE OF 120.02 FEET TO AN ANGLE POINT;
2. WESTERLY, AT THE RIGHT ANGLE TO THE PERVIOUS COURSE, A DISTANCE OF 132.35 FEET TO AN ANGLE POINT;
3. WESTERLY, ALONG THE LINE FORMING AN INTERIOR ANGLE OF 135 DEGREES 00 MINUTES 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 60.32 FEET TO AN ANGLE POINT;
4. NORTHERLY, ALONG THE LINE FORMING AN INTERIOR ANGLE OF 135 DEGREES 00 MINUTES 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 77.37 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FLATLANDS AVENUE AND THE POINT OR PLACE OF BEGINNING.

CONTAINING 20,094 SQUARE FEET OR 0.461 ACRES

Exhibit I

Legend

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



Location	LMW02	LMW02
Sample Name	B6_LMW02_10222025	B6_DUP_10222025
Sample Date	10/22/2025	10/22/2025
Metals - Dissolved		
Iron	1,250	1,450
Manganese	203	217
Sodium	14,400	14,700
Metals - Total		
Iron	7,830	7,290
Manganese	226	218
Sodium	13,700	13,600

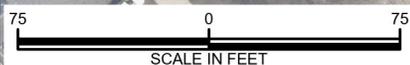
Location	LMW01
Sample Name	B6_LMW01_10232025
Sample Date	10/23/2025
Metals - Dissolved	
Iron	11,200
Manganese	1,160
Sodium	55,000
Metals - Total	
Iron	28,500
Manganese	1,200
Sodium	45,400

LSB05/LMW02

LSB02/LMW01

Analyte	NYSDEC SGVs
Metals - Dissolved	
Iron	300
Manganese	300
Sodium	20000
Metals - Total	
Iron	300
Manganese	300
Sodium	20000

Exceedance Summary:
10 - Result exceeds NYSDEC SGVs



- NOTES:**
1. AERIAL IMAGERY OBTAINED THROUGH LANGAN'S SUBSCRIPTION TO NEARMAP.COM. FLOWN ON 07/03/2025.
 2. SITE BOUNDARY AS PROVIDED BY GOTHAM PROPERTY ACQUISITIONS LLC ON 11 NOVEMBER 2025.
 3. PARCEL BOUNDARIES OBTAINED THROUGH THE NYC DEPARTMENT OF PLANNING'S MAPPLUTO 24V5, UPDATED 2024.
 4. PROPOSED BUILDING EXTENTS AS PROVIDED BY GOTHAM PROPERTY ACQUISITIONS LLC ON 11 NOVEMBER 2025.

LANGAN

Langan Engineering, Environmental, Surveying,
 Landscape Architecture and Geology, D.P.C.
 300 Kimball Drive
 Parsippany, NJ 07054

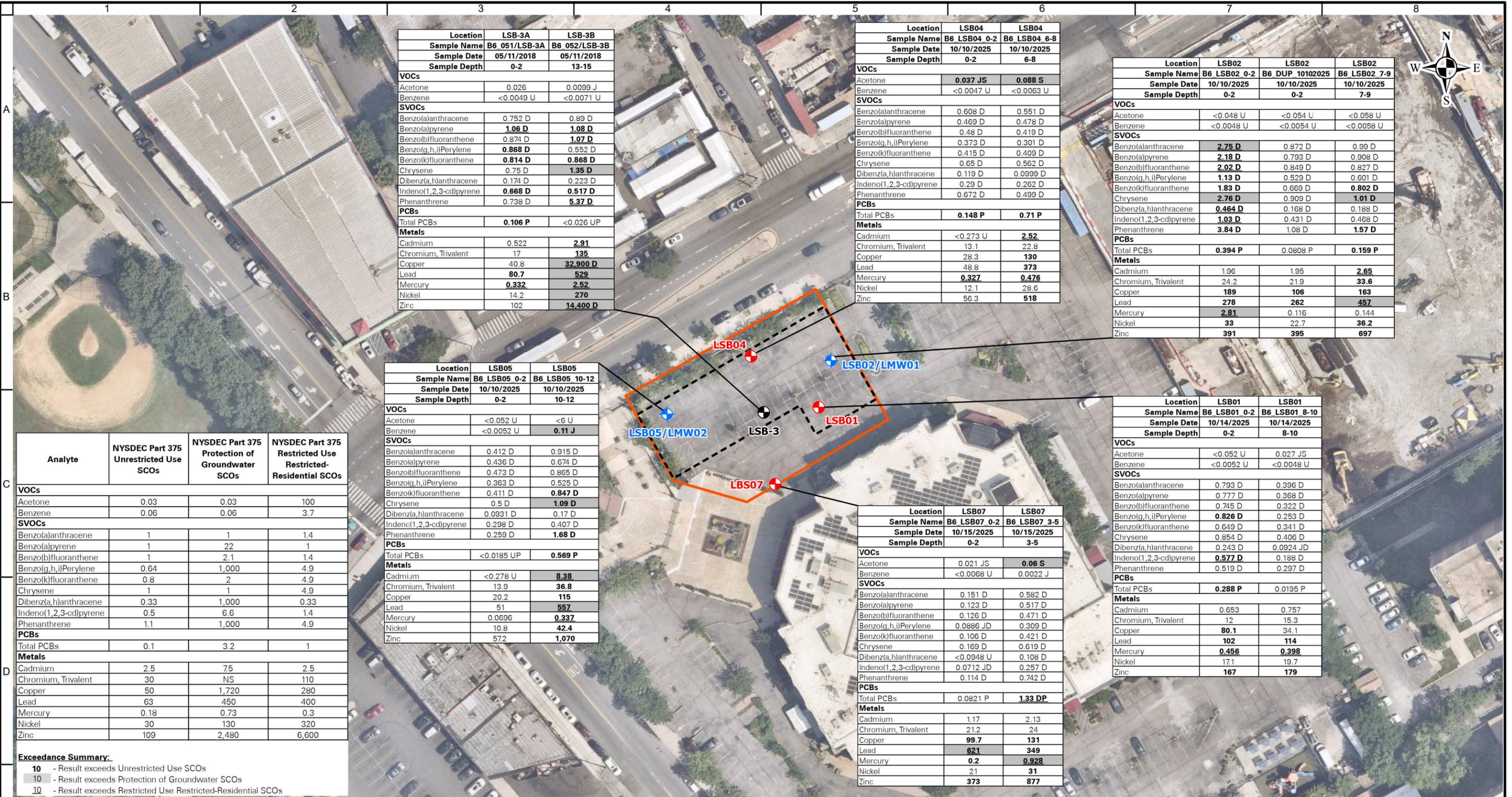
T: 973.560.4900 F: 973.560.4901 www.langan.com
 NJ Certification of Authorization No. 24GA27996400

Project
**BUILDING 6 -
 12020 FLATLANDS
 AVENUE**
 BROOKLYN
 KINGS COUNTY NEW YORK

Figure Title
**GROUNDWATER
 PHASE II
 ANALYTICAL
 RESULTS**

Project No.
 100688801
 Date
 11/19/2025
 Scale
 1"=75'
 Drawn By
 RDB

Figure No.
4



Location	LSB-3A	LSB-3B
Sample Name	B6 051/LSB-3A	B6 052/LSB-3B
Sample Date	05/11/2018	05/11/2018
Sample Depth	0-2	13-15
VOCs		
Acetone	0.026	0.0099 J
Benzene	<0.0049 U	<0.0071 U
SVOCs		
Benzo(a)anthracene	0.752 D	0.89 D
Benzo(a)pyrene	1.06 D	1.08 D
Benzo(b)fluoranthene	0.874 D	1.07 D
Benzo(g,h,i)Perylene	0.868 D	0.552 D
Benzo(k)fluoranthene	0.814 D	0.868 D
Chrysene	0.75 D	1.35 D
Dibenz(a,h)anthracene	0.174 D	0.223 D
Indeno(1,2,3-cd)pyrene	0.668 D	0.517 D
Phenanthrene	0.738 D	5.37 D
PCBs		
Total PCBs	0.106 P	<0.026 UP
Metals		
Cadmium	0.522	2.91
Chromium, Trivalent	17	135
Copper	40.8	32,900 D
Lead	80.7	529
Mercury	0.332	2.52
Nickel	14.2	270
Zinc	102	14,400 D

Location	LSB04	LSB04
Sample Name	B6 LSB04 0-2	B6 LSB04 6-8
Sample Date	10/10/2025	10/10/2025
Sample Depth	0-2	6-8
VOCs		
Acetone	0.037 JS	0.088 S
Benzene	<0.0047 U	<0.0063 U
SVOCs		
Benzo(a)anthracene	0.608 D	0.551 D
Benzo(a)pyrene	0.469 D	0.478 D
Benzo(b)fluoranthene	0.48 D	0.419 D
Benzo(g,h,i)Perylene	0.373 D	0.301 D
Benzo(k)fluoranthene	0.415 D	0.409 D
Chrysene	0.65 D	0.562 D
Dibenz(a,h)anthracene	0.119 D	0.0999 D
Indeno(1,2,3-cd)pyrene	0.29 D	0.262 D
Phenanthrene	0.672 D	0.499 D
PCBs		
Total PCBs	0.148 P	0.71 P
Metals		
Cadmium	<0.273 U	2.52
Chromium, Trivalent	13.1	22.8
Copper	28.3	130
Lead	48.8	373
Mercury	0.327	0.476
Nickel	12.1	28.6
Zinc	56.3	518

Location	LSB02	LSB02	LSB02
Sample Name	B6 LSB02 0-2	B6 DUP 10102025	B6 LSB02 7-9
Sample Date	10/10/2025	10/10/2025	10/10/2025
Sample Depth	0-2	0-2	7-9
VOCs			
Acetone	<0.048 U	<0.054 U	<0.058 U
Benzene	<0.0048 U	<0.0054 U	<0.0058 U
SVOCs			
Benzo(a)anthracene	2.75 D	0.872 D	0.99 D
Benzo(a)pyrene	2.18 D	0.793 D	0.908 D
Benzo(b)fluoranthene	2.02 D	0.849 D	0.827 D
Benzo(g,h,i)Perylene	1.13 D	0.529 D	0.601 D
Benzo(k)fluoranthene	1.83 D	0.669 D	0.802 D
Chrysene	2.76 D	0.909 D	1.01 D
Dibenz(a,h)anthracene	0.464 D	0.168 D	0.188 D
Indeno(1,2,3-cd)pyrene	1.03 D	0.431 D	0.468 D
Phenanthrene	3.84 D	1.08 D	1.57 D
PCBs			
Total PCBs	0.394 P	0.0808 P	0.159 P
Metals			
Cadmium	1.96	1.95	2.65
Chromium, Trivalent	24.2	21.9	33.6
Copper	189	106	163
Lead	278	262	457
Mercury	2.81	0.116	0.144
Nickel	33	22.7	36.2
Zinc	391	395	697

Location	LSB05	LSB05
Sample Name	B6 LSB05 0-2	B6 LSB05 10-12
Sample Date	10/10/2025	10/10/2025
Sample Depth	0-2	10-12
VOCs		
Acetone	<0.052 U	<6 U
Benzene	<0.0052 U	0.11 J
SVOCs		
Benzo(a)anthracene	0.412 D	0.915 D
Benzo(a)pyrene	0.436 D	0.674 D
Benzo(b)fluoranthene	0.473 D	0.865 D
Benzo(g,h,i)Perylene	0.363 D	0.525 D
Benzo(k)fluoranthene	0.411 D	0.847 D
Chrysene	0.5 D	1.09 D
Dibenz(a,h)anthracene	0.0931 D	0.17 D
Indeno(1,2,3-cd)pyrene	0.298 D	0.407 D
Phenanthrene	0.259 D	1.68 D
PCBs		
Total PCBs	<0.0185 UP	0.569 P
Metals		
Cadmium	<0.278 U	8.38
Chromium, Trivalent	13.9	36.8
Copper	20.2	115
Lead	51	557
Mercury	0.0696	0.337
Nickel	10.8	42.4
Zinc	57.2	1,070

Location	LSB07	LSB07
Sample Name	B6 LSB07 0-2	B6 LSB07 3-5
Sample Date	10/15/2025	10/15/2025
Sample Depth	0-2	3-5
VOCs		
Acetone	0.021 JS	0.06 S
Benzene	<0.0068 U	0.0022 J
SVOCs		
Benzo(a)anthracene	0.151 D	0.582 D
Benzo(a)pyrene	0.123 D	0.517 D
Benzo(b)fluoranthene	0.126 D	0.471 D
Benzo(g,h,i)Perylene	0.0886 JD	0.309 D
Benzo(k)fluoranthene	0.106 D	0.421 D
Chrysene	0.169 D	0.619 D
Dibenz(a,h)anthracene	<0.0948 U	0.108 D
Indeno(1,2,3-cd)pyrene	0.0712 JD	0.257 D
Phenanthrene	0.114 D	0.742 D
PCBs		
Total PCBs	0.0821 P	1.33 DP
Metals		
Cadmium	1.17	2.13
Chromium, Trivalent	21.2	24
Copper	99.7	131
Lead	621	349
Mercury	0.2	0.928
Nickel	21	31
Zinc	373	877

Location	LSB01	LSB01
Sample Name	B6 LSB01 0-2	B6 LSB01 8-10
Sample Date	10/14/2025	10/14/2025
Sample Depth	0-2	8-10
VOCs		
Acetone	<0.052 U	0.027 JS
Benzene	<0.0052 U	<0.0048 U
SVOCs		
Benzo(a)anthracene	0.793 D	0.396 D
Benzo(a)pyrene	0.777 D	0.368 D
Benzo(b)fluoranthene	0.745 D	0.322 D
Benzo(g,h,i)Perylene	0.826 D	0.253 D
Benzo(k)fluoranthene	0.649 D	0.341 D
Chrysene	0.854 D	0.406 D
Dibenz(a,h)anthracene	0.243 D	0.0924 JD
Indeno(1,2,3-cd)pyrene	0.577 D	0.188 D
Phenanthrene	0.519 D	0.297 D
PCBs		
Total PCBs	0.288 P	0.0195 P
Metals		
Cadmium	0.653	0.757
Chromium, Trivalent	12	15.3
Copper	80.1	34.1
Lead	102	114
Mercury	0.456	0.398
Nickel	17.1	19.7
Zinc	167	179

Analyte	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Residential SCOs
VOCs			
Acetone	0.03	0.03	100
Benzene	0.06	0.06	3.7
SVOCs			
Benzo(a)anthracene	1	1	1.4
Benzo(a)pyrene	1	22	1
Benzo(b)fluoranthene	1	2.1	1.4
Benzo(g,h,i)Perylene	0.64	1,000	4.9
Benzo(k)fluoranthene	0.8	2	4.9
Chrysene	1	1	4.9
Dibenz(a,h)anthracene	0.33	1,000	0.33
Indeno(1,2,3-cd)pyrene	0.5	6.6	1.4
Phenanthrene	1.1	1,000	4.9
PCBs			
Total PCBs	0.1	3.2	1
Metals			
Cadmium	2.5	75	2.5
Chromium, Trivalent	30	NS	110
Copper	50	1,720	280
Lead	63	450	400
Mercury	0.18	0.73	0.3
Nickel	30	130	320
Zinc	109	2,480	6,600

Exceedance Summary:
 10 - Result exceeds Unrestricted Use SCOs
 10 - Result exceeds Protection of Groundwater SCOs
 10 - Result exceeds Restricted Use Residential SCOs

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

NOTES:
 1. AERIAL IMAGERY OBTAINED THROUGH LANGAN'S SUBSCRIPTION TO NEARMAP.COM. FLOWN ON 07/03/2025.
 2. SITE BOUNDARY TAKEN FROM "PRELIMINARY BOUNDARY EXHIBIT" PREPARED BY BOHLER ENGINEERING NY, PLLC.
 3. PARCEL BOUNDARIES OBTAINED THROUGH THE NYC DEPARTMENT OF PLANNING'S MAPLUTO 24V5, UPDATED 2024.
 4. PROPOSED BUILDING EXTENTS AS PROVIDED BY IUV PHASE 2A LIHTC OWNER, LLC ON 11 NOVEMBER 2025.

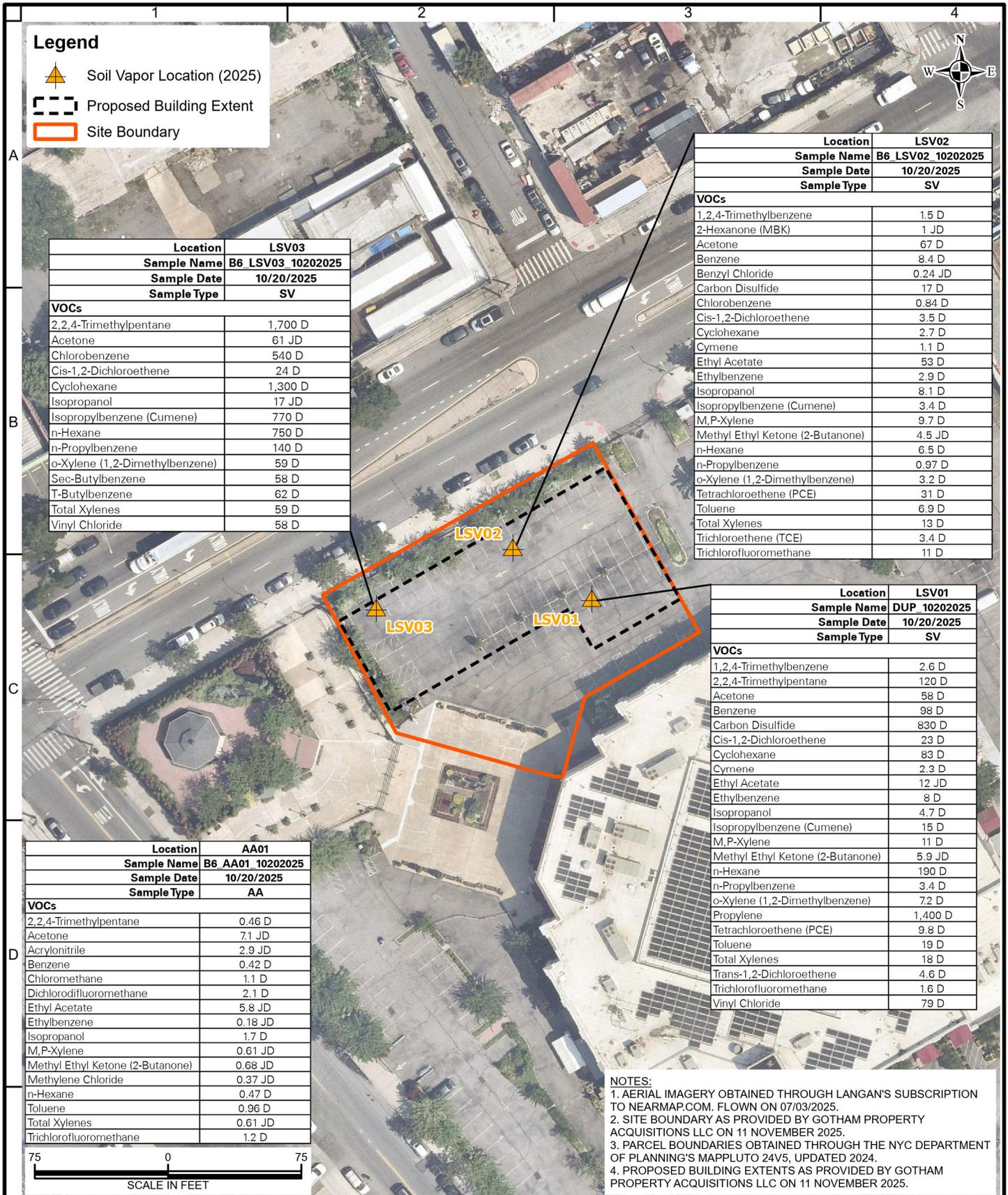


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 NJ Certification of Authorization No. 24GA27996400

Project
**FLATLANDS LANDFILL
 AUTO WRECKING
 PROJECT 6 SITE**
 BLOCK 4430, FUTURE LOT 5
 BROOKLYN
 KINGS COUNTY NEW YORK

Drawing Title
**SOIL PHASE II
 ANALYTICAL
 RESULTS**

Project No.	100688801	Figure	3
Date	1/8/2026		
Scale	1" = 75 feet		
Drawn By	RDB		



Legend

- Soil Vapor Location (2025)
- Proposed Building Extent
- Site Boundary

Location		LSV03
Sample Name		B6 LSV03_10202025
Sample Date		10/20/2025
Sample Type		SV
VOCs		
2,2,4-Trimethylpentane		1,700 D
Acetone		61 JD
Chlorobenzene		540 D
Cis-1,2-Dichloroethene		24 D
Cyclohexane		1,300 D
Isopropanol		17 JD
Isopropylbenzene (Cumene)		770 D
n-Hexane		750 D
n-Propylbenzene		140 D
o-Xylene (1,2-Dimethylbenzene)		59 D
Sec-Butylbenzene		58 D
T-Butylbenzene		62 D
Total Xylenes		59 D
Vinyl Chloride		58 D

Location		LSV02
Sample Name		B6 LSV02_10202025
Sample Date		10/20/2025
Sample Type		SV
VOCs		
1,2,4-Trimethylbenzene		1.5 D
2-Hexanone (MBK)		1 JD
Acetone		67 D
Benzene		8.4 D
Benzyl Chloride		0.24 JD
Carbon Disulfide		17 D
Chlorobenzene		0.84 D
Cis-1,2-Dichloroethene		3.5 D
Cyclohexane		2.7 D
Cymene		1.1 D
Ethyl Acetate		53 D
Ethylbenzene		2.9 D
Isopropanol		8.1 D
Isopropylbenzene (Cumene)		3.4 D
M,P-Xylene		9.7 D
Methyl Ethyl Ketone (2-Butanone)		4.5 JD
n-Hexane		6.5 D
n-Propylbenzene		0.97 D
o-Xylene (1,2-Dimethylbenzene)		3.2 D
Tetrachloroethene (PCE)		31 D
Toluene		6.9 D
Total Xylenes		13 D
Trichloroethene (TCE)		3.4 D
Trichlorofluoromethane		11 D

Location		LSV01
Sample Name		DUP 10202025
Sample Date		10/20/2025
Sample Type		SV
VOCs		
1,2,4-Trimethylbenzene		2.6 D
2,2,4-Trimethylpentane		120 D
Acetone		58 D
Benzene		98 D
Carbon Disulfide		830 D
Cis-1,2-Dichloroethene		23 D
Cyclohexane		83 D
Cymene		2.3 D
Ethyl Acetate		12 JD
Ethylbenzene		8 D
Isopropanol		4.7 D
Isopropylbenzene (Cumene)		15 D
M,P-Xylene		11 D
Methyl Ethyl Ketone (2-Butanone)		5.9 JD
n-Hexane		190 D
n-Propylbenzene		3.4 D
o-Xylene (1,2-Dimethylbenzene)		7.2 D
Propylene		1,400 D
Tetrachloroethene (PCE)		9.8 D
Toluene		19 D
Total Xylenes		18 D
Trans-1,2-Dichloroethene		4.6 D
Trichlorofluoromethane		1.6 D
Vinyl Chloride		79 D

Location		AA01
Sample Name		B6 AA01_10202025
Sample Date		10/20/2025
Sample Type		AA
VOCs		
2,2,4-Trimethylpentane		0.46 D
Acetone		7.1 JD
Acrylonitrile		2.9 JD
Benzene		0.42 D
Chloromethane		1.1 D
Dichlorodifluoromethane		2.1 D
Ethyl Acetate		5.8 JD
Ethylbenzene		0.18 JD
Isopropanol		1.7 D
M,P-Xylene		0.61 JD
Methyl Ethyl Ketone (2-Butanone)		0.68 JD
Methylene Chloride		0.37 JD
n-Hexane		0.47 D
Toluene		0.96 D
Total Xylenes		0.61 JD
Trichlorofluoromethane		1.2 D

NOTES:

- AERIAL IMAGERY OBTAINED THROUGH LANGAN'S SUBSCRIPTION TO NEARMAP.COM. FLOWN ON 07/03/2025.
- SITE BOUNDARY AS PROVIDED BY GOTHAM PROPERTY ACQUISITIONS LLC ON 11 NOVEMBER 2025.
- PARCEL BOUNDARIES OBTAINED THROUGH THE NYC DEPARTMENT OF PLANNING'S MAPPLUTO 24V5, UPDATED 2024.
- PROPOSED BUILDING EXTENTS AS PROVIDED BY GOTHAM PROPERTY ACQUISITIONS LLC ON 11 NOVEMBER 2025.



<p>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</p>	<p>Project</p> <p>BUILDING 6 - 12020 FLATLANDS AVENUE</p> <p>BROOKLYN</p> <p>KINGS COUNTY NEW YORK</p>	<p>Figure Title</p> <p>SOIL VAPOR PHASE II ANALYTICAL RESULTS</p>	<p>Project No. 100688801</p> <p>Date 11/19/2025</p> <p>Scale 1"=75'</p> <p>Drawn By RDB</p>	<p>Figure No.</p> <p>5</p>
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Exhibit J



Department of State

Division of Corporations

Entity Information

[Return to Results](#)

[Return to Search](#)

Entity Details ^

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

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

Service of Process on the Secretary of State as Agent

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

Name: C/O GOTHAM ORGANIZATION, LLC

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

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

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value

Number Of Shares

Value Per Share

Exhibit K

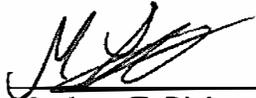
WRITTEN CONSENT

The undersigned, being a member of Gotham Operations LLC, a member of Gotham Real Estate Developers, LLC, the sole member of Gotham Property Acquisitions LLC, does hereby certify as follows:

1. Gotham Property Acquisitions LLC is the prospective volunteer for the prospective Brownfield Cleanup Program (BCP) Site located at ___ Flatlands Avenue, Brooklyn, New York 11207 newly designated Brooklyn Block 4430 Lot 05 (Former Brooklyn Block 4430-p/o Lot 1) (collectively the "BCP Site") as depicted on the attached survey map.

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

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 5th day of January, 2026.



Matthew T. Picket, member of
Gotham Operations LLC, member of
Gotham Real Estate Developers, LLC, sole member of
Gotham Property Acquisitions LLC

Exhibit L

Site Contact List

Flatlands Landfill Auto Wrecking Project 6 Site

Flatlands Avenue, Brooklyn, New York 11207 (Brooklyn-4430-5)

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 K. 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 Sielen Avenue	Brooklyn	NY	11207
Victor Esannason	G Gershwin Junior High School	800 Van Sielen Avenue	Brooklyn	NY	11207
Tie Asia Mobley	East New York Family Academy	760 Van Sielen 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 Property 12020 Flatlands, __Flatlands and __Louisiana Avenue	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: Gotham Property Acquisitions LLC
Site Address: ___ Flatlands Avenue (Block 4430 Lot 5)
Brooklyn, New York 11207

Dear Ms. Perkins:

We represent Gotham Property Acquisitions LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site located at ___ Flatlands Avenue, Brooklyn, New York 11207 (Block 4430 Lot 5). 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 ___ Flatlands Avenue, Brooklyn, New York 11207 (Block 4430 Lot 5).

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
bmccray@bklynlibrary.org

RE: Brownfield Cleanup Program Application
Applicant: Gotham Property Acquisitions LLC
Site Address: ___ Flatlands Avenue, Brooklyn, NY 11207
(Brooklyn-4430-5)

Dear Ms. McCray:

We represent Gotham Property Acquisitions LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site located at ___ Flatlands Avenue, Brooklyn, New York 11207 (Brooklyn-4430-5). 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-4430-5).

Benita McCray

Benita McCray, Library Director

12/29/25

Date

Exhibit N

Gotham Property Acquisitions LLC

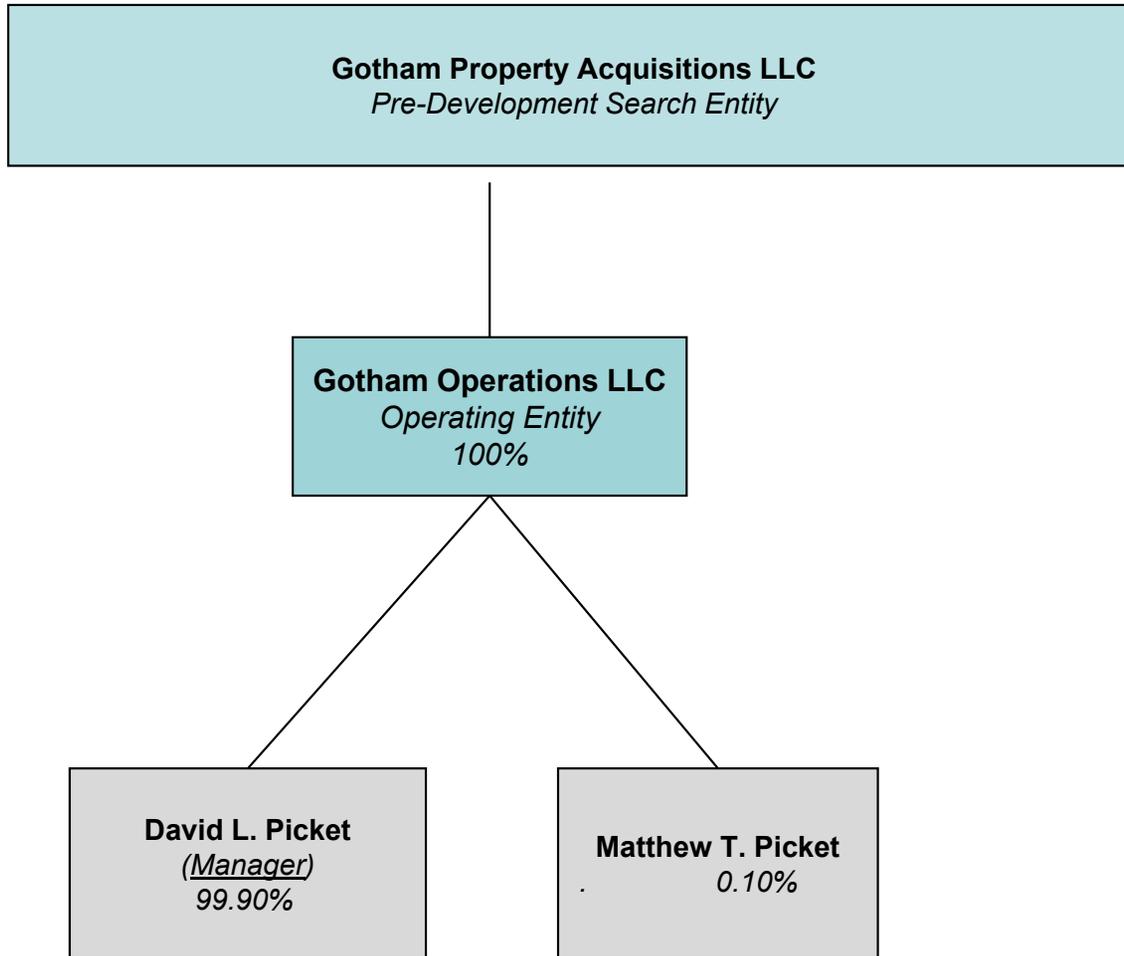


Exhibit O

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

**AFFIDAVIT IN SUPPORT OF APPLICATION FEE WAIVER FOR
THE FLATLANDS LANDFILL AUTO WRECKING PROJECT 6 SITE**

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

1. I am a member of Gotham Operations LLC, which is the sole member of Gotham Property Acquisitions 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 200 fully affordable senior rental homes in a mixed-use, residential, and commercial building along with publicly accessible landscaped 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

GOTHAM PROPERTY ACQUISITION 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

3/21/29

Exhibit P

Flatlands Landfill Auto Wrecking Project 6 Site
Brooklyn, New York
NYSDEC BCP Site No.: C224453
Langan Project No.: 100688808

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