

NYSDEC BROWNFIELD CLEANUP PROGRAM APPLICATION

2074-2080 MCDONALD AVENUE
BLOCK 6680, LOTS 39 & 42
BROOKLYN, NEW YORK

PREPARED FOR:
CRYSTAL RESIDENCES LLC
29 LITTLE NASSAU STREET #101
BROOKLYN, NY 11205



HALEY & ALDRICH OF NEW YORK
213 West 35th Street
7th Floor
New York, NY 10001
646.518.7735

March 23, 2026
File No. 0213688

Site Control Section
New York State Department of Environmental Conservation
Bureau of Technical Support
625 Broadway, 11th Floor
Albany, New York 12233-7020

Attention: Ms. Jennifer Hathaway

Subject: Brownfield Cleanup Application – Comment Response Letter
2074-2080 McDonald Avenue Development – BCP Site No. C224460
2074-2080 McDonald Avenue
Brooklyn, New York

Dear Ms. Hathaway,

On behalf of Crystal Residence LLC (the “Volunteer”), H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York) is submitting for review and approval of the New York State Department of Environmental Conservation (NYSDEC) this revised Brownfield Cleanup Application for the 2074-2080 McDonald Avenue Development, located at 2074-2080 McDonald Avenue in the Gravesend neighborhood of Brooklyn, NY (Site). This document is being submitted as part of the Volunteer’s request for acceptance and participation in the Brownfield Cleanup Program (BCP) for the Site.

NYSDEC provided comments on the Brownfield Cleanup Application on March 16, 2026. Comments have been addressed as follows:

NYSDEC Comments

1. Section I: Property Information

- Please see any attached comments regarding the Environmental Assessment provided by the Project Manager.

Response: Responses to the Project Manager comments are provided below.

2. Section II: Project Description

- Please see any attached comments provided by the Project Manager.

Response: Responses to the Project Manager comments are provided below.

3. Section III: Ecological Concerns

- Please see any attached comments provided by the Project Manager.

Response: Responses to the Project Manager comments are provided below.

4. Section V: Current and Historical Property Owner and Operator Information

- The current owner's name of Lot 42 is spelled differently in different parts of the application. "Jackson Ex 2 Avenue LLC" in Section V of the application form and "Jackson Ex 2 Avenue S LLC" in other sections. Please correct and reconcile throughout the application.

Response: The current owner's name for Lot 42 has been updated on Section V of the application form to accurately reflect the current owner's LLC as "Jackson Ex 2 Avenue S LLC".

5. Section VI: Property's Environmental History

- Please see attached comments provided by the Project Manager.

Response: Responses to the Project Manager comments are provided below.

6. Additional Comments

- Please provide a response letter listing each comment in this letter, your response, and where revisions can be found in the revised application.

Response: This cover letter includes Applicant responses and where revisions can be found within the revised application.

- In the top section of Page 1 of the revised application, please select "yes" to indicate that the submittal is a revised application and include the NYSDEC site code in the subject line of this letter

Response: The top section of Page 1 has been revised to select "yes" to indicate that the submittal is a revised application and the NYSDEC site code has been included on Page 1 and in the subject line of this letter.

BCP Application – Project Manager Comments

7. Section I: Property Information – Item 14: Environmental Assessment

- Contaminants of Concern: The second paragraph of the environmental assessment states that the "the primary contaminants of concern for the site are volatile organic compounds (SVOCs)..." Was this meant to say "Semi-volatile organic compounds...?"
- Soil: Please include the respective UUSCOs when stating the maximum concentration and list concentrations in parts per million (ppm), e.g. "benzo(a)anthracene (maximum concentration of 1.75 parts per million (ppm), UUSCO is 1 ppm).

Response:

- Contaminants of Concern: The second paragraph of the environmental assessment was updated to note the contamination of concern as semi-volatile organic compounds (SVOCs).
- Soil: This section was updated to note concentrations in parts per million (ppm), as well as to include the respective UUSCOs for each maximum concentration listed.

8. Section II: Project Description – Items 5-6: Green & Sustainable Remediation

- Project Schedule: The schedule included with the application proposes timeframes that are significantly more aggressive than average BCP timeframes and is likely unfeasible. Please revise.

Response: The project schedule in-text table has been updated to include more feasible timelines.

9. Section III: Ecological Concerns

- N/A

Response: No changes have been made to Section III – Ecological Concerns

10. Section VI: Property's Environmental History

- Indoor Air and Soil Vapor Summary Table: Include a column indicating which sample the maximum detection was observed in, e.g. TCE, max concentration 200 D at SV-3
- Figure 6: Include a key in the figure indicating what the highlighted, greyed, and bolded numbers mean for exceedances.

Response:

- Indoor Air and Soil Vapor Summary Table: The Indoor Air and Soil Vapor Summary Table has been updated to include a column indicating in which sample the maximum detection was observed.
- Figure 6: This figure has been updated to include a key (located beneath the table showing the soil cleanup objectives) indicating what the highlighted, greyed, and bold italics numbers mean for exceedances.

Remedial Investigation Work Plan

- N/A

Response: No changes have been made to the Remedial Investigation Work Plan.

Please do not hesitate to contact us if there are any questions regarding this submittal or any other aspects of the project.

Sincerely yours,

HALEY & ALDRICH OF NEW YORK

Luke J. McCartney, P.G.
Senior Project Manager

Mari C. Conlon, P.G.
Senior Associate

cc:

Volvy Landau (Crystal Residence LLC)
Sara Schwimmer (Crystal Residence LLC)

Email: vovly@emeralddevelopersny.com
Email: sara@emeralddevelopersny.com

Scott Deyette, Director (NYSDEC)	Email: scott.deyette@dec.ny.gov
Marlen Salazar (NYSDEC)	Email: marlen.salazar@dec.ny.gov
Cris-Sandra Maycock, Section Chief (NYSDEC)	Email: cris-sandra.maycock@dec.ny.gov
Jane O'Connell, RHWRE (NYSDEC)	Email: jane.oconnell@dec.ny.gov
Madeline Warner, Regional Attorney (NYSDEC)	Email: madeline.warner@dec.ny.gov
Lindsay Matheos, Project Attorney (NYSDEC)	Email: Lindsay.matheos@dec.ny.gov
Kelly Lewandowski, Chief (NYSDEC)	Email: kelly.lewandowski@dec.ny.gov
Leonard Zinoman (NYSDEC)	Email: leonard.zinoman@dec.ny.gov
Mari-Cate Conlon (Haley & Aldrich of New York)	Email: mconlon@haleyaldrich.com
Wendy A. Marsh (Hancock Eastbrook LLP)	Email: wmarsh@hancocklaw.com



SUBMITTAL INSTRUCTIONS:

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

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

VIA SITE CONTROL DROPBOX:

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

VIA GROUND MAIL:

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

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



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

SECTION I: Property Information

PROPOSED SITE NAME 2074-2080 McDonald Avenue Development

ADDRESS/LOCATION 2074-2080 McDonald Avenue

CITY/TOWN Brooklyn ZIP CODE 11223

MUNICIPALITY (LIST ALL IF MORE THAN ONE) Brooklyn

COUNTY Kings SITE SIZE (ACRES) 0.720

LATITUDE LONGITUDE

40 ° 36 ' 09 " 73 ° 58 ' 21 "

Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, please indicate as such by inserting "p/o" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding acreage column.

ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section	Block	Lot	Acreage
2074 McDonald Avenue	3	6680	39	0.38
2080 McDonald Avenue	3	6680	42	0.34

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

SECTION I: Property Information (continued)		Y	N			
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?		<input type="radio"/>	<input checked="" type="radio"/>			
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.		<input type="radio"/>	<input checked="" type="radio"/>			
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.		<input type="radio"/>	<input checked="" type="radio"/>			
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____		<input type="radio"/>	<input checked="" type="radio"/>			
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: _____		<input type="radio"/>	<input checked="" type="radio"/>			
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-bottom: 1px solid black;"><u>Easement/Right-of-Way Holder</u></td> <td style="width: 50%; border-bottom: 1px solid black;"><u>Description</u></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: 25%; border-bottom: 1px solid black;"><u>Type</u></td> <td style="width: 35%; border-bottom: 1px solid black;"><u>Issuing Agency</u></td> <td style="width: 40%; border-bottom: 1px solid black;"><u>Description</u></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"/>			
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.						
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.		Y	N			
		<input checked="" type="radio"/>	<input type="radio"/>			
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?		<input type="radio"/>	<input checked="" type="radio"/>			
17. If you have answered YES to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application? Not Applicable		<input type="radio"/>	<input type="radio"/>			
NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.						
If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.						
Initials of each Requestor: _____						

SECTION II: Project Description

1. The project will be starting at: Investigation Remediation

If the project is proposed to start at the remediation stage, at a minimum, a Remedial Investigation Report (RIR) must be included, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Action Work Plan (RAWP) are also included (see [DER-10, Technical Guidance for Site Investigation and Remediation](#) for further guidance), then a 45-day public comment period is required.

2. If a final RIR is included, does it meet the requirements in ECL Article 27-1415(2)?
 Yes No N/A

3. Have any draft work plans been submitted with the application (select all that apply)?
 RIWP RAWP IRM No

4a. Please provide a short description of the overall project development, including a complete project schedule with all key BCP program milestones through issuance of the Certificate of Completion. Include DEC/DOH review times in the schedule (best efforts to review documents within 45 days pursuant to 6 NYCRR Part 375-3.6(b)).
 Is this information attached? Yes No

4b. Please include in the project schedule the dates of any outside public or private funding source deadlines with the associated BCP milestones, e.g., NYC HPD or NYS HCR funding deadlines, or private funding interim milestones from loan documents, that depend on a particular BCP milestone such as a work plan or report approval, decision document issuance, etc.
 Is this information clearly identified in the BCP project schedule? Yes No N/A

Beginning January 1, 2024, all work plans and reports submitted for the BCP shall address Green and Sustainable Remediation (GSR) and DER-31 (see [DER-31, Green Remediation](#)). Work plans, reports and design documents will need to be certified in accordance with DER-31.

5. Please provide a description of how Green and Sustainable Remediation will be evaluated and incorporated throughout the remedial phases of the project including Remedial Investigation, Remedial Design/Remedial Action, and Site Management and reporting efforts.
 Is this information attached? Yes No

6. If the project is proposed to start at the remediation stage (Section 2, Item 1, above), a climate change screening or vulnerability assessment must have been completed. Is this attached?
 Yes No Not Applicable

SECTION III: Ecological Concerns

	Y	N
1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?	<input type="radio"/>	<input checked="" type="radio"/>
3. Is/are there a/any Contaminant(s) of Ecological Concern?	<input type="radio"/>	<input checked="" type="radio"/>

If any of the conditions above exist, a Fish and Wildlife Resources Impact Analysis (FWRIA) Part I, as outlined in DER-10 Section 3.10.1, 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>R5B, C4-4L</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"/> *Lot 42 is a girls high school		
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application?	Y <input checked="" type="radio"/>	N <input type="radio"/>
5. Reasonably anticipated post-remediation use (check all that apply): Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> If residential, does it qualify as single-family housing? N/A <input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	<input checked="" type="radio"/>	<input type="radio"/>
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
8. Do current and/or recent development patterns support the proposed use?	<input checked="" type="radio"/>	<input type="radio"/>
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>

Lot 39

SECTION V: Current and Historical Property Owner and Operator Information		
CURRENT OWNER Jackson 2064 McDonald LLC		
CONTACT NAME Ike J Chehebar		
ADDRESS 45 Broadway, Suite 1850		
CITY New York	STATE NY	ZIP CODE 10006
PHONE (212) 575-2442	EMAIL ijc@jacksonacq.com	
OWNERSHIP START DATE 6/15/2017		
CURRENT OPERATOR Jackson 2064 McDonald LLC		
CONTACT NAME Ike J Chehebar		
ADDRESS 45 Broadway, Suite 1850		
CITY New York	STATE NY	ZIP CODE 10006
PHONE (212) 575-2442	EMAIL ijc@jacksonacq.com	
OPERATION START DATE 6/15/2017		

SECTION IV: Land Use Factors

1. What is the property's current municipal zoning designation? <u>R5B, C4-4L</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"/> *Lot 42 is a girls high school		
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 checked="" type="radio"/>		
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	<input checked="" type="radio"/>	<input type="radio"/>
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
8. Do current and/or recent development patterns support the proposed use?	<input checked="" type="radio"/>	<input type="radio"/>
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>

Lot 42

SECTION V: Current and Historical Property Owner and Operator Information

CURRENT OWNER Jackson Ex 2 Avenue S LLC		
CONTACT NAME Ike J Chehebar		
ADDRESS 45 Broadway, Suite 1850		
CITY New York	STATE NY	ZIP CODE 10006
PHONE (212) 575-2442	EMAIL ijc@jacksonacq.com	
OWNERSHIP START DATE 4/17/2015		
CURRENT OPERATOR Jackson Ex 2 Avenue S LLC		
CONTACT NAME Ike J Chehebar		
ADDRESS 45 Broadway, Suite 1850		
CITY New York	STATE NY	ZIP CODE 10006
PHONE (212) 575-2442	EMAIL ijc@jacksonacq.com	
OPERATION START DATE 4/17/2015		

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 type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1,4-dioxane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other – indicated below	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Please describe other known contaminants and the media affected:

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

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

Are the required drawings included with this application?

YES

NO

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

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

Other: Manufacturing, School

SECTION VII: Requestor Information							
NAME Crystal Residences LLC							
ADDRESS 29 Little Nassau Street #101							
CITY/TOWN Brooklyn		STATE NY	ZIP CODE 11205				
PHONE (347) 461-3626	EMAIL volvy@emeralddevelopersny.com						
1. Is the requestor authorized to conduct business in New York State (NYS)?			<table border="1"> <thead> <tr> <th>Y</th> <th>N</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	Y	N	<input checked="" type="radio"/>	<input type="radio"/>
Y	N						
<input checked="" type="radio"/>	<input type="radio"/>						
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?			<table border="1"> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	<input checked="" type="radio"/>	<input type="radio"/>		
<input checked="" type="radio"/>	<input type="radio"/>						
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A <input type="radio"/>			<table border="1"> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	<input checked="" type="radio"/>	<input type="radio"/>		
<input checked="" type="radio"/>	<input type="radio"/>						
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.			<table border="1"> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	<input checked="" type="radio"/>	<input type="radio"/>		
<input checked="" type="radio"/>	<input type="radio"/>						

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Volvy Landau			
ADDRESS 29 Little Nassau Street #10			
CITY Brooklyn		STATE NY	ZIP CODE 11205
PHONE (347) 461-3626	EMAIL volvy@emeralddevelopersny.com		
REQUESTOR'S CONSULTANT (CONTACT NAME) Mari Conlon			
COMPANY H & A of New York Engineering and Geology LLP			
ADDRESS 213 West 25th Street, 7th Floor			
CITY New York		STATE NY	ZIP CODE 10001
PHONE (626) 277-5688	EMAIL mconlon@haleyaldrich.com		
REQUESTOR'S ATTORNEY (CONTACT NAME) Wendy Marsh			
COMPANY Hancock Estabrook LLP			
ADDRESS 1800 AXA Tower, 100 Madison Street			
CITY Syracuse		STATE NY	ZIP CODE 13202
PHONE (315) 565-4536	EMAIL wmarsh@hancocklaw.com		

SECTION IX: Program Fee

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

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

SECTION X: Requestor Eligibility

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

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	<input type="radio"/>	<input checked="" type="radio"/>
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	<input type="radio"/>	<input checked="" type="radio"/>
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?	<input type="radio"/>	<input checked="" type="radio"/>
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	<input type="radio"/>	<input checked="" type="radio"/>
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?	<input type="radio"/>	<input checked="" type="radio"/>
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting or 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"> • The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located. • Residents, owners, and occupants of the property and adjacent properties. • Local news media from which the community typically obtains information. • The public water supplier which services the area in which the property is located. • Any person who has requested to be placed on the contact list. • The administrator of any school or day care facility located on or near the property. • The location of a document repository for the project (e.g., local library). If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository. In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site. • For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.

SECTION XIII: Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am a member (title) of Crystal Residences 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: 2/19/26 Signature: M. Chazanow

Print Name: Menachem Chazanow

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 type="radio"/>	<input checked="" type="radio"/>
4. Is the property upside down or underutilized as defined below?		
Upside down	<input type="radio"/>	<input checked="" type="radio"/>
Underutilized	<input 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.

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ATTACHMENT A

Section I: Property Information

SECTION I: PROPERTY DESCRIPTION NARRATIVE

Site Location

The Site is located at 2074-2080 McDonald Avenue, Brooklyn, New York, and is identified as Block 6680, Lots 39 and 42 on the New York City Tax Map. The Site is approximately 0.72-acres (31,480 square feet) in size and is located in the Gravesend neighborhood of Brooklyn, New York.

The Site is bounded by a recycling center and residential buildings to the north; McDonald Avenue and an elevated Metropolitan Transportation Authority (MTA) subway platform, followed by residential and commercial buildings to the east; Avenue S, followed by Brooklyn Union Gas Co. and a public health facility to the south; and Lake Street, followed by an ambulance service and residential buildings to the west. The surrounding neighborhood is characterized by mixed-use commercial and residential buildings.

A project locus is included in Figure 1. An aerial photograph of the Site showing site and parcel boundaries is included in Figure 2. A tax map is included in Figure 3. A map showing surrounding land use is included as Figure 4. A map showing adjoining property details is included as Figure 5.

Site Features

Lot 42 is improved with a two-story school building occupied by YDE Girls High School, and Lot 39 is improved with a two-story commercial building occupied by an interior design office/retail space on the ground level and a recreation/events space formerly utilized by the neighboring school.

Current Zoning and Land Use

According to the New York City Planning Commission Zoning Map 28c, the Site is located within a residential (R5B) zoning area with a commercial (C4-4L) overlay. The proposed development of this property is consistent with the current zoning.

Past Site Use

According to a Phase I Environmental Site Assessment (ESA) conducted by H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York) in August 2025, the Site was first developed by the late 1800s with two one-story residential buildings and a well house. By the early 1930s, a new one-story structure, identified as a laundry facility, had been constructed in the northern portion of the property. By the 1950s, the laundry facility had been converted to a junk shop and two one-story buildings for manufacturing use had been constructed, one of which was identified as a clothing manufacturing facility. By the late 1960s, the junk shop was repurposed as a welding space. The former manufacturing buildings were identified as a two-story school and a two-story loft, and a construction storage shed had been developed on the property. By the mid-1970s, two one-story warehouse structures had been constructed on the western portion of the property, while the eastern portion remained in use as a school. These structures remain in place and are currently occupied by a garage, an interior design office/retail space, and YDE Girls High School.

Site Geology and Hydrogeology

According to the Limited Phase II Environmental Site Investigation (ESI) completed by Haley & Aldrich of New York in August 2025, subsurface soil at the Site was observed to be potentially native brown fine to medium sand, with trace amounts of fine gravel and silt, observed from below the surface cover up to 24 feet (ft) below ground surface (bgs). No historic fill or impacts were observed during this investigation. Groundwater was reportedly encountered during the investigations at depths between 19.5 to 20.6 ft bgs across the site. Groundwater is anticipated to flow to the southwest towards Gravesend Bay.

SECTION I.14: ENVIRONMENTAL ASSESSMENT

The Requestor seeks entry into the New York State Department of Environmental Conservation (NYSDEC) BCP at the investigation stage.

Based on investigations conducted to date, the primary contaminants of concern for the Site are semi-volatile organic compounds (SVOCs), and metals in soil; and VOCs including benzene, toluene, ethylbenzene and xylenes (BTEX) and chlorinated VOCs (CVOCs) in soil vapor. A summary of pertinent findings is provided below:

Soil

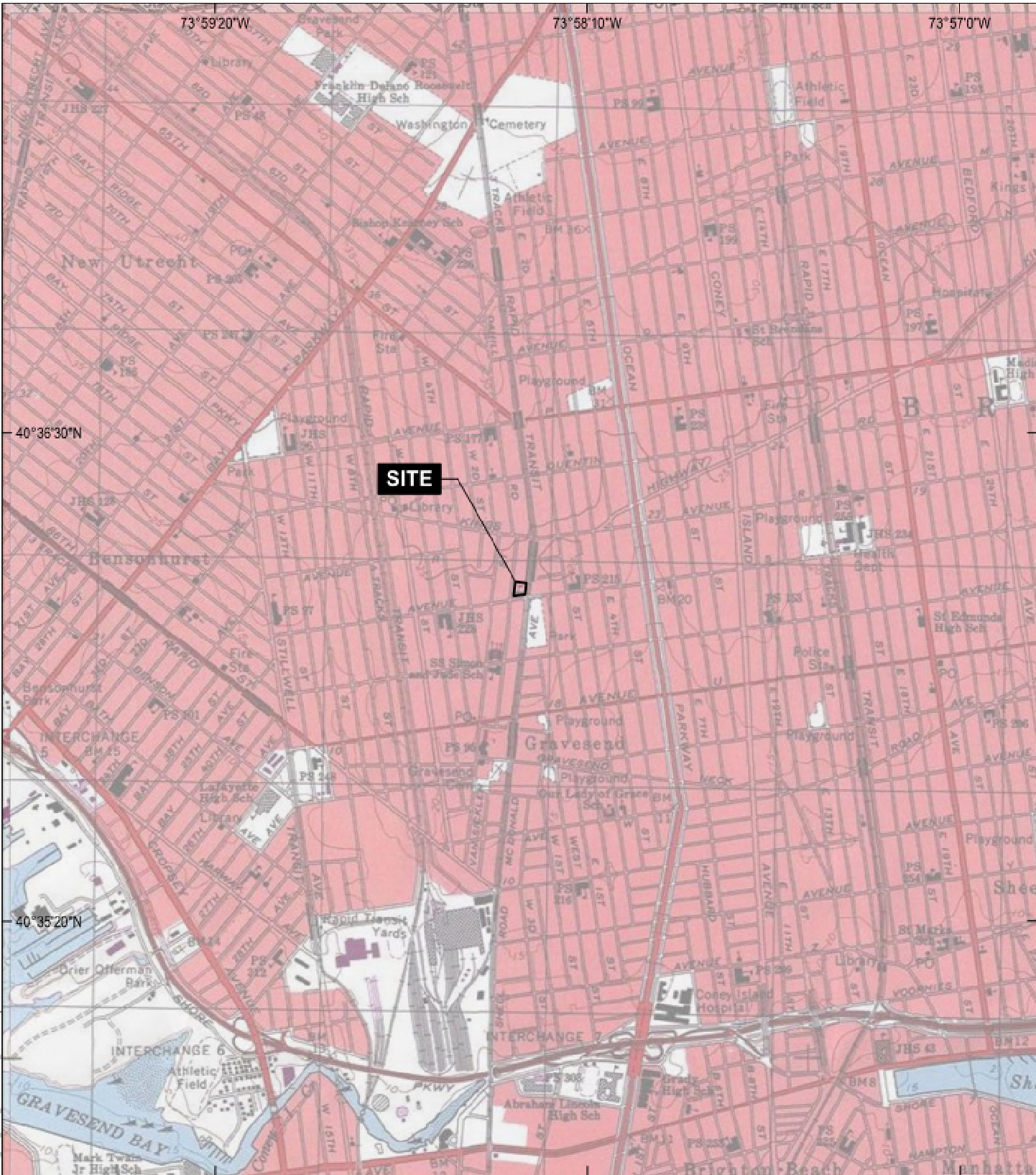
SVOCs, specifically polycyclic aromatic hydrocarbons (PAHs) including benzo(a)anthracene (maximum concentration of 1.7 parts per million (ppm), UUSCO is 1 ppm), benzo(a)pyrene (maximum concentration of 1.5 ppm, UUSCO is 1 ppm), benzo(b)fluoranthene (maximum concentration of 2.8 ppm, UUSCO is 1 ppm), and indeno(1,2,3-cd)pyrene (maximum concentration of 0.95 ppm, UUSCO is 0.5 ppm), were detected above NYSDEC 6 NYCRR Part 375 RRSCOs in shallow soil from approximately 0 to 2 ft bgs in the southwest, central and eastern portions of the Site. Metals, including copper (maximum concentration of 256 ppm, UUSCO is 50 ppm), lead (maximum concentration of 215 ppm, UUSCO is 63 ppm), mercury (maximum concentration of 0.486 ppm, UUSCO is 0.18 ppm), nickel (maximum concentration of 38.8 ppm, UUSCO is 30 ppm), and zinc (maximum concentration of 370 ppm, UUSCO is 109 ppm) were also detected above NYSDEC 6 NYCRR Part 375 UUSCOs in shallow soil throughout the Site ft bgs.

Groundwater

No concentrations above the New York TOGS 111 Ambient Water Quality Standards (AWQS) were detected in any of the groundwater samples collected on Site, however groundwater samples were only analyzed for VOCs as part of the Limited Ph II Environmental Site Investigation.

Soil Vapor

Low levels of petroleum-related compounds and elevated levels of CVOCs were detected in multiple soil vapor samples collected at sub-slab levels and directly above the groundwater interface approximately 17 ft bgs throughout the Site. PCE and TCE were detected in all five soil vapor samples at maximum concentrations of 130 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) and $200\mu\text{g}/\text{m}^3$, respectively, from the soil vapor sample collected on the eastern Site boundary. The maximum total concentration of petroleum-related volatile organic compounds (i.e., benzene, toluene, ethylbenzene, and xylenes [BTEX]) was $209.3\ \mu\text{g}/\text{m}^3$ in the soil vapor sample collected on the eastern Site boundary. Low levels of petroleum-related compounds and elevated levels of CVOCs were also detected in an indoor air sample collected from the cellar level in the southeast portion of the property (currently operating as a school). Maximum concentrations of PCE and TCE were detected at $0.481\ \mu\text{g}/\text{m}^3$ and $0.113\ \mu\text{g}/\text{m}^3$, respectively. The total concentration of petroleum-related volatile organic compounds (i.e., benzene, toluene, ethylbenzene, and xylenes [BTEX]) was $42.02\ \mu\text{g}/\text{m}^3$.



GIS: \\haleyaldrich\hale\CP\Projects\02191681\3\1\91681_000_2074_MCDONALD_AVENUE.dwg - hansen - 6/2/2025 11:45 AM



MAP SOURCE: USGS
 SITE COORDINATES: 40°36'08"N, 73°58'23"W

**HALEY
 ALDRICH**

2074-2080 MCDONALD AVENUE
 BROOKLYN, NEW YORK

PROJECT LOCUS

APPROXIMATE SCALE: 1 IN = 2000 FT
 JUNE 2025

FIGURE 1



LEGEND
 SITE BOUNDARY
 PARCEL BOUNDARY

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



HALEY ALDRICH 2574-2590 McDONALD AVENUE
BROOKLYN, NEW YORK

SITE PLAN

JUNE 2025

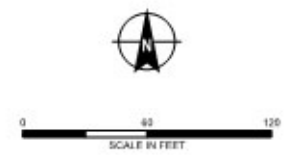
FIGURE 2

SCALE: 1"=20'. DATE: 6/10/25. DRAWN BY: J. M. [unreadable]. CHECKED BY: [unreadable].



LEGEND
 SITE BOUNDARY
 PARCEL BOUNDARY

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



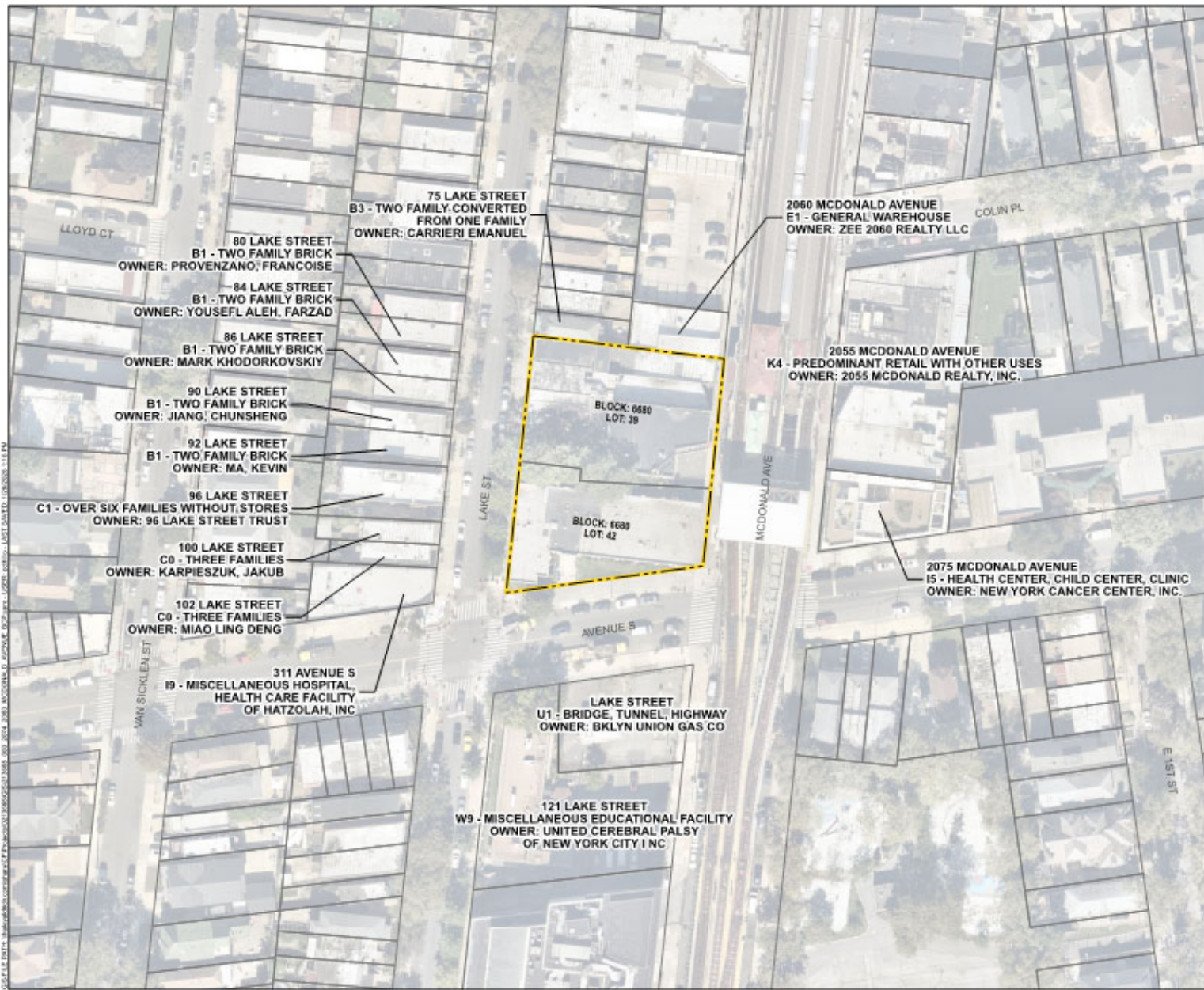
HALEY ALDRICH 2574-2390 MCDONALD AVENUE
 BROOKLYN, NEW YORK

TAX LOT MAP

JANUARY 2026

FIGURE 3

S:\P\1113_McDonalds\GIS\MapDocs\11131868_2025_2026_TaxMap_11131868_2025_2026_MCDONALD_AVE_2026_01_01.dwg



LEGEND

SITE BOUNDARY

PARCEL BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NEW YORK CITY DEPARTMENT OF FINANCE (DOF)
3. AERIAL IMAGERY SOURCE: NEARMAP, OCTOBER 1, 2025



HALEY ALDRICH 2574-2090 MCDONALD AVENUE
BROOKLYN, NEW YORK

ADJOINING PROPERTIES SITE MAP

JANUARY 2026

FIGURE 5

SCALE: 1"=100'. DATE: 1/15/26. PROJECT: 2574-2090 MCDONALD AVENUE, BROOKLYN, NY. CLIENT: HALEY ALDRICH. DRAWN BY: [unreadable]

ATTACHMENT B

Section II: Project Description

SECTION II: PROJECT DESCRIPTION

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

Proposed Development

The proposed development design is still in progress, however will include a new multi-story affordable residential building covering the entire Site with a proposed full cellar extending to approximately 10 to 12 ft bgs.

According to the New York City Planning Commission Zoning Map 28c, the Site is located within a residential (RB5) and commercial (C4-4L) zoning area. The proposed development of this property is consistent with the current zoning.

Rationale for BCP Program

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

Upon review of the analytical results of prior reports, discussed in further detail in Section IV, the project is seeking entry into the NYSDEC BCP due to soil impacted with SVOCs, and metals; and soil vapor impacted with VOCs including CVOCs and BTEX. Specifically CVOCs were identified in soil vapor samples taken on the upgradient portion of the Site and upgradient from the school, where elevated CVOCs in indoor air were detected.

While the previous investigations provided preliminary Site characterization data, they did not fully determine the nature and extent of contamination, specifically related to the CVOC impacts to soil vapor. The Requestor is, therefore, also submitting for NYSDEC approval a Draft RIWP along with this BCP Application.

Project Schedule

It is anticipated that the RI will commence once Requestor is accepted into the BCP and the RIWP is approved by the Department. Implementation of the remedy would start within 6 to 8 weeks following acceptance of the Remedial Action Work Plan and issuance of Decision Document by NYSDEC. Completion of the remedy is anticipated by August 2027 with a Certificate of Completion expected in December 2027. A tentative project schedule is below.

Task	2025		2026												2027												2028					
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr		
Pre-application Meeting, Preparation and Submission of BCP Application and RIWP																																
30-Day Public Comment Period for BCP Application																																
Execute BCA, CPP Submittal and NYSDEC & NYSDOH Approval of RIWP																																
Implementation of Remedial Investigation																																
Preparation and Submission of RIR and RAWP																																
NYSDEC & NYSDOH Review of RIR & RAWP																																
45-Day Public Comment Period for RAWP and Issuance of Decision Document																																
Implementation of RAWP with Engineering Oversight																																
Preparation of FER and SMP (if required)																																
NYSDEC & NYSDOH Review of FER (and SMP, if required)																																
NYSDEC Issues COC																																

Notes:

1. NYSDEC - New York State Department of Environmental Conservation
2. NYSDOH - New York State Department of Health
3. BCP - Brownfield Cleanup Program
4. BCA = Brownfield Cleanup Agreement
5. RIWP = Remedial Investigation Work Plan
6. CPP = Citizen Participation Plan
7. RIR = Remedial Investigation Report
8. RAWP - Remedial Action Work Plan
9. FER - Final Engineering Report
10. SMP - Site Management Plan
11. COC - Certificate of Completion
12. Schedule is estimated and subject to change.
13. Implementation of RAWP does not include completion of building construction

Green and Sustainable Remediation

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

ATTACHMENT C

Section III: Ecological Concerns

SECTION III: ECOLOGICAL CONCERNS

Fish and Wildlife Resources Impact Analysis

NYSDEC DER-10 requires an on-Site and off-Site Fish and Wildlife Resource Impact Analysis if the stipulated criteria are met. Additionally, the NYSDEC's October 1994 "Fish and Wildlife Impact Analysis for Inactive Hazardous Waste Sites" document indicates that "A complete site description as outlined in Step I is necessary for sites with fish and wildlife resources that may be affected by site-related contaminants. However, if no resources are associated with the site or if there is no potential for contaminant migration to the resources, then only the necessary information to support that conclusion should be provided. The information must, however, be definitive evidence of such conditions."

The Site, which was developed in the late 1800s and most recently operated as a school and retail space, is located in the Gravesend neighborhood of Brooklyn, New York. The Site provides little or no wildlife habitat or food value and/or access to the detected subsurface contamination. Gravesend Bay is located approximately 8600 ft (1.6 miles) southwest of the Site. The proposed future use of the Site is anticipated to consist of a new building, anticipated to encompass the entire Site footprint, with a full cellar level. As the Site is located outside of a half-mile of Gravesend Bay, based on the requirements stipulated in Section 3.10 and Appendix 3C of DER-10, a Fish and Wildlife Resource Impact Analysis will not be prepared and submitted with the Remedial Investigation Report (RIR) for the Site.

ATTACHMENT D

Section IV: Land Use Factors

SECTION IV: LAND USE FACTORS

Zoning

According to the New York City Planning Commission Zoning Map 28c, the Site is located within a residential (R5B) zoning area with a commercial (C4-4L) overlay with the intended post-development use as a multi-story residential building. The proposed development of this property is consistent with the current zoning.

Current Use

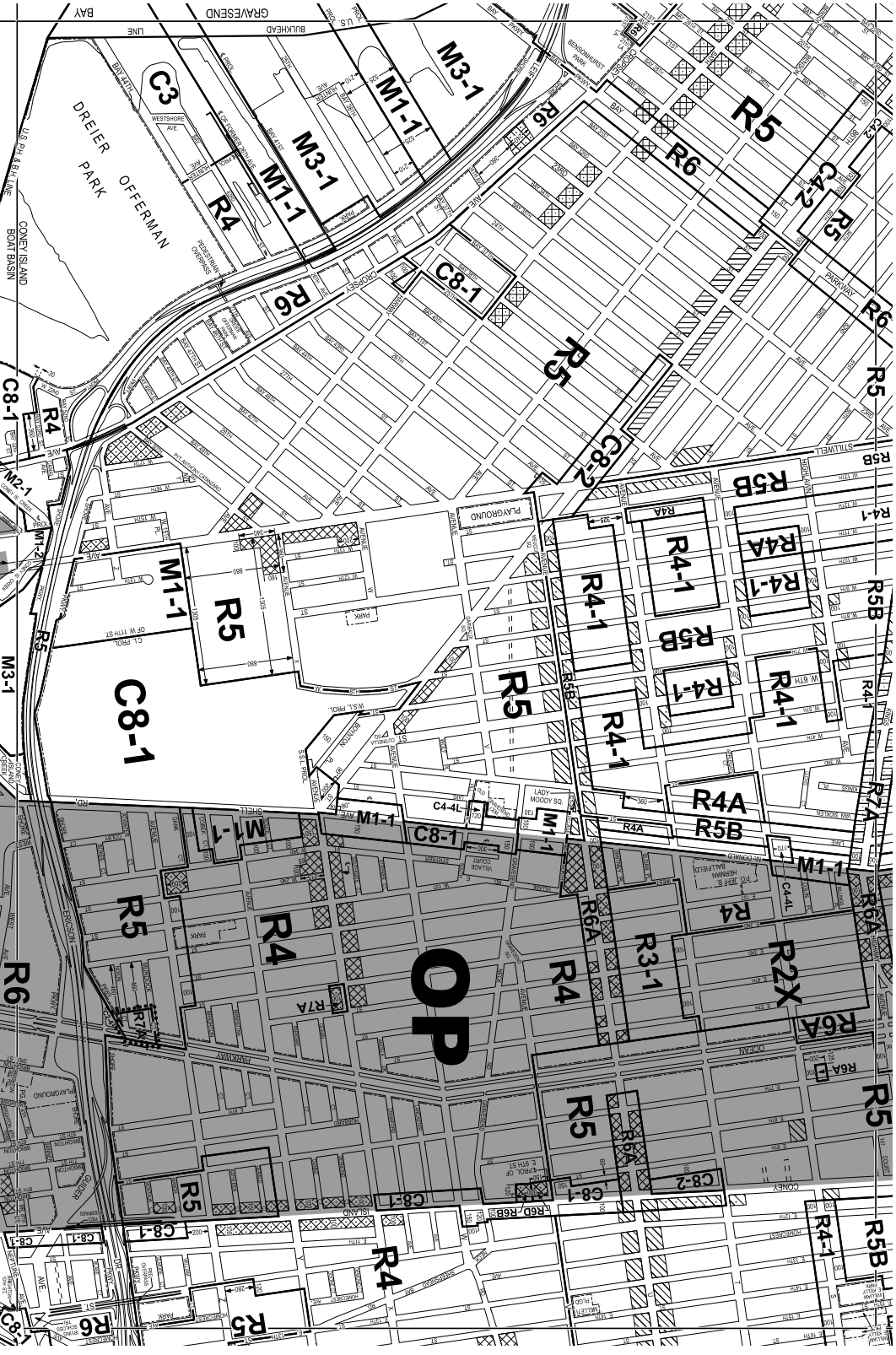
The approximately 31,480 square feet (0.72 acre) Site is a school building and two-story commercial building occupied by an interior design office/retail space and recreation/events space utilized by the neighboring school.

Intended Use Post-Remediation

The proposed development design is still in progress, however it will consist of construction of a new multi-story affordable residential building covering the entire lot. Excavation to a depth of approximately 10 to 12 ft bgs will be required for the cellar slab with additional excavation to approximately 15 ft bgs for the elevator pit.

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

According to the New York City Planning Commission Zoning Map 28c, the Site is located within a residential (R5B) and commercial (C4-4L) zoning area. The proposed development of this property is consistent with the current zoning.



- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5
- C3
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- C4-2
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- M3-100

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

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
 The number(s) and/or letter(s) that follows an R, C or M District designation indicates the zoning district. The zoning district is described in the text of the Zoning Resolution.

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

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

AREAS) REZONED

Effective Date(s) of Rezoning:
 11-12-2025 C 240375 ZMK

Special Requirements:
 For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
 For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
 For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY	
22b	22d 23b
28a	28c 29a
28b	28d 29b

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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit www.nyc.gov/planning or contact the Zoning Information Desk at (212) 726-3291.

ATTACHMENT E

Section V: Current and Historical Property Owner and Operator Information

SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION

Current Owner and Operator

Crystal Residences LLC is in the process of acquiring the Site with a Memorandum of Purchase and Sale Agreement signed on July 21, 2025. The current owners of 2074-2080 McDonald Avenue include Jackson 2064 McDonald LLC (Lot 39) and Jackson Ex 2 Avenue S LLC (Lot 42). Crystal Residences LLC acquired the property in July 2025. The deeds are attached.

Current owners have provided the Requestor access to the Site as per the access agreements attached.

Previous Owners and Operators

A list of current and previous owners 2074 McDonald Avenue is provided in the below table.

Date	Document Type	First Party	First Party Address	Second Party	Relationship of First Party to Applicant
6/11/1974	Deed	Rose Berk	170 Second Avenue, New York, New York	Rose Berk	None
10/14/1988	Deed	Stanley E. Grayson, Commissioner of Finance	Room 500, Municipal Building, New York, New York	City of New York	None
9/9/1992	Deed	Honey Berk	320 Second Avenue, New York, New York	Honey Berk Grantor Trust	None
4/6/1993	Deed	Honey Berk	166 East 34 th Street, New York, New York	Stanley Berk as Trustee of Honey Berk Grantor Trust	None
2/24/2010	Deed	Barry Berk	10141 East Bay Harbor Drive, Bay Harbor Islands, Florida	Barry Berk	None
6/15/2015	Deed	Peggy Berk, as Successor Trustee	320 Second Avenue, Apartment 2B, New York, NY	Jackson 2064 McDonald LLC	None
7/21/2025	Memorandum of Contract	Jackson 2064 McDonald	45 Broadway, Suite 185, New York, NY	Crystal Residences LLC	None

Reference: ACRIS - https://a836-acris.nyc.gov/DS/DocumentSearch/BBLResult?max_rows=99.

Previous owner information prior to 1972 is not available.

Previous Owners and Operators

A list of current and previous owners 2080 McDonald Avenue is provided in the below table.

Date	Document Type	First Party	First Party Address	Second Party	Relationship of First Party to Applicant
9/10/1981	Deed	The Roman Catholic Church of SS Simon and Jude	185 Van Sicklen Street, Brooklyn, New York	United Cerebral Palsy of New York Inc	None
4/17/2015	Deed	United Cerebral Palsy of New York	80 Maiden Lane, New York, New York	Jackson Ex 2 Avenue S LLC	None
7/21/2025	Memorandum of Contract	Jackson Ex 2 Avenue S LLC	45 Broadway, Suite 185, New York, NY	Crystal Residences LLC	None

Reference: ACRIS - https://a836-acris.nyc.gov/DS/DocumentSearch/BBLResult?max_rows=99.

Previous owner information prior to 1972 is not available.

A list of previous operators of 2074 McDonald Avenue is provided in the table below.

Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
Lemonti	Operator (2000)	2074 McDonald Avenue Phone Number: Not available	None
Oksana Remi Couture/ Regmark Imports LTD/ Lemonti	Operators (2005)	2074 McDonald Avenue Phone Number: Not available	None
GP Dental Laboratories/ Snapon Smile/ Aldo/ Lana Trading/ Lemonti / Pace Press / Queen Décor / Le Monti Fashion Village	Operators (2010 to 2017)	2074 McDonald Avenue Phone Number: Not available	None
GP Dental Laboratories/ Remi Oksana / Queen Décor / Elegant Housewares Party Goods / Le Monti Fashion Village	Operators (2017 to 2020)	2074 McDonald Avenue Phone Number: Not available	None
LM Design, Le Monti Fashion Village	Operator (2020 to Present)	2074 McDonald Avenue Phone Number: Not available	None

Reference:

The EDR City Directory Abstract (Inquiry Number 8010493.5) included in the Phase I ESA completed by Haley & Aldrich of New York in August 2025.

Google Map street view images captured August 2011, September 2013, September 2014, September 2017, July 2018, November 2019, July 2022 and October 2024

ACRIS - https://a836-acris.nyc.gov/DS/DocumentSearch/BBLResult?max_rows=99

A list of previous operators of 2080 McDonald Avenue is provided in the table below.

Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
Cook & Gudio Roofers	Operator (1945)	2080 McDonald Avenue Phone Number: Not available	None
Weiss Sydney	Operator (1960)	2080 McDonald Avenue Phone Number: Not available	None
Church of St Simon & Jude	Operator (1976)	2080 McDonald Avenue Phone Number: Not available	None
United Cerebral Palsy – New York	Operator (1985 to 2017)	2080 McDonald Avenue Phone Number: Not available	None
The Well (remembrance facility for the “Sasson Children”)	Operator (2017 to 2019)	2080 McDonald Avenue Phone Number: Not available	None
YDE Sassoon Children Girls High School	Operator (2019 to Present)	2080 McDonald Avenue Phone Number: Not available	None

Reference:

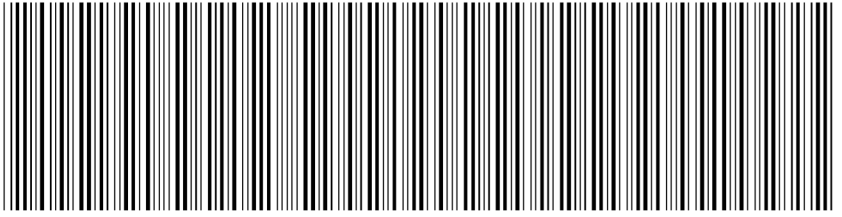
The EDR City Directory Abstract (Inquiry Number 8010493.5) included in the Phase I ESA completed by Haley & Aldrich of New York in August 2025.

Google Map street view images captured August 2011, June 2012, October 2013, September 2014, July 2015, September 2017, June 2018, October 2019, July 2022 and October 2024

ACRIS - https://a836-acris.nyc.gov/DS/DocumentSearch/BBLResult?max_rows=99

**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.



2015042301028001001EB61A

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 3

Document ID: 2015042301028001

Document Date: 04-17-2015

Preparation Date: 04-23-2015

Document Type: DEED

Document Page Count: 2

PRESENTER:

KENSINGTON VANGUARD
39 WEST 37TH STREET, TITLE NO.821117
HOLD/ PICKUP SEARCH NY
NEW YORK, NY 10018
212-532-8686
chrisc@KVNATIONAL.COM

RETURN TO:

SEYFARTH SHAW LLP
620 EIGHTH AVENUE
MARC J. GURELL, ESQ.
NEW YORK, NY 10018

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	6680	42	Entire Lot	2080 MC DONALD AVENUE
Property Type: OFFICE BUILDING				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

UNITED CEREBRAL PALSY OF NEW YORK CITY, INC
80 MAIDEN LANE
NEW YORK, NY 10038

GRANTEE/BUYER:

JACKSON EX 2 AVENUE S LLC
1407 BROADWAY, SUITE 3805
NEW YORK, NY 10018

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 47.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 10,700.00

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

CITY OF NEW YORK

Recorded/Filed 05-06-2015 11:10

City Register File No.(CRFN):

2015000151815



Annette McHill

City Register Official Signature

821117

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

THIS INDENTURE, made the ^{as of} 17 day of April 2015

BETWEEN
UNITED CEREBRAL PALSY OF NEW YORK CITY, INC a New York Not-for-Profit Corporation with Offices at 80 Maiden Lane, New York, NY 10038

party of the first part, and
JACKSON EX 2 AVENUE S LLC a New York limited liability company, with an address at 1407 Broadway, Suite 3805, New York, NY 10018

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

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 northerly side of Avenue S with the westerly side of McDonald Avenue, formerly Gravesend Avenue;

RUNNING THENCE northerly along the westerly side of McDonald Avenue 66 feet to the northerly side of land formerly of Court J. Van Sicklen;

THENCE westerly along said northerly lined of land formerly of Van Sicklen, 100.18 feet to a point in said line distant 50 feet easterly from the easterly side of Lake Street measured along said line;

THENCE northerly parallel with Lake Street, 10 feet;

THENCE westerly parallel with said northerly line of land formerly of Van Sicklen 50 feet to the easterly side of Lake Street;

THENCE southerly along the easterly side of Lake Street, 106.77 feet more or less to the corner formed by the intersection of the easterly side of Lake Street with the northerly side of Avenue S; and

THENCE easterly along the northerly side of Avenue S, 154.80 feet to the corner, the point or place of BEGINNING

having the street address 333 Avenue S, Brooklyn New York 11223

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, 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:

Shan M. Jui

UNITED CEREBRAL PALSY OF NEW YORK CITY, INC.

By: Edward R. Matthews
Chief Executive Officer

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of NY ss:
On the 16 day of April in the year 2015
before me, the undersigned, personally appeared
Edward R. Matthews
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.

State of New York, County of ss:
On the day of in the year
before me, the undersigned, personally appeared
personally known to me or proved to me on the basis of
satisfactory evidence to be the individual(s) whose name(s) is
(are) subscribed to the within instrument and acknowledged to
me that he/she/they executed the same in his/her/their
capacity(ies), 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)

(signature and office of individual taking acknowledgment)

ELIZABETH A RUSSO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01RU6296388
Qualified in Queens County
My Commission Expires 08/31/2017

SEAL

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

(District of Columbia, Territory, or Foreign Country) of ss:
On the day of in the year before me, the undersigned, personally appeared

ss:
before me, the undersigned, personally appeared

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

in (and insert the State or Country or other place the acknowledgment was taken)
(insert the City or other political subdivision)

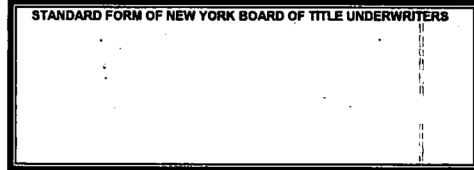
(signature and office of individual taking acknowledgment)

BARGAIN AND SALE DEED
WITHOUT COVENANT AGAINST GRANTOR'S ACTS
Title No.

DISTRICT
SECTION
BLOCK 6680
LOT 42
COUNTY OR TOWN KINGS
STREET ADDRESS 333 Avenue S

UNITED CEREBRAL PALSY OF NEW YORK
CITY, INC a New York Not-for-Profit Corporation
TO
JACKSON EX 2 AVENUE S LLC a New York
limited liability company,

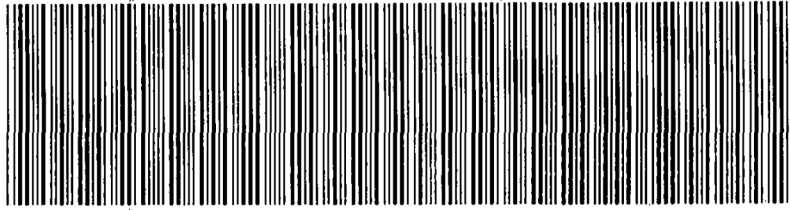
Recorded at Request of
RETURN BY MAIL TO:



Seyfarth Shaw LLP
Marc J. Gurell, Esq.
620 Eighth Avenue
New York, NY 10018

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2015042301028001001S789B

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2015042301028001
Document Type: DEED

Document Date: 04-17-2015

Preparation Date: 04-23-2015

ASSOCIATED TAX FORM ID: 2015041000004

SUPPORTING DOCUMENTS SUBMITTED:

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

Page Count

1
3

FOR CITY USE ONLY

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

C3. Book OR C4. Page

C5. CRFN



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 2080 MC DONALD AVENUE BROOKLYN 11223
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name JACKSON EX 2 AVENUE S LLC
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)
 LAST NAME / COMPANY FIRST NAME

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

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

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

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

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

8. Seller Name UNITED CEREBRAL PALSY OF NEW YORK CITY, INC
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

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

SALE INFORMATION

10. Sale Contract Date 3 / 26 / 2015
 Month Day Year

11. Date of Sale / Transfer 4 / 17 / 2015
 Month Day Year

12. Full Sale Price \$ 2 6 7 5 0 0 0
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

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

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

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

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

15. Building Class W 2 16. Total Assessed Value (of all parcels in transfer) 6 4 4 8 5 0

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

BROOKLYN 6680 42


CITY REGISTER

APR 29 2015

201504100000420105

CERTIFICATION

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

 BUYER SIGNATURE		BUYER	4/17/15 DATE	BUYER'S ATTORNEY	
1407 BROADWAY SUITE 3805 ap. Gabriel Chehebar, Manager STREET NUMBER STREET NAME (AFTER SALE)				LAST NAME	FIRST NAME
NEW YORK CITY OR TOWN	NY STATE	10018 ZIP CODE		AREA CODE	TELEPHONE NUMBER
				SELLER see Attached SELLER SIGNATURE	DATE

2015041000004201

CERTIFICATION

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

BUYER

BUYER'S ATTORNEY

BUYER SIGNATURE 1407 BROADWAY SUITE 3805		DATE	LAST NAME		FIRST NAME
STREET NUMBER NEW YORK	STREET NAME (AFTER SALE)	AREA CODE	TELEPHONE NUMBER		SELLER
CITY OR TOWN	STATE NY	ZIP CODE 10018	SELLER SIGNATURE by: Edward R. Matthews, CEO		DATE 1/16/15

2015041000004201



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

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 6680 LOT: 42
- (2) Property Address: 2080 MC DONALD AVENUE, BROOKLYN, NY 11223
- (3) Owner's Name: JACKSON EX 2 AVENUE S LLC
- Additional Name:

Affirmation:

- You have visited DOF's Mailing Address Update website and indicated that your water & sewer bill should be sent to the mailing address provided on that site. If no information was entered your water & sewer bill be sent to the property address.

Customer Billing Information:

Please Note:

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

Owner's Approval:

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

Print Name of Owner:

Signature: *Gabriel Chehebar*

Date (mm/dd/yyyy)

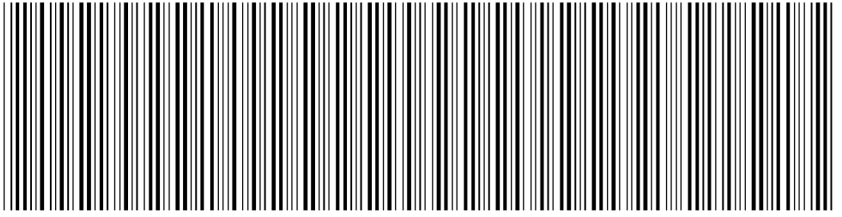
Name and Title of Person Signing for Owner, if applicable:

by: Gabriel Chehebar, Manager

BCS-7CRF-ACRIS REV. 8/08

**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.



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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 6

Document ID: 2017062000087001 Document Date: 06-15-2017 Preparation Date: 06-20-2017
Document Type: DEED
Document Page Count: 4

PRESENTER:
HOME ABSTRACT CORP, AS AGENT
8225 THIRD AVENUE
HA-25479
BROOKLYN, NY 11209
718-680-4663
RECORDINGS@HOMEABSTRACTCORP.COM

RETURN TO:
MARC J. GURELL, ESQ.
SEYFARTH SHAW LLP
620 EIGHTH AVENUE, 33RD FLOOR
NEW YORK, NY 10018

PROPERTY DATA				
Borough	Block	Lot	Unit	Address
BROOKLYN	6680	39	Entire Lot	2064 MCDONALD AVENUE
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:
PEGGY BERK, AS SUCCESSOR TRUSTEE
320 SECOND AVENUE, APT 2
NEW YORK, NY 10003

Additional Parties Listed on Continuation Page

GRANTEE/BUYER:
JACKSON 2064 MCDONALD LLC
C/O THE JACKSON GROUP LLC, 1407 BROADWAY,
38TH FLOOR
NEW YORK, NY 10018

FEES AND TAXES

Mortgage :		
Mortgage Amount:	\$	0.00
Taxable Mortgage Amount:	\$	0.00
Exemption:		
TAXES: County (Basic):	\$	0.00
City (Additional):	\$	0.00
Spec (Additional):	\$	0.00
TASF:	\$	0.00
MTA:	\$	0.00
NYCTA:	\$	0.00
Additional MRT:	\$	0.00
TOTAL:	\$	0.00
Recording Fee:	\$	57.00
Affidavit Fee:	\$	0.00

Filing Fee:	\$	250.00
NYC Real Property Transfer Tax:	\$	159,882.19
NYS Real Estate Transfer Tax:	\$	24,364.00

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

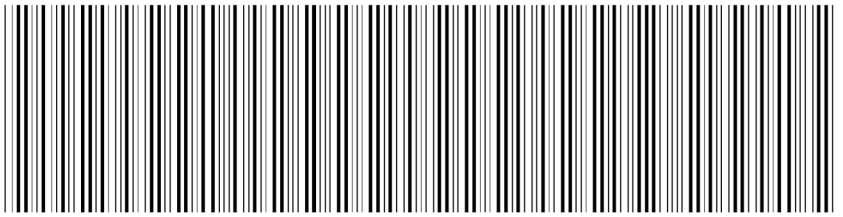
CITY OF NEW YORK
Recorded/Filed 06-21-2017 14:30
City Register File No.(CRFN):
2017000229293



Annette McHill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



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RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 6

Document ID: 2017062000087001

Document Date: 06-15-2017

Preparation Date: 06-20-2017

Document Type: DEED

PARTIES

GRANTOR/SELLER:

THE MCDONALD TRUST AGREEMENT DATED
06/15/84
320 SECOND AVENUE, APT 2
NEW YORK, NY 10003

BARGAIN AND SALE DEED WITHOUT COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE (this "**Deed**") is made as of the 15th day of June, 2017,

between

PEGGY BERK AS SUCCESSOR TRUSTEE OF THE MCDONALD TRUST AGREEMENT DATED 6/15/84 AS REVISED, a Florida trust, having an address at c/o Peggy Berk, 320 Second Avenue, Ste. 2, New York, New York 10003, the "**party of the first part**",

and

JACKSON 2064 MCDONALD LLC, a New York limited liability company, with an address at c/o The Jackson Group LLC, 1407 Broadway, 38th Floor, New York, New York 10018., the "**party of the second part**",

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

ALL that lot or parcel of land, with the buildings and improvements thereon, erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City of New York, and bounded and described in attached Schedule A (the "**Property**"), being the premises commonly known as 2064-2074 McDonald Avenue, Brooklyn, New York,

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 Property 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 the Property,

TO HAVE AND TO HOLD the Property 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, 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 costs 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 Deed so requires.

[Signature follows.]

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

**PEGGY BERK AS SUCCESSOR
TRUSTEE OF THE MCDONALD TRUST
AGREEMENT DATED 6/15/84 AS
REVISED, a Florida trust**

By: *Peggy Berk*, TRUSTEE
Name: Peggy Berk
Title: Successor Trustee

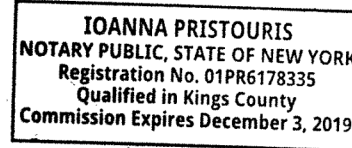
STATE OF New York)
) ss.:
COUNTY OF New York)

On the 15th day of June, in the year 2017, before me, the undersigned, personally appeared Peggy Berk, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Ioanna Pristouris
Notary Public

Bargain and Sale Deed

Section
Block 6680
Lot 039
County or Town Kings
Street Address: 2064-2074 McDonald Avenue, Brooklyn, New York



Return By Mail To:
Seyfarth Shaw LLP
620 Eighth Avenue, 33rd Floor
New York, NY 10018-1405
Attn: Marc J. Gurell, Esq.

Reserve This Space For Use Of Recording Office:

SCHEDULE A

PROPERTY DESCRIPTION

BLOCK 6680 LOT 39 ON THE TAX MAP OF KINGS COUNTY

Parcel I

ALL that certain plot, piece or parcel of land, situate, lying and being in the in the Borough of Brooklyn, County of Kings, City and State of New York known and designated on the Tax Map of the City of New York for the Borough of Brooklyn, as and by Section 20, Block 6680, Lot 37, as the same existed 12/2/31.

Parcel II

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

BEGINNING at a point on the westerly side of McDonald Avenue (formerly Gravesend Avenue) distant 128.50 feet northerly from the corner formed by the intersection of the westerly side of McDonald Avenue with the northerly side of Avenue S;

RUNNING THENCE northerly along the westerly side of McDonald Avenue 20 feet to the southerly side of Land conveyed to Stefano Badalamenti by deed dated 1/4/1926 and recorded 1/21/1926 in Liber 4643 Page 12;

THENCE westerly at right angles to the westerly side of McDonald Avenue 150 feet to the easterly side of Lake Street;

THENCE southerly along the easterly side of Lake Street, 20 feet;

THENCE easterly at right angles to McDonald Avenue, 150 feet to the westerly side of McDonald Avenue, the point or place of BEGINNING.

Parcel III

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

BEGINNING at a point on the westerly side of McDonald Avenue (formerly Gravesend Avenue) distant 66 feet northerly from the corner formed by the intersection of the westerly side of McDonald Avenue with the northerly side of Avenue S;

RUNNING THENCE northerly along the westerly side of McDonald Avenue 62.5 feet to land conveyed to by Katherine H. Wetmore to Stefano Badalamenti and others by deed bearing date September 12, 1924 and recorded in the Register of Kings County September 16, 1924 in Liber 4452 Page 335;

THENCE westerly along said land at right angles to the westerly side of McDonald Avenue, 150 feet;

THENCE southerly parallel with the westerly side of McDonald Avenue, a distance of 59.66 feet more or

39415288v.2

less to a point in the northerly line of the land formerly of Court J. Van Sicklen;

THENCE easterly along said northerly line of the land formerly of Court J. Van Sicklen 50 feet more or less to the westerly side of land (lot No. 56);

THENCE southerly 10 feet parallel with the easterly side of Lake Street;

THENCE easterly 100.18 feet to the westerly side of McDonald Avenue, at the point or place of BEGINNING.

OVERALL DESCRIPTION

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

BEGINNING at a point on the westerly side of McDonald Avenue (formerly Gravesend Avenue) distant 168.50 feet northerly from the corner formed by the intersection of the westerly side of McDonald Avenue with the northerly side of Avenue S;

RUNNING THENCE westerly 150.03 feet to the easterly side of Lake Street;

THENCE southerly along the easterly side of Lake Street, 102.8 feet;

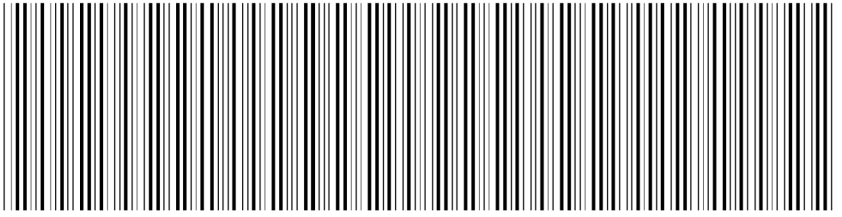
THENCE easterly along said northerly line of the land formerly of Court J. Van Sicklen 50 feet to a point;

THENCE southerly 10 feet parallel with the easterly side of Lake Street;

THENCE easterly 100.18 feet to the westerly side of McDonald Avenue;

THENCE northerly 102.50 feet along the westerly side of McDonald Avenue, at the point or place of BEGINNING.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



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SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2017062000087001
Document Type: DEED

Document Date: 06-15-2017

Preparation Date: 06-20-2017

ASSOCIATED TAX FORM ID: 2017061300309

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT

4

FOR CITY USE ONLY

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

C3. Book OR C4. Page

C5. CRFN



REAL PROPERTY TRANSFER REPORT
 STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES
RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 2064 MCDONALD AVENUE BROOKLYN 11223
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name JACKSON 2064 MCDONALD LLC
LAST NAME / COMPANY FIRST NAME

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

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

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

8. Seller Name PEGGY BERK, AS SUCCESSOR TRUSTEE
LAST NAME / COMPANY FIRST NAME
 THE MCDONALD TRUST AGREEMENT DATED 06/15/84
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 4 / 7 / 2017
Month Day Year

11. Date of Sale / Transfer 6 / 15 / 2017
Month Day Year

12. Full Sale Price \$ 6 0 9 0 7 5 0
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

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

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

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

15. Building Class K, 2 16. Total Assessed Value (of all parcels in transfer) 6 3 0 4 5 0
Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

BROOKLYN 6680 39

201706130030920101

CERTIFICATION

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

BY
X

BUYER

Isaac Chehebar, member, 6/15/17

BUYER'S ATTORNEY

BUYER SIGNATURE
C/O THE JACKSON GROUP LLC 1407 BROADWAY, 38TH FLOOR

LAST NAME FIRST NAME

STREET NUMBER STREET NAME (AFTER SALE)

AREA CODE TELEPHONE NUMBER

NEW YORK

SELLER

CITY OR TOWN STATE ZIP CODE

SELLER SIGNATURE
* [Handwritten Signature] TRUSTEE

DATE 6/15/17

BY: Peggy Berk, Trustee

2017061300309201

CERTIFICATION

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

BUYERS

BY: [Signature] 6/15/17
 Buyer Signature Date
Isaac Chehebar member

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

SELLERS

BY: [Signature] 6/15/17
 Seller Signature Date
PEGGY BERK TRUSTEE

Seller Signature Date

Seller Signature Date

Seller Signature Date

Seller Signature Date

Seller Signature Date

Seller Signature Date

Seller Signature Date

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Seller Signature Date

Seller Signature Date

Seller Signature Date

2017061300309201



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

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 6680 LOT: 39
- (2) Property Address: 2064 MCDONALD AVENUE, BROOKLYN, NY 11223
- (3) Owner's Name: JACKSON 2064 MCDONALD LLC
- Additional Name:

Affirmation:



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

1407 Broadway, 38th Fl
NY NY 10018

Customer Billing Information:

Please Note:

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

Owner's Approval:

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

Print Name of Owner: Jackson 2064 McDonald LLC

Signature: _____ Date (mm/dd/yyyy)

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

Crystal Residences LLC

February 5, 2026

Jackson 2064 McDonald LLC
45 Broadway, Suite 1850
New York, NY 10006

RE: Site Access to Perform Brownfield Cleanup Program Work
2074 McDonald Avenue, Brooklyn, NY

Ladies and Gentlemen,

Crystal Residences LLC is submitting an application to the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) for the property located at 2074-2080 McDonald Avenue, a portion of which is currently owned by you (Block 6680 Lot 39). As part of the application process, we are required to present to the NYSDEC documentation confirming that the applying entities and their contractors have the right to access all of the property that is included in the application to implement any investigation or remedial work required by NYSDEC pursuant to the BCP, and otherwise comply with all obligations under any Brownfield Cleanup Agreement ("BCA"), including the recording of an environmental easement, if required, until such time as the BCA is terminated or NYSDEC issues a Certificate of Completion.

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

Sincerely,
Crystal Residences LLC

Acknowledged by:
Jackson 2064 McDonald LLC

By (NAME/TITLE):

Signature: _____
HGE

Crystal Residences LLC

February 5, 2026

Jackson Ex 2 Avenue S LLC
45 Broadway, Suite 1850
New York, NY 10006

RE: Site Access to Perform Brownfield Cleanup Program Work
2080 McDonald Avenue, Brooklyn, NY

Ladies and Gentlemen,

Crystal Residences LLC is submitting an application to the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) for the property located at 2074-2080 McDonald Avenue, a portion of which is currently owned by you (Block 6680 Lot 42). As part of the application process, we are required to present to the NYSDEC documentation confirming that the applying entities and their contractors have the right to access all of the property that is included in the application to implement any investigation or remedial work required by NYSDEC pursuant to the BCP, and otherwise comply with all obligations under any Brownfield Cleanup Agreement ("BCA"), including the recording of an environmental easement, if required, until such time as the BCA is terminated or NYSDEC issues a Certificate of Completion.

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

Sincerely,
Crystal Residences LLC

Acknowledged by:
Jackson Ex 2 Avenue S LLC

By (NAME/TITLE):

Signature: _____
UGP

ATTACHMENT F

Section VI: Property's Environmental History

SECTION VI.1: REPORTS

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

- Phase I Environmental Site Assessment Report, prepared by H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), prepared for Emerald Developers LLC, August 5, 2025.
- Limited Phase II Environmental Site Investigation Report, prepared by Haley & Aldrich of New York, prepared for Emerald Developers LLC, August 29, 2025.
- Supplemental Limited Phase II Environmental Site Investigation Report prepared by Haley & Aldrich of New York, prepared for Emerald Developers LLC, February 16, 2026.

The reports above are included with this application. A summary of the environmental findings from these investigations is provided below.

Phase I Environmental Site Assessment Report (Haley & Aldrich of New York, August 5, 2025)

Haley & Aldrich of New York conducted a Phase I ESA for the Site for Emerald Developers LLC in August 2025. The Phase I noted the following RECs:

- Sanborn maps identify the following historical uses on the subject property: a junk shop (1950s) and two manufacturing buildings, including a clothing manufacturing facility (1950) and a welding facility (late 1960s through mid-1970s). Manufacturing operations may have involved the use of process chemicals, such as dyes, degreasers, or oils; the former junk shop may have included the handling or storage of discarded materials and equipment potentially containing hazardous substances, such as lubricants, batteries, or electrical components. Due to the nature of these operations and the absence of documentation confirming that environmental impacts are not present, these historical uses of the subject property are considered RECs.
- Several historical and current uses on adjacent and nearby properties may present a potential for contaminant migration onto the subject property. The east-adjacent Prospect & Coney Island Railroad has operated since the late 1800s and may have contributed petroleum products, polycyclic aromatic hydrocarbons (PAHs), or heavy metals associated with historic rail operations. The Flatbush Coal Co., located north and upgradient at 49–57 Lake Street, operated from the early 1930s through at least 2007 and may have released coal-related contaminants such as PAHs and metals. An auto repair facility at 2060 McDonald Avenue, active since at least 1993, may be a source of petroleum or solvent-related impacts. Additionally, the American Asbestos Manufacturing Co., identified at 2046–2058 McDonald Avenue in the City Directory in 1945 and on the 1950 Sanborn Map and, may have contributed asbestos-containing materials or other hazardous substances. Due to the nature of these operations and their upgradient location, these off-site uses are considered RECs.

Limited Phase II Environmental Site Investigation Report (Haley & Aldrich of New York, August 29, 2025) and Supplemental Limited Phase II Environmental Site Investigation Report (Haley & Aldrich of New York, February 16, 2026)

Haley & Aldrich of New York conducted a Limited Phase II Environmental Site Investigation (ESI) for the Site in August, November, and December of 2025, pursuant to RCNY§ 43-1407(f), including the collection of 17 soil samples from 14 soil borings advanced to depths between approximately 0 and 4 ft bgs; four groundwater samples from temporary monitoring wells; five soil vapor samples from temporary soil vapor probes; and one indoor air sample from breathing height inside the cellar level.

Findings of the ESI are summarized below:

- No historical fill was observed in soil borings up to 24 ft bgs throughout the Site. No staining, PID readings, or odors were observed in any of the recovered soil during the investigation.
- Groundwater was encountered at depths ranging from 19.5 ft bgs to 20.6 ft bgs and was anticipated to flow to the west
- Bedrock was not encountered during this investigation.
- Soil analytical results were compared to NYSDEC 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs) and Restricted-Residential Use Soil Cleanup Objectives (RRSCO).
 - Six SVOCs, specifically polycyclic aromatic hydrocarbons (PAHs), were detected at concentrations above UUSCOs and/ or RRSCO in several soil sample collected, including benzo(a)anthracene at a maximum concentration of 1.7 milligrams per kilogram (mg/kg) in B-16_0-2, benzo(a)pyrene at a maximum concentration of 1.5 mg/kg in B-16_0-2, benzo(b)fluoranthene at a maximum concentration of 2.3 mg/kg in B-16_0-2, benzo(k)fluoranthene at a concentration of 0.82 mg/kg, chrysene at a maximum concentration of 1.7 mg/kg, and indeno(1,2,3-cd)pyrene at a maximum concentration of 0.95 mg/kg.
 - Five metals were detected above UUSCOs in multiple soil samples collected. Copper was detected above the UUSCO in three soil samples, with a maximum concentration of 256 mg/kg in B-12_0-2. Lead was detected above the UUSCO in five soil samples, with a maximum concentration of 365 mg/kg in B-16_0-2. Mercury was detected above the UUSCO in one soil sample, B-16_0-2, at a concentration of 0.486 mg/kg. Nickel was detected above the UUSCO in three soil samples, with a maximum concentration of 44 mg/kg in B-10_0-2. Zinc was detected above the UUSCO in five soil samples, with a maximum concentration of 626 mg/kg in B-13_2-4.
- Groundwater samples were compared to the New York TOGS 111 Ambient Water Quality Standards (AWQS):
 - No VOCs were detected above laboratory reporting limits in the groundwater samples collected.
- A standard does not currently exist for soil vapor samples in the state of New York.
 - Total VOC concentrations in soil vapor samples ranged from 485.84 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) in SV-2_08072025 to 4,193.6 $\mu\text{g}/\text{m}^3$ in SV-4_08082025. Total BTEX concentrations ranged from 37 $\mu\text{g}/\text{m}^3$ in SV-2_08072025 to 209.3 $\mu\text{g}/\text{m}^3$ in SV-3_08072025. Total chlorinated VOC (CVOC) concentrations ranged from 4.3 $\mu\text{g}/\text{m}^3$ in SV-4_08082025 to 330.39 $\mu\text{g}/\text{m}^3$ in SV-3_08072025.
 - Tetrachloroethene (PCE) was detected in all five soil vapor samples above laboratory detection limits at a maximum concentration of 130 $\mu\text{g}/\text{m}^3$ in SV-03_08072025. Trichloroethene (TCE) was detected in three soil vapor samples above laboratory detection limits at a maximum concentration of 200 $\mu\text{g}/\text{m}^3$ in sample SV-03_08072025. Multiple petroleum-related VOCs were also detected at elevated concentrations soil vapor samples throughout the site, including 2-butanone (Methyl Ethyl Ketone) (maximum concentration of 2800 $\mu\text{g}/\text{m}^3$ in SV-04_08082025, 2-hexanone (Methyl Butyl Ketone) (maximum concentration of 310 $\mu\text{g}/\text{m}^3$ in SV-04_08082025), propylene (propene) (maximum concentration of 230 $\mu\text{g}/\text{m}^3$ in SV-04_08082025), and total xylene (maximum concentration of 170 $\mu\text{g}/\text{m}^3$ in SV-03_08072025),

- Low levels of petroleum-related compounds and low levels of CVOCs were detected in indoor air sample IA-2. A total VOC concentration of 165.63 $\mu\text{g}/\text{m}^3$ in indoor air sample IA-2; total BTEX concentration of 42.02 $\mu\text{g}/\text{m}^3$ in IA-2; and total chlorinated VOC (CVOC) concentrations ranged from 1.06 $\mu\text{g}/\text{m}^3$ in IA-2.

SECTION VI.2: SAMPLING DATA

ANALYTICAL RESULTS SUMMARY TABLES

Soil Summary Table

Analytes > RRSCO	Detections > RRSCOs	Max Concentration (mg/Kg)	RRSCO (mg/Kg)	Depth (ft bgs)
Benzo(a)anthracene	3	1.7	1.4	0-2
Benzo(a)pyrene	2	1.5	1	0-2
Benzo(b)fluoranthene	2	2.3	1.4	0-2
Mercury	1	0.486	0.30	0-2

Indoor Air and Soil Vapor Summary Table

CVOC and BTEX Analytes Detected	Total Detections	Max. Detection (µg/m³)	Location of Max. Detection	Type
1,2,4-Trimethylbenzene	5	18 D	SV-1	Soil Vapor
1,3,5-Trimethylbenzene	3	4.8 D	SV-1	Soil Vapor
1, 3-Butadiene	3	8.6 D	SV-4	Soil Vapor
2-Butanone	5	2800 D	SV-4	Soil Vapor
2-Hexanone	4	310 D	SV-4	Soil Vapor
4-Ethyltoluene	1	14 D	SV-1	Soil Vapor
4-Methyl-2-Pentanone	4	9 D	SV-4	Soil Vapor
Acetone	5	660 D	SV-4	Soil Vapor
Acrylonitrile	4	50 D	SV-2	Soil Vapor
Benzene	5	11.4	IA-2	Indoor Air
Carbon disulfide	5	41.1	IA-2	Indoor Air
Carbon tetrachloride	3	0.74 D	SV-2	Soil Vapor
Chloroform (Trichloromethane)	3	11 D	SV-3	Soil Vapor
Chloromethane (Methyl Chloride)	3	2.8 D	SV-4	Soil Vapor
Cyclohexane	5	3.61	IA-2	Indoor Air
Dichlorodifluoromethane (CFC-12)	5	2.3 D	SV-1	Soil Vapor
Ethanol	1	19.2		Indoor Air
Ethyl acetate	3	3.7 D	SV-3	Soil Vapor
Ethylbenzene	5	27 D	SV-3	Soil Vapor
Hexane	5	13.1	SSV-2	Indoor Air
Isopropyl Alcohol (2-Propanol)	5	66.1	SSV-2	Sub-slab Vapor
m,p-Xylenes	5	120 D	SV-3	Soil Vapor
Methyl methacrylate	1	3.5 D	SV-4	Soil Vapor
Methylene chloride (Dichloromethane)	1	5.5	SV-2	Soil Vapor
Naphthalene	1	1.8 D	SV-3	Soil Vapor
N-Heptane	4	15 D	SV-4	Soil Vapor
o-Xylene	5	45 D	SV-3	Soil Vapor
Propylene (Propene)	4	230 D	SV-4	Soil Vapor
Styrene	4	7.7 D	SV-4	Soil Vapor
Tetrachloroethene	5	130 D	SV-3	Soil Vapor
Toluene	5	28 D	SV-1	Soil Vapor
Trichloroethene	4	200 D	SV-3	Soil Vapor
Trichlorofluoromethane (CFC-11)	5	7.4 D	SV-2	Soil Vapor
Xylene (Total)	5	170 D	SV-3	Soil Vapor
Total BTEX	5	209.3	SV-3	Soil Vapor
Total VOCs	5	330.39	SV-3	Soil Vapor

Notes:

BTEX = benzene, toluene, ethylbenzene and total xylenes

CVOC = Chlorinated volatile organic compound
RRSCO = NYSDEC Restricted Residential Soil Cleanup Objective
 $\mu\text{g}/\text{m}^3$ = Microgram per cubic meter
D = Result obtained from a dilution

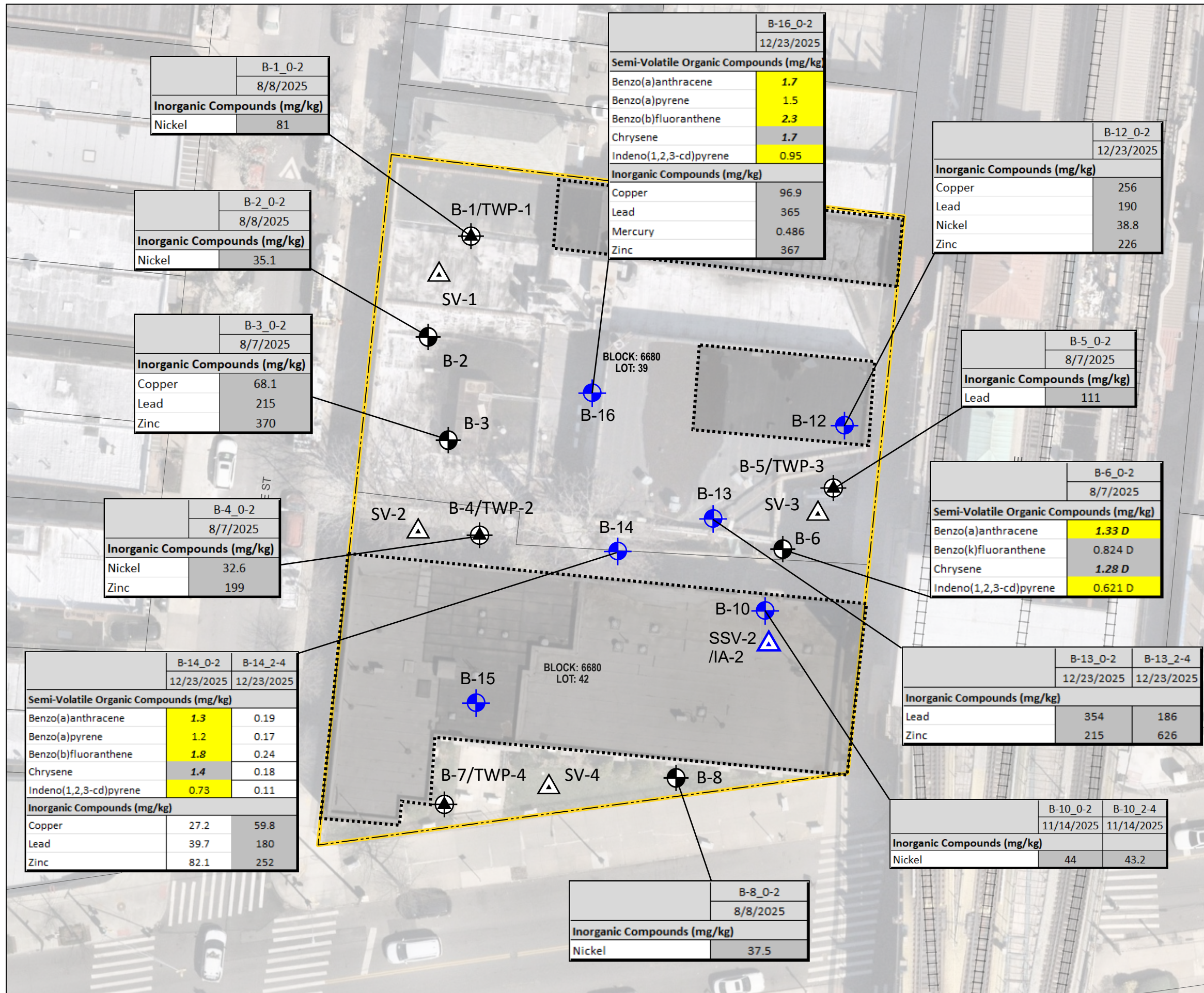
SECTION VI.3: SAMPLING DATA

For each impacted medium above, see attached Figures 6 and 7 below which include detailed information requested in Application Section III.3.

SECTION VI.3: PAST LAND USES

According to Sanborn Fire Insurance Maps, aerial photographs, and previous reports, the Site was first developed by the late 1800s with two one-story residential buildings and a well house. By the early 1930s, a new one-story structure, identified as a laundry facility, had been constructed in the northern portion of the property. By the 1950s, the laundry facility had been converted to a junk shop and two one-story buildings for manufacturing use had been constructed, one of which was identified as a clothing manufacturing facility. By the late 1960s, the junkshop was repurposed as a welding space. The former manufacturing buildings were identified as a two-story school and a two-story loft, and a construction storage shed had been developed on the property. By the mid-1970s, two one-story warehouse structures had been constructed on the western portion of the property, while the eastern portion remained in use as a school. These structures remain in place and are currently occupied by a garage, an interior design office/retail space, and YDE Girls High School.

The Site has been assigned an environmental E-Designation (E-662) for hazardous materials, noise (window-wall attenuation and alternative means of ventilation) and air quality (heating, ventilation, and air conditioning [HVAC] fuel limited to natural gas, exhaust stack location limitations, window-wall attenuation, and alternative ventilation), as determined by the 2080 McDonald Avenue Rezoning completed by the City in April 2022 (CEQR No. 021DCP132K).



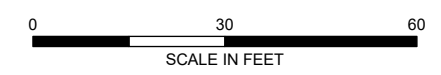
LEGEND

- SITE BOUNDARY
- PARCEL BOUNDARY
- AUGUST 2025 SOIL VAPOR POINT
- AUGUST 2025 SOIL BORING
- AUGUST 2025 TEMPORARY GROUNDWATER MONITORING WELL
- SUPPLEMENTAL SOIL BORING
- SUPPLEMENTAL SOIL VAPOR/INDOOR AIR SAMPLE

	Restricted Use Soil Cleanup Objectives - Protection of Groundwater	NY Part 375 Restricted Residential Use Soil Cleanup Objectives	NY Part 375 Unrestricted Use Soil Cleanup Objectives
Semi-Volatile Organic Compounds (mg/kg)			
Benzo(a)anthracene	1	1	1
Benzo(a)pyrene	22	1	1
Benzo(b)fluoranthene	1.7	1	1
Benzo(k)fluoranthene	1.7	3.9	0.8
Chrysene	1	3.9	1
Indeno(1,2,3-cd)pyrene	8.2	0.5	0.5
Inorganic Compounds (mg/kg)			
Copper	1720	270	50
Lead	450	400	63
Mercury	0.73	0.81	0.18
Nickel	130	310	30
Zinc	2480	10000	109

- No formatting indicates a detection below comparison criteria.
- **Bold italic** values indicate an exceedance of the Protection of Groundwater Criteria.
- Grey shading indicates an exceedance of the Unrestricted Use Soil Cleanup Objectives.
- Yellow shading indicates an exceedance of the Restricted Use Residential Soil Cleanup Objectives.

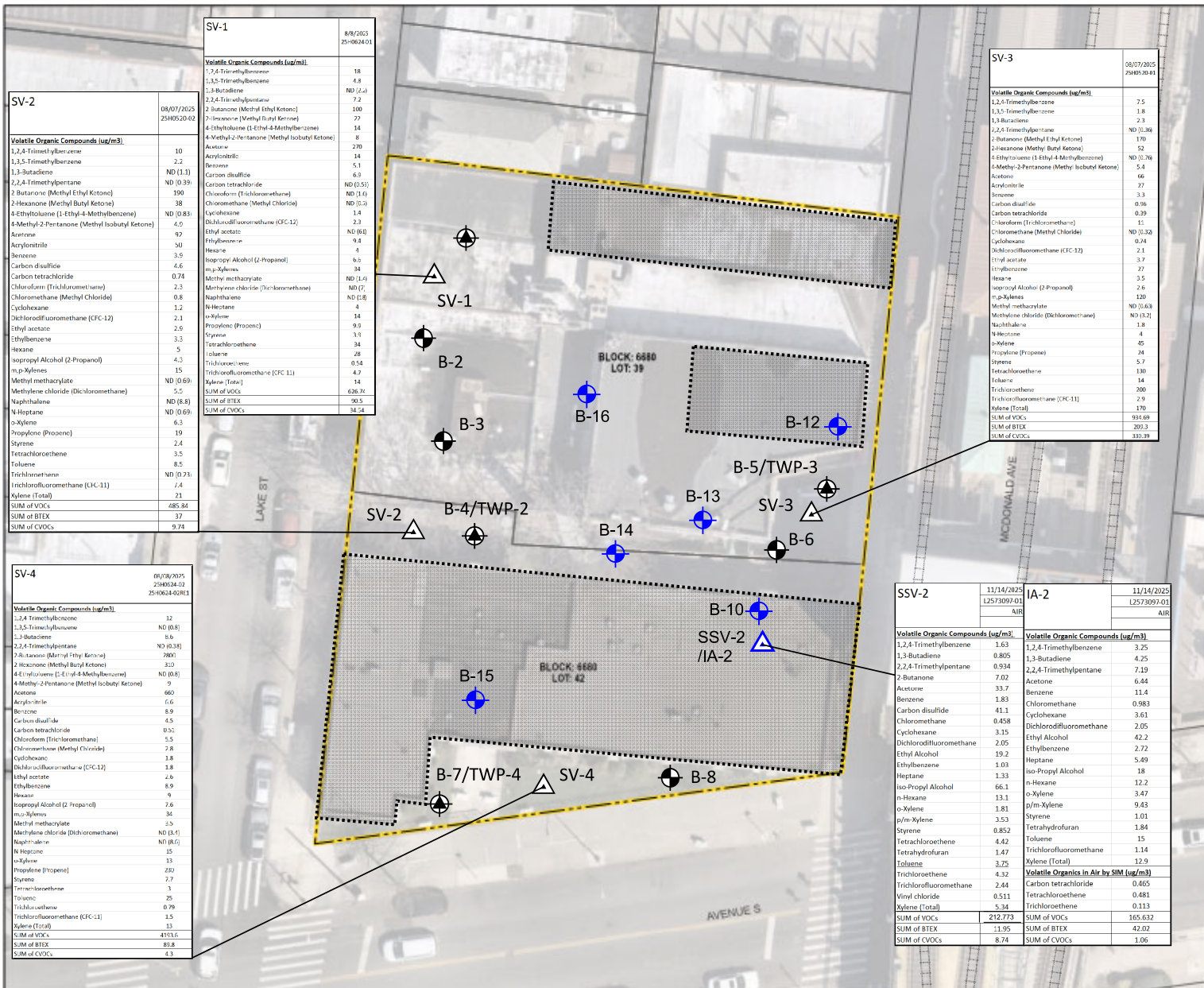
- NOTES:**
- ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
 - ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
 - AERIAL IMAGERY SOURCE: NEARMAP, APRIL 1, 2025
 - SOIL ANALYTICAL RESULTS ARE COMPARED TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) TITLE 6 OF THE OFFICIAL COMPILATION OF NEW YORK CODES, RULES, AND REGULATIONS (NYCRR) PART 375 UNRESTRICTED USE SOIL CLEANUP OBJECTIVES (SCO), RESTRICTED-USE RESIDENTIAL SCO, AND PROTECTION OF GROUNDWATER SCO.



HALEY ALDRICH
2074-2080 MCDONALD AVENUE
BROOKLYN, NEW YORK

SOIL ANALYTICAL RESULTS MAP

FIGURE 6



SV-1	08/07/2025 2540520-02	08/07/2025 2540520-01
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Volatile Organic Compounds (ug/m3)	
1,2,4-Trimethylbenzene	18
1,3,5-Trimethylbenzene	4.8
1,3-Butadiene	ND (4.1)
2,2,4-Trimethylpentane	7.2
2-Butanone (Methyl Ethyl Ketone)	100
2-Hexanone (Methyl Butyl Ketone)	22
4-Ethyltoluene (1-Ethyl-4-Methylbenzene)	14
4-Methyl-2-Pentanone (Methyl Isobutyl Ketone)	8
Acetone	270
Acrylonitrile	14
Benzene	5.1
Carbon disulfide	6.9
Carbon tetrachloride	ND (0.5)
Chloroform (Trichloromethane)	ND (1.6)
Chloromethane (Methyl Chloride)	ND (5.1)
Cyclohexane	1.4
Dichlorodifluoromethane (CFC-12)	6.3
Ethyl acetate	ND (6.0)
Ethylbenzene	9.4
Hexane	4
Isopropyl Alcohol (2-Propanol)	6.3
m,p-Xylenes	34
Methyl methacrylate	ND (1.4)
Methylene chloride (Dichloromethane)	ND (7)
Naphthalene	ND (18)
n-Heptane	4
o-Xylene	14
Propylene (Propene)	9.9
Styrene	3.5
Tetrachloroethene	34
Toluene	28
Trichloroethene	0.54
Trichlorofluoromethane (CFC-11)	4.2
Xylene (Total)	14
SUM of VOCs	626.76
SUM of BTEX	260.5
SUM of CVOCs	34.24

SV-3	08/07/2025 2540520-03
------	--------------------------

Volatile Organic Compounds (ug/m3)	
1,2,4-Trimethylbenzene	7.5
1,3,5-Trimethylbenzene	1.8
1,3-Butadiene	2.3
2,2,4-Trimethylpentane	ND (0.38)
2-Butanone (Methyl Ethyl Ketone)	170
2-Hexanone (Methyl Butyl Ketone)	52
4-Ethyltoluene (1-Ethyl-4-Methylbenzene)	ND (0.28)
4-Methyl-2-Pentanone (Methyl Isobutyl Ketone)	5.4
Acetone	66
Acrylonitrile	27
Benzene	3.3
Carbon disulfide	0.96
Carbon tetrachloride	0.39
Chloroform (Trichloromethane)	11
Chloromethane (Methyl Chloride)	ND (0.28)
Cyclohexane	0.74
Dichlorodifluoromethane (CFC-12)	2.1
Ethyl acetate	3.7
Ethylbenzene	27
Hexane	3.5
Isopropyl Alcohol (2-Propanol)	2.6
m,p-Xylenes	120
Methyl methacrylate	ND (0.68)
Methylene chloride (Dichloromethane)	ND (13.2)
Naphthalene	1.8
n-Heptane	4
o-Xylene	45
Propylene (Propene)	24
Styrene	5.7
Tetrachloroethene	130
Toluene	14
Trichloroethene	200
Trichlorofluoromethane (CFC-11)	2.9
Xylene (Total)	170
SUM of VOCs	935.69
SUM of BTEX	293.3
SUM of CVOCs	130.38

SV-4	08/07/2025 2540524-02	11/14/2025 L2573093-01
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Volatile Organic Compounds (ug/m3)	
1,2,4-Trimethylbenzene	12
1,3,5-Trimethylbenzene	ND (0.5)
1,3-Butadiene	8.6
2,2,4-Trimethylpentane	ND (0.38)
2-Butanone (Methyl Ethyl Ketone)	280
2-Hexanone (Methyl Butyl Ketone)	23.0
4-Ethyltoluene (1-Ethyl-4-Methylbenzene)	ND (0.8)
4-Methyl-2-Pentanone (Methyl Isobutyl Ketone)	9
Acetone	660
Acrylonitrile	6.6
Benzene	8.9
Carbon disulfide	4.5
Carbon tetrachloride	0.35
Chloroform (Trichloromethane)	5.5
Chloromethane (Methyl Chloride)	7.8
Cyclohexane	1.8
Dichlorodifluoromethane (CFC-12)	1.8
Ethyl acetate	2.6
Ethylbenzene	8.9
Hexane	9
Isopropyl Alcohol (2-Propanol)	7.6
m,p-Xylenes	34
Methyl methacrylate	3.5
Methylene chloride (Dichloromethane)	ND (8.1)
Naphthalene	ND (8.0)
n-Heptane	15
o-Xylene	13
Propylene (Propene)	280
Styrene	2.7
Tetrachloroethene	3
Toluene	25
Trichloroethene	0.79
Trichlorofluoromethane (CFC-11)	1.5
Xylene (Total)	13
SUM of VOCs	4193.6
SUM of BTEX	85.8
SUM of CVOCs	4.3

SSV-2	11/14/2025 L2573093-01	11/14/2025 L2573093-01
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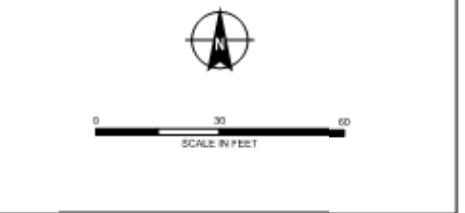
Volatile Organic Compounds (ug/m3)	
1,2,4-Trimethylbenzene	1.63
1,3-Butadiene	0.805
2,2,4-Trimethylpentane	0.938
2-Butanone	7.02
Acetone	33.7
Benzene	1.83
Carbon disulfide	41.1
Chloromethane	0.458
Cyclohexane	3.15
Dichlorodifluoromethane	2.05
Ethyl Alcohol	19.2
Ethylbenzene	1.03
Heptane	1.33
iso-Propyl Alcohol	66.1
n-Hexane	13.1
o-Xylene	1.81
m,p-Xylene	3.53
Styrene	0.852
Tetrachloroethene	4.42
Tetrahydrofuran	1.47
Toluene	3.75
Trichloroethene	4.32
Trichlorofluoromethane	2.44
Vinyl chloride	0.511
Xylene (Total)	5.34
SUM of VOCs	242.773
SUM of BTEX	11.95
SUM of CVOCs	8.74

IA-2	11/14/2025 L2573093-01
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Volatile Organic Compounds (ug/m3)	
1,2,4-Trimethylbenzene	3.25
1,3-Butadiene	4.25
2,2,4-Trimethylpentane	7.19
Acetone	6.44
Benzene	11.4
Chloromethane	0.983
Cyclohexane	3.61
Dichlorodifluoromethane	2.05
Ethyl Alcohol	42.2
Ethylbenzene	2.72
Heptane	5.49
iso-Propyl Alcohol	18
n-Hexane	12.2
o-Xylene	3.47
m,p-Xylene	9.43
Styrene	1.01
Tetrahydrofuran	1.84
Toluene	15
Trichlorofluoromethane	1.14
Xylene (Total)	12.9
SUM of VOCs	0.855
Carbon tetrachloride	0.481
Tetrachloroethene	0.113
Trichloroethene	0.113
SUM of VOCs	165.632
SUM of BTEX	42.02
SUM of CVOCs	1.06

- LEGEND**
- SITE BOUNDARY
 - PARCEL BOUNDARY
 - ▲ AUGUST 2025 SOIL VAPOR POINT
 - AUGUST 2025 SOIL BORING
 - ⊕ AUGUST 2025 TEMPORARY GROUNDWATER MONITORING WELL
 - ⊕ SUPPLEMENTAL SOIL BORING
 - ▲ SUPPLEMENTAL SOIL VAPOR/INDOOR AIR POINT

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



HALEY ALDRICH 2874-3380 MCDONALD AVENUE BROOKLYN, NEW YORK

SOIL GAS AND INDOOR AIR QUALITY ANALYTICAL RESULTS MAP

FIGURE 7

ATTACHMENT G

Section VII, VIII & X: Requestor Information, Contact Information & Eligibility

SECTION VII, VIII & X: REQUESTOR INFORMATION AND CONTACT INFORMATION

Requestor Information and Contact

The Entity requesting participation in the BCP (the Requestor) is Crystal Residences LLC.

The contact information for the Requestor is:

Volvy Landau
Crystal Residences LLC
29 Little Nassau Street #101, Brooklyn, NY 11205
Phone: 347-461-3626
Email: volvy@emeralddevelopersny.com

A printout of the entity information from the NYS Department of State's Corporation & Business Entity Database for Crystal Residences LLC is included in this attachment.

The current organization of Crystal Residences LLC is appended to this application. Signing on behalf of the Requestor will be Menachem Chazanow.

All documents will be certified by a Haley & Aldrich of New York Licensed Professional Engineer and/or Crystal Residences LLC in accordance with DER-10 Section 1.5.

Volunteer Status

The Requestor qualifies as a Volunteer as neither the Requestor, nor its members and its affiliated entities, have, nor have they ever had, a relationship with the former owners/operators of the site. The Requestor did not cause, contribute, or permit the disposal of any contaminants at the Site, nor did the Requestor control the Site when such contamination occurred. The Requestor is in contract to acquire the Site and has a Memorandum of Purchase and Sale Agreement with the current owners signed on July 21, 2025. The Requestor obtained a Phase I ESA and Limited Phase II ESI during due diligence and upon receipt of the data is pursuing the BCP entry. The Requestor intends to address any Site contamination via the BCP through investigation and remedial design/implementation and the Requestor has not observed and is not aware of any continuing release on Site at this time. The existing cover system has been retained and will remain until a remedial design is approved. The Requestor intends to maintain the security around the property in the form of locked exterior gates. As such, the Requestor qualifies as a Volunteer in accordance with New York Environmental Conservation Law (ECL) § 27-1405(1).



Department of State

Division of Corporations

Entity Information

[Return to Results](#)

[Return to Search](#)

Entity Details



ENTITY NAME: CRYSTAL RESIDENCES LLC

DOS ID: 7624598

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTION OF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 05/30/2025

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 05/30/2025

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: ROCKLAND

NEXT STATEMENT DUE DATE: 05/31/2027

JURISDICTION: NEW YORK, UNITED STATES

NFP CATEGORY:



[ENTITY DISPLAY](#)

[NAME HISTORY](#)

[FILING HISTORY](#)

[MERGER HISTORY](#)

[ASSUMED NAME HISTORY](#)

Service of Process on the Secretary of State as Agent

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

Name: THE LLC

Address: 5180 ROSWELL RD, STE 203, ATLANTA, GA, UNITED STATES, 30342

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

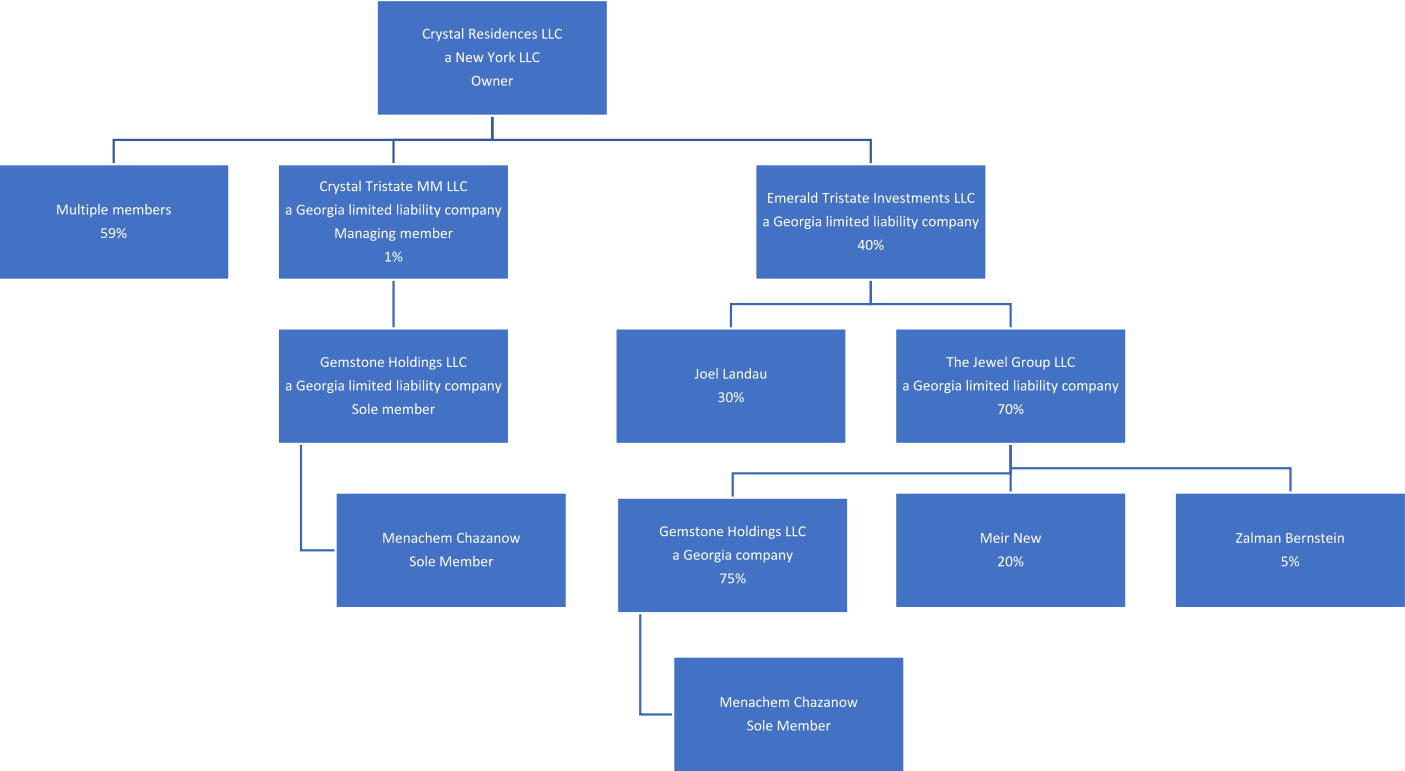
Is The Entity A Farm Corporation: NO

Stock Information

Share Value

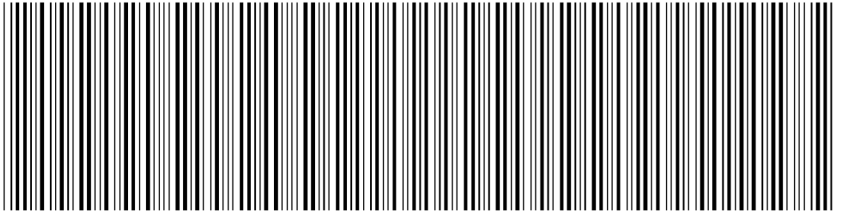
Number Of Shares

Value Per Share



**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.



2025080600822001002EA9EC

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 11

Document ID: 2025080600822001 Document Date: 07-21-2025 Preparation Date: 08-06-2025
Document Type: MEMORANDUM OF CONTRACT
Document Page Count: 9

PRESENTER:
LANDMARK ABSTRACT AGENCY LLC
207 ROCKAWAY TURNPIKE
LAWRENCE, NY 11559
LAA7264 Memo of Contract

RETURN TO:
THE LAW OFFICES OF MARK H. LAZARUS, PLLC
135 CHESTNUT RIDGE ROAD, SUITE 210
MONTVALE, NJ 07645

PROPERTY DATA					
Borough	Block	Lot	Unit	Address	
BROOKLYN	6680	39	Entire Lot	2074 MCDONALD AVENUE	
Property Type: COMMERCIAL REAL ESTATE					
Borough	Block	Lot	Unit	Address	
BROOKLYN	6680	42	Entire Lot	333 AVENUE S	
Property Type: RELIGIOUS STRUCTURE					

CROSS REFERENCE DATA

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

PARTIES

PARTY ONE:
JACKSON 2064 MCDONALD LLC
45 BROADWAY, SUITE 1850
NEW YORK, NY 10006

PARTY TWO:
CRYSTAL RESIDENCES LLC
5180 ROSWELL RD STE 203
ATLANTA, GA 30342

Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage :		
Mortgage Amount:	\$	0.00
Taxable Mortgage Amount:	\$	0.00
Exemption:		
TAXES: County (Basic):	\$	0.00
City (Additional):	\$	0.00
Spec (Additional):	\$	0.00
TASF:	\$	0.00
MTA:	\$	0.00
NYCTA:	\$	0.00
Additional MRT:	\$	0.00
TOTAL:	\$	0.00
Recording Fee:	\$	85.00
Affidavit Fee:	\$	0.00

Filing Fee:	\$	100.00
NYC Real Property Transfer Tax:	\$	0.00
NYS Real Estate Transfer Tax:	\$	0.00

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

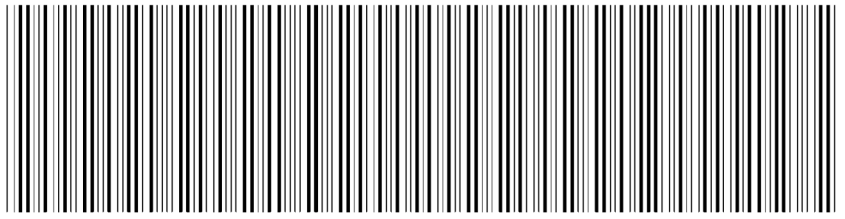


Recorded/Filed 08-12-2025 10:27
City Register File No.(CRFN):
2025000215858

Colette McQuinn-Jacques

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



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RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 11

Document ID: 2025080600822001

Document Date: 07-21-2025

Preparation Date: 08-06-2025

Document Type: MEMORANDUM OF CONTRACT

PARTIES

PARTY ONE:

JACKSON EX2 AVENUE S LLC
45 BROADWAY, SUITE 1850
NEW YORK, NY 10006

MEMORANDUM OF PURCHASE AND SALE AGREEMENT

This MEMORANDUM OF PURCHASE AND SALE AGREEMENT is made this 21 day of July, 2025 (“*Effective Date*”) by and between JACKSON 2064 MCDONALD LLC, a New York limited liability company, having an address at c/o The Jackson Group, 45 Broadway, Suite 1850, New York, New York 10006 and JACKSON EX 2 AVENUE S LLC, a New York limited liability company, having an address at c/o The Jackson Group, 45 Broadway, Suite 1850, New York, New York 10006 (collectively, “*Seller*”), and CRYSTAL RESIDENCES LLC, a New York limited liability company, having an address at 5180 Roswell Road, Suite 203, Atlanta, Georgia 30342 (“*Purchaser*”).

WITNESSETH: Seller and Purchaser have entered into a Purchase and Sale Agreement, dated as of July 14, 2025 (the “*Agreement*”), pursuant to which Seller agreed to sell to Purchaser, and Purchaser agreed to purchase from Seller, the real property more particularly described in Exhibit A attached hereto and incorporated herein by reference, and the improvements situated thereon, upon and subject to the terms and conditions set forth in the Agreement.

For further information concerning the terms of the Agreement, reference should be had to the complete Agreement itself.

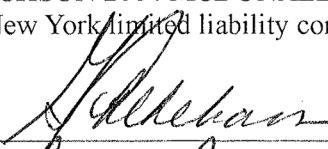
IN WITNESS WHEREOF, the parties hereto have caused this memorandum to be executed as of the day and year first above written.

[NO FURTHER TEXT ON THIS PAGE; SIGNATURE PAGE FOLLOWS]

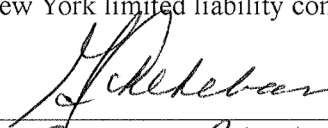
IN WITNESS WHEREOF, Seller and Purchaser have caused this Memorandum of Purchase and Sale Agreement to be executed as of the day and year first above written.

SELLER:

JACKSON 2064 MCDONALD LLC
a New York limited liability company

By: 
Name: GABRIEL CHENEVIER
Title: Authorized Signatory

JACKSON EX 2 AVENUE S LLC
a New York limited liability company

By: 
Name: GABRIEL CHENEVIER
Title: Authorized Signatory

PURCHASER:

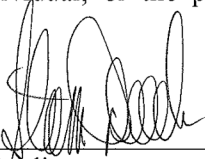
CRYSTAL RESIDENCES LLC
a New York limited liability company

By: _____
Name:
Title:

[NOTARY PAGES FOLLOW]

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

On the 21 day of July, in the year 2025, before me, the undersigned, personally appeared Gabriel Chudhebar, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Public Notary

Steven Dweck
Notary Public, State of New York
Qualified in Kings County
No. 01DW6270252
Commission Expires 10/15/2028

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

On the ____ day of _____, in the year 2025, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

IN WITNESS WHEREOF, Seller and Purchaser have caused this Memorandum of Purchase and Sale Agreement to be executed as of the day and year first above written.

SELLER:

JACKSON 2064 MCDONALD LLC
a New York limited liability company


By: _____
Name:
Title:

JACKSON EX 2 AVENUE S LLC
a New York limited liability company

By: _____
Name:
Title:

PURCHASER:

CRYSTAL RESIDENCES LLC
a New York limited liability company

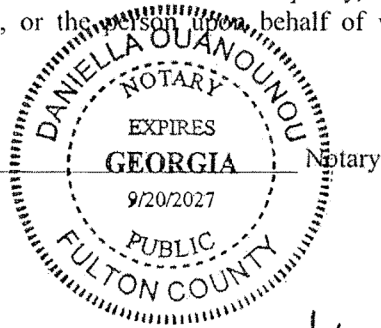
By: 
Name: *Mena Chem Chazawi*
Title: Authorized Signatory

[NOTARY PAGES FOLLOW]

MC STATE OF Georgia)
NEW YORK)
COUNTY OF Fulton) SS.:

On the 11 day of July, in the year 2025, before me, the undersigned, personally appeared Mengchem Chazanow, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Public



STATE OF NEW YORK)
COUNTY OF) SS.:

Daniella Ouanounou

On the ___ day of _____, in the year 2023, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

JACKSON 2064 MCDONALD LLC,

and

JACKSON EX 2 AVENUE S LLC,

**collectively, Seller
and**

CRYSTAL RESIDENCES LLC,

Purchaser

MEMORANDUM OF PURCHASE AND SALE AGREEMENT

Dated: July 21, 2025

Properties known as:

2064-2074 McDonald Avenue, Brooklyn, New York

333 Avenue S, Brooklyn, New York

Record and Return to:

Mark H. Lazarus, Esq.
The Law Offices of Mark H. Lazarus, PLLC
135 Chestnut Ridge Road, Suite 210
Montvale, New Jersey 07645

EXHIBIT A

The McDonald Avenue Land

Parcel I

ALL that certain plot, piece or parcel of land, situate, lying and being in the in the Borough of Brooklyn, County of Kings, City and State of New York known and designated on the Tax Map of the City of New York for the Borough of Brooklyn, as and by Section 20, Block 6680, Lot 37, as the same existed 12/2/31.

Parcel II

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

BEGINNING at a point on the westerly side of McDonald Avenue (formerly Gravesend Avenue) distant 128.50 feet northerly from the corner formed by the intersection of the westerly side of McDonald Avenue with the northerly side of Avenue S;

RUNNING THENCE northerly along the westerly side of McDonald Avenue 20 feet to the southerly side of Land conveyed to Stefano Badalamenti by deed dated 1/4/1926 and recorded 1/21/1926 in Liber 4643 Page 12;

THENCE westerly at right angles to the westerly side of McDonald Avenue 150 feet to the easterly side of Lake Street;

THENCE southerly along the easterly side of Lake Street, 20 feet;

THENCE easterly at right angles to McDonald Avenue, 150 feet to the westerly side of McDonald Avenue, the point or place of BEGINNING.

Parcel III

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

BEGINNING at a point on the westerly side of McDonald Avenue (formerly Gravesend Avenue) distant 66 feet northerly from the corner formed by the intersection of the westerly side of McDonald Avenue with the northerly side of Avenue S;

RUNNING THENCE northerly along the westerly side of McDonald Avenue 62.5 feet to land conveyed to by Katherine H. Wetmore to Stefano Badalamenti and others by deed bearing date September 12, 1924 and recorded in the Register of Kings County September 16, 1924 in Liber 4452 Page 335;

THENCE westerly along said land at right angles to the westerly side of McDonald Avenue, 150 feet;

THENCE southerly parallel with the westerly side of McDonald Avenue, a distance of 59.66 feet more or

less to a point in the northerly line of the land formerly of Court J. Van Sicklen;

THENCE easterly along said northerly line of the land formerly of Court J. Van Sicklen 50 feet more or less to the westerly side of land (lot No. 56);

THENCE southerly 10 feet parallel with the easterly side of Lake Street;

THENCE easterly 100.18 feet to the westerly side of McDonald Avenue, at the point or place of BEGINNING.

OVERALL DESCRIPTION

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

BEGINNING at a point on the westerly side of McDonald Avenue (formerly Gravesend Avenue) distant 168.50 feet northerly from the corner formed by the intersection of the westerly side of McDonald Avenue with the northerly side of Avenue S;

RUNNING THENCE westerly 150.03 feet to the easterly side of Lake Street;

THENCE southerly along the easterly side of Lake Street, 102.8 feet;

THENCE easterly along said northerly line of the land formerly of Court J. Van Sicklen 50 feet to a point;

THENCE southerly 10 feet parallel with the easterly side of Lake Street;

THENCE easterly 100.18 feet to the westerly side of McDonald Avenue;

THENCE northerly 102.50 feet along the westerly side of McDonald Avenue, at the point or place of BEGINNING.

EXHIBIT B

The 333 South Avenue Land

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 northerly side of Avenue S with the westerly side of McDonald Avenue, formerly Gravesend Avenue;

RUNNING THENCE northerly along the westerly side of McDonald Avenue 66 feet to the northerly side of land formerly of Court J. Van Sicklen;

THENCE westerly along said northerly lined of land formerly of Van Sicklen, 100.18 feet to a point in said line distant 50 feet easterly from the easterly side of Lake Street measured along said line;

THENCE northerly parallel with Lake Street, 10 feet;

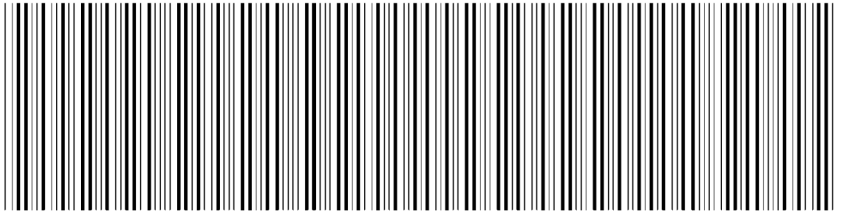
THENCE westerly parallel with said northerly line of land formerly of Van Sicklen 50 feet to the easterly side of Lake Street;

THENCE southerly along the easterly side of Lake Street, 106.77 feet more or less to the corner formed by the intersection of the easterly side of Lake Street with the northerly side of Avenue S; and

THENCE easterly along the northerly side of Avenue S, 154.80 feet to the corner, the point or place of BEGINNING

having the street address 333 Avenue S, Brooklyn New York 11223

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2025080600822001002S676D

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2025080600822001

Document Date: 07-21-2025

Preparation Date: 08-06-2025

Document Type: MEMORANDUM OF CONTRACT

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING

1

SMOKE DETECTOR AFFIDAVIT

2

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

State of New York }
County of } SS.:

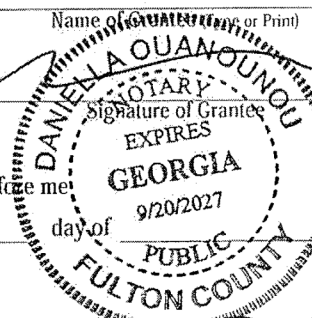
The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at
2074 MCDONALD AVENUE

Street Address Unit/Apt.
BROOKLYN New York, 6680 39 (the "Premises");
Borough Block Lot

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

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

Name of Grantor (Type or Print)	CRYSTAL RESIDENCES LLC Name of Grantee (Type or Print)
Signature of Grantor	<i>M. W.</i> Signature of Grantee
Sworn to before me this _____ day of _____ 20____	Sworn to before me this _____ day of _____ 20____



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

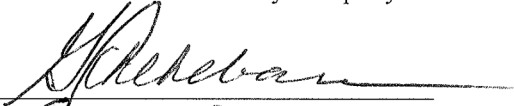
NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

2025071700224101

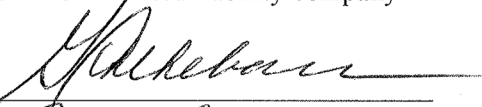
**SIGNATURE PAGE TO THE AFFIDAVIT OF COMPLIANCE WITH SMOKE
DETECTOR REQUIREMENT**

GRANTOR:

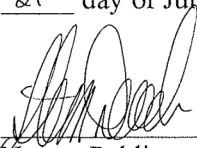
JACKSON 2064 MCDONALD LLC,
a New York limited liability company

By: 
Name: GABRIEL CHENEBAR
Title: Authorized Signatory

JACKSON EX 2 AVENUE S LLC,
a New York limited liability company

By: 
Name: GABRIEL CHENEBAR
Title: Authorized Signatory

Sworn to before me this
21 day of July, 2025



Notary Public

Steven Dweck
Notary Public, State of New York
Qualified in Kings County
No. 01DW6270252
Commission Expires 10/15/2028



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

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 6680 LOT: 39
- (2) Property Address: 2074 MCDONALD AVENUE, BROOKLYN, NY 11223
- (3) Owner's Name: CRYSTAL RESIDENCES LLC
- Additional Name:

Affirmation:



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

Customer Billing Information:

Please Note:

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

Owner's Approval:

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

Print Name of Owner: CRYSTAL RESIDENCES LLC

Signature:  Date (mm/dd/yyyy)

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

ATTACHMENT I

Section XII: Contact List Information and Acknowledgement from Repository

SECTION XII – CONTACT LIST INFORMATION

SITE CONTACT LISTS

Executive

Role	Name	Phone	Mailing Address	Email / Contact
NYC Mayor Zohran Mamdani	Mayor Eric Adams	212-NEW-YORK	City Hall New York, NY 10007	https://www1.nyc.gov/office-of-the-mayor/mayor-contact.page
NYC Department of City Planning Chairperson	Dan Garodnick	212-720-3300	120 Broadway 31st Floor New York, NY 10271	https://www1.nyc.gov/site/planning/about/email-the-director.page
Brooklyn Borough President	Antonio Reynoso	718-802-3700	209 Joralemon Street Brooklyn, NY 11201	askreynoso@brooklynbp.nyc.gov
Brooklyn Community Board 11 District Manager	Marnee Elias-Pavia	718-266-8800	2214 Bath Avenue Brooklyn, New York 11214	bk11@cb.nyc.gov
New York City Council District 44	Simcha Felder	718-853-2704	1514 60 th Street Brooklyn, New York 11219	asksimcha@council.nyc.gov
NY Senate District 17 Senator	Stephen T. Chan	718-333-0311	6605 For Hamilton Parkway, Brooklyn, NY 11219	chan@nysenate.gov
NYC Department of Health and Mental Hygiene (DOHMH)	Dr. Michelle Morse, M.D., MPH Commissioner	212-639-9675	42-09 28 th Street, Queens, NY 11101	opmc@health.ny.gov

Owners, Residents, Occupants

The Site is currently undeveloped and used for parking. The table below provides current contact information for the current owner of the Site.

Owner	Contact Name	Phone	Mailing Address	Email
Jackson 2064 McDonald LLC	Ike J Chehebar	212-575-2442 x 201	45 Broadway, Suite 185, New York, NY	ijc@jacksonacq.com
Jackson Ex 2 Avenue S LLC	Ike J Chehebar	212-575-2442 x 201	45 Broadway, Suite 185, New York, NY	ijc@jacksonacq.com

Adjoining Properties

Below is a list of the adjoining properties which are also detailed on Figure 8.

Owner/Entity Name	Contact Name	Site Use	Property Address	Owner Mailing Address
2060 MCDONALD AVENUE	Not Available	Bottle Redemption Center	2060 McDonald Avenue, Brooklyn, NY 11223	Not Available
2055 MCDONALD REALTY, INC.	Not available	Store Buildings, Retail Use	2055 McDonald Avenue, Brooklyn, NY 11223	Not Available
NEW YORK CANCER CENTER, INC.	Not Available	Health Clinic	2075 McDonald Avenue, Brooklyn, NY 11223	Not Available
MARK KHODORKOVSKY	Mark Khodorkovsky	One & Two Family Buildings	86 Lake Street, Brooklyn, NY 11223	86 Lake Street, Brooklyn, NY 11223
CHUNSHENG JIANG	Chunsheng Jiang	One & Two Family Buildings	90 Lake Street, Brooklyn, NY 11223	90 Lake Street, Brooklyn, NY 11223
KEVIN MA	Kevin Ma	One & Two Family Buildings	92 Lake Street, Brooklyn, NY 11223	92 Lake Street, Brooklyn, NY 11223
96 LAKE STREET TRUST	Not Available	Multi-Family Walk-Up Buildings	96 Lake Street, Brooklyn, NY 11223	96 Lake Street, Brooklyn, NY 11223
JAKUB KARPIESZUK	Jakob Karpieszuk	Multi-Family Walk-Up Buildings	100 Lake Street, Brooklyn, NY 11223	100 Lake Street, Brooklyn, NY 11223
MIAO LING DENG	Miao Ling Deng	Multi-Family Walk-Up Buildings	102 Lake Street, Brooklyn, NY 11223	102 Lake Street, Brooklyn, NY 11223
FLATBUSH VOLUNTEERS OF HATZOLAH, INC.	Not Available	Hospitals and Health	311 Avenue S, Brooklyn, NY 11223	311 Avenue S, Brooklyn, NY 11223

Local News and Media:

Owner/Entity Name	Type	Address	Phone	Website
CBS News	Online & Television & Newsletter	164 29 th Street, Brooklyn, NY 11232	718-861-6800	https://brooklyn.news12.com/
ABC7 New York	Online & Newsletter	7 Lincoln Sq New York, NY 10023	917-260-7700	https://abc7ny.com/place/gravesend/

Public Water Supply:

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

Owner/Entity Name	Contact	Address	Phone	Email
NYCDEP	Vincent Sapienza - Chief Operating Officer	59-17 Junction Blvd. Flushing, NY 11373	718-595-6565	ltcp@dep.nyc.gov
NYC Municipal Water Finance Authority	Olga Chernat- Executive Director	255 Greenwich Street 6th Floor, New York, NY 10007	212-788-5889	Not Available

Additional Requests

We are unaware of any requests to be included on the contact list for the Site.

School or Day Care Located on or Proximal to the Site

Following schools or day care facilities are located within ½-mile radius to the Site:

School/Day Care Name	Approximate distance from Site in feet and (directional)	Administrator	Phone	Address
P.S. 215 Morris H. Weiss Elementary School	830 (east)	Valerie Miller	718-339-2464	415 Avenue S, Brooklyn, NY 11223
Magen David Yeshivah	430 (south)	Dr. Daniel J Vitow	718—954-3300	2130 McDonald Avenue, Brooklyn, NY 11223
David A Boody IS 228	1,165 (southwest)	Dominick A. D'Angelo	718-375-7635	228 Avenue S, Brooklyn, NY 11223
The Learning Experience - Brooklyn	885 (north)	Unknown	718-627-7340	412 Kings Highway, Brooklyn, NY 11223
Little Sprouts Preschool	920 (north)	Unknown	718-339-8121	435 Kings Highway, Brooklyn, NY 11223
P.S. 177 The Marlboro School	2,290 (north)	Helen Stern	718-375-9506	346 Avenue P, Brooklyn, NY 11204
Sephardic Community Youth Center, Inc.	2,090 (east)	Aaron Rosenfeld	718-627-4300	1901 Ocean Parkway, Brooklyn, NY 11223
Yeshivat Magen Abraham	1,770 (south)	Unknown	347-226-5410	345 Avenue U, Brooklyn, NY 11223
P.S. 095 The Gravesend	2,350 (southwest)	Janet Ndzibah	718-449-5050	345 Van Sicklen Street, Brooklyn, NY 11223
Coney Island Prep High School	1,225 (southwest)	Karen Johnson	718-676-1063	294 Avenue T, Brooklyn, NY 11223

Document Repository

The BCP Application submitted to NYSDEC has established document repositories for the Site. The document repositories include the New York Public Library – Highlawn Branch and the Brooklyn Community Board 11. Outreach to both the NYPL – Highlawn Haven Street Branch and the Brooklyn Community Board 11 to function as document repositories is attached. The repository information is detailed below:

Library

Owner/Entity Name	Contact	Address	Phone	Email
NYPL – Highlawn Branch	Danielle Shapiro	1664 W 13 th Street, Brooklyn NY 11223	718-234-7208	josephinefreeman@nypl.org

Community Board

Owner/Entity Name	Contact	Address	Phone	Email
Brooklyn Community Board 11	Marnee Elias-Pavia	718-266-8800	2214 Bath Avenue Brooklyn, New York 11214	bk11@cb.nyc.gov

Acknowledgement from New York Public Library – Highlawn Branch to Act as Document Repository



H & A OF NEW YORK ENGINEERING AND GEOLOGY, LLP
213 W 35th Street
7th Floor
New York, NY 10001
Tel: 646.277.5686

January 30, 2026
File No. 0213688

Brooklyn Public Library – Highlawn Branch
1664 W. 13th St. at, Kings Hwy,
Brooklyn, NY 11223
Via email motthaven@nypl.org
Attn: Danielle Shapiro, Managing Librarian

Subject: Brownfield Cleanup Program Application – Request for Repository Use
2074-2080 McDonald Avenue Redevelopment Site

Dear Managing Librarian:

H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), on behalf of Crystal Residences LLC, is requesting use of the Brooklyn Public Library - Highlawn Branch as a document repository for the anticipated project located at 2074-2080 McDonald Avenue. The New York State Department of Environmental Conservation (NYSDEC) requires a letter certifying that the proposed document repository is able to serve as a public repository for all documents pertaining to the environmental cleanup at the Site. Please sign below denoting that your facility would be amenable to serving as a temporary public repository.

Should you have any questions, please do not hesitate to give me a call at (646) 277-5688.

Thank you,
HALEY & ALDRICH OF NEW YORK

Mari Cate Conlon, P.G.
Senior Associate

The Brooklyn Public Library Highlawn Branch is willing to act as a public document repository holding and making available of all provided environmental documents related to the 2074-2080 McDonald Avenue Redevelopment Brownfield Cleanup Project.

Danielle Shapiro
Name

2/9/26
Date

Branch Manager
Title

Acknowledgement from Brooklyn Community Board 11 to Act as Document Repository



H & A OF NEW YORK ENGINEERING AND GEOLOGY, LLP
213 W 35th Street
7th Floor
New York, NY 10001
Tel: 646.277.5686

January 30, 2026
File No. 0213688

Brooklyn Community Board 11
2214 Bath Avenue
Brooklyn, NY 11214
Via email: bk11@cb.nyc.gov

Attn: Marnee Elias-Pavia

Subject: Brownfield Cleanup Program Application – Request for Repository Use
2074-2080 McDonald Avenue

Dear Ladies & Gentlemen:

H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), on behalf of Crystal Residence LLC, is requesting use of the Brooklyn Community Board 11 as a document repository for the anticipated project located at 2074-2080 McDonald Avenue. The New York State Department of Environmental Conservation (NYSDEC) requires a letter certifying that the proposed document repository is able to serve as a public repository for all documents pertaining to the environmental cleanup at the Site. Please sign below denoting that your facility would be amenable to serving as a temporary public repository.

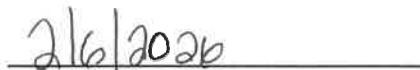
Should you have any questions, please do not hesitate to give me a call at (646) 277-5688.

Thank you,
HALEY & ALDRICH OF NEW YORK


Mari Cate Conlon, P.G.
Senior Associate

The Brooklyn Community Board 11 is willing to act as a public document repository holding and making available of all provided environmental documents related to the 2074-2080 McDonald Avenue Redevelopment Brownfield Cleanup Project.


Name


Date


Title