

**IUV Phase 2B Owner, LLC  
Brownfield Cleanup Program Application  
Louisiana Ave Landfill Auto Wrecking Project 7 Site  
Louisiana Avenue and P/O 12020 Flatlands  
Brooklyn, New York 11207**



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

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SUBMITTAL INSTRUCTIONS:

- 1. Compile the application package in the following manner:
a. one file in non-fillable PDF which includes a Table of Contents, the application form, and supplemental information...
2. \*OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.

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

a. VIA SITE CONTROL DROPBOX:

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

a. VIA GROUND MAIL:

- Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
Mail the external storage device to the following address:
Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7015

Form with fields for SITE NAME, BCA amendment questions, and site numbers. Includes radio buttons for Yes/No.



## BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

SECTION I: Property Information						
PROPOSED SITE NAME <b>Louisiana Ave Landfill Auto Wrecking Project 7 Site</b>						
ADDRESS/LOCATION <b>___ Louisiana Avenue and Portion of 12020 Flatlands Avenue</b>						
CITY/TOWN <b>Brooklyn</b>				ZIP CODE <b>11207</b>		
MUNICIPALITY (LIST ALL IF MORE THAN ONE) <b>New York City</b>						
COUNTY <b>Kings</b>				SITE SIZE (ACRES) <b>1.049</b>		
LATITUDE			LONGITUDE			
40	°	39	′	2.167	″	
-73	°	53	′	20.558	″	
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.						
<b>ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.</b>						
Parcel Address		Section	Block	Lot	Acreage	
Portion of 12020 Flatlands Avenue		3	4430	p/o 1	0.553	
___ Louisiana Avenue		3	4430	101	0.496	
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 <input type="radio"/>	N <input checked="" 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 <a href="#">DEC's website</a> for more information) If yes, identify census tract: <u>1058.04</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"/>

<b>SECTION I: Property Information (continued)</b>		<b>Y</b>	<b>N</b>						
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 checked="" type="radio"/>	<input type="radio"/>						
<b>Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.</b>									
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.		<b>Y</b>	<b>N</b>						
		<input checked="" type="radio"/>	<input type="radio"/>						
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?		<input type="radio"/>	<input checked="" type="radio"/>						
17. If you have answered YES to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?		<input type="radio"/>	<input type="radio"/>						
<b>NOTE:</b> If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.									
<b>If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.</b>									
<b>Initials of each Requestor:</b>  _____									

**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?  
 N/A

SECTION IV: Land Use Factors		
1. What is the property's current municipal zoning designation? <u>R7-2 and 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 11/26/2002		
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 by a former marshland that was landfilled in with ash and solid waste, before being used as an auto wrecking facility junk yard and parking lot.

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

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Simeon Maleh			
ADDRESS c/o Gotham Organization, 111 Fifth Avenue, 9th Floor			
CITY New York		STATE NY	ZIP CODE 10003
PHONE (212) 716-2536	EMAIL smaleh@gothamorg.com		
REQUESTOR'S CONSULTANT (CONTACT NAME) Amanda Forsburg			
COMPANY Langan Engineering			
ADDRESS 300 Kimball Drive, 4th Floor			
CITY Parsippany		STATE NJ	ZIP CODE 07054
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		

<b>SECTION IX: Program Fee</b>		
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.		
	<b>Y</b>	<b>N</b>
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"/>

<b>SECTION X: Requestor Eligibility</b>		
If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.		
	<b>Y</b>	<b>N</b>
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.  <div style="text-align: right;">N/A <input checked="" type="radio"/></div>	<input type="radio"/>	<input type="radio"/>
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	<input type="radio"/>	<input checked="" type="radio"/>
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	<input type="radio"/>	<input checked="" type="radio"/>

SECTION XII: Site Contact List
<p>To be considered complete, the application must include the Brownfield Site Contact List in accordance with <i>DER-23: Citizen Participation Handbook for Remedial Programs</i>. Please attach, at a minimum, the names and mailing addresses of the following:</p> <ul style="list-style-type: none"> <li>• The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.</li> <li>• Residents, owners, and occupants of the property and adjacent properties.</li> <li>• Local news media from which the community typically obtains information.</li> <li>• The public water supplier which services the area in which the property is located.</li> <li>• Any person who has requested to be placed on the contact list.</li> <li>• The administrator of any school or day care facility located on or near the property.</li> <li>• The location of a document repository for the project (e.g., local library). <b>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.</b> In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.</li> <li>• For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.</li> </ul>

**SECTION XIII: Statement of Certification and Signatures**

(By requestor who is an individual)

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

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

(By a requestor other than an individual)

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

Date: 12/12/25 Signature: 

Print Name: David Picket

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

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

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

**BCP App Rev 17**

Please respond to the questions below and provide additional information and/or documentation as required. <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**

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

### **ENVIRONMENTAL REPORTS:**

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

## SECTION I – PROPERTY INFORMATION

The Site is located at the following address:

Parcel Address	Tax Parcel Identification No.	Acreage <sup>1</sup>
Portion of 12020 Flatlands Avenue	Brooklyn-4430-p/o 1	0.553
___ Louisiana Avenue	Brooklyn-4430-101	0.496

The Site is a total of 1.049-acres. 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 not correspond to the tax boundary. The Site consists of newly reapportioned Lot 101 and a portion of 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, Environmental Justice and En-Zone Maps are in Exhibit C. The Site is located in an EnZone Type A, Census Tract 1058.04. The Site is not located in a BOA. The Site is located in an EJ and disadvantaged community area. According to the New York State Disadvantaged Communities Map, the Site is located on Census Tract 36047105804, which has an environmental burden higher than 64.97% of Census Tracts statewide and a population vulnerability higher than 85.71% percent of Census Tracts statewide.

### 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.

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<sup>1</sup> Acreages were determined using the survey and metes & bounds description created by Central Point Associates Inc., PC. Please See Exhibit B – Survey and metes & bounds description.

## 14. Property Description and Environmental Assessment

### A. Site Location

The Site is located at the following address:

Parcel Address	Tax Parcel Identification No.
12020 Flatlands Avenue	Block 4430, Lot 1 (portion of)
___ Louisiana Avenue	Block 4430, Lot 101

The Site located in an urban area of the Brooklyn, New York 11207. The closest body of water to the Site is Fresh Creek, which is approximately 0.097 miles from 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 the entrance driveway into the associated 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. This District allows for commercial and residential use. The Site currently has a commercial use and is occupied by asphalt parking lot. The surrounding properties are primarily commercial. North of the Site is Flatlands Avenue, beyond which is a flea market and a two-story self-storage building. Beyond this are more commercial buildings and some manufacturing buildings. South and east of the Site is the three-story religious institution identified as the Christian Cultural Center and its paved parking lot. Further to the south and east are residential uses. West of the Site is Louisiana Avenue, across from which is a shopping center with two one-story buildings and a paved parking lot. Further west there are more commercial buildings. The nearest residential area is approximately 0.11 miles southeast of the Site.

### D. Past Use of the Site

The Site is comprised of former marshland that was filled in with ash and waste from New York City's solid waste incinerator, and it was then used for automotive wrecking and dismantling from 1954 to 1981 and possibly as late as 2001. The historical owners and operators associated with the Site are further described below and in Exhibit F - Previous Owners and Operators List.

### E. Site Geology and Hydrogeology

According to the Surficial Geologic Map of New York by the New York State Museum State Geological Survey, the surficial geology of the Site consists of outwash sand and gravel that is a generally well-rounded and stratified layer of coarse to fine gravel with sand. The NYS Geological

Survey Map & Chart Series Number 15, geology at the Site consists of coastal plain deposits of the Monmouth Group, Matawan Group, and the Magothy Formation. Soil borings from the Phase II Environmental Investigation (EI) conducted by Langan in 2018, as well as more recent investigations, 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.

#### F. Environmental Assessment

In soil, SVOCs were detected in exceedance of the Restricted Residential Soil Cleanup Objective (RRSCOs) including benzo(a)pyrene (max of 1.36 mg/kg). SVOCs and VOCs were also detected exceeding Protection of Groundwater Soil Cleanup Objectives (PGSCOs) including acetone (max of 0.4 mg/kg), benzene (max of 0.27 mg/kg), methyl ethyl ketone (max of 0.12 mg/kg), 1,2-dichlorobenzene (max of 1.44 mg/kg), 2-methylphenol (max of 0.531 mg/kg), 3&4 methylphenol (max of 0.531 mg/kg), benzo(a)anthracene (max of 1.18 mg/kg), and chrysene (max of 1.08 mg/kg). Metals were also detected in exceedance of the RRSCOs including arsenic (max of 21.1 mg/kg), barium (max of 2,170 mg/kg), cadmium (max of 25.4 mg/kg), chromium, trivalent (max of 968 mg/kg), copper (max of 391 mg/kg), lead (max of 2,590 mg/kg), and mercury (max of 3.05 mg/kg). Nickel (max of 173 mg/kg) and selenium (max of 5.84 mg/kg) were also detected exceeding PGSCOs. Total PCBs also exceeded their RRSCO, detected at a maximum of 13.5 mg/kg.

In groundwater, metals were detected in exceedance of the Ambient Water Quality Standards (AWQS) including iron (max of 43,500 µg/L), lead (max of 87 µg/L), magnesium (max of 50,700 µg/L), manganese (max of 9,120 µg/L), and sodium (max of 89,700 µg/L).

In soil vapor and ambient air samples, VOCs were detected within the 5 samples collected from the Site including 1,1-dichloroethane (max of 3.3 µg/m<sup>3</sup>), 1,1-dichloroethene (max of 1.8 µg/m<sup>3</sup>), 1,2,4-trimethylbenzene (max of 3.5 µg/m<sup>3</sup>), 1,3-butadiene (max of 1.3 µg/m<sup>3</sup>), 2,2,4-trimethylpentane (max of 1,600 µg/m<sup>3</sup>), acetone (max of 300 µg/m<sup>3</sup>), acrolein (max of 0.26 µg/m<sup>3</sup>), benzene (max of 610 µg/m<sup>3</sup>), carbon disulfide (max of 400 µg/m<sup>3</sup>), chloroform (max of 9.5 µg/m<sup>3</sup>), chloromethane (max of 1.6 µg/m<sup>3</sup>), cis-1,2-dichloroethane (max of 44 µg/m<sup>3</sup>), cyclohexane (max of 580 µg/m<sup>3</sup>), cymene(max of 1.1 µg/m<sup>3</sup>), dichlorodifluoromethane (max of 17 µg/m<sup>3</sup>), ethyl acetate (max of 6 µg/m<sup>3</sup>), ethylbenzene (max of 24 µg/m<sup>3</sup>), isopropanol (max of 33 µg/m<sup>3</sup>), isopropylbenzene (max of 140 µg/m<sup>3</sup>), M,P-xylene (max of 220 µg/m<sup>3</sup>), methyl ethyl ketone (max of 72 µg/m<sup>3</sup>), methyl isobutyl ketone (max of 0.68 µg/m<sup>3</sup>), methylene chloride (max of 0.42 µg/m<sup>3</sup>), naphthalene (max of 0.68 µg/m<sup>3</sup>), n-butylbenzene (max of 0.94 µg/m<sup>3</sup>), n-heptane (max of 1,200 µg/m<sup>3</sup>), n-hexane (max of 780 µg/m<sup>3</sup>), n-propylbenzene (max of 26 µg/m<sup>3</sup>), o-xylene (max of 100 µg/m<sup>3</sup>), propylene (max of 8,700 µg/m<sup>3</sup>), sec-butylbenzene (max of 4.2 µg/m<sup>3</sup>), styrene (max of 7.7 µg/m<sup>3</sup>), t-butylbenzene (max of 3.7 µg/m<sup>3</sup>), tetrachloroethene (PCE) (max of 20 µg/m<sup>3</sup>), toluene (max of 110 µg/m<sup>3</sup>), total xylenes (max of 320 µg/m<sup>3</sup>), trans-1,2-dichloroethane (max of 5.1 µg/m<sup>3</sup>), trichloroethene (TCE) (max of 14 µg/m<sup>3</sup>), trichlorofluoromethane (max of 1.2 µg/m<sup>3</sup>), and vinyl chloride (max of 110 µg/m<sup>3</sup>).

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

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

## **SECTION II: PROJECT DESCRIPTION**

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

#### **4a. Short Project Description**

The Planned redevelopment of the Site entails construction of a single 12-story building with approximately 186 units of 100% affordable housing and approximately 3,300 square feet of neighborhood retail space. The residential component will include a resident lounge with computers providing internet access, exterior amenity space, and a children's playroom. This project also includes the development of a publicly accessible open space that will provide a large entry point to the Innovative Urban Village and the existing Christian Cultural Center from the corner of Flatlands Avenue and Louisiana Avenue. The exterior open space will include passive seating areas, large pathways, and outdoor sculptures. Additionally, the project includes the further construction of the Innovation Way, providing an interior publicly accessible connection across the Innovative Urban Village.

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

#### **4b. Schedule – Commencement through COC**

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

## 5. Green and Sustainable Remediation (GSR)

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

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

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

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

An environmental footprint analysis will be completed, which will use an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWise™ (available in the Sustainable Remediation Forum [SURF] library) or similar

Department accepted tool and construction considerations should reference NYSDEC standard specification 01 89 29-Green Remediation Practice and the associated Form A – Summary of Green Remediation Metrics will be used to track actual metrics for the footprint analysis. Contractors will also pay attention to the carbon emissions used in the material generation and transportation to reduce the carbon footprint and recycling applicability where possible. This extends to the use of drilling fluids that are biodegradable and chemicals that are not harmful or hazardous during site operations. Contractors will reference the ISS Factsheet provided by the NYSDEC when selecting materials, methods and general operations for this work.

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

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

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

## **6. Climate Change Screening or Vulnerability Assessment**

The Site is entering the program at the investigation Stage, therefore, a Climate Change Screening or Vulnerability Assessment is not required at this time. The remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the Site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities. The closest body of water to the Site is the Fresh Creek, which is approximately 0.097 miles from the Site. The Site is not located in a flood zone. See Exhibit D – Flood Map. However, a new stormwater detention basin is being constructed on this Site to account for the possible impacts from climate change and to address potential flooding events. This new stormwater detention basin will address potential flooding impacts not only for this Site but adjacent properties and the existing Christian Cultural Center.

## SECTION III: ECOLOGICAL CONCERNS

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

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

This Site is located in a highly urbanized area. Even though the Site is .097 miles from Fresh Creek Nature Preserve, there are no confirmed discharges at the Site. The groundwater analytical results revealed only metals in groundwater above the SGVs. No point source of contamination to the 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. Based on the requirements of Section 3.10 and Appendix 3C of DER-10, completion of an FWRIA is not required for the Site. Please see Exhibit P – FWRIA Checklist and Support Narrative Document > Section II: Ecological Concerns > Question 4.

Please see the DEC Environmental Resource Mapper link below.

[https://gisservices.dec.ny.gov/gis/erm/?\\_gl=1\\*faquhx\\*\\_ga\\*MTA0MDU5ODAxMi4xNjk2NTEwOTc0\\*\\_ga\\_QEDRGF4PYB\\*MTc0MTEwNDEwMy4xNTkuMS4xNzQxMTE1MzUxLjAuMC4w](https://gisservices.dec.ny.gov/gis/erm/?_gl=1*faquhx*_ga*MTA0MDU5ODAxMi4xNjk2NTEwOTc0*_ga_QEDRGF4PYB*MTc0MTEwNDEwMy4xNTkuMS4xNzQxMTE1MzUxLjAuMC4w)

## 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 allows for commercial and residential uses.

### 3-4. Current Use

This Site is currently an asphalt parking lot and entrance driveway into the CCC facility.

### 5. Intended Use Post Remediation

After the remediation, the Site will be used for mixed use commercial and 100% affordable residential purposes.

### 6. Post Remediation Use

Post remediation use of the Site entails construction of a single 12-story building with approximately 186 units of 100% affordable housing and approximately 3,300 square feet of neighborhood retail space. The residential component will include a resident lounge with computers providing internet access, exterior amenity space, and a children's playroom. This project also includes the development of a publicly accessible open space that will provide a large entry point to the Innovative Urban Village and the existing Christian Cultural Center from the

corner of Flatlands Avenue and Louisiana Avenue. The exterior open space will include passive seating areas, large pathways, and outdoor sculptures. Additionally, the project includes the further construction of the Innovation Way, providing an interior publicly accessible connection across the Innovative Urban Village.

**7. Renewable Energy Facility**

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

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

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

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

Yes, the project is consistent with the City of New York 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 adorable housing.<sup>2</sup> 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
12020 Flatlands Avenue	Christian Cultural Center, Inc.	11/26/2002
___ Louisiana Avenue	Christian Cultural Center, Inc.	11/26/2002

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 Owner and Operator list is attached in Exhibit F. This Exhibit includes both current and previous property owners and operators by name, last known address, telephone

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

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;
- c. September 2022 Final Environmental Impact Statement prepared by VHB for Innovative Urban Living, LLC;
- d. January 2026 Phase I Environmental Site Assessment prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. for IUV Phase 2B Owner, LLC;
- e. January 2026 Phase II Environmental Site Assessment prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. for IUV Phase 2B Owner, LLC; and
- f. January 2026 Remedial Investigation Work Plan prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. for IUV Phase 2B Owner, LLC.

**Sampling Data**

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

**2. Environmental Assessment**

Based on the investigations conducted to date, the primary contaminants of concern are SVOCs, metals, and PCBs 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)
<b>VOCs</b>						
Acetone	0	10	0.4	100	0.03	10–12
Benzene	0	1	0.27	3.7	0.06	10–12
Methyl Ethyl Ketone	0	1	0.12	100	0.1	10–12
<b>SVOCs</b>						
1,2-Dichlorobenzene	0	1	1.44	100	1.1	11–13

2-Methylphenol	0	1	0.531	100	0.33	11-13
3&4 Methylphenol	0	1	0.531	100	0.33	11-13
Benzo(a)anthracene	0	1	1.18	1.4	1	0-2
Benzo(a)pyrene	1	0	1.36	1	22	0-2
Chrysene	0	1	1.08	4.9	1	0-2
<b>PCBs</b>						
Total PCBs	2	2	13.5	1	3.2	10-12
<b>Metals</b>						
Arsenic	1	1	21.1	16	16	10-12
Barium	6	4	2,170	410	820	10-12
Cadmium	4	1	25.4	2.5	7.5	10-12
Chromium, Trivalent	2	N/A	968	110	NS	10-12
Copper	2	0	391	280	1,720	10-12
Lead	4	4	2,590	400	450	10-12
Mercury	8	4	3.05	0.3	0.73	13-15
Nickel	0	1	173	320	130	10-12
Selenium	0	1	5.84	110	4	10-12
Zinc	1	3	7,470	6,600	2,480	10-12

#### Groundwater:

Analyte > AWQS	Detections > AWQS	Max Detection (µg/L)	AWQS (µg/L)
<b>Metals - Dissolved</b>			
Iron	4	13,400	300
Magnesium	1	50,700	35,000
Manganese	4	1,510	300
Sodium	2	78,000	20,000
<b>Metals - Total</b>			
Iron	5	43,500	300
Lead	1	87	25
Manganese	4	9,120	300
Sodium	2	89,700	20,000

#### Soil Vapor:

Analytes	Total Detections	Max Detection (µg/m <sup>3</sup> )	Type
<b>VOCs</b>			
1,1-Dichloroethane	1	3.3	SV
1,1-Dichloroethene	1	1.8	SV
1,2,4-Trimethylbenzene	2	3.5	SV
1,3-Butadiene	1	1.3	SV
2,2,4-Trimethylpentane	4	1,600	SV
Acetone	5	300	SV

Acrolein	1	0.26	AA
Benzene	5	610	SV
Carbon Disulfide	2	400	SV
Chloroform	1	9.5	SV
Chloromethane	3	1.6	AA
Cis-1,2-Dichloroethane	4	44	SV
Cyclohexane	4	580	SV
Cymene	1	1.1	SV
Dichlorodifluoromethane	3	17	SV
Ethyl Acetate	2	6	SV
Ethylbenzene	5	24	SV
Isopropanol	5	33	SV
Isopropylbenzene	4	140	SV
M,P-Xylene	5	220	SV
Methyl Ethyl Ketone	2	72	SV
Methyl Isobutyl Ketone	1	0.68	AA
Methylene Chloride	1	0.42	AA
Napthalene	1	0.68	AA
n-Butylbenzene	1	0.94	SV
n-Heptane	2	1,200	SV
n-Hexane	5	780	SV
n-Propylbenzene	3	26	SV
o-Xylene	5	100	SV
Propylene	4	8,700	SV
Sec-Butylbenzene	2	4.2	SV
Styrene	1	7.7	SV
T-Butylbenzene	1	3.7	SV
Tetrachloroethene (PCE)	3	20	SV
Toluene	4	110	SV
Total Xylenes	5	320	SV
Trans-1,2-Dichloroethane	2	5.1	SV
Trichloroethene (TCE)	2	14	SV
Trichlorofluoromethane	2	1.2	SV/AA
Vinyl Chloride	4	110	SV

### 3. Past Land Use

#### 1. Past Use of the Site

The Site was undeveloped marshland until around 1924, by which time the Site was landfilled and the northern portions converted to farmland. The 1928 Sanborn map depicts a one-story shed and one-story house in the southwestern portion of the Site, and a one-story building of unknown use near the center of the Site. None of these three structures were present in the 1950 Sanborn map. Beginning in 1954 the Site began to be used as an automobile junk yard, and the majority of the

Site retained this use until 1983. Iso Auto Wreckers operated the Site from 1960 to 1976. From 1977 to 1981, the northern portion of the Site also contained a one-story office building along Flatlands Avenue. By 1984, the Site had been cleared and it was largely 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 that Langan identified is the Site's usage as an automobile wrecking facility and junkyard from 1954 to 1983 that likely led to adverse environmental impacts on the subsurface from undocumented petroleum releases. The second REC is the presence of contaminated fill on-Site, resulting from the former marshland on the Site being filled in with ash and waste from New York City's solid waste incinerator during the early 1900s. The first BER Langan identified is the current and historic operations on surrounding properties that include automobile junking, auto repair, and a dry cleaner. The second BER is the Site's E-Designation for Hazardous Materials, Air Quality, and Noise, so any redevelopment activities will need to be completed with the New York City Office of Environmental Remediation's oversight. The third and final BER that Langan identified was the potential presence of undocumented underground heating oil storage tanks that could have supplied heat to buildings that previously existed on-Site.

Langan also completed a Phase II Environmental Investigation (EI) for the Site in January 2026. This EI consisted of 12 soil samples from 6 soil borings, 4 groundwater samples from 3 monitoring wells, and 4 soil vapor samples taken from 3 temporary soil vapor points. Contaminated fill was detected in soil samples taken from all 6 borings from ground surface down to 15 feet bgs. SVOCs were detected above RRSCOs in one soil boring at a depth of 0 to 2 feet bgs. Metals were found exceeding RRSCOs in soil samples across the Site between 5 and 15 feet bgs, and PCBs were detected above RRSCOs in two soil samples. These findings indicate the heterogeneous nature of the fill material at the Site, and benzene found in one soil sample may be associated with the Site's historical auto junking use. In groundwater, both dissolved and total metals were found across the Site. Soil vapor sampling revealed chlorinated VOCs, petroleum-related VOCs, and other VOCs. The presence of both the chlorinated VOCs and petroleum-related VOCs was likely by the Site's auto junking past. Langan concluded that the contaminated fill would likely require special handling and disposal during any future Site work.

Langan also completed a RIWP for the Site in January 2026. The RIWP's goal is to investigate and characterize the nature and extent of contamination on or emanating from the Site. First, Langan will coordinate with a private utility markout contractor to complete a full geophysical survey of the accessible portions of the Site to scan for subsurface anomalies, structure, piping, and previously undiscovered underground storage tanks. An additional 29 soil borings will be advanced in areas of concern identified during Phase II sampling to evaluate the extent of impacts previously identified and to plan for potential remedial options. All soil borings will be advanced to approximately 15 bgs. Thirteen (13) of these soil borings will be for the purposes of generally characterizing soil conditions. Eight (8) borings will be completed to horizontally delineate the elevated concentrations of PCBs identified in LSB-1 from the May 2018 Phase II EI. The final eight (8) soil borings will be advanced to horizontally delineate the elevated concentrations of metal seen in LSB04 during the December 2025 Phase II EI. Four (4) additional permanent monitoring wells will be installed, and groundwater samples taken from these new wells and the three (3) 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 IUV Phase 2B Owner, LLC, a New York limited liability company, located at 111 Fifth Avenue, 9th Floor, New York, NY 10003. IUV Phase 2B Owner, LLC, is authorized to do business in the State of New York. See Exhibit J - NYSDOS Entity Information. See the Organization Chart in Exhibit N for the members in the Requestor's LLC.

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

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

**Please refer to the BCP Application Form.**

## **SECTION IX: PROGRAM FEE**

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

## **SECTION X: REQUESTOR ELIGIBILITY**

**1-10. Please refer to BCP Application Form.**

**11. Unregistered bulk storage tanks**

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

**12-13. REQUESTOR CERTIFICATION**

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

**14. Requestor's Relationship to the Site:**

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

Louisiana Ave Landfill Auto Wrecking Project 7 Site  
Portion of 12020 Flatlands Avenue (Brooklyn-4430-p/o 1) and  
Louisiana Avenue (Brooklyn-4430-101)  
Brooklyn, New York 11207


**Legend:**  
— Site Property Boundary

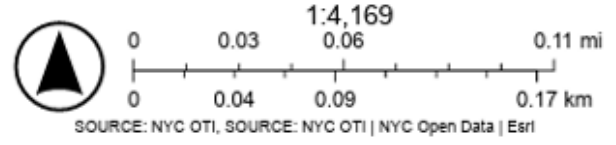
Corresponding page  
lists adjacent property owners by  
letter A – P



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

December 2025  
Source: NYC Property Information Portal

  
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.



<b>Letter</b>	<b>Owner(s) Name(s)</b>	<b>Property Address</b>	<b>Section-Block-Lot</b>
<b>1</b>	Christian Cultural Center, Inc.	_____ Louisiana Avenue	Brooklyn-4430-101
<b>2</b>	Christian Cultural Center, Inc.	Portion of 12020 Flatlands Avenue	Brooklyn-4430-p/o 1

<b>Letter</b>	<b>Adjacent Property Owner(s) Name(s)</b>	<b>Property Address</b>	<b>Section-Block-Lot</b>
<b>A</b>	Sheradel Associates	430 Louisiana Avenue	Brooklyn-8235-48
<b>B</b>	11110 Flatlands Avenue LLC	11110 Flatlands Avenue	Brooklyn-8235-53
<b>C</b>	Flatlands Self Storage NYC, LLC	12015 Flatlands Avenue	Brooklyn-4408-1
<b>D</b>	Flatlands & Canarsie Realty, Inc.	12025 Flatlands Avenue	Brooklyn-4409-37
<b>E</b>	Flatlands & Canarsie Realty, Inc.	27 Flatlands Avenue	Brooklyn-4409-36
<b>F</b>	Flatlands & Canarsie Realty, Inc.	29 Flatlands Avenue	Brooklyn-4409-35
<b>G</b>	Flatlands & Canarsie Realty, Inc.	12033 Flatlands Avenue	Brooklyn-4409-34
<b>H</b>	Flatlands & Canarsie Realty, Inc.	33 Flatlands Avenue	Brooklyn-4409-33
<b>I</b>	Flatlands & Canarsie Realty, Inc.	12041 Flatlands Avenue	Brooklyn-4409-29
<b>J</b>	12049 Flatlands Ave. Corp.	12049 Flatlands Avenue	Brooklyn-4410-29
<b>K</b>	Peter Bill Stathakos	12079 Flatlands Avenue	Brooklyn-4411-34
<b>L</b>	IUV Phase 1B Housing Development Fund Corporation	35 Inspiration Lane	Brooklyn-4434-1
<b>M</b>	Council Towers IV HDFC	1180 Pennsylvania Avenue	Brooklyn-4431-70
<b>N</b>	NYC Housing Authority	1 Vandalia Avenue	Brooklyn-4431-100
<b>O</b>	Christian Cultural Center, Inc.	_____ Flatlands Avenue	Brooklyn-4430-10
<b>P</b>	Christian Cultural Center, Inc.	_____ Flatlands Avenue	Brooklyn-4430-5

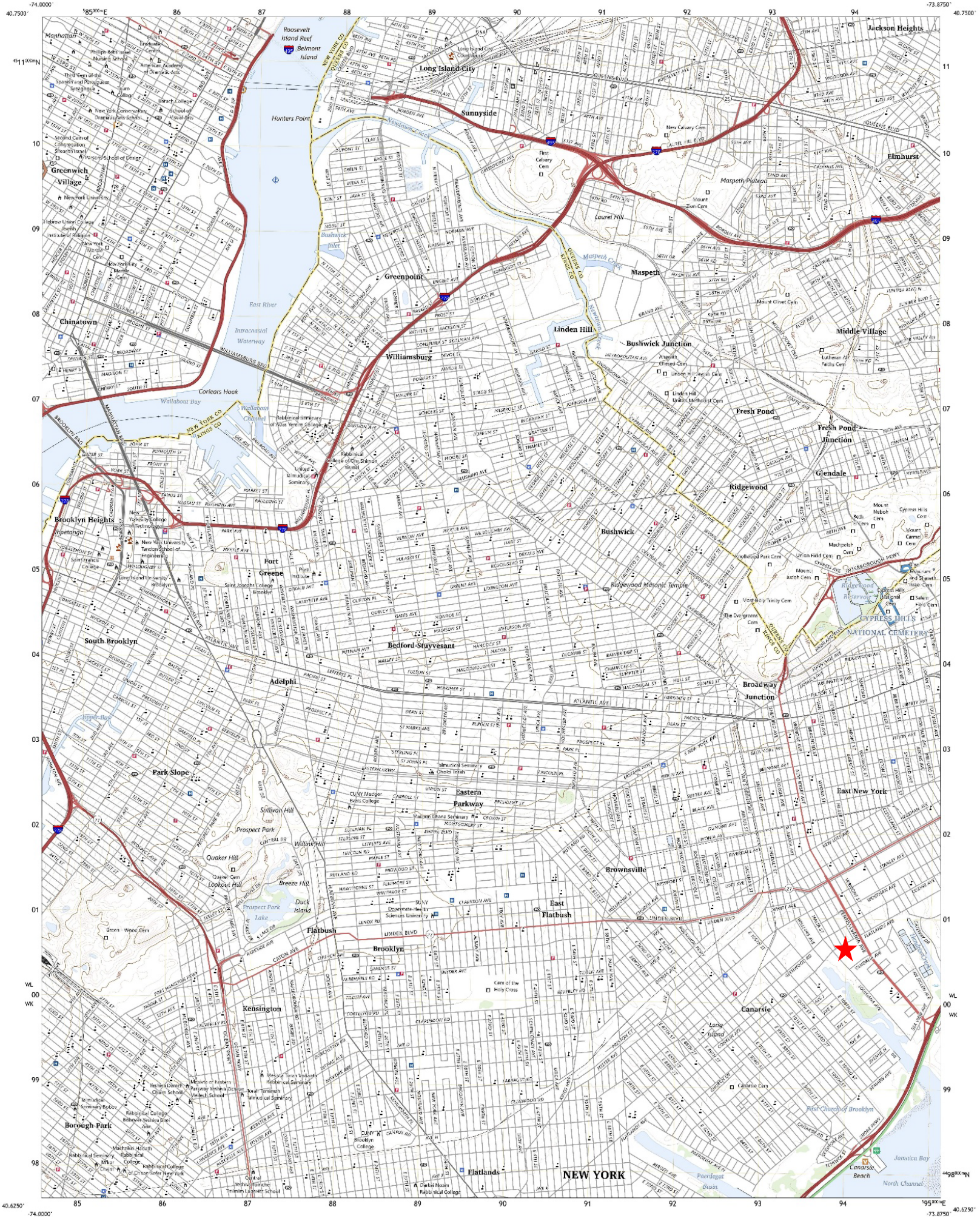
# SITE LOCATION MAP



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



BROOKLYN QUADRANGLE  
NEW YORK  
7.5-MINUTE SERIES

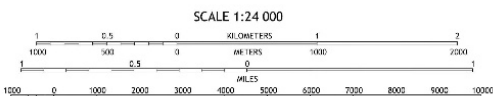


Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83)  
World Geodetic System of 1984 (WGS84) Projections and  
1 000-meter grid/Universal Transverse Mercator, Zone 18T  
This map is not a legal document. Boundaries may be  
generalized for this map scale. Private lands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

Language: ..... NAD, August 2017 December 2017  
Roads: ..... U.S. Census Bureau, 2016 - 2021  
Names: ..... National Hydrography Dataset, 1999 - 2023  
Hydrography: ..... National Hydrography Dataset, 2002 - 2022  
Contours: ..... National Elevation Dataset, 2015  
Boundaries: ..... Multiple sources; see metadata file 2013 - 2022  
wetlands: ..... National Wetlands Inventory 2004

UTM GRID AND 2011 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

17Q UTM Zone	12° 50' N Magnetic North
18Q UTM Zone	12° 50' N Magnetic North
19Q UTM Zone	12° 50' N Magnetic North
20Q UTM Zone	12° 50' N Magnetic North



ROAD CLASSIFICATION

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

ADJOINING QUADRANGLES

1	2	3
4	5	6
7	8	9

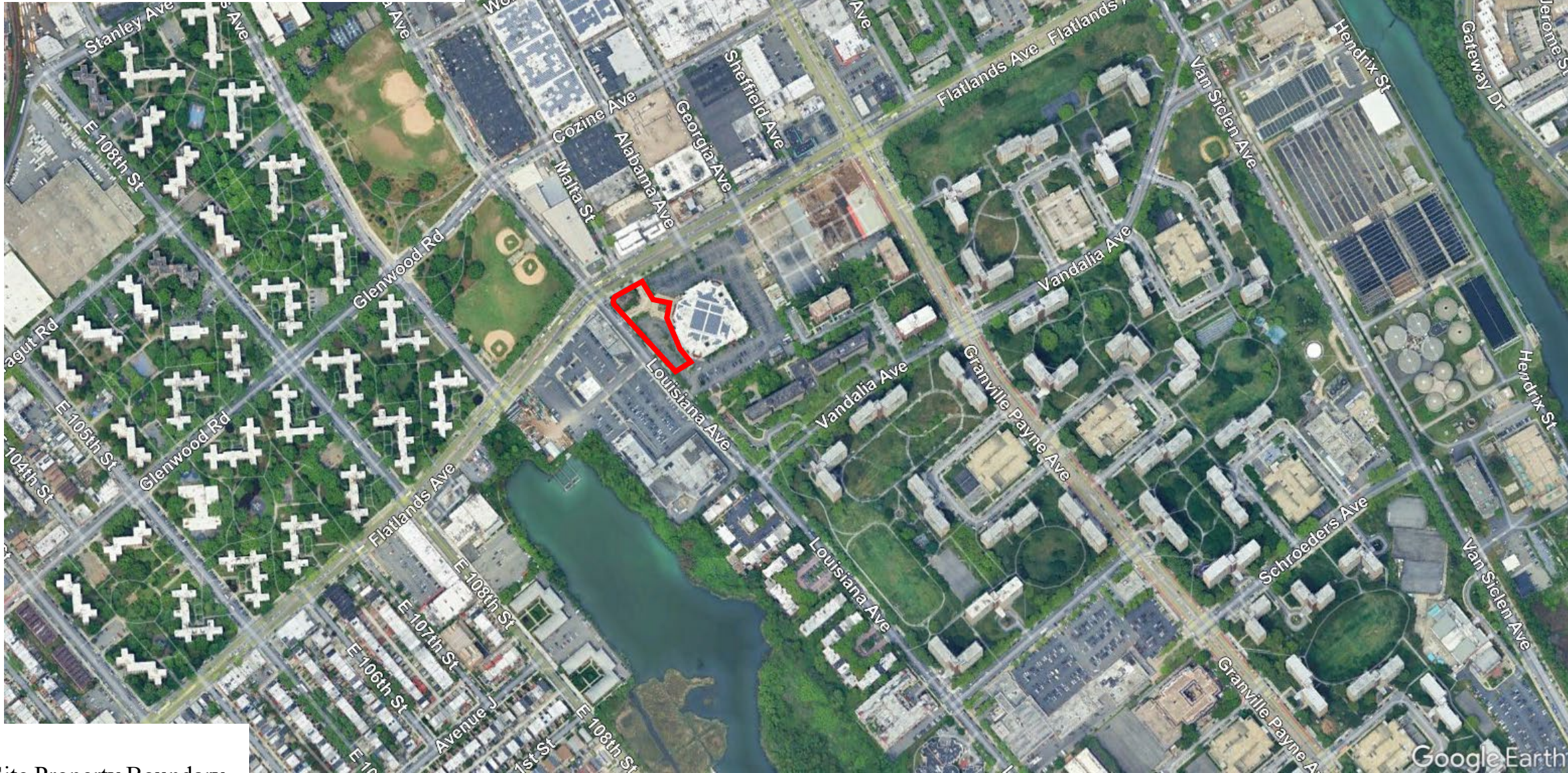
- 1 Woodhull Park
- 2 Flatbush
- 3 Flatbush
- 4 Flatbush
- 5 Flatbush
- 6 The Narrows
- 7 Coney Island
- 8 Flat Rockway

BROOKLYN, NY  
2023



# Street Map

Louisiana Ave Landfill Auto Wrecking Project 7 Site  
Portion of 12020 Flatlands Avenue (Brooklyn-4430- p/o 1) and  
Louisiana Avenue (Brooklyn-4430-101)  
Brooklyn, New York 11207



**Legend:**  
— Site Property Boundary

# **EXHIBIT B**



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

**SURVEYOR'S DESCRIPTION**

BLOCK 4430, LOT 101 & PORTION OF LOT 1  
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.) AT 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 EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FLATLANDS AVENUE A DISTANCE OF 126.22 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 SIX (6) COURSES AND DISTANCES:

1. SOUTHERLY, AT THE RIGHT ANGLE TO THE PREVIOUS COURSE, A DISTANCE OF 77.37 FEET TO AN ANGLE POINT;
2. SOUTHERLY, ALONG THE LINE FORMING AN EXTERIOR ANGLE OF 135 DEGREES 00 MINUTES 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 89.84 FEET TO AN ANGLE POINT;
3. SOUTHERLY, AT THE RIGHT ANGLE TO THE PREVIOUS COURSE, A DISTANCE OF 91.55 FEET TO AN ANGLE POINT;
4. SOUTHERLY, ALONG THE LINE FORMING AN EXTERIOR ANGLE OF 135 DEGREES 00 MINUTES 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 121.65 FEET TO AN ANGLE POINT;
5. SOUTHERLY, ALONG THE LINE FORMING AN EXTERIOR ANGLE OF 169 DEGREES 10 MINUTES 36 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 50.08 FEET TO AN ANGLE POINT;
6. SOUTHERLY, ALONG THE LINE FORMING AN INTERIOR ANGLE OF 79 DEGREES 10 MINUTES 36 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 83.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LOUISIANA AVENUE;

THENCE NORTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LOUISIANA AVENUE FORMING AN INTERIOR ANGLE OF 100 DEGREES 49 MINUTES 24 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 362.74 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, HAVING A RADIUS OF 17.00 FEET, A CENTRAL ANGLE OF 100 DEGREES 49 MINUTES 46 SECONDS AND AN ARC LENGTH OF 29.92 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 45,677 SQUARE FEET OR 1.049 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 101 & PORTION OF LOT 1 EXHIBIT, FLATLANDS AVENUE, BOROUGH OF BROOKLYN, KINGS COUNTY, CITY AND STATE OF NEW YORK" DATED 12-05-2025 LAST REVISED ON 01-06-2026 AS REVISION #1.

CONTROL POINT ASSOCIATES, INC. PC



1/7/2026

ANDREW J. FLANAGAN  
NEW YORK PROFESSIONAL  
LAND SURVEYOR #50417

DATE

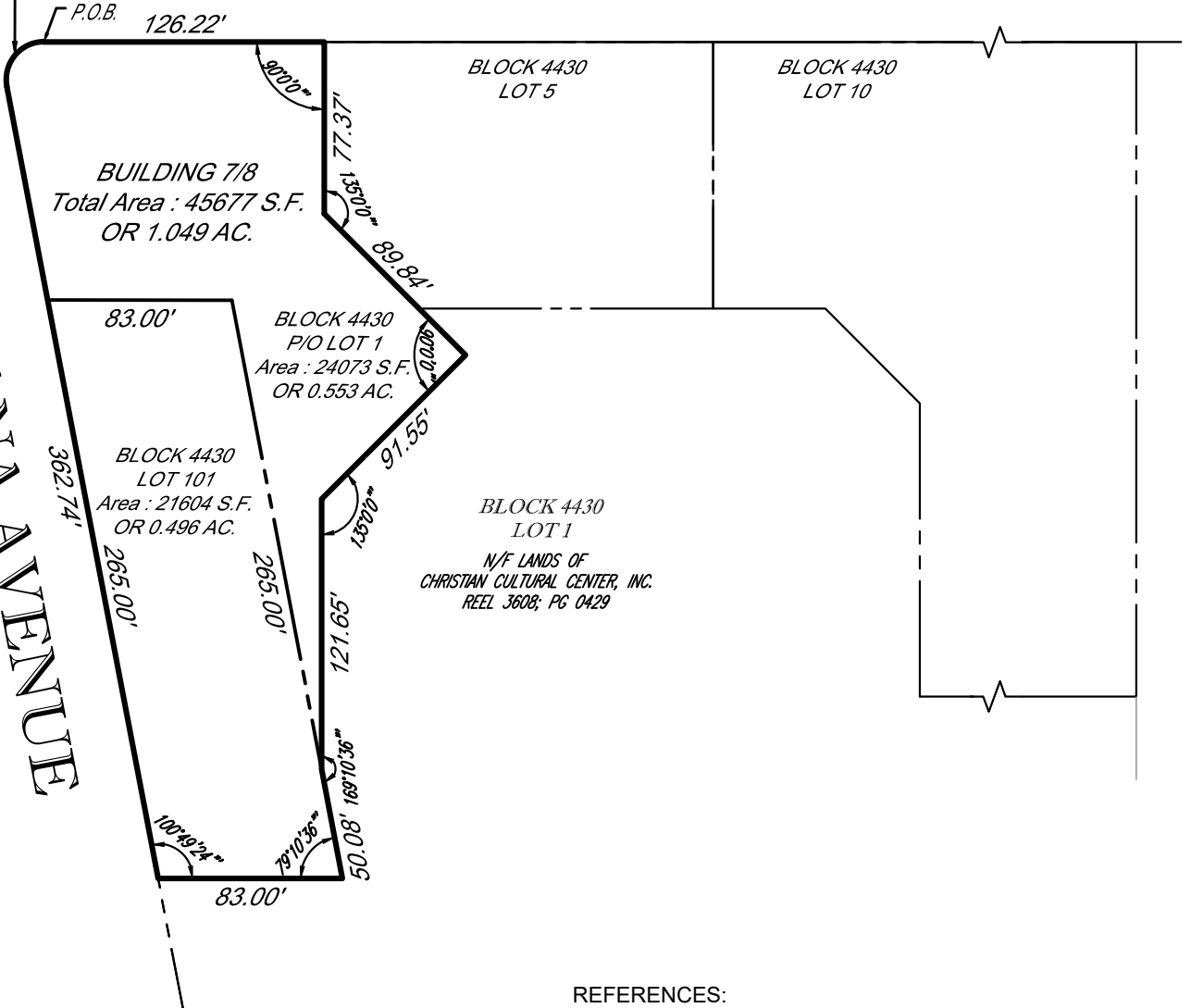


# FLATLANDS AVENUE

(110' WIDE R.O.W.)

$R=17.00'$   
 $\Delta=100^{\circ}49'46''$   
 $L=29.92'$

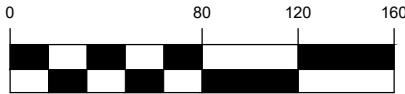
**LOUISIANA AVENUE**  
 (70' WIDE R.O.W.)



**REFERENCES:**

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

**GRAPHIC SCALE**



( IN FEET )  
 1 inch = 80 ft.

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



01-07-2026  
 DATE

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

FIELD DATE	LOT 101 & PORTION OF LOT 1 EXHIBIT				
FIELD BOOK NO.	BLOCK 4430, P/O LOT 1 & LOT 101				
FIELD BOOK PG.	FLATLANDS AVENUE				
FIELD CREW	BOROUGH OF BROOKLYN, KINGS COUNTY				
DRAWN:	CITY AND STATE OF NEW YORK				
M.W.	<b>CONTROL POINT ASSOCIATES, INC.</b> 275 BROAD HOLLOW RD, SUITE LL110 MELVILLE, NY 11747 631.580.2645 WWW.CPASURVEY.COM				
REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	SHEET
GS	A.J.F.	12-05-2025	1"=80'	04-200032-07	1 OF 1

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 845.691.7339  
 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: \_\_\_\_\_





Department of Finance

PROPERTY DIVISION

TAX MAP UNIT

FEE SHEET

Date: 12-24-25

Borough: 3

Block: 4430 - 4434

Lot: 1, 101, 5, 10

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

Tax Map Certification	\$10.00		
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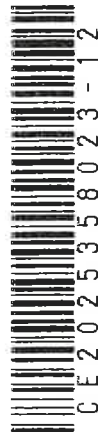
New Lot Request For Mergers Apportionments (RP-602), and Lot Request For Condominium Amendment Applications (RP-602CA)	\$73.00	4	\$292.00
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NYC Business Centers  
Department of Finance  
Manhattan Business Center  
66 John Street, 2nd Floor  
New York, NY 10038

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

Miscellaneous Fee  
2025358023-12-1  
CPRR Trans Code: 9507  
Transaction ID: 995500000000000000MCE02  
User Id: NYC4250  
Total: \$292.00

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



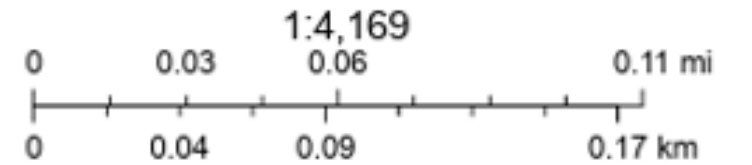
CE2025358023-12

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**

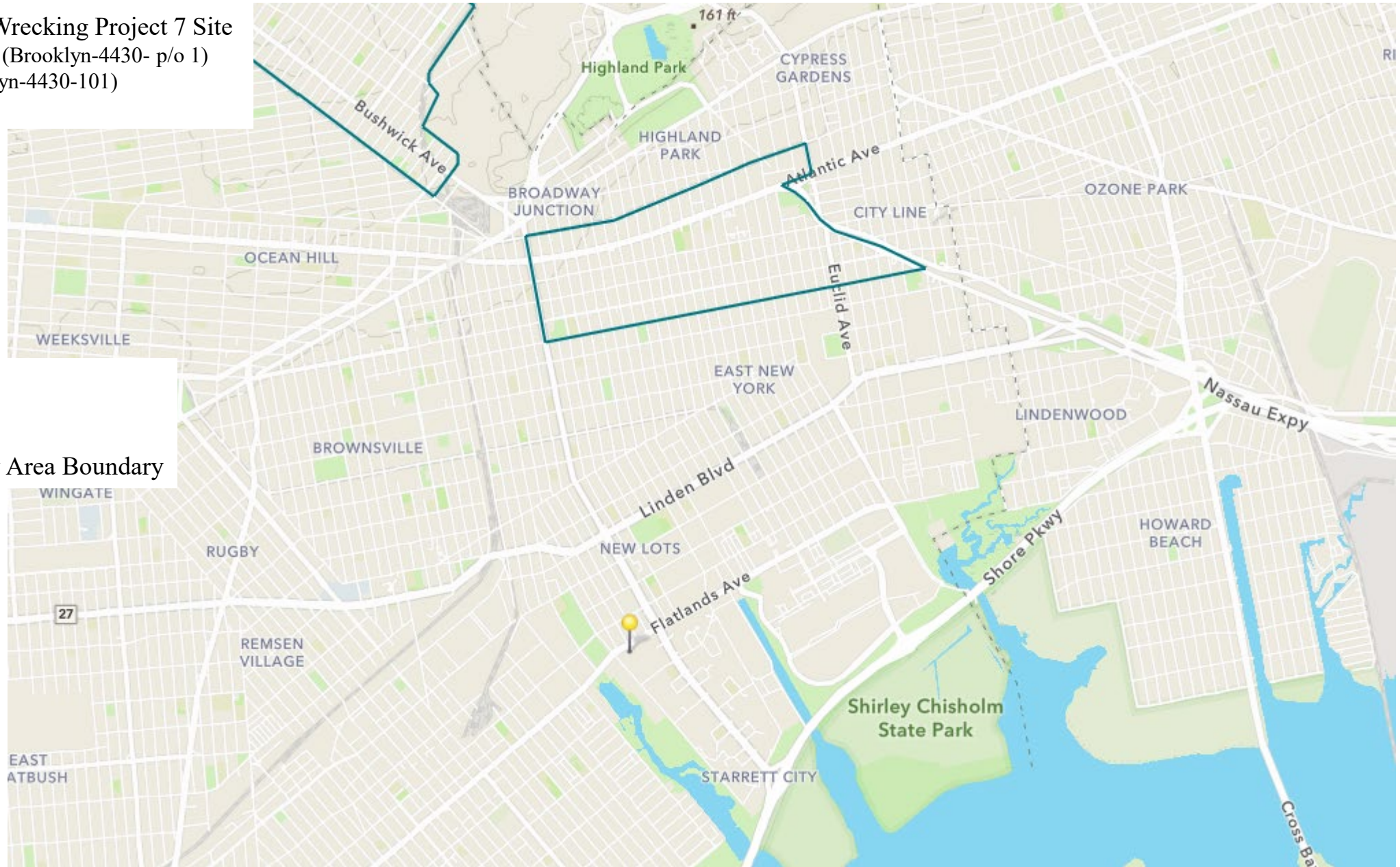
# BOA Map

Louisiana Ave Landfill Auto Wrecking Project 7 Site  
Portion of 12020 Flatlands Avenue (Brooklyn-4430- p/o 1)  
and \_\_\_ Louisiana Avenue (Brooklyn-4430-101)  
Brooklyn, New York 11207

## Legend:

 Site Location

 Brownfield Opportunity Area Boundary



December 2025

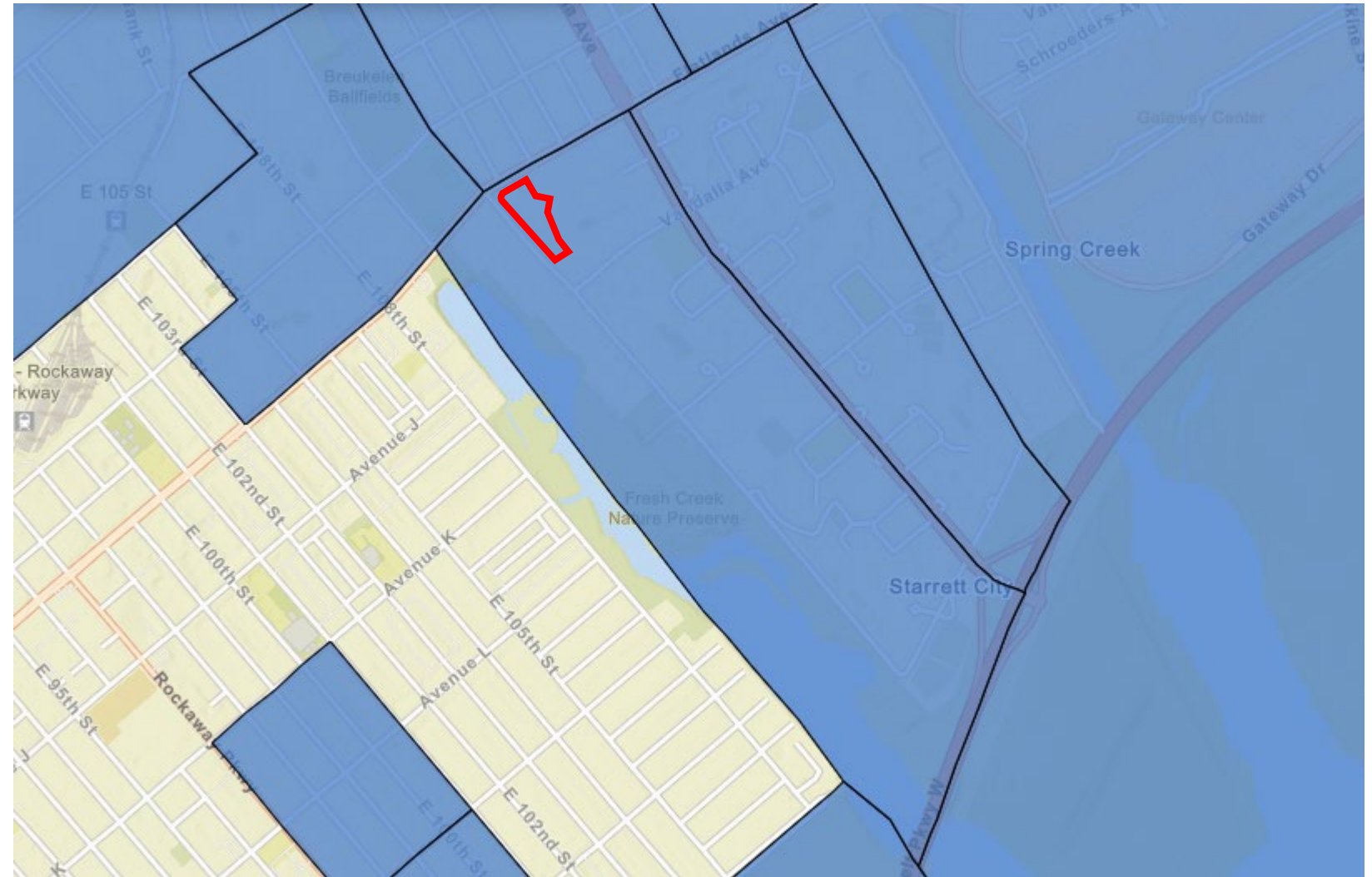
Source: NYS DOS Geographic Information Gateway

# Disadvantaged Communities Map

Louisiana Ave Landfill Auto Wrecking Project 7 Site  
Portion of 12020 Flatlands Avenue (Brooklyn-4430- p/o 1)  
and \_\_\_ Louisiana Avenue (Brooklyn-4430-101)  
Brooklyn, New York 11207

## DAC

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



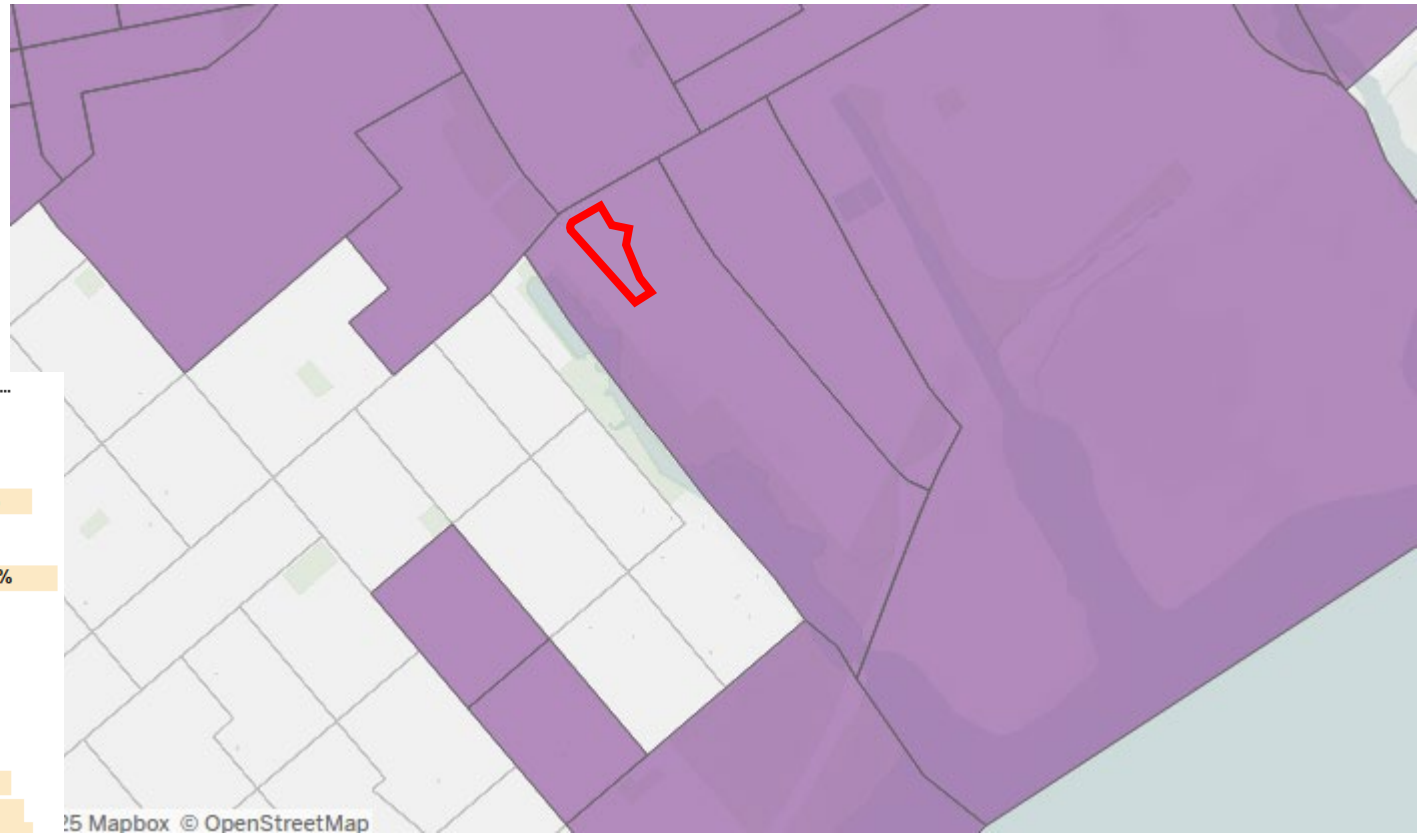
## Legend:

— 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 ...**

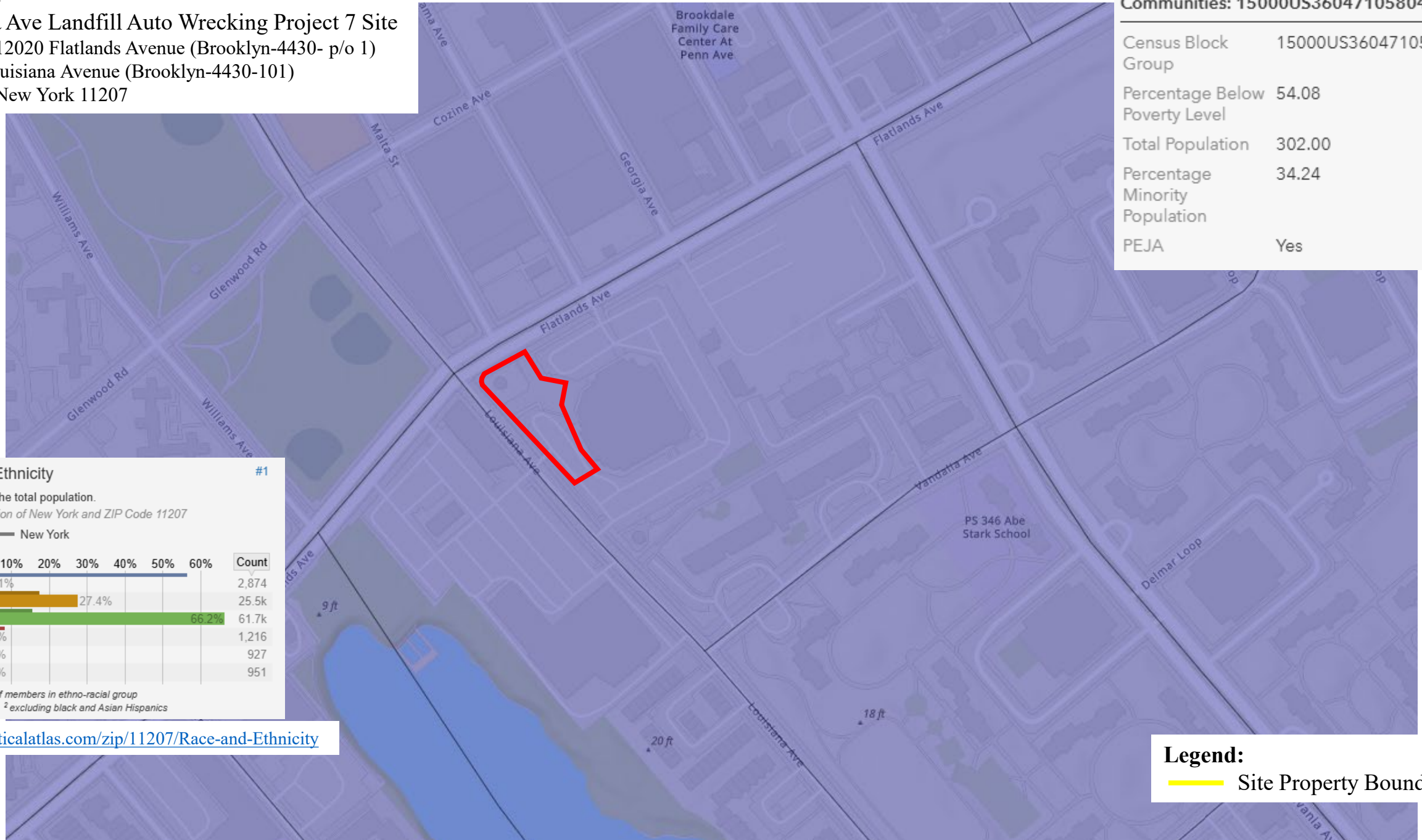
<b>Health Impacts &amp; Burdens</b>	Asthma ED visits	85%
	COPD ED visits	69%
	Heart attack (MI) Hospitalization	85%
	Low Birthweight	84%
	Pct Adults Age 65+	98%
	Pct w/ Disabilities	98%
	Pct w/o Health Insurance	13%
<b>Housing, Mobility, Communications</b>	Premature Deaths	16%
	Energy Poverty / Cost Burden	26%
	Homes Built Before 1960	2%
	Housing Cost Burden (Rental C...	39%
	Manufactured Homes	0%
<b>Income</b>	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%
<b>Race/Ethnicity</b>	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 ...**

<b>Land Use &amp; Historic Discrimination</b>	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%
<b>Potential Climate Change Risk</b>	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%
<b>Potential Pollution Exposure</b>	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%	

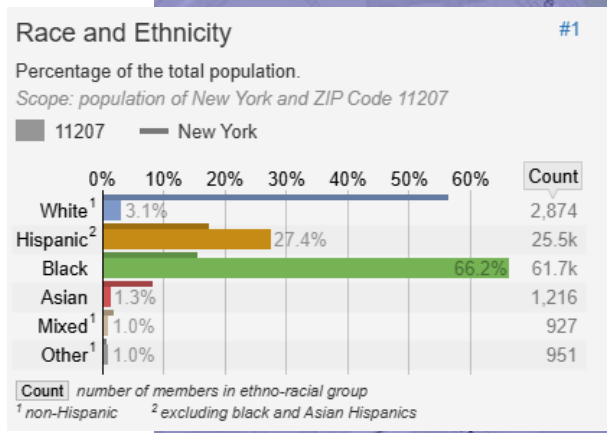
# EJ MAP

Louisiana Ave Landfill Auto Wrecking Project 7 Site  
Portion of 12020 Flatlands Avenue (Brooklyn-4430- p/o 1)  
and \_\_\_ Louisiana Avenue (Brooklyn-4430-101)  
Brooklyn, New York 11207



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

Louisiana Ave Landfill Auto Wrecking Project 7 Site  
Portion of 12020 Flatlands Avenue (Brooklyn-4430- p/o 1)  
and \_\_\_ Louisiana Avenue (Brooklyn-4430-101)  
Brooklyn, New York 11207



## Legend:

 Site Property Boundary

# **EXHIBIT D**



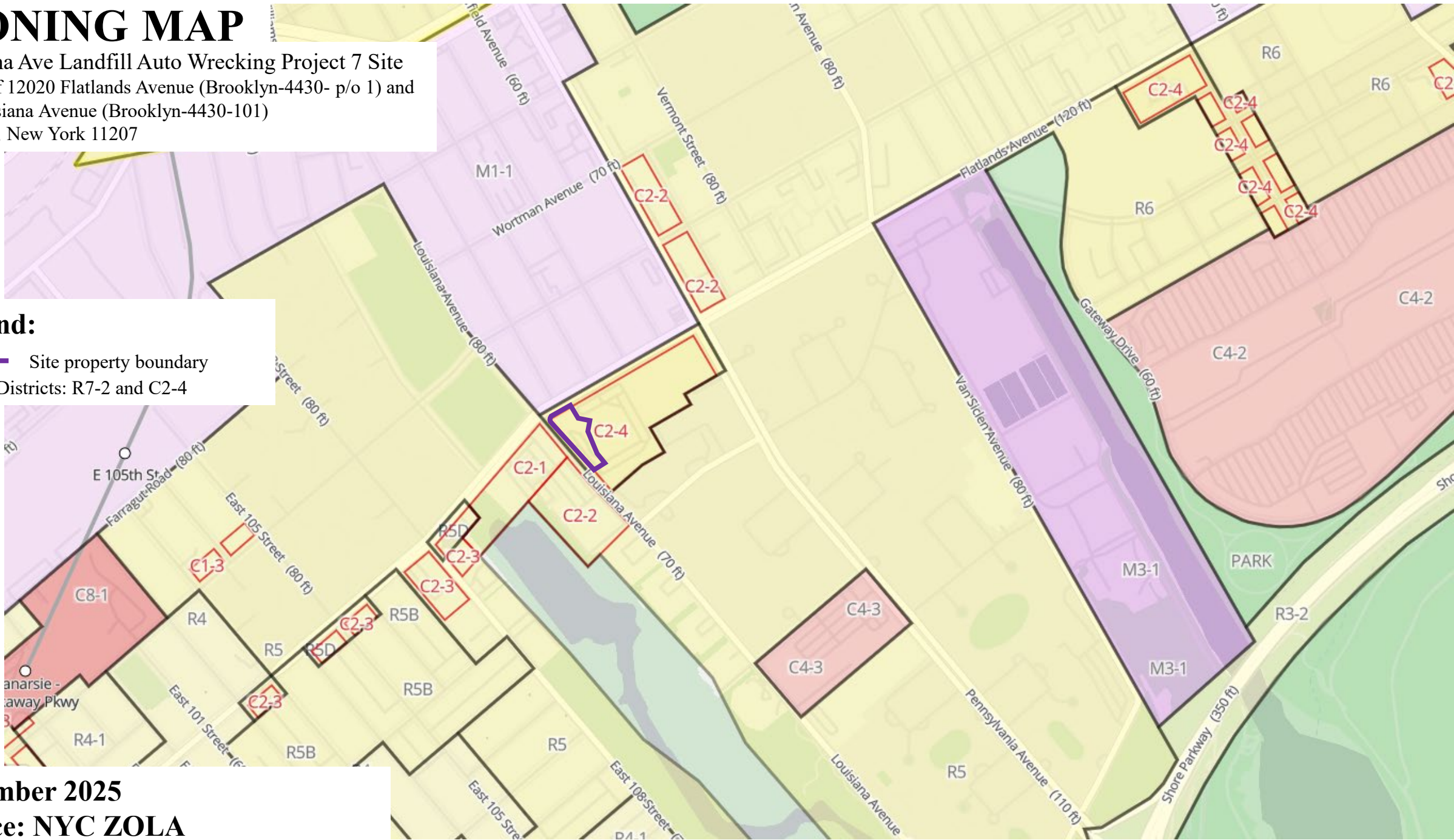
# **EXHIBIT E**

# ZONING MAP

Louisiana Ave Landfill Auto Wrecking Project 7 Site  
Portion of 12020 Flatlands Avenue (Brooklyn-4430- p/o 1) and  
\_\_\_ Louisiana Avenue (Brooklyn-4430-101)  
Brooklyn, New York 11207

## 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.

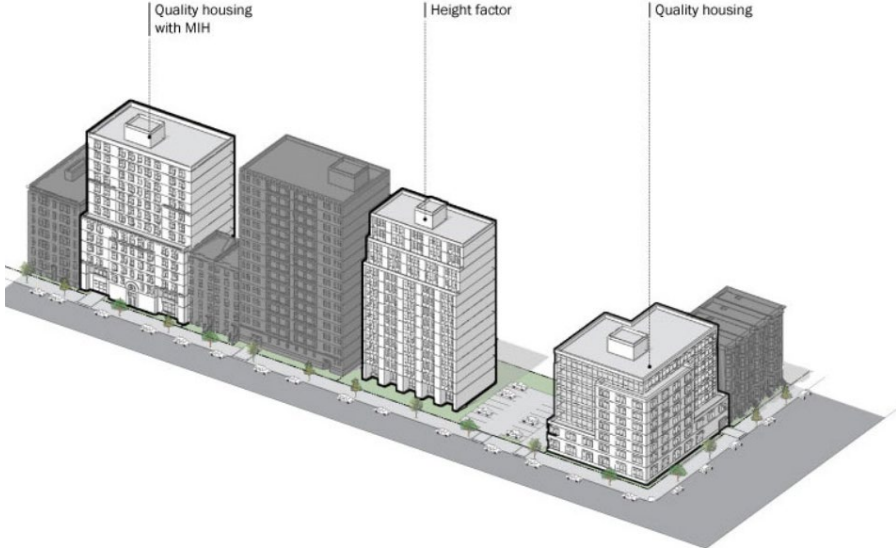
The optional Quality Housing regulations for buildings on wide streets outside the Manhattan Core are the same as in R7A districts. The maximum FAR is 4.0 and the base height before setback is 40 to 75 feet with a maximum building height of 80 feet, or 85 feet if providing a qualifying ground floor. 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

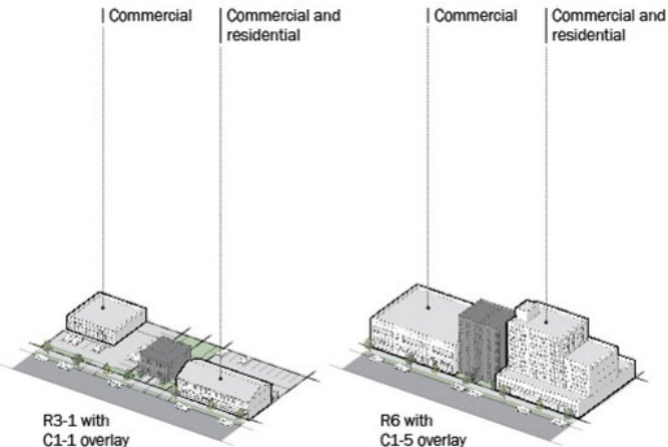
C1-1 through C1-5 and C2-1 through C2-5 districts are commercial overlays mapped within residence districts. Mapped along streets that serve local retail needs, they are found extensively throughout the city's lower- and medium-density areas and occasionally in higher-density districts.

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**

**Louisiana Ave Landfill Auto Wrecking Project 7 Site**

**\_\_\_\_ Louisiana Avenue and Portion of 12020 Flatlands Avenue, Brooklyn, NY**

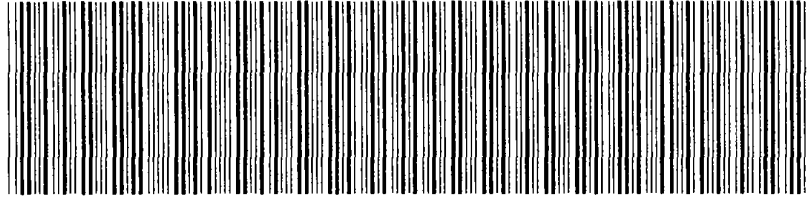
**(Block 4430 Lot 101 and portion of Lot 1)**

<b>Year</b>	<b>Contact Information</b>	<b>Status</b>	<b>Relation to Requestor</b>
	<b>Owners</b>		
1960-1970	Milton P. Miller <b>Address:</b> 6 Wenwood Drive Brookville, New York <b>Phone:</b> Unknown	Unknown	None
April-1970- April 1976	Carmil Properties Corp. No information could be located on NYSDOS website or other resources <b>Address:</b> 6 Wenwood Drive Brookville, New York <b>Phone:</b> Unknown  SNM Realty Corp. <b>Address:</b> 705 Conduit Boulevard Cyprus Hill, New York <b>Phone:</b> Unknown	N/A	None
April 1976- Feb. 1989	Milton P. Miller <b>Address:</b> 6 Wenwood Drive Brookville, New York <b>Phone:</b> Unknown	Unknown	None
Feb. 1989- Nov. 2002	Realty and Equipment Corporation <b>Address:</b> c/o Starrett City Associates 767 Fifth Avenue, 26 <sup>th</sup> Floor New York, New York 10153 <b>Phone:</b> Unknown	Unknown	None
Nov. 2002- Present	Christian Cultural Center, Inc. (a.k.a. The Christian Life Centre, Inc.) <b>Address:</b> 12020 Flatlands Avenue Brooklyn, New York 11207 <b>Phone:</b> (718) 603 -1000	Active	Current Owner
<b>Operators</b>			
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	Iso Auto Wreckers	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; tis use may have ceased in 1984	N/A	None
1989-2002	Realty and Equipment Corporation – Automobile Junkyard use until 2001 <b>Address:</b> c/o Starrett City Associates 767 Fifth Avenue, 26 <sup>th</sup> Fl. New York, New York 10153 <b>Phone:</b> Unknown	Unknown	None
2002- Present	Christian Cultural Center, Inc. (a.k.a. The Christian Life Centre, Inc.) <b>Address:</b> 12020 Flatlands Avenue Brooklyn, New York 11207 <b>Phone:</b> (718) 603 -1000	Active	Current Owner

# **EXHIBIT G**

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

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



2003050900122001001E65A7

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 8**

**Document ID: 2003050900122001**

Document Date: 11-26-2002

Preparation Date: 05-09-2003

Document Type: DEED, OTHER

Document Page Count: 6

**PRESENTER:**

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

**RETURN TO:**

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

**PROPERTY DATA**

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

Additional Properties on Continuation Page

**CROSS REFERENCE DATA**

CRFN	or Document ID	or	Year	Reel	Page	or File Number

**PARTIES**

**GRANTOR:**

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

**GRANTEE:**

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

**FEES AND TAXES**

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

NYC HPD Affidavit in Lieu of Registration Statement



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

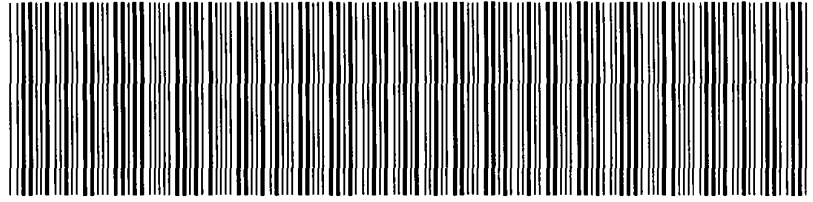
Recorded/Filed 07-03-2003 11:09

City Register FileNo.(CRFN):

2003000210219

*John J. Lawrence*  
City Register Official Signature

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2003050900122001001C6727

**RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 8**

Document ID: 2003050900122001

Document Date: 11-26-2002

Preparation Date: 05-09-2003

Document Type: DEED, OTHER

**PROPERTY DATA**

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

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

489-341 K

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

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

party of the first part, and

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

party of the second part,

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

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

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

TH  
p 13,600

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

BZ  
4434  
L  
1, p/o 21

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

BZ  
4433  
L  
p/o 1  
4432  
p/o 1

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

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

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

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

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

**IN PRESENCE OF:**

REALTY AND EQUIPMENT CORPORATION

By: Harvey Rudman  
Harvey Rudman  
Vice President

STATE OF NEW YORK )

ss.:  
COUNTY OF )

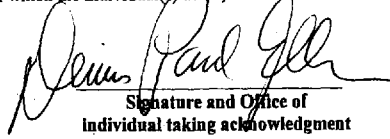
On the \_\_\_ day of November in the year 2002 before me, the undersigned, personally appeared ~~Harvey Rudman~~, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that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

Signature and Office of  
Individual taking acknowledgment

\* STATE OF NEW YORK )

ss.:  
COUNTY OF New York )

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

  
Signature and Office of  
Individual taking acknowledgment

DENNIS PAUL ELKIN  
Notary Public State of New York  
No. 80-4623882  
Qualified in Nassau County  
Commission Expires August 31, 2003

\* For acknowledgments taken in New York State.

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

) ss.:

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

Signature and Office of  
Individual taking acknowledgment

\*\* For acknowledgments taken outside of New York State.

**Bargain and Sale Deed**

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. \_\_\_\_\_

REALTY AND EQUIPMENT CORPORATION

TO

CHRISTIAN CULTURAL CENTER, INC.

Section: 14  
Block: 4434                      4433                      4432  
Lot: 1 & p/o 21                      p/o 1                      p/o 1  
          (to be 1 & 21)                      (to be 50)                      (to be 30)  
County or Town:                      Kings County

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

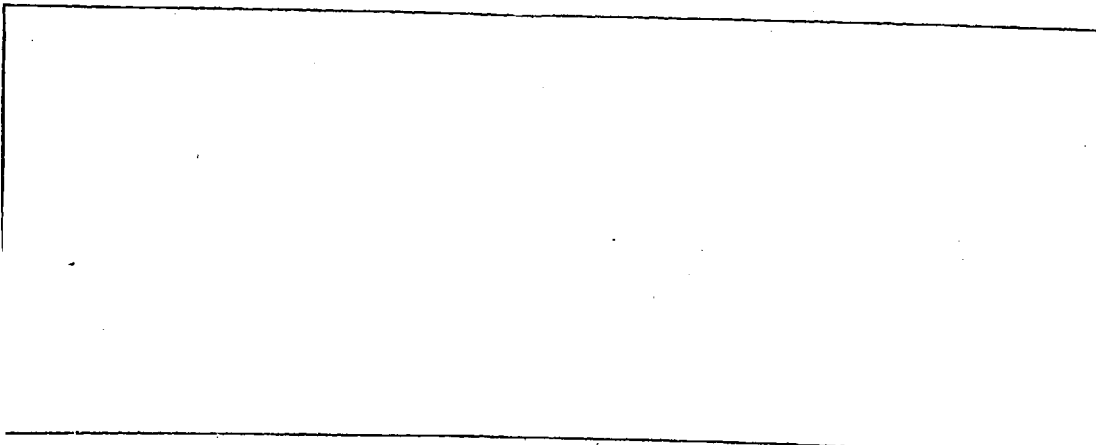
RETURN BY MAIL TO:

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

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

First American Title Insurance Company  
of New York



**INTRACOASTAL ABSTRACT CO., INC.**

**Title No. 489-341DEK**

**SCHEDULE A**

Amended 11-25-2002

**OVERALL DESCRIPTION**

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

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

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

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

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

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

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

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

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

*see attached*

**FOR  
CONVEYANCING  
ONLY**

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

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

Title No. 489-341DEK

SCHEDULE A (continued)

THE FOLLOWING TWO DESCRIPTIONS ARE LEGAL DESCRIPTIONS OF STREET BEDS:

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

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

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

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

THENCE southerly and perpendicular to Flatlands Avenue 290.91 feet;

THENCE easterly and parallel to Flatlands Avenue 60.06 feet;

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

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

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

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

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

THENCE southerly and perpendicular to Flatlands Avenue 369.50 feet;

THENCE easterly and parallel to Flatlands Avenue 60.06 feet;

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

INTRACOASTAL ABSTRACT CO., INC.

Title No. 489-341DEK

SCHEDULE A (continued)

place of BEGINNING.

FOR  
CONVEYANCING  
ONLY

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

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

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

Section 14

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

SCHEDULE A

**Premises described in schedule "A" are known as:**

**PARCEL A:**

Vacant Land

Brooklyn, New York

**County:** Kings

**City:** New York

**Town:** -----

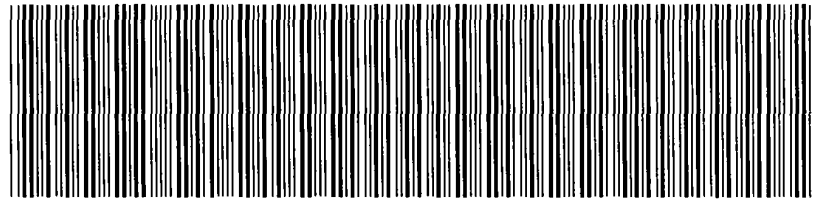
**District:**

**Section:**

**Block:** 4434

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

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2003050900122001001SAB26

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID:** 2003050900122001  
Document Type: DEED, OTHER

Document Date: 11-26-2002

Preparation Date: 05-09-2003

**SUPPORTING DOCUMENTS SUBMITTED:**

RP - 5217 REAL PROPERTY TRANSFER REPORT

Page Count  
1

**REMARKS:**

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

STATE OF NEW YORK

Ss:

COUNTY OF NASSAU

David Gelbard, being duly sworn, depose and say:

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

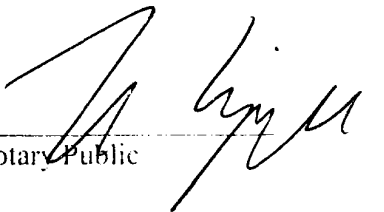
That the attached RP-5217NYC form is submitted without the signature of the  
grantor and/or grantee as said closing was held prior to January 1<sup>st</sup>, 2003.

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



Sworn to before me this 25<sup>th</sup> day of February, 2003.

Notary Public

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

FOR CITY USE ONLY

C1. Cour Code [ ] C2. Date Deed Recorded [ ] / [ ] / [ ]  
 Month Day Year

C3. Book OR C4. Page [ ] / [ ]

C5. CRFN [ ]



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK  
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

(Rev 11/2002)

PROPERTY INFORMATION

1. Property Location: VACANT LAND FLATLANDS AVE + FORMER KINGS  
 STREET NUMBER: GEORGETT STREET NAME: SHEFFIELD AVE BOROUGH: KINGS ZIP CODE: [ ]

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

3. Tax Billing Address: [ ]  
 LAST NAME / COMPANY: [ ] FIRST NAME: [ ]  
 STREET NUMBER AND STREET NAME: [ ] CITY OR TOWN: [ ] STATE: [ ] ZIP CODE: [ ]

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

5. Deed Property Size: VAN X [ ] DEPTH OR [ ] ACRES

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

9. Check the box below which most accurately describes the use of the property at the time of sale:  
 A  One Family Residential B  2 or 3 Family Residential  
 C  Residential Vacant Land D  Non-Residential Vacant Land  
 E  Commercial F  Apartment G  Entertainment / Amusement H  Community Service  
 I  Industrial J  Public Service

4A. Planning Board Approval - N/A for NYC  
 4B. Agricultural District Notice - N/A for NYC  
 Check the boxes below as they apply:  
 6. Ownership Type is Condominium   
 7. New Construction on Vacant Land

SALE INFORMATION

10. Sale Contract Date: [ ] / [ ] / [ ]  
 Month Day Year

11. Date of Sale / Transfer: [ ] / [ ] / [ ]  
 Month Day Year

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

13. Indicate the value of personal property included in the sale: [ ]

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

NOT FOR PROFIT - TAX EXEMPT CORP

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

15. Building Class [ ] 16. Total Assessed Value (of all parcels in transfer) [ ]

17. Borough, Block and Lot / Roll Identifier(s) ( If more than three, attach sheet with additional identifier(s) )  
KINGS 4432 P/D 1  
4434 LOT-1 (P/O 21)  
4433 P/O 1

CERTIFICATION

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

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

BUYER'S ATTORNEY: [ ] FIRST NAME: [ ]  
 LAST NAME: [ ]  
 AREA CODE: [ ] TELEPHONE NUMBER: [ ]  
 SELLER: [ ]  
 SELLER SIGNATURE: [ ] DATE: [ ]

# **EXHIBIT H**

**IUV Phase 2B Owner, LLC**  
111 Fifth Avenue, 9<sup>th</sup> 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**  
**\_\_\_ Louisiana Avenue (Brooklyn Block 4430 Lot 101 and p/o Lot 1)**  
**(Former Portion of Brooklyn Block 4430-p/o Lot 1)**  
**Brooklyn, New York 11207**

Dear A.R. Bernard, Sr.:

IUV Phase 2B Owner, LLC (the "LLC") is submitting a Brownfield Cleanup Program ("BCP") Application to the New York State Department of Environmental Conservation to voluntarily investigate and remediate the following properties: \_\_\_ Louisiana Avenue Brooklyn, New York 11207 newly designated Brooklyn Block 4430 Lot 101 and p/o Lot 1 (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 Property. 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.

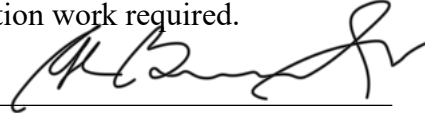
Thank you for your cooperation.

Sincerely,



\_\_\_\_\_  
David Pickett, Authorized Signatory  
IUV Phase 2B Owner, LLC

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

A handwritten signature in black ink, appearing to read "A.R. Bernard, Sr.", written over a horizontal line.

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.) AT 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 126.22 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 SIX (6) COURSES AND DISTANCES:

1. SOUTHERLY, AT THE RIGHT ANGLE TO THE PREVIOUS COURSE, A DISTANCE OF 77.37 FEET TO AN ANGLE POINT;
2. SOUTHERLY, ALONG THE LINE FORMING AN EXTERIOR ANGLE OF 135 DEGREES 00 MINUTES 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 89.84 FEET TO AN ANGLE POINT;
3. SOUTHERLY, AT THE RIGHT ANGLE TO THE PREVIOUS COURSE, A DISTANCE OF 91.55 FEET TO AN ANGLE POINT;
4. SOUTHERLY, ALONG THE LINE FORMING AN EXTERIOR ANGLE OF 135 DEGREES 00 MINUTES 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 121.65 FEET TO AN ANGLE POINT;
5. SOUTHERLY, ALONG THE LINE FORMING AN EXTERIOR ANGLE OF 169 DEGREES 10 MINUTES 36 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 50.08 FEET TO AN ANGLE POINT;
6. SOUTHERLY, ALONG THE LINE FORMING AN INTERIOR ANGLE OF 79 DEGREES 10 MINUTES 36 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 83.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LOUISIANA AVENUE;

THENCE NORTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LOUISIANA AVENUE FORMING AN INTERIOR ANGLE OF 100 DEGREES 49 MINUTES 24



SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 362.74 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, HAVING A RADIUS OF 17.00 FEET, A CENTRAL ANGLE OF 100 DEGREES 49 MINUTES 46 SECONDS AND AN ARC LENGTH OF 29.92 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 45,677 SQUARE FEET OR 1.049 ACRES

# **Exhibit I**

**Legend**

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

Location	LMW03	LMW03
Sample Name	B7-8_LMW03_102325	B7-8_DUP_10232025
Sample Date	10/23/2025	10/23/2025
<b>Metals - Dissolved</b>		
Iron	2,370	2,240
Lead	<6.58 U	<6.58 U
Magnesium	1,990	1,910
Manganese	1,510	1,470
Sodium	8,660	9,300
<b>Metals - Total</b>		
Iron	8,450	9,210
Lead	<6.58 U	<6.58 U
Magnesium	2,020	2,030
Manganese	1,510	1,510
Sodium	8,780	8,860


Location	LMW02
Sample Name	B7-8_LMW02_102325
Sample Date	10/23/2025
<b>Metals - Dissolved</b>	
Iron	7,420
Lead	<6.58 U
Magnesium	10,200
Manganese	757
Sodium	18,800
<b>Metals - Total</b>	
Iron	10,500
Lead	<6.58 U
Magnesium	10,600
Manganese	771
Sodium	19,400

Location	LMW-1	LMW01
Sample Name	B7-8_061_LMW-1_051518	B7-8_LMW01_102325
Sample Date	05/15/2018	10/23/2025
<b>Metals - Dissolved</b>		
Iron	140	13,400
Lead	<5.56 U	<6.58 U
Magnesium	50,700	26,600
Manganese	371	286
Sodium	78,000 B	58,300
<b>Metals - Total</b>		
Iron	43,500	31,400
Lead	87	<6.58 U
Magnesium	5,920	26,200
Manganese	9,120	271
Sodium	89,700 B	43,600

Analyte	NYSDEC SGVs
<b>Metals - Dissolved</b>	
Iron	300
Lead	25
Magnesium	35000
Manganese	300
Sodium	20000
<b>Metals - Total</b>	
Iron	300
Lead	25
Magnesium	35000
Manganese	300
Sodium	20000

**Exceedance Summary:**

**10** - Result exceeds NYSDEC SGVs



SCALE IN FEET

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

**LANGAN**

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

300 Kimball Drive  
Parsippany, NJ 07054

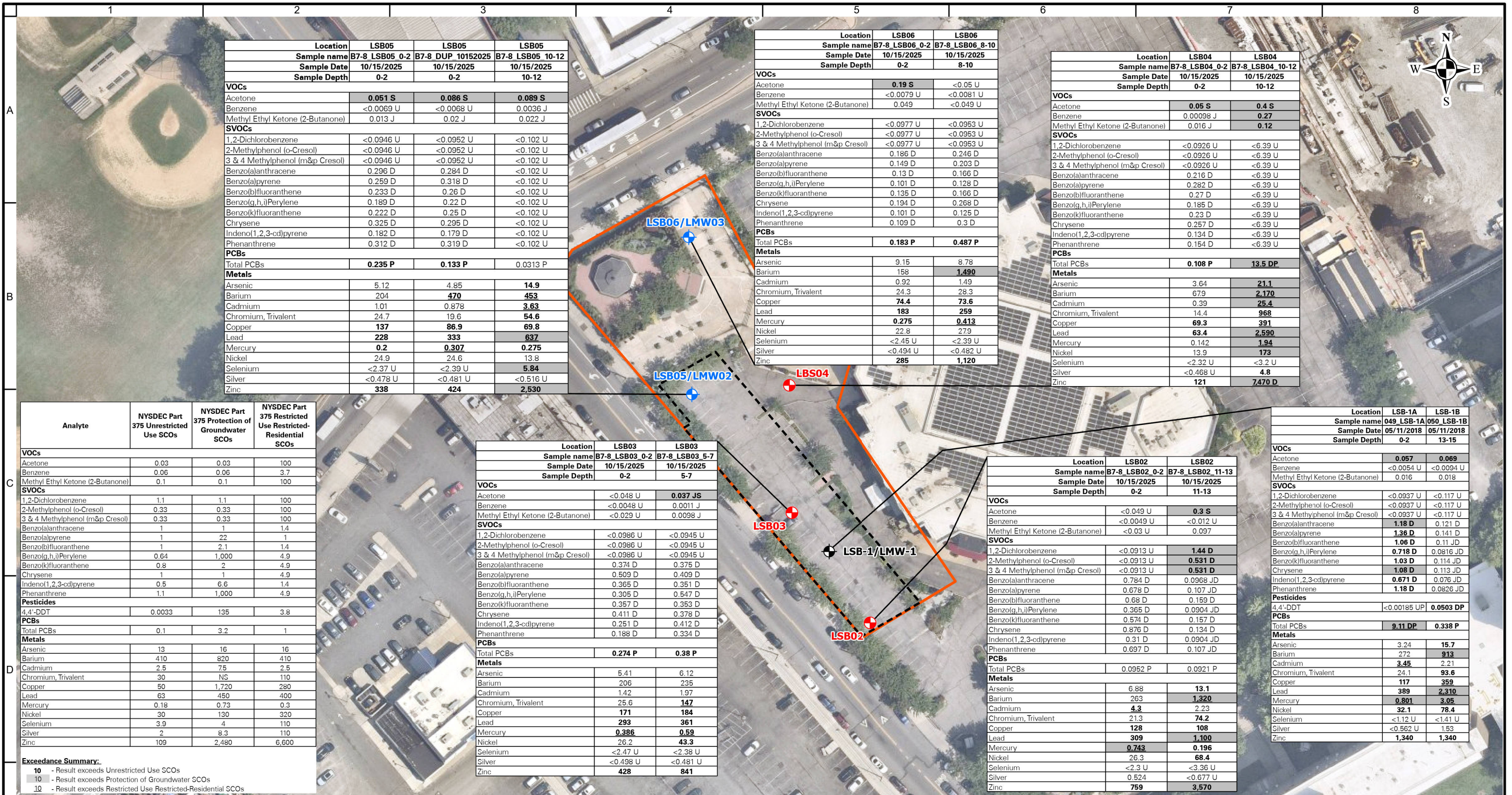
T: 973.560.4900 F: 973.560.4901 www.langan.com  
NJ Certification of Authorization No. 24GA27996400

Project  
**LOUISIANA AVE LANDFILL  
AUTO WRECKING  
PROJECT 7 SITE**  
BLOCK 4430, FUTURE LOT 101  
BROOKLYN  
KINGS COUNTY NEW YORK

Figure Title  
**GROUNDWATER  
PHASE II  
ANALYTICAL  
RESULTS**

Project No.  
100688801  
Date  
1/12/2026  
Scale  
1"=75'  
Drawn By  
RDB

Figure No.  
**4**



Location	LSB05	LSB05	LSB05
Sample name	B7-8 LSB05 0-2	B7-8 DUP 10152025	B7-8 LSB05 10-12
Sample Date	10/15/2025	10/15/2025	10/15/2025
Sample Depth	0-2	0-2	10-12
<b>VOCs</b>			
Acetone	0.051 S	0.086 S	0.089 S
Benzene	<0.0069 U	<0.0068 U	0.0036 J
Methyl Ethyl Ketone (2-Butanone)	0.013 J	0.02 J	0.022 J
<b>SVOCs</b>			
1,2-Dichlorobenzene	<0.0946 U	<0.0952 U	<0.102 U
2-Methylphenol (o-Cresol)	<0.0946 U	<0.0952 U	<0.102 U
3 & 4 Methylphenol (m&p Cresol)	<0.0946 U	<0.0952 U	<0.102 U
Benzo(a)anthracene	0.296 D	0.284 D	<0.102 U
Benzo(a)pyrene	0.259 D	0.318 D	<0.102 U
Benzo(b)fluoranthene	0.233 D	0.26 D	<0.102 U
Benzo(g,h,i)Perylene	0.189 D	0.22 D	<0.102 U
Benzo(k)fluoranthene	0.222 D	0.25 D	<0.102 U
Chrysene	0.325 D	0.295 D	<0.102 U
Indeno(1,2,3-cd)pyrene	0.182 D	0.179 D	<0.102 U
Phenanthrene	0.312 D	0.319 D	<0.102 U
<b>PCBs</b>			
Total PCBs	0.235 P	0.133 P	0.0313 P
<b>Metals</b>			
Arsenic	5.12	4.85	14.9
Barium	204	470	453
Cadmium	1.01	0.878	3.63
Chromium, Trivalent	24.7	19.6	54.6
Copper	137	86.9	69.8
Lead	228	333	637
Mercury	0.2	0.307	0.275
Nickel	24.9	24.6	13.8
Selenium	<2.37 U	<2.39 U	5.84
Silver	<0.478 U	<0.481 U	<0.516 U
Zinc	338	424	2,530

Location	LSB06	LSB06
Sample name	B7-8 LSB06 0-2	B7-8 LSB06 8-10
Sample Date	10/15/2025	10/15/2025
Sample Depth	0-2	8-10
<b>VOCs</b>		
Acetone	0.19 S	<0.05 U
Benzene	<0.0079 U	<0.0081 U
Methyl Ethyl Ketone (2-Butanone)	0.049	<0.049 U
<b>SVOCs</b>		
1,2-Dichlorobenzene	<0.0977 U	<0.0953 U
2-Methylphenol (o-Cresol)	<0.0977 U	<0.0953 U
3 & 4 Methylphenol (m&p Cresol)	<0.0977 U	<0.0953 U
Benzo(a)anthracene	0.186 D	0.246 D
Benzo(a)pyrene	0.149 D	0.203 D
Benzo(b)fluoranthene	0.13 D	0.166 D
Benzo(g,h,i)Perylene	0.101 D	0.128 D
Benzo(k)fluoranthene	0.135 D	0.166 D
Chrysene	0.194 D	0.268 D
Indeno(1,2,3-cd)pyrene	0.101 D	0.125 D
Phenanthrene	0.109 D	0.3 D
<b>PCBs</b>		
Total PCBs	0.183 P	0.487 P
<b>Metals</b>		
Arsenic	9.15	8.78
Barium	158	1,490
Cadmium	0.92	1.49
Chromium, Trivalent	24.3	28.3
Copper	74.4	73.6
Lead	183	259
Mercury	0.275	0.413
Nickel	22.8	27.9
Selenium	<2.45 U	<2.39 U
Silver	<0.494 U	<0.482 U
Zinc	285	1,120

Location	LSB04	LSB04
Sample name	B7-8 LSB04 0-2	B7-8 LSB04 10-12
Sample Date	10/15/2025	10/15/2025
Sample Depth	0-2	10-12
<b>VOCs</b>		
Acetone	0.05 S	0.4 S
Benzene	0.00098 J	0.27
Methyl Ethyl Ketone (2-Butanone)	0.016 J	0.12
<b>SVOCs</b>		
1,2-Dichlorobenzene	<0.0926 U	<6.39 U
2-Methylphenol (o-Cresol)	<0.0926 U	<6.39 U
3 & 4 Methylphenol (m&p Cresol)	<0.0926 U	<6.39 U
Benzo(a)anthracene	0.216 D	<6.39 U
Benzo(a)pyrene	0.282 D	<6.39 U
Benzo(b)fluoranthene	0.27 D	<6.39 U
Benzo(g,h,i)Perylene	0.185 D	<6.39 U
Benzo(k)fluoranthene	0.23 D	<6.39 U
Chrysene	0.257 D	<6.39 U
Indeno(1,2,3-cd)pyrene	0.134 D	<6.39 U
Phenanthrene	0.154 D	<6.39 U
<b>PCBs</b>		
Total PCBs	0.108 P	13.5 DP
<b>Metals</b>		
Arsenic	3.64	21.1
Barium	67.9	2,170
Cadmium	0.39	25.4
Chromium, Trivalent	14.4	968
Copper	69.3	391
Lead	63.4	2,590
Mercury	0.142	1.94
Nickel	13.9	173
Selenium	<2.32 U	<3.2 U
Silver	<0.468 U	4.8
Zinc	121	7,470 D

Analyte	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted-Use Residential SCOs
<b>VOCs</b>			
Acetone	0.03	0.03	100
Benzene	0.06	0.06	3.7
Methyl Ethyl Ketone (2-Butanone)	0.1	0.1	100
<b>SVOCs</b>			
1,2-Dichlorobenzene	1.1	1.1	100
2-Methylphenol (o-Cresol)	0.33	0.33	100
3 & 4 Methylphenol (m&p Cresol)	0.33	0.33	100
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
Indeno(1,2,3-cd)pyrene	0.5	6.6	1.4
Phenanthrene	1.1	1,000	4.9
<b>Pesticides</b>			
4,4'-DDT	0.0033	135	3.8
<b>PCBs</b>			
Total PCBs	0.1	3.2	1
<b>Metals</b>			
Arsenic	13	16	16
Barium	410	820	410
Cadmium	2.5	7.5	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
Selenium	3.9	4	110
Silver	2	8.3	110
Zinc	109	2,480	6,600

Location	LSB03	LSB03
Sample name	B7-8 LSB03 0-2	B7-8 LSB03 5-7
Sample Date	10/15/2025	10/15/2025
Sample Depth	0-2	5-7
<b>VOCs</b>		
Acetone	<0.048 U	0.037 JS
Benzene	<0.0048 U	0.0011 J
Methyl Ethyl Ketone (2-Butanone)	<0.029 U	0.0098 J
<b>SVOCs</b>		
1,2-Dichlorobenzene	<0.0986 U	<0.0945 U
2-Methylphenol (o-Cresol)	<0.0986 U	<0.0945 U
3 & 4 Methylphenol (m&p Cresol)	<0.0986 U	<0.0945 U
Benzo(a)anthracene	0.374 D	0.375 D
Benzo(a)pyrene	0.509 D	0.409 D
Benzo(b)fluoranthene	0.365 D	0.351 D
Benzo(g,h,i)Perylene	0.305 D	0.547 D
Benzo(k)fluoranthene	0.357 D	0.353 D
Chrysene	0.411 D	0.378 D
Indeno(1,2,3-cd)pyrene	0.251 D	0.412 D
Phenanthrene	0.188 D	0.334 D
<b>PCBs</b>		
Total PCBs	0.274 P	0.38 P
<b>Metals</b>		
Arsenic	5.41	6.12
Barium	206	235
Cadmium	1.42	1.97
Chromium, Trivalent	25.6	147
Copper	171	184
Lead	293	361
Mercury	0.386	0.59
Nickel	26.2	43.3
Selenium	<2.47 U	<2.38 U
Silver	<0.498 U	<0.481 U
Zinc	428	841

Location	LSB02	LSB02
Sample name	B7-8 LSB02 0-2	B7-8 LSB02 11-13
Sample Date	10/15/2025	10/15/2025
Sample Depth	0-2	11-13
<b>VOCs</b>		
Acetone	<0.049 U	0.3 S
Benzene	<0.0049 U	<0.012 U
Methyl Ethyl Ketone (2-Butanone)	<0.03 U	0.097
<b>SVOCs</b>		
1,2-Dichlorobenzene	<0.0913 U	1.44 D
2-Methylphenol (o-Cresol)	<0.0913 U	0.531 D
3 & 4 Methylphenol (m&p Cresol)	<0.0913 U	0.531 D
Benzo(a)anthracene	0.784 D	0.0968 JD
Benzo(a)pyrene	0.678 D	0.107 JD
Benzo(b)fluoranthene	0.68 D	0.159 D
Benzo(g,h,i)Perylene	0.365 D	0.0904 JD
Benzo(k)fluoranthene	0.574 D	0.157 D
Chrysene	0.876 D	0.134 D
Indeno(1,2,3-cd)pyrene	0.31 D	0.0904 JD
Phenanthrene	0.697 D	0.107 JD
<b>PCBs</b>		
Total PCBs	0.0952 P	0.0921 P
<b>Metals</b>		
Arsenic	6.88	13.1
Barium	263	1,320
Cadmium	4.3	2.23
Chromium, Trivalent	21.3	74.2
Copper	128	108
Lead	309	1,100
Mercury	0.743	0.196
Nickel	26.3	68.4
Selenium	<2.3 U	<3.36 U
Silver	0.524	<0.677 U
Zinc	759	3,570

Location	LSB-1A	LSB-1B
Sample name	049 LSB-1A	050 LSB-1B
Sample Date	05/11/2018	05/11/2018
Sample Depth	0-2	13-15
<b>VOCs</b>		
Acetone	0.057	0.069
Benzene	<0.0054 U	<0.0094 U
Methyl Ethyl Ketone (2-Butanone)	0.016	0.018
<b>SVOCs</b>		
1,2-Dichlorobenzene	<0.0937 U	<0.117 U
2-Methylphenol (o-Cresol)	<0.0937 U	<0.117 U
3 & 4 Methylphenol (m&p Cresol)	<0.0937 U	<0.117 U
Benzo(a)anthracene	1.18 D	0.121 D
Benzo(a)pyrene	1.36 D	0.141 D
Benzo(b)fluoranthene	1.06 D	0.11 JD
Benzo(g,h,i)Perylene	1.18 D	0.0816 JD
Benzo(k)fluoranthene	1.03 D	0.114 JD
Chrysene	1.08 D	0.113 JD
Indeno(1,2,3-cd)pyrene	0.671 D	0.076 JD
Phenanthrene	1.18 D	0.0826 JD
<b>Pesticides</b>		
4,4'-DDT	<0.00185 UP	0.0503 DP
<b>PCBs</b>		
Total PCBs	9.11 DP	0.338 P
<b>Metals</b>		
Arsenic	3.24	15.7
Barium	272	913
Cadmium	3.45	2.21
Chromium, Trivalent	24.1	93.6
Copper	117	359
Lead	389	2,310
Mercury	0.801	3.05
Nickel	32.1	78.4
Selenium	<1.12 U	<1.41 U
Silver	<0.562 U	1.53
Zinc	1,340	1,340

**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/Monitoring Well Location (2018)
- Proposed Building Extent
- Site Boundary

75 0 75  
SCALE IN FEET

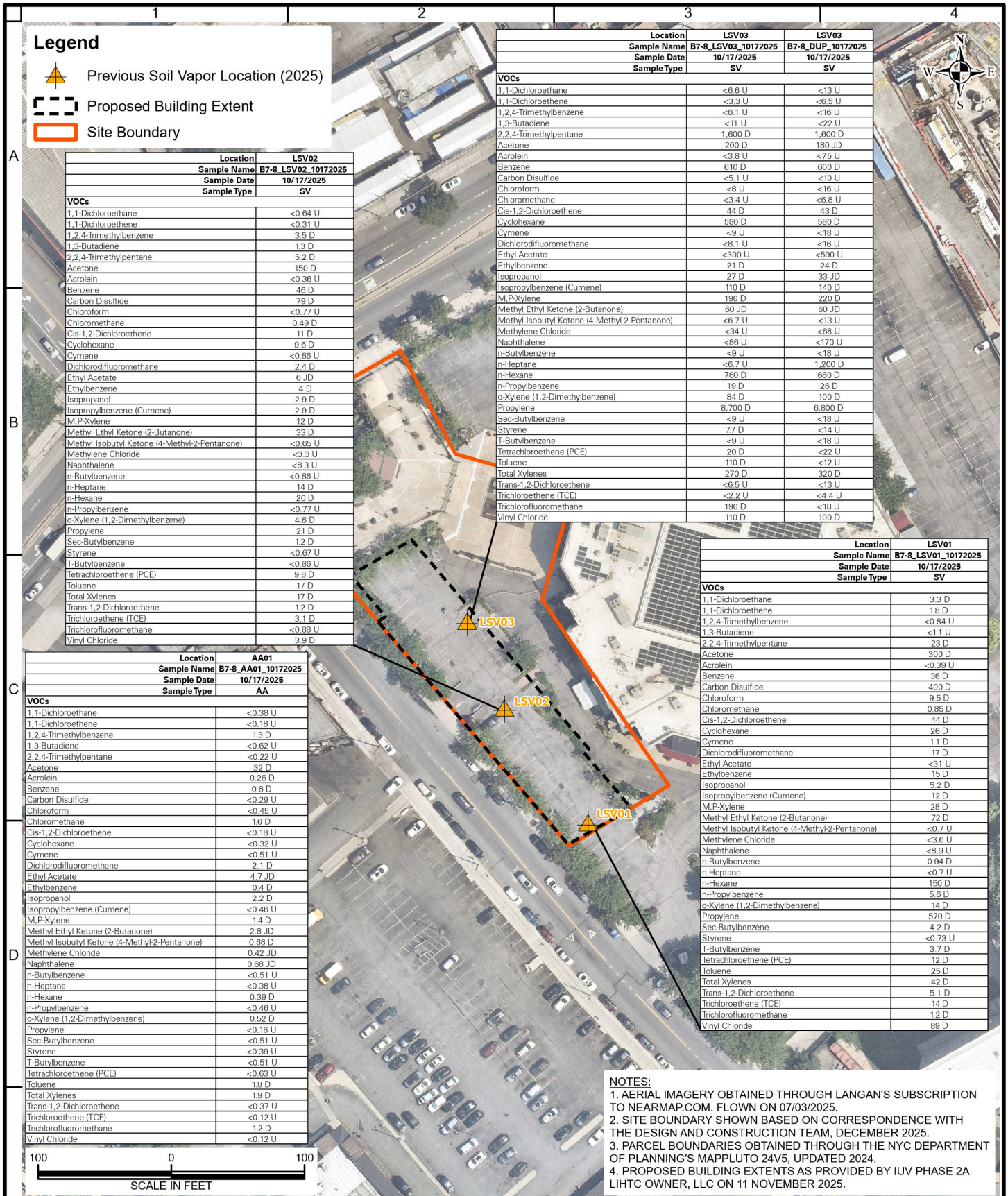
**NOTES:**  
 1. AERIAL IMAGERY OBTAINED THROUGH LANGAN'S SUBSCRIPTION TO NEARMAP.COM, FLOWN ON 07/03/2025.  
 2. SITE BOUNDARY SHOWN BASED ON CORRESPONDENCE WITH THE DESIGN AND CONSTRUCTION TEAM, DECEMBER 2025.  
 3. PARCEL BOUNDARIES OBTAINED THROUGH THE NYC DEPARTMENT OF PLANNING'S MAPPLUTO 24V5,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

**LANGAN**  
 Langan Engineering, Environmental, Surveying,  
 Landscape Architecture and Geology, D.P.C.  
 300 Kimball Drive  
 Parsippany, NJ 07054  
 T: 973.560.4900 F: 973.560.4901 www.langan.com  
 NJ Certification of Authorization No. 24GA27996400

Project  
**LOUISIANA AVE LANDFILL  
 AUTO WRECKING  
 PROJECT 7 SITE**  
 BLOCK 4430, FUTURE LOT 101  
 BROOKLYN  
 KINGS COUNTY NEW YORK

Drawing Title  
**SOIL PHASE II  
 ANALYTICAL  
 RESULTS**

Project No.  
100688801  
 Date  
1/12/2026  
 Scale  
1" = 75 feet  
 Drawn By  
RDB  
 Figure  
**3**



**LANGAN**  
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Project  
**LOUISIANA AVE LANDFILL  
 AUTO WRECKING  
 PROJECT 7 SITE**  
 BLOCK 4430, FUTURE LOT 101  
 BROOKLYN  
 KINGS COUNTY NEW YORK

Figure Title  
**SOIL VAPOR  
 PHASE II  
 ANALYTICAL  
 RESULTS**

Project No.  
 100688801  
 Date  
 1/12/2026  
 Scale  
 1"=100'  
 Drawn By  
 RDB  
 Figure No.  
**5**

# **Exhibit J**



# Department of State

## Division of Corporations

### Entity Information

[Return to Results](#)

[Return to Search](#)

#### Entity Details



**ENTITY NAME:** IUV PHASE 2B OWNER, LLC

**DOS ID:** 7708679

**FOREIGN LEGAL NAME:** IUV PHASE 2B OWNER, LLC

**FICTITIOUS NAME:**

**ENTITY TYPE:** FOREIGN LIMITED LIABILITY COMPANY

**DURATION DATE/LATEST DATE OF DISSOLUTION:**

**SECTION OF LAW:** LIMITED LIABILITY COMPANY - 802 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

**ENTITY STATUS:** ACTIVE

**DATE OF INITIAL DOS FILING:** 09/11/2025

**REASON FOR STATUS:**

**EFFECTIVE DATE INITIAL FILING:** 09/11/2025

**INACTIVE DATE:**

**FOREIGN FORMATION DATE:** 09/09/2025

**STATEMENT STATUS:** CURRENT

**COUNTY:** NEW YORK

**NEXT STATEMENT DUE DATE:** 09/30/2027

**JURISDICTION:** DELAWARE, UNITED STATES

**NFP CATEGORY:**



[ENTITY DISPLAY](#)

[NAME HISTORY](#)

[FILING HISTORY](#)

[MERGER HISTORY](#)

[ASSUMED NAME HISTORY](#)

Service of Process on the Secretary of State as Agent

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

**Name:** C/O CORPORATION SERVICE COMPANY

**Address:** 80 STATE STREET, ALBANY, NY, UNITED STATES, 12207 - 2543

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

Chief Executive Officer's Name and Address

**Name:**

**Address:**

Principal Executive Office Address

**Address:**

Registered Agent Name and Address

**Name:**

**Address:**

Entity Primary Location Name and Address

**Name:**

**Address:**

Farmcorpflag

**Is The Entity A Farm Corporation: NO**

Stock Information

Share Value

Number Of Shares

Value Per Share

# **Exhibit K**

## WRITTEN CONSENT

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

1. IUV Phase 2B Owner, LLC is the prospective volunteer for the prospective Brownfield Cleanup Program (BCP) Site located at \_\_\_ Louisiana Avenue Brooklyn NY 11207 newly designated Tax Block 4430, Lot 101 and p/o Lot 1 (Former Tax Block 4430, p/o Lot 1) (collectively the "BCP Site") as depicted on the attached survey map.

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

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

  
\_\_\_\_\_

Bryan Kelly

Member of IUV Phase 2B Owner, LLC

# **Exhibit L**

# Site Contact List

Louisiana Ave Landfill Auto Wrecking Project 7 Site

Portion of 12020 Flatlands Avenue (Block 4430, p/o Lot 1) and \_\_ Louisiana Avenue (Blcok 4430, Lot 101), Brooklyn, New York 11207

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 Siclen Avenue	Brooklyn	NY	11207
Victor Esannason	G Gershwin Junior High School	800 Van Siclen Avenue	Brooklyn	NY	11207
Tie Asia Mobley	East New York Family Academy	760 Van Siclen Avenue	Brooklyn	NY	11207
Stanley Moise	Public School 213 - New Lots	580 Hegeman Avenue	Brooklyn	NY	11207
Kevin Lenahan	Public School 36	2045 Linden Boulevard	Brooklyn	NY	11207
Denise Mills	A Plus Kidz Academy	10510 Flatlands Avenue	Brooklyn	NY	11236
Thania K. Tappin	Mature Minds Daycare LLC	10550 Flatlands Avenue	Brooklyn	NY	11236
Christina Berardi	Little Buddies Daycare	105-57 Avenue L	Brooklyn	NY	11236
Tammy L. Moore	Starrett Early Learning Center	125 Schroeders Avenue	Brooklyn	NY	11239
To Whom It May Concern	Focus Academy Group Family Daycare	5-6 Vandalia Avenue, #1B	Brooklyn	NY	11239
To Whom It May Concern	Group Family Daycare	947 Schenck Avenue	Brooklyn	NY	11207
Evangeline Daughtry	Little Voices Child Care	1122 Essex Street	Brooklyn	NY	11239
Jessenia Melendez	Little Hearts & Stars Daycare LLC	1190 Elton Street	Brooklyn	NY	11239
To Whom It May Concern	Little Monstars Family Daycare	650 Schroeders Avenue, 1st Floor	Brooklyn	NY	11239
To Whom It May Concern	L&G Scholars Daycare Inc.	1005 Cleveland Street, Suite 1	Brooklyn	NY	11208
Marcia Bryan-Grey	Pitta Patta Feet	543 Hegeman Avenue	Brooklyn	NY	11207

To Whom It May Concern	Strawberry Patch Daycare Center, Inc.	2007 Linden Boulevard	Brooklyn	NY	11207
To Whom It May Concern	Miss D. Montessori Playschool Daycare	845 Schenck Avenue, #1B	Brooklyn	NY	11207
Christian Cultural Center, Inc.	Owner of Site and Adjacent Property Flatlands 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, 2<sup>nd</sup> Floor  
Brooklyn, New York 11207  
[mperkins@cb.nyc.gov](mailto:mperkins@cb.nyc.gov)

**RE: Brownfield Cleanup Program Application**  
**Applicant: IUV Phase 2B Owner LLC**  
**Site Address: \_\_\_ Louisiana Avenue and p/o 12020 Flatlands Avenue,**  
**Brooklyn, New York 11207 (Block 4430 Lot 101 and p/o Lot 1)**

Dear Ms. Perkins:

We represent IUV Phase 2B Owner LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at \_\_\_ Louisiana Avenue and p/o 12020 Flatlands Avenue, Brooklyn, New York 11207 (Block 4430 Lot 101 and p/o Lot 1). 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](mailto: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 \_\_\_ Louisiana Avenue and p/o 12020 Flatlands Avenue, Brooklyn, New York 11207 (Block 4430 Lot 101 and p/o Lot 1).

Melinda Perkins, District Manager

Jan 16 2026

Date



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

**LINDA R. SHAW**  
ATTORNEY AT LAW

T 585.546.8430  
C 585.414.3122  
lshaw@nyenvlaw.com

Benita McCray, Managing Librarian  
Brooklyn Public Library – Spring Creek Library  
12143 Flatlands Avenue – New Jersey Avenue  
Brooklyn, New York 11207  
[bmccray2@bklynlibrary.org](mailto:bmccray2@bklynlibrary.org)

**RE: Brownfield Cleanup Program Application**  
**Applicant: IUV Phase 2B Owner LLC**  
**Site Address: \_\_\_ Louisiana Avenue (lot 101) and p/o 12020 Flatlands Avenue (lot 1), Brooklyn, New York 11207**

Dear Ms. McCray:

We represent IUV Phase 2B Owner LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at \_\_\_ Louisiana Avenue and p/o 12020 Flatlands Avenue, Brooklyn, New York 11207. 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](mailto: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 \_\_\_ Louisiana Avenue and p/o 12020 Flatlands Avenue, Brooklyn, New York 11207.

Benita McCray  
Benita McCray, Managing Librarian

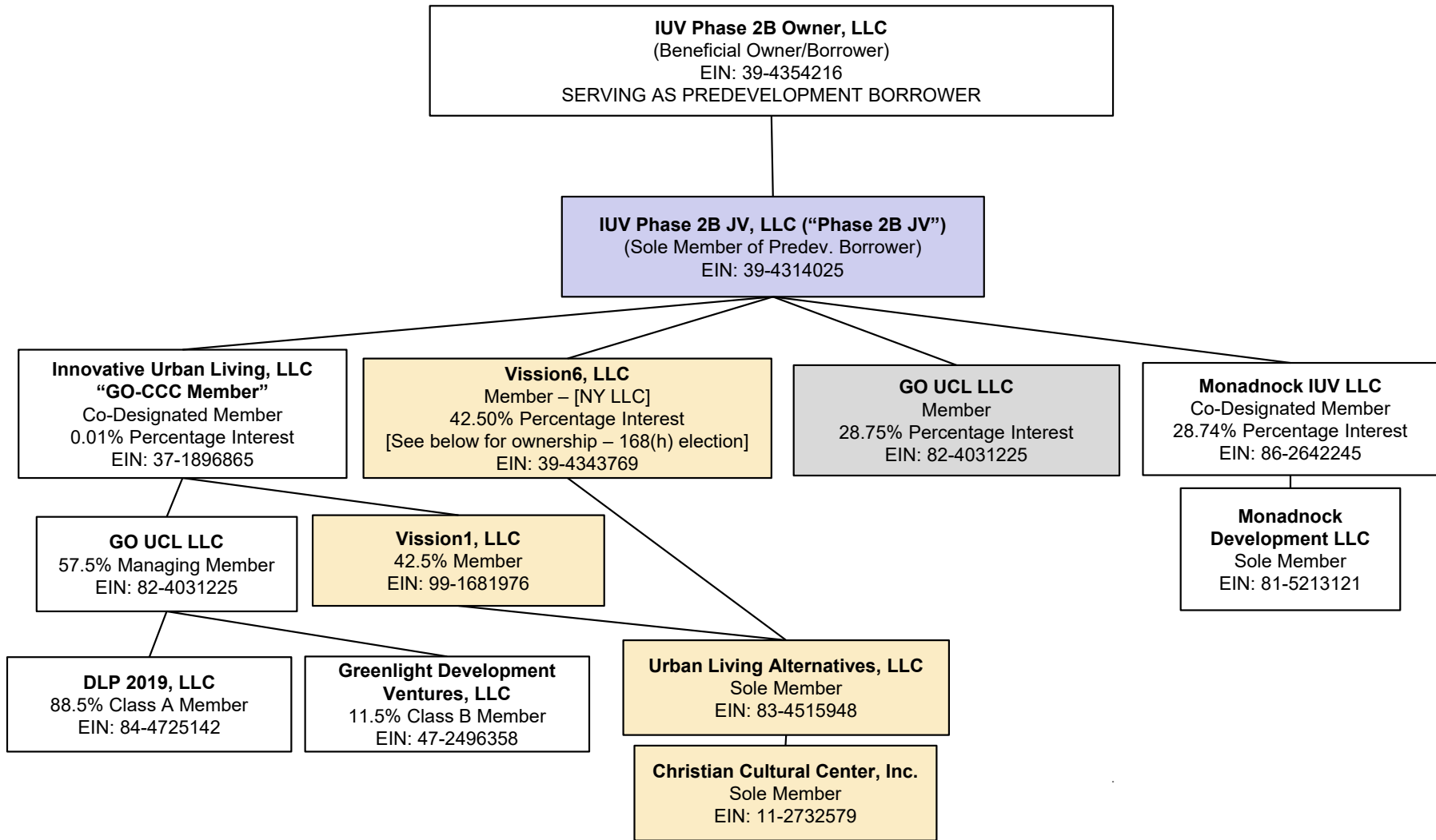
12/29/25

Date

# **Exhibit N**

# Louisiana Ave Landfill Auto Wrecking Project 7 Site

Block 4430, Lot 101, p/0 Lot 1 ( \_\_ Louisiana Avenue)



# **Exhibit O**

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

**AFFIDAVIT IN SUPPORT OF APPLICATION FEE WAIVER FOR  
THE LOUISIANA AVE LANDFILL AUTO WRECKING PROJECT 7 SITE**

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

1. I am the sole member of DLP 2019, LLC, which is a member of GO UCL LLC, which is a member of Innovative Urban Living, LLC, which is a member of IUV Phase 2B JV, LLC, which is the sole member of IUV Phase 2B Owner, LLC (“Volunteer”), which has offices located at 111 Fifth Avenue, 9<sup>th</sup> 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 176 fully affordable 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.

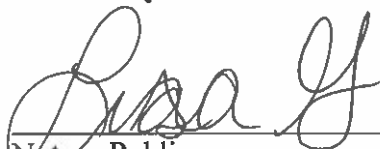
6. As a result, the application fee is a financial hardship to pay for a project with unknown future costs.

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

Executed: January 6<sup>th</sup>, 2026

  
1111 THANE 2ND OWNER, LLC  
DAVID PICKET, Authorized Signatory

Sworn to this 6<sup>th</sup> 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**

**Louisiana Ave Landfill Auto Wrecking Project 7 Site**  
**Brooklyn, New York**  
**NYSDEC BCP Site No.: TBD**  
**Langan Project No.: 100688807**

<b>Appendix 3C</b> <b>Fish and Wildlife Resources Impact Analysis Decision Key</b>	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.		