



SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
 - a. one file in non-fillable PDF which includes a Table of Contents, the application form, and supplemental information (excluding the previous environmental reports and work plans, if applicable);
 - b. one individual file (PDF) of each previous environmental report; and,
 - c. one file (PDF) of each work plan being submitted with the application, if applicable.
2. *OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.

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

a. VIA SITE CONTROL DROPBOX:

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

a. VIA GROUND MAIL:

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

SITE NAME: Former Thomas W. Woods & Sons Coal Yard

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

If yes, provide existing site number: _____

☐

Yes

☒

No

Is this a revised submission of an incomplete application?

If yes, provide existing site number: C224468

☒

Yes

☐

No

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BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

SECTION I: Property Information

See Attachment A

PROPOSED SITE NAME Former Thomas W. Woods & Sons Coal Yard

ADDRESS/LOCATION 252 Third Street

CITY/TOWN Brooklyn

ZIP CODE 11215

MUNICIPALITY (LIST ALL IF MORE THAN ONE) Brooklyn

COUNTY Kings

SITE SIZE (ACRES) 0.600

LATITUDE

LONGITUDE

40 ° 40 ' 28.6 " 73 ° 59 ' 13.7 "

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
252 Third Street		980	19	0.60

1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.	Y	N
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map)	☒	☐
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): ☐ 0% ☐ 1-49% ☐ 50-99% ☐ 100%	☐	☒
4. Is the project located within a disadvantaged community? See application instructions for additional information.	☒	☐
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	☐	☒
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: _____	☐	☒

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?		☐	☒
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.		☐	☒
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.		☐	☒
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____		☐	☒
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: _____		☐	☒
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. <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): <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?		☒	☐
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.		☒	☐
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?		☐	☒
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?		☐	☒
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: _____ _____ _____ _____ _____ _____			

See Attachment B

☐ Yes ☒ No

See Attachment C

N/A ☒ ☐ ☐

SECTION IV: Land Use Factors		See Attachment D		
1. What is the property's current municipal zoning designation? <u>M1-4/R7X</u>				
2. What uses are allowed by the property's current zoning (select all that apply)?				
Residential ☒ Commercial ☒ Industrial ☒				
3. Current use (select all that apply):				
Residential ☐ Commercial ☐ Industrial ☒ Recreational ☐ Vacant ☐				
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 ☐
5. Reasonably anticipated post-remediation use (check all that apply):				
Residential ☒ Commercial ☐ Industrial ☐				
If residential, does it qualify as single-family housing?			N/A ☐	☒
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?			☒	☐
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.			☐	☒
8. Do current and/or recent development patterns support the proposed use?			☒	☐
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.			☒	☐
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.			☒	☐

SECTION V: Current and Historical Property Owner and Operator Information			See Attachment E
CURRENT OWNER 252 Third Street Realty LLC			
CONTACT NAME Robert F Corroon Jr.			
ADDRESS 60 East 56th Street, 9th Floor			
CITY New York		STATE NY	ZIP CODE 10022
PHONE (212) 751-4620		EMAIL rc@parkwill.net	
OWNERSHIP START DATE 5/1/1997			
CURRENT OPERATOR Consolidated Edison			
CONTACT NAME Michael Whelan			
ADDRESS 4 Irving Place			
CITY New York		STATE NY	ZIP CODE 10003
PHONE (646) 739-7410		EMAIL whelanm@coned.com	
OPERATION START DATE c. 1980			

SECTION VI: Property's Environmental History

See Attachment F

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	☐	☒	☒
Chlorinated Solvents	☐	☐	☒
Other VOCs	☐	☐	☐
SVOCs	☒	☒	☐
Metals	☒	☒	☐
Pesticides	☐	☐	☐
PCBs	☒	☐	☐
PFAS	☐	☐	☐
1,4-dioxane	☐	☐	☐
Other – indicated below	☐	☐	☐

*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):

☐ Coal Gas Manufacturing	☒ Manufacturing	☐ Agricultural Co-Op	☐ Dry Cleaner
☐ Salvage Yard	☐ Bulk Plant	☐ Pipeline	☒ Service Station
☐ Landfill	☐ Tannery	☒ Electroplating	☐ Unknown

Other:

SECTION VII: Requestor Information			See Attachment G	
NAME 252 Third Street Realty LLC				
ADDRESS 60 East 56th Street, 9th Floor				
CITY/TOWN New York		STATE NY	ZIP CODE 10022	
PHONE (212) 751-4620		EMAIL rc@parkwill.net		
1. Is the requestor authorized to conduct business in New York State (NYS)?			Y	N
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?			☒	☐
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 ☐	☒
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.				

SECTION VIII: Requestor Contact Information		
REQUESTOR'S REPRESENTATIVE Robert Corroon		
ADDRESS 60 East 56th Street, 9th Floor		
CITY New York	STATE NY	ZIP CODE 10022
PHONE (212) 751-4620	EMAIL rc@parkwill.net	
REQUESTOR'S CONSULTANT (CONTACT NAME) Gerald Nicholls		
COMPANY Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.		
ADDRESS 368 9th Avenue, 8th Floor		
CITY New York	STATE NY	ZIP CODE 10001
PHONE (212) 479-5559	EMAIL gnicholls@Langan.com	
REQUESTOR'S ATTORNEY (CONTACT NAME) Michael Bogin		
COMPANY Sive, Paget & Riesel P.C.		
ADDRESS 560 Lexington Avenue, 15th Floor		
CITY New York	STATE NY	ZIP CODE 10022
PHONE (646) 378-7210	EMAIL mbogin@sprlaw.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?	☐	☒
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	☒	☐

SECTION X: Requestor Eligibility

See Attachment H

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?	☐	☒
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	☐	☒
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.	☐	☒
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?	☐	☒
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.	☐	☒
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?	☐	☒
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	☐	☒
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?	☐	☒
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?	☐	☒
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?	☐	☒
11. Are there any unregistered bulk storage tanks on-site which require registration?	☐	☒

SECTION X: Requestor Eligibility (continued)

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

PARTICIPANT

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

**VOLUNTEER**

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



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

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

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

☐ Yes☐ No☒ N/A

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

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

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

Is this proof attached?

☐ Yes☐ No☒ N/A

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

SECTION XI: Property Eligibility Information		
	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	☐	☒
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: _____	☐	☒
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: _____	☐	☒
4. If the answer to question 2 or 3 above is YES, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. N/A ☒	☐	☐
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: _____	☐	☒
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.	☐	☒

SECTION XII: Site Contact List	See Attachment I
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: • The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located. • Residents, owners, and occupants of the property and adjacent properties. • Local news media from which the community typically obtains information. • The public water supplier which services the area in which the property is located. • Any person who has requested to be placed on the contact list. • The administrator of any school or day care facility located on or near the property. • The location of a document repository for the project (e.g., local library). If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository. In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site. • For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.	

SECTION XIII: Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: _____

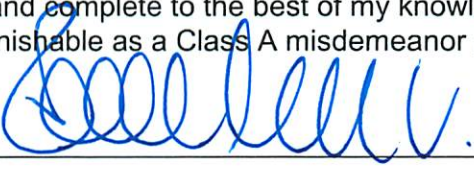
Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Authorized Representative (title) of 252 Third Street Realty 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: 6/11/26

Signature:  _____

Print Name: Robert F Corroon

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

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY

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

BCP App Rev 17

Please respond to the questions below and provide additional information and/or documentation as required. Please refer to the application instructions.

Y

N

1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?

☒☐

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

☒☐

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

☐☒

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

Upside down

☐☒

Underutilized

☐☒

From ECL 27-1405(31):

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

From 6 NYCRR 375-3.2(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.

ATTACHMENT A

SECTION I: PROPERTY INFORMATION

Tax Map Information

Parcel Address	Block	Lot	Acreage
252 Third Street	980	19	0.60

Item 1 – Location and Metes and Bounds Description

The about 25,925-square-foot (0.60-acre) proposed New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) site is at 252 Third Street in Brooklyn, New York (site), and is defined on the Brooklyn Borough Tax Map as Tax Block 980, Lot 19.

GIS Information (degrees/minutes/seconds):

- Latitude: 40°40'28.6"
- Longitude: 73°59'13.7"

Item 2 – Property Maps

The following Figures are provided in Attachment A1:

Figure A-1: Site Location Map is the required United States Geological Survey 7.5-minute quadrangle map showing the location of the proposed BCP property.

Figure A-2: Site Plan provides a property base map that shows map scale, north arrow orientation, date, and location of the property with respect to adjacent streets and roadways.

Figure A-3: Surrounding Land Use and Sensitive Receptors Map provides a property base map that shows proposed brownfield property boundary lines, with adjacent property owners and surrounding land uses clearly identified.

Figure A-4: Tax Map provides the tax parcel information

Item 4 – Disadvantaged Community

The New York State Energy Research and Development Authority (NYSERDA) promotes emission reduction across New York State and identifies communities that are at a disadvantage on their Disadvantaged Communities Map (DCM). The Subject Property meets the criteria identified for a disadvantaged community as GEOID number 36047011900 with a household count of 575 and population count of 1,322. The disadvantaged community map is included in Attachment A2.

Item 14 – Property Description Narrative

Location

The about 25,925-square-foot (0.60-acre) site is at 252 Third Street and is identified as Block 980 Lot 19 on the Brooklyn Borough Tax Map. The site is bound by Third street to the north, a one-story commercial building (Staples) and parking lot to the east, a one-story commercial building (U-Haul) and parking lot to the south, and a 3-story commercial office building to the west. The area surrounding the site consists of mixed-use commercial and residential buildings.

Site Features

The site is occupied by an open-air gravel-covered parking lot. There is a temporary security booth in the northern part of the site, but there are no permanent structures on-site. According to the 2023 United States Geological Survey (USGS) 7.5-minute quadrangle topographic map for Brooklyn, the site elevation (el) is approximately el 20 feet relative to the North American Vertical Datum of 1988 (NAVD88). The topography at the site is generally flat and the surrounding area slopes west towards the Gowanus Canal, which is located about 300 feet west of the site.

Current Zoning and Land Use

According to New York City's Zoning and Land Use Map (ZOLA), the site is in an M1-4/R7X zoning district, and included in the Special Gowanus Mixed Use District. M1 zoning districts are characterized by light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities, and M1-4 is a contextual district with specific floor area ratio requirements. M1 districts can be paired with residential uses in the Gowanus Special Mixed-Use District, provided that qualifying mandatory inclusionary housing is constructed. M1-4 has a residential equivalent (R7X), indicating that residential uses can be developed at the site. The proposed use is consistent with applicable zoning laws and maps.

Land use within a half-mile of the site is urbanized and includes mixed-use buildings, industrial buildings, park land, and school facilities. The adjoining parcels are used as mixed-use commercial and industrial/manufacturing buildings, with the surrounding area generally consisting of industrial and manufacturing buildings, mixed residential and commercial buildings, school and day care facilities, parking lots, and transportation uses. The closest ecological receptor is the Gowanus Canal, located about 300 feet west of the site.

No schools or day care facilities are located on the site. Sensitive receptors, as defined in the Division of Environmental Remediation (DER) Technical Guidance for Site Investigation and Remediation (DER-10), within a half-mile of the site include those listed below:

Name (Approximate distance from Site)	Address
Al-Madinah School (about 0.04-mile west of the site)	383 3 rd Avenue, Brooklyn, NY 11215
New York-Presbyterian Medical Group Brooklyn – Multi-Specialty (about 0.04-mile east of the site)	340 4 th Avenue, Brooklyn, NY 11215
One Brooklyn Health (about 0.05-mile southeast of the site)	358 4 th Avenue, Brooklyn, NY 11215
Washington Park (about 0.09-mile east of the site)	4 th Street & 5 th Avenue, Brooklyn, NY 11215
Let's Play and Learn (about 0.12-mile southeast of the site)	371 4 th Avenue, Brooklyn, NY 11215
Little Brooklyn Pre-K Center (about 0.13-mile north of the site)	305-307 3 rd Avenue, Brooklyn, NY 11215
Daycare Park Slope – Zusin Child Care Center Brooklyn (about 0.14-mile east of the site)	326 2 nd Street, Brooklyn, NY 11215
Zusin Daycare – Park Slope Child Care (about 0.14-mile east of the site)	323 3 rd Street, Brooklyn, NY 11215
P.S. 372 – The Children's School (about 0.14-mile north of the site)	512 Carroll Street, Brooklyn, NY 11215
Regina's Daycare (about 0.15-mile southeast of the site)	296 5 th Street, Brooklyn, NY 11215
Gil Hodges Community Garden (about 0.17-mile northeast of the site)	534 Carroll Street, Brooklyn, NY 11215
M.S. 51 William Alexander (about 0.17-mile east of the site)	350 5 th Avenue, Brooklyn, NY 11215
P.S. 118 The Maurice Sendak Community School (about 0.17 mile southeast of the site)	211 8 th Street, Brooklyn, NY 11215
Family Home Care Services of Brooklyn (about 0.17-mile southwest of the site)	168 7 th Street, Brooklyn, NY 11215
Strong Place for Hope Day Care (about 0.18-mile east of the site)	333 2 nd Street, Brooklyn, New York 11215
Backyard Explorers (about 0.18-mile southeast of the site)	300 6 th Street, Brooklyn, NY 11215
Textile Arts Center (about 0.19-mile north of the site)	505 Carroll Street, Brooklyn, NY 11215
Kid's Care Daycare (about 0.2-mile east of the site)	281 1 st Street, Brooklyn, NY 11215
Bumble Bee Daycare (about 0.21-mile northeast of the site)	258 4 th Avenue, Brooklyn, NY 11215
Rivendell School (about 0.21-mile north of the site)	277 3 rd Avenue, Brooklyn, NY 11215
420 Carroll Apartments (about 0.21-mile northwest of the site)	420 Carroll Street, Brooklyn, NY 11215

Name (Approximate distance from Site)	Address
PlayGroup NYC (0.21-mile north of the site)	540 President Street, Brooklyn, NY 11215
Daddy's Daycare 1/2 (about 0.22-mile southeast of the site)	315 7 th Street, Brooklyn, NY 11215
Park Slope Apartments (about 0.22-mile southeast of the site)	304 7 th Street, Brooklyn, NY 11215
Gowanus Waterfront Park (about 0.22-mile northwest of the site)	100 1 st Street, Brooklyn, NY 11231
Medrite Park Slope Urgent Care – Brooklyn (about 0.23-mile northeast of the site)	2454 th Avenue, Brooklyn, NY 11215
Tiny Steps MB (about 0.23-mile northeast of the site)	256 4 th Avenue, Brooklyn, NY 11215
499 President Gowanus Apartments (about 0.24-mile north of the site)	499 President Street, Brooklyn, 11215
CityMD Park Slope Urgent Care – Brooklyn (about 0.27-mile southeast of the site)	420 5 th Avenue, Brooklyn, NY 11215
The Deermar Residences (about 0.27-mile south of the site)	262 9 th Street, Brooklyn, NY 11215
Imagine South Slope Montessori (about 0.30-mile southeast of the site)	421 5 th Avenue, Brooklyn, NY 11215
NY Preschool & Kids Club Park Slope-Gowanus (about 0.31-mile northeast of the site)	206 4 th Avenue, Brooklyn, NY 11215
Tammy's Daycare (about 0.32-mile southwest of the site)	140 10 th Street, Brooklyn, NY 11215
Daddy's Daycare 3 (about 0.32-mile southeast of the site)	382 6 th Street, Brooklyn, NY 11215
Natalies Sunflower Academy (about 0.33-mile northeast of the site)	238 5 th Avenue, Brooklyn, NY 11215
Les Petits Bilingues De New York (about 0.33-mile southeast of the site)	461 4 th Avenue, Brooklyn, NY 11215
Treasure Trunk Theatre – Park Slope (about 0.37-mile northeast of the site)	179 4 th Avenue, Brooklyn, NY 11217
Regina's Daycare (about 0.4-mile northeast of the site)	711 Sackett Street, Brooklyn, NY 11217
P.S. 039 Henry Bristow (about 0.41-mile southeast of the site)	417 6 th Avenue, Brooklyn, NY 11215
Le Paradis des Anges (about 0.42-mile northeast of the site)	710 Degraw St, Brooklyn, NY 11217
Mini Minders Daycare (about 0.43-mile east of the site)	249 6 th Avenue, Brooklyn, NY 11215
Kids World Daycare (about 0.45-mile northwest of the site)	39 2 nd Street, Brooklyn, NY 11231
Daddy's Daycare 6 (about 0.45-mile northeast of the site)	357 Douglass Street, Brooklyn, NY 11217
P.S. 124 Silas B. Dutcher (about 0.45-mile south of the site)	515 4 th Avenue, Brooklyn, NY 11215

Name (Approximate distance from Site)	Address
Park Slope Family Health Center at NYU Langone (about 0.46-mile south of the site)	220 13 th Street, Brooklyn, NY 11215
Park Slope Playground (about 0.46-mile northeast of the site)	40 Lincoln Place, Brooklyn, NY 11217
Beansprouts Nursery School (about 0.46-mile southeast of the site)	453 6 th Avenue, Brooklyn, NY 11215
New York Memory Center (about 0.48-mile south of the site)	199 14 th Street, Brooklyn, NY 11215
P.S. 321 William Penn (about 0.48-mile east of the site)	180 7 th Avenue, Brooklyn, NY 11215
Berkeley Carroll School (about 0.48-mile east of the site)	417 6 th Avenue, Brooklyn, NY 11215
Daisy Family Daycare (about 0.48-mile south of the site)	224 14 th Street, Brooklyn, NY 11215

Past Use of the Site

The site was used for commercial and industrial uses from the early 1880s, including a coal yard (1888-1951), soap manufacturing operations (1951-1978), plating and polishing corporation (1965-1980), and autobody shop (1978-1982). A gasoline tank was noted on the 1926 Sanborn Fire Insurance Map in the northeastern part of the site, but was not depicted on subsequent maps. Additionally, the former 5th Street basin extension of the Gowanus Canal previously adjoined the site to the south before being infilled around 1950. The site began operating as a parking lot for Consolidated Edison (ConEd) in 1980 through the present-day.

Site Geology and Hydrogeology

Based on a review of the “Bedrock and Engineering Geologic Maps of New York County and Parts of Kings and Queens Counties, New York, and Parts of Bergen and Hudson Counties, New Jersey” by Charles A. Baskerville, et al., the bedrock underlying the site is the Hartland Formation. The Hartland Formation is comprised of a dark grey, medium- to coarse-grained muscovite-biotite-garnet (mica) schist and grey fine-grained quartz feldspar granulite with biotite and garnet, with localized concentrations of granite and intrusions of coarse-grained granitic pegmatite.

According to historical records, the southern portion of the site used to abut and potentially include a portion of the 5th Street Basin, and was filled in around 1951. Given the time period of the infilling, the backfill is of an unknown origin. Fill typically includes ash, demolition debris, and municipal waste products and may contain contaminant compounds at concentrations above current regulatory levels, including volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), and metals.

According to the June 2026 Phase II Environmental Site Investigation (ESI) Report completed by Langan, the subsurface stratigraphy generally consists of a fine-grained sand with varying amounts of silt, gravel, and anthropogenic materials (brick, coal, coal ash, wood vegetation, and

concrete) extending from surface grade to between 9.5 feet bgs to boring termination depth of about 20 feet below grade surface (bgs). In borings where the fill layer did not extend to the boring termination depth, fill was underlain by brown-to-gray sand with varying amounts of clay and gravel, and clay lenses.

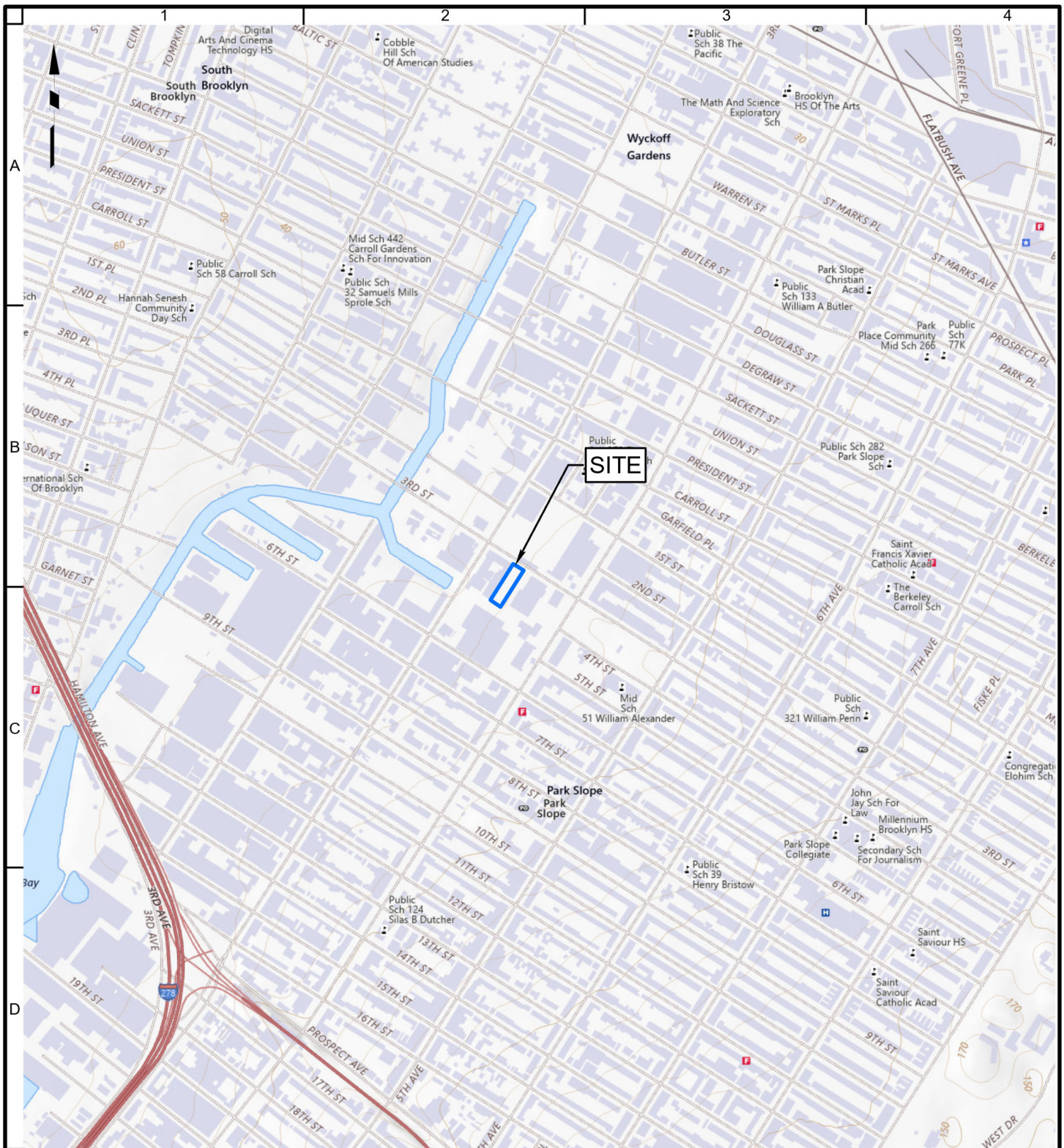
During implementation of the Phase II ESI, depth to groundwater was measured using an oil-water interface probe in monitoring wells and was observed from about 13.45 to 15.97 feet below the top of the well casings. The inferred regional groundwater flow direction, based on regional topography and proximity to water bodies, is to the west towards the Gowanus Canal.

Environmental Assessment

A Phase I Environmental Audit and a Phase II Environmental Audit was completed by AquaTerra Environmental Services Corp. (AquaTerra) in 1991, and a Phase I Environmental Site Assessment (ESA) was completed by Integral Consulting Inc. in November 2015 and January 2016. Based on the findings of the Phase I ESAs and Phase II Environmental audit, Langan performed a Phase II ESI to evaluate soil, groundwater, and soil vapor quality. During the Phase II ESI, fill was encountered in soil borings from surface grade to about 9.5 to 20 feet bgs, and soil, groundwater, and soil vapor contaminants were identified on-site. The primary contaminants of concern include SVOCs, PCBs, and metals in soil; petroleum-related VOCs, SVOCs, and metals in groundwater; and petroleum and chlorinated-related compounds in soil vapor. On-site contamination is attributed to historical site use, fill quality, and/or regional groundwater conditions. A more detailed discussion of the findings of the Phase Is and Phase IIs is provided in Attachment F. A Remedial Investigation Work Plan (RIWP) has been prepared to summarize the investigation planned to evaluate the nature and extent of contamination at the site, and the RIWP is being submitted with this BCP Application.

ATTACHMENT A1: PROPERTY INFORMATION

FIGURES



Legend

Approximate Site Boundary



Notes:

1. Basemap adapted from United States Geological Survey (USGS) 7.5-Minute Series Topographical Maps, Brooklyn, New York, Quadrangle.

LANGAN

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Langan Engineering & Environmental Services, Inc.
Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
Langan International LLC
Collectively known as Langan

Project

252 THIRD STREET

BLOCK No. 980, LOT No. 19

BROOKLYN

NEW YORK

Figure Title

SITE LOCATION MAP

Project No.

170970401

Date

6/10/2026

Scale

1"=1,000'

Drawn By

MG

Submission Date

Figure No.

A-1



Legend
 Approximate Site Boundary

Notes:
1. Aerial imagery provided through Langan's subscription to NearMap, dated 07/03/2025.

E

WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.



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Project

252 THIRD STREET

BLOCK No. 980, LOT No. 19

BROOKLYN

NEW YORK

Figure Title

SITE PLAN

Project No.
170970401

Date
6/10/2026

Scale
1"=50'

Drawn By
MG

Figure No.

A-2



WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.

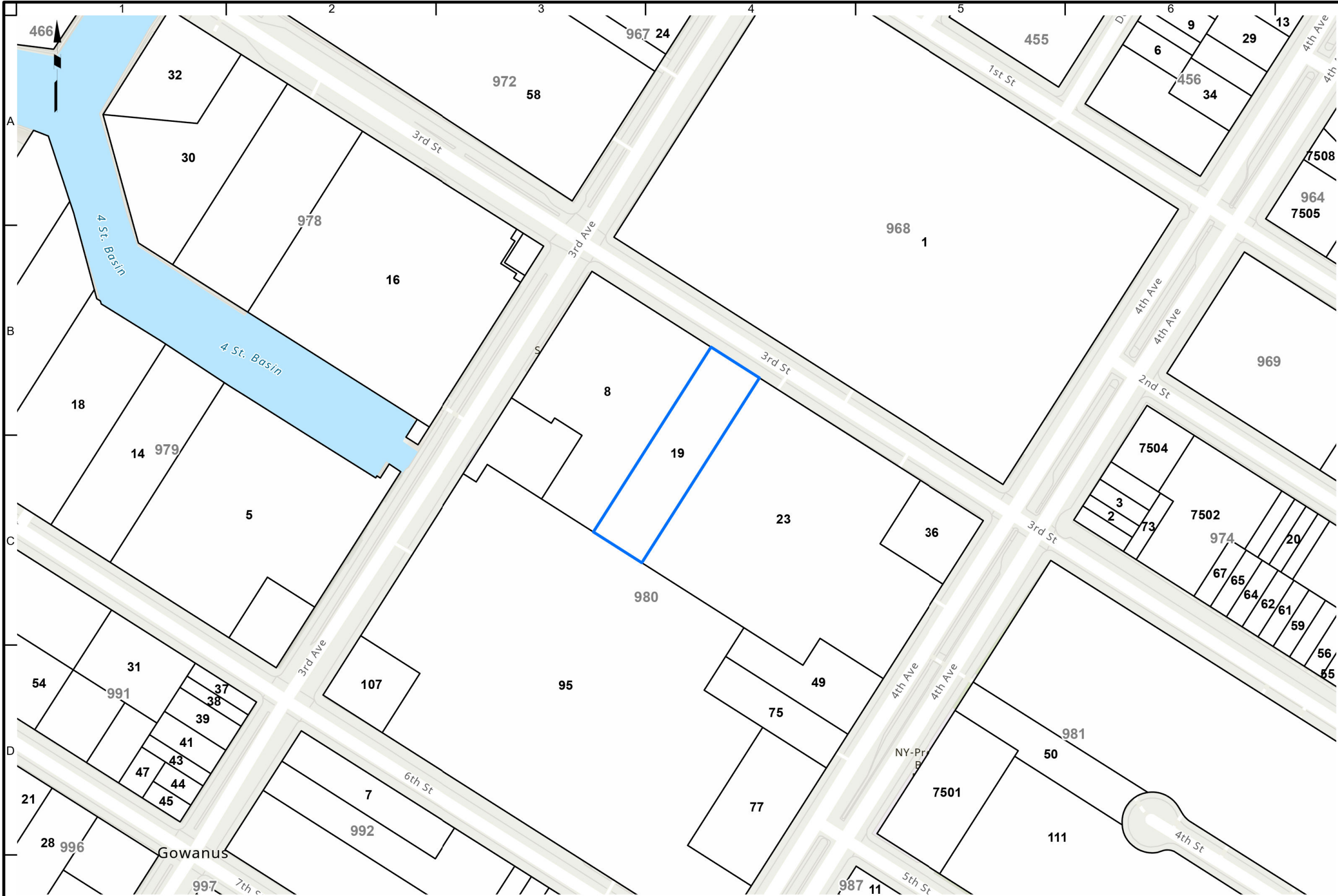
200 0 200
SCALE IN FEET

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Project
252 THIRD STREET
BLOCK No. 980, LOT No. 19
BROOKLYN NEW YORK

Figure Title
**SURROUNDING
LAND-USE
AND SENSITIVE
RECEPTORS MAP**

Project No. 170970401	Figure No.
Date 5/14/2026	A-3
Scale 1"=200'	
Drawn By MG	



Legend

Approximate Site Boundary

Tax Parcel

Notes:
1. Tax parcel data provided by the New York City Department of City Planning.

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LANGAN Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. 368 Ninth Avenue, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com	Project	Figure Title	Project No.	Figure No.
	252 THIRD STREET	TAX MAP	170970401	A-4
	BLOCK No. 980, LOT No. 19			
	BROOKLYN NEW YORK			

ATTACHMENT A2: PROPERTY INFORMATION

DISADVANTAGED COMMUNITY MAP

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



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Apartments

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Disadvantaged Communities

New York State is undertaking the most ambitious effort in the U.S. to meet the challenge of climate change. New York's Climate Act recognizes that climate change doesn't affect all communities equally. The Climate Act charged the [Climate Justice Working Group \(CJWG\)](#) with the development of criteria to identify disadvantaged communities to ensure that frontline and otherwise underserved communities benefit from the state's historic transition to cleaner, greener sources of energy, reduced pollution and cleaner air, and economic opportunities.

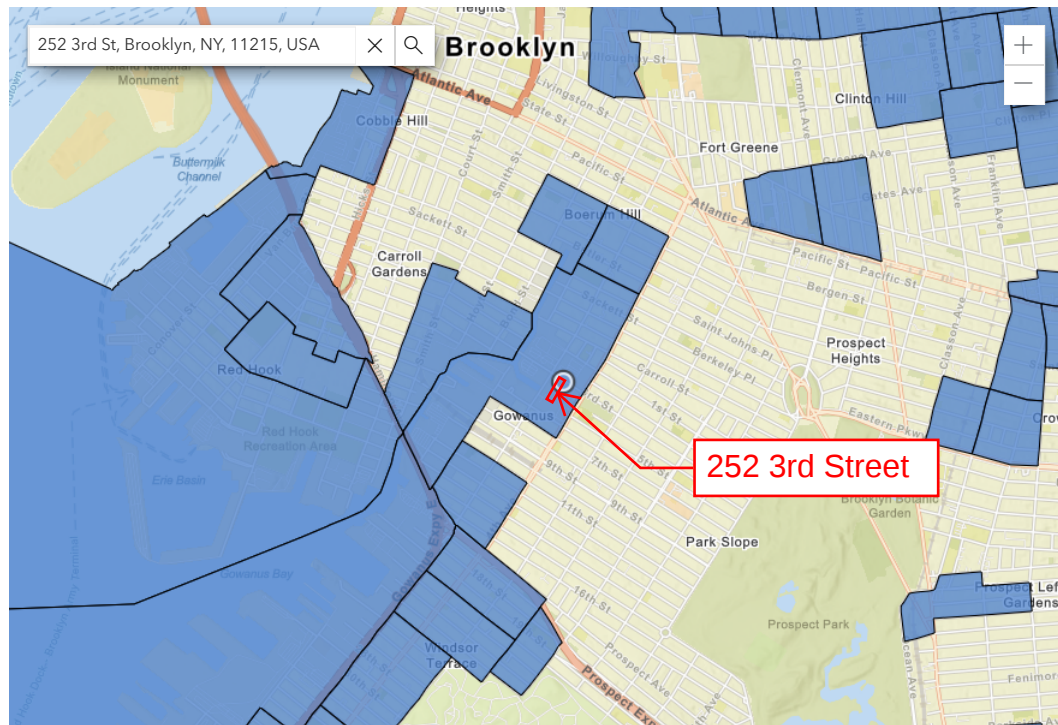
The CJWG finalized the disadvantaged communities criteria on March 27, 2023. Communities meeting the criteria can be identified with the map below and a list of census tracts that meet the disadvantaged community criteria can be found [here PDF](#). Additional detail on the disadvantaged communities criteria can be found on the [Climate Act Website](#) under the "Disadvantaged Communities Criteria Documents" section.

The interactive map below identifies areas throughout the State that meet the disadvantaged community criteria as defined by the CJWG. Use the map to determine if an address is located in a disadvantaged community. You can either:

1. Enter an address in the search address box
2. Zoom in/out to identify portions of counties, cities, town and neighborhoods

252 3rd St, Brooklyn, New York, 11215

This address meets the criteria identified for a disadvantaged community.



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ATTACHMENT B

SECTION II: PROJECT DESCRIPTION

Item 4 - Purpose and Scope of the Project

The site is currently occupied by an open-air gravel-covered parking lot. There is a temporary security booth in the northern part of the site, but there are no permanent structures on-site.

The proposed redevelopment includes construction of a multi-story residential building, consisting of mixed affordable housing and market-rate units. The contemplated use for purposes of the Brownfield Cleanup Program (BCP) would be restricted-residential.

The project is starting at the investigation stage. A Phase II Environmental Site Investigation (ESI) was performed in December 2025 by Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology D.P.C. (Langan) and is summarized in Attachment F. A Remedial Investigation Work Plan (RIWP) summarizing the proposed Remedial Investigation (RI) is being submitted concurrently with this application for New York State Department of Environmental Conservation (NYSDEC) review. Findings of the investigation outlined in the RIWP will be documented in a Remedial Investigation Report (RIR). Future remediation plans to address any identified impacts will be detailed in the Remedial Action Work Plan (RAWP), which will be implemented concurrently with the contemplated development. The RIR and RAWP will be prepared in accordance with NYSDEC guidelines. An estimated timeline of anticipated Brownfield Cleanup Program (BCP) milestones is provided in the following schedule:

Estimated Project Schedule

Draft Estimated BCP Schedule		2026												2027												2028											
Item	Action	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	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC		
1	BCP Application and RIWP Preparation																																				
2	BCP Application and RIWP Submission																																				
3	BCP Application Completeness Determination																																				
4	BCP Public Comment Period (30 days)																																				
5	Brownfield Cleanup Agreement																																				
6	CPP - Preparation and Submittal																																				
7	RIWP Approval																																				
8	RI Implementation, RIR Preparation and Submission																																				
9	RIR - NYSDEC Review and Approval																																				
10	RAWP - Preparation and Submittal																																				
11	RAWP - NYSDEC Review																																				
12	RAWP - 45-Day Public Comment Period																																				
13	Issuance of Decision Document																																				
14	RAWP Implementation/Construction																																				
15	Preparation and Submittal of Environmental Easement (Due June 1st)*																																				
16	SMP Preparation and Submittal (Due Aug 1st)*																																				
17	SMP Review and Approval																																				
18	FER Preparation and Submittal (Due Oct 1st)*																																				
19	FER Review and Approval																																				
20	Certificate of Completion																																				

NYSDEC: New York State Department of Environmental Conservation

BCP: Brownfield Cleanup Program

CPP: Citizen Participation Plan

RI: Remedial Investigation

RIWP: Remedial Investigation Work Plan

RAWP: Remedial Action Work Plan

SMP: Site Management Plan

FER: Final Engineering Report

*Milestones must be met to achieve a CoC in same year

Item 5 - Green and Sustainable Remediation (GSR) Principles

Green remediation principles and techniques will be implemented, to the extent feasible, in the design, implementation, and site management phase of the remedy in accordance with Department of Environmental Remediation (DER)-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term
- Reducing direct and indirect greenhouse gases and other emissions
- Increasing energy efficiency and minimizing use of non-renewable energy
- Conserving and efficiently managing resources and materials
- Reducing waste, increasing recycling and increasing reuse of materials that would otherwise be considered a waste
- Maximizing habitat value and creating habitat when possible
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development
- Incorporating the GSR principles and techniques, to the extent feasible, in the future development at this site (i.e., future on-site buildings shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York [or most recent edition] to improve energy efficiency as an element of construction).

To evaluate the remedy with respect to GSR principles as part of the remedial program, a Best Management Practice (BMP) assessment will be conducted in accordance with the ASTM Guide for Standard Cleanups, and an environmental footprint analysis will be conducted for each remedial alternative using SiteWise™. The results of the environmental footprint analysis will be provided in the RAWP.

BMPs for the project related to these GSR metrics, and BMPs for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial program, as appropriate and as described below:

Waste Generation

Waste generation considers the management of waste associated with remedial activities and any waste reduction projects including, but not limited to, material reuse and recycling. Several waste streams will be generated during implementation of the remedy (e.g., potential dewatering

fluids, soil, polyethylene sheets used for stockpile coverage and separating types of contamination, nitrile gloves for endpoint sampling, disposable sampleware, acetate liners from drilling operations, tubing and buckets from groundwater performance monitoring, and decontamination materials). When possible, an effort will be made to minimize the consumption/generation of such materials. If feasible, decontamination and reuse of applicable materials will be considered. Electronic methods of data collection (e.g., tablets) will also be used to reduce paper consumption when possible.

Electrical Energy Use

Energy usage considers the electricity usage needed for remediation activities. Energy will be required for charging field equipment (e.g., photoionization detector (PID), air monitoring equipment, groundwater sampling equipment). Battery-powered equipment will be turned off when not in use to limit charging activities.

Emissions

Emissions tracking considers fuel usage for transportation of personnel to and from the site, trucks used for export of contaminated material or import of backfill material, equipment and laboratory sample couriers, and construction equipment.

To reduce fuel usage, trucks and heavy machinery operators will be encouraged to reduce idling time and shut down vehicles or equipment when not in use. The contractor will also be encouraged to perform routine, on-time maintenance such as oil changes to improve fuel efficiency. Trucks used for exports/imports will also use low sulfur emitting fuels.

When possible, personnel will be encouraged to take public transport, and equipment/sample deliveries and pickups will be consolidated to reduce transport needs.

Water Usage

Water usage considers sources of water for tasks such as decontamination, irrigation, etc. The public water supply will be used when water is required for decontamination activities or dust suppression. This will be required for effective implementation of the remedy and the protection of human health. Water will only be consumed when necessary, and consumption will be in accordance with local regulations.

Land and/or Ecosystems

Land and/or ecosystems consider any disturbances and restoration of land and/or ecosystems as part of the implementation/operation of the remedy. During implementation of the proposed remedy, the site cover will be restored to an impervious condition. No ecosystems will be disturbed during construction.

A BMP assessment and an environmental footprint analysis will also be conducted at the completion of the remedy. As practicable, water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction, and material use will be estimated at the end of the remediation phase. Progress with respect to GSR metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER).

ATTACHMENT C

SECTION III: ECOLOGICAL CONCERNS

Fish and Wildlife Assessment

New York State Department of Environmental Conservation (NYSDEC) Division of Environmental Remediation (DER) Technical Guidance for Site Investigation and Remediation (DER-10) requires an on-site and off-site Fish and Wildlife Resources Impact Analysis (FWRIA) if certain criteria are met. The Gowanus Canal is within ½ mile of the site, is an estuary, but is not mapped as an endangered habitat for fish or wildlife. While the Gowanus Canal is located approximately 300-feet west of the site (within ½ mile), the site is separated from the Gowanus Canal by several mixed-use buildings and Third Avenue. Based on the requirements stipulated in Section 3.10 and Appendix 3C of DER-10, there is no need to prepare an FWRIA for the site, as the Gowanus Canal is not considered “proximate” to the site, and there is no pathway for potential surface water discharge from the site. A completed Fish and Wildlife Resources Impact Analysis Decision Key from DER-10 Appendix 3C is enclosed as Attachment C1.

ATTACHMENT C1: ECOLOGICAL CONCERNS

**FISH AND WILDLIFE RESOURCES IMPACT AND ANALYSIS DECISION
KEY**

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

ATTACHMENT D

SECTION IV: LAND USE FACTORS

Item 1 – Current Zoning

According to New York City's Zoning and Land Use Map (ZOLA), the site is in a M1-4/R7X zoning district, and in the Special Gowanus Mixed Use District. M1 zoning districts are characterized by light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities, and M1-4 is a contextual district with specific floor area ratio requirements. M1 districts can be paired with residential uses in the Gowanus Special Mixed-Use District, provided that qualifying mandatory inclusionary housing is constructed. M1-4 has a residential equivalent (R7X), indicating that residential uses can be developed at the site. The proposed use is consistent with applicable zoning laws and maps. A copy of the current zoning map is included in Attachment D1.

Item 4 – Current Use

The about 25,925-square-foot (0.60-acre) site is at 252 Third Street and is identified as Block 980, Lot 19 on the Brooklyn Borough Tax Map. The site is occupied by an open-air parking lot. There are no permanent structures on site, and a temporary security booth is in the northern part of the site. The site is bound by Third Street to the north, two one-story retail buildings to the east (Lot 23), a self-storage building to the south (Lot 95), and an office building to the west (Lot 8). According to the 2023 United States Geological Survey (USGS) 7.5-minute quadrangle topographic map for Brooklyn, the site elevation (el) is approximately el 20 feet relative to the North American Vertical Datum of 1988 (NAVD88). The topography at the site is generally flat and the surrounding area slopes west towards the Gowanus Canal (located about 300 feet west of the site).

The site was used for commercial and industrial uses from the early 1880s, including a coal yard (1888-1951), soap manufacturing operations (1951-1978), plating and polishing corporation (1965-1980), and autobody shop (1978-1982). A gasoline tank was noted on the 1926 Sanborn Fire Insurance Map in the northeastern part of the site, but was not depicted on subsequent maps. Additionally, the former 5th Street basin extension of the Gowanus Canal previously adjoined the site to the south before being infilled around 1950. The site began operating as a parking lot for Consolidated Edison (ConEd) in 1980 through the present-day.

Item 6 – Intended Use Post Remediation

The proposed redevelopment includes construction of a residential building with a partial cellar consisting of mixed affordable housing and market-rate units. The contemplated use for the purposes of the Brownfield Cleanup Program (BCP) is restricted-use restricted-residential.

Item 9 – Consistency with Applicable Zoning Laws/Maps

According to New York City's Zoning and Land Use Map (ZOLA), the site is in a M1-4/R7X zoning district, included in the Special Gowanus Mixed Use District M1 zoning districts are characterized by light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities, and M1-4 is a contextual district with specific floor area ratio requirements. Since the site is in the Special Gowanus Mixed Use District, it has a residential equivalent (R7X), indicating that residential buildings with qualified affordable housing can be developed within the district. Since the proposed redevelopment is for residential use and affordable housing, the proposed use is consistent with applicable zoning.

Item 10 – Comprehensive Plans

The project site is within the Special Gowanus Mixed Use District, a Special Purpose District, but does not lie within a subdistrict or core area. A copy of the Special Gowanus Mixed Use District Map is included in Attachment D2.

ATTACHMENT D1: LAND USE FACTORS

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

The number(s) and/or letter(s) that follows an **R**, **C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

M - MANUFACTURING DISTRICT

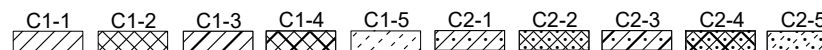
AREA(S) REZONED

05-28-2025 C 250014 ZMK

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

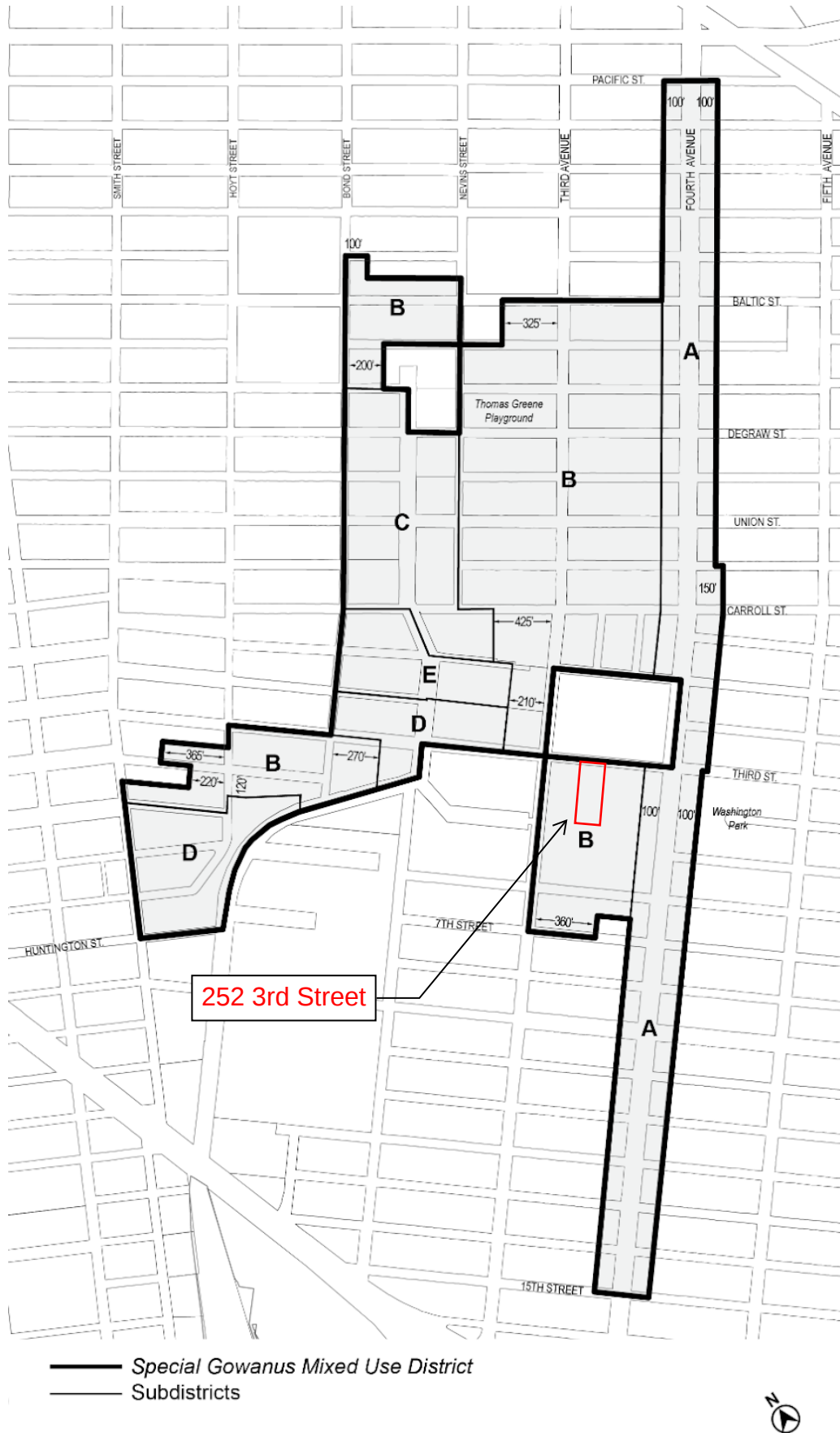
© Copyrighted by the City of New York

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.



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.

ATTACHMENT D2: LAND USE FACTORS
SPECIAL GOWANUS MIXED USE DISTRICT MAP



ATTACHMENT E

SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER/OPERATOR INFORMATION

The Requestor, 252 Third Street LLC, is the current property owner. A copy of the most recent property deed is included as Attachment E1.

Ownership and Operator Records

The current property owner and operator information for the proposed BCP site are as follows:

Owner:

Current Owner: 252 Third Street Realty LLC
Owner Since: 1 May 1997
Address: 60 East 56th Street, 9th Floor
New York, NY 10022
Attn: Robert Corroon
(212) 751-4620
rc@parkwill.net

Operator:

Current Operator: Consolidated Edison
Operator Since: 1980
Address: 4 Irving Place
New York, NY 10003
Attn: Michael Whelan
(646) 739-7410
whelanm@coned.com

A list of individuals comprising the current ownership entity is included as Attachment G2.

Previous Site Owners

According to a 7 January 2016 Phase I Environmental Site Assessment (ESA) Report prepared by Integral Consulting Inc. (Integral) and publicly available deeds, the site was owned by Thomas W. Woods & Sons, Inc. since at least 1888 through 1943. Other owners included Lewis Goldberg – Wengo Trading Corporations (Wengo) (1943-1946), David Zirinsky (1946-1951), and Richard Zirinsky and Industrial Park Corporation Corp. (1951-1997). On 23 May 1997, 252 Third Street Realty LLC acquired the site and is the current owner to date.

Deeds prior to 1967 were not available on the New York City Department of Finance Automated City Register Information System (ACRIS) website and were extracted from a 7 January 2016 Phase I ESA, prepared by Integral. Property transactions after 1967 are summarized in the table on the following page.

Date	Document Type	First Party	Second Party	Relationship of First Party to Applicant	Last Known Contact
1888	Not Available	Thomas W. Woods & Sons, Inc.	Not Available	None	Unknown
1943	Not Available	Lewis Goldbery – Wengo Trading Corporations	Not Available	None	Unknown
1946	Not Available	David Zirinsky	Not Available	Relative of Applicant	Applicant (212) 751-4620
1951	Not Available	Richard Zirinsky and Industrial Park Corporation Corp.	Not Available	Relative of Applicant	Applicant (212) 751-4620
29 May 1967	Deed	Richard Zirinsky	Industrial Park Construction Corp	Relative of Applicant	Applicant (212) 751-4620
29 May 1967	Deed	Industrial Park Construction Corp	Richard Zirinsky	Relative of Applicant	Applicant (212) 751-4620
9 April 1970	Deed	Industrial Park Construction Corp	Richard Zirinsky	Relative of Applicant	Applicant (212) 751-4620
11 May 1972	Deed	Industrial Park Construction Corp	Richard Zirinsky	Relative of Applicant	Applicant (212) 751-4620
7 May 1974	Deed	Richard Zirinsky	Industrial Park Construction Corp	Relative of Applicant	Applicant (212) 751-4620
2 April 1976	Deed	Richard Zirinsky	Industrial Park Construction Corp	Relative of Applicant	Applicant (212) 751-4620
5 April 1976	Deed	Industrial Park Construction Corp	Richard Zirinsky	Relative of Applicant	Applicant (212) 751-4620
9 April 1978	Deed	Richard Zirinsky	Industrial Park Construction Corp	Relative of Applicant	Applicant (212) 751-4620
10 March 1982	Deed	Industrial Park Construction Corp	Richard Zirinsky	Relative of Applicant	Applicant (212) 751-4620
23 May 1997	Deed	Richard Zirinsky	252 Third Street Realty LLC	Relative of Applicant	Applicant (212) 751-4620

References: NYC DOF ACRIS website: <https://a836-acris.nyc.gov/DS/DocumentSearch/Index>

Copies of current and previous deeds are included in Attachments E1 through E14.

Previous Site Operators

The site was used for commercial and industrial uses from the early 1880s, including a coal yard (1888-1951), soap manufacturing operations (1951-1978), plating and polishing corporation (1965-1980), and autobody shop (1978-1982). The site began operating as a parking lot for Consolidated Edison (ConEd) in 1980 through the present-day.

Langan reviewed publicly available records on the New York City ACRIS website and historical records including Sanborn Fire Insurance Maps and an Environmental Data Resources radius map report that were included in a 7 January 2016 Phase I ESA for 252 3rd Street, prepared by Integral Consulting Inc.

Historical operator information is summarized in the table on the following page.

Operator Name	Relationship to Property	Address	Relationship to Applicant	Last Known Contact
Thomas W. Woods & Sons, Inc. – Coal yard	Occupant (1888-1951)	252 Third Street Brooklyn, NY 11215	None	Unknown
Vacant Coal Storage and Soap Manufacturing Operations - Wengo	Occupant (1943-1946)	252 Third Street Brooklyn, NY 11215	None	Unknown
Victory Soap and Raye Chas Extinguisher Service	Occupant (1951-1978)	252 Third Street Brooklyn, NY 11215	None	Unknown
Barrett Plating & Polishing Corp.	Occupant (1965-1980)	252 Third Street Brooklyn, NY 11215	None	Unknown
Autobody Shop	Occupant (1978-1982)	252 Third Street Brooklyn, NY 11215	None	Unknown
Consolidated Edison Parking Lot	Occupant (1980-present day)	252 Third Street Brooklyn, NY 11215	Current Tenant	Michael Whelan (646) 739-7410

ATTACHMENT E1: OWNER OPERATOR INFORMATION

MOST RECENT PROPERTY DEED

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

THIS INDENTURE, made the 15th day of May, nineteen hundred and ninety-seven
BETWEEN

RICHARD ZIRINSKY, having an address at 60 East 56th Street, New York, New York 10022
party of the first part, and

252 THIRD STREET REALTY LLC, a New York limited liability company, having an office at c/o
Richard Zirinsky Associates, 60 East 56th Street, New York, New York 10022

party of the second part,

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

ALL that certain plot, piece or parcel of land situate, lying and being in the Twenty-second Ward of the City of Brooklyn (now Borough of Brooklyn), County of Kings and State of New York, bounded and described as follows:

BEGINNING at a point in the southerly line or side of Third Street distant two hundred (200) feet Easterly from the southeasterly corner of Third Street and Third Avenue;

RUNNING THENCE southerly parallel with Third Avenue three hundred and five (305) feet, more or less to the basin or canal;

THENCE easterly along said basin or canal eighty-five (85) feet;

THENCE northerly parallel with Third Avenue three hundred and five (305) feet more or less to Third Street;

THENCE westerly along Third Street eighty-five (85) feet to the point or place of **BEGINNING**.

TOGETHER with all the right, title and interest of the party of the first part of, in and to said basin or canal and the lands thereunder, lying opposite to and adjoining said parcel of land.

SUBJECT TO a mortgage now a lien on the above premises, held by **CYNTHIA ZIRINSKY**, in the unpaid amount of \$300,000, which mortgage debt, together with interest thereon accruing on and after the date hereof, the party of the second part hereby assumes and agrees to pay.

SAID PREMISES being and intended to be the same premises conveyed to the party of the first part by **WENGO TRADING CORP.** by deed dated August 8, 1946 and recorded in the Office of the City Register of Kings County in Liber 6970, page 533 on August 9, 1946.

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

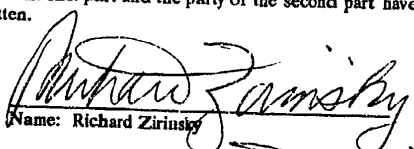
AND the party of the first part covenants as follows: that said party of the first part is seized of the said premises in fee simple, and has good right to convey the same; that the party of the second part shall quietly enjoy the said premises; that the said premises are free from encumbrances, except as aforesaid; that the party of the first part will execute or procure any further necessary assurance of the title to said premises; and that said party of the first part will forever warrant the title to said premises; provided, however, the party of the first part shall have no liability hereunder by reason of said covenants in excess of the amount, if any, recoverable by the party of the first part from a title insurance company pursuant to any title insurance policy issued to the party of the first part with respect to the premises.

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.

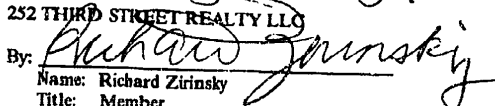
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:


Name: Richard Zirinsky

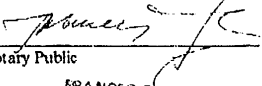
252 THIRD STREET REALTY LLC

By: 
Name: Richard Zirinsky
Title: Member

REEL 3948 PG 0176

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

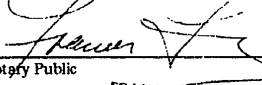
On the 24 day of April, 1997, before me personally came, Richard Zirinsky, to me known and known to me to be the individual described in, and who executed the foregoing instrument, and acknowledged that he executed the same.


Notary Public

FRANCES FIROUZAN
Notary Public, State of New York
No. 24-01F1472894E
Qualified in Kings County
Commission Expires March 30, 1999

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

On the 24 day of April, 1997, before me personally came Richard Zirinsky, to me known to be the individual who executed the foregoing instrument and, who being duly sworn by me, did depose and say that he/she is a member of 252 Third Street Realty LLC (the "Company"), a New York limited liability company, and that he/she executed the foregoing instrument in the name of the Company and that he/she had authority to sign the same, and acknowledged that he/she executed the same as the act and deed of the Company.


Notary Public

FRANCES FIROUZAN
Notary Public, State of New York
No. 24-01F1472894E
Qualified in Kings County
Commission Expires March 30, 1999

Warranty Deed
WITH FULL COVENANTS
Title No. City # 01104702

RICHARD ZIRINSKY

ADDRESS 252-258 3rd Street
SECTION
BLOCK 980
LOT 19
BOROUGH Brooklyn
COUNTY Kings

TO

252 THIRD STREET REALTY LLC

Recorded at Request of
First American Title Insurance Company of New York
RETURN BY MAIL TO:

Standard Form of New York Board of
Title Underwriters

Distributed by

First American Title Insurance Company
of New York

Albanese, Albanese & Fiore LLP
1050 Franklin Avenue
Garden City, New York 11530

Att: Arthur L. Colozzi, Esq.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

REEL 3948 PG 0177

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

(This page forms part of the instrument) ARCHUR COLOZZI ESQ.
ALBANESE ALBANESE & FIORI LLP

Block(s) 980
Lot(s) 19

Record & Return to: 1050 FRANKLIN AVENUE
GREENWICH CITY, N.Y. 11530
Title/Agent Company name: First American Title Insurance Company of New York
Title Company number: 2014 # 01104702

OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

Examined by (s): _____

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

Exemption (✓) YES ☐ NO ☐
Type: [339EE] [255] [OTHER] _____

Dwelling Type: [1 to 2] [3] [4 to 6] [OVER 6] _____

TAX RECEIVED ON ABOVE MORTGAGE ▼

County (basic) \$ _____
City (Addtl) \$ _____
Spec Addtl \$ _____
TASF \$ _____
MTA \$ _____
NYCTA \$ _____
TOTAL TAX \$ _____

Apportionment Mortgage (✓) YES ☐ NO ☐

Joy A. Bobrow, City Register

City Register Serial Number **030725**

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

Block(s) and Lot(s) verified by (✓): _____
Address ☒ Tax Map ☐
Extra Block(s) _____ Lot(s) _____

Recording Fee A \$ 32
Affidavit Fee (C) \$ _____
TP-584/582 Fee (Y) \$ _____
RPIT Fee (R) \$ 25
HPD-A ☐ HPD-C ☐

New York State Real Estate Transfer Tax ▼
\$ 2

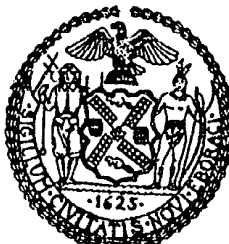
Serial Number **018003**

New York City Real Property Transfer Tax
Serial Number **08654**

New York State Gains Tax
Serial Number _____

0022\$ 484951
DEED DEED
10K11

1997 MAY 23



**RECORDED IN KINGS COUNTY
OFFICE OF THE CITY REGISTER**

1997 MAY 23 A 9:41

Witness My Hand and Official Seal

Joy A. Bobrow
Joy A. Bobrow, City Register

101 City of New York

ATTACHMENT E2: OWNER OPERATOR INFORMATION

PROPERTY DEED

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

NO CONSIDERATION

THIS INDENTURE, made the 19th day of May nineteen hundred and seventy-eight

NUMBER
TRANSACTION

BETWEEN RICHARD ZIRINSKY, residing at 60 East 56th Street, New York, New York,

party of the first part, and INDUSTRIAL PARK CONSTRUCTION CORP., a New York corporation having its principal place of business at 60 East 56th Street, New York, New York,

party of the second part,

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

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

PARCEL A: BEGINNING at a point on the southerly side of 3rd Street, distant 200 feet easterly from the southeasterly corner of 3rd Street and 3rd Avenue; thence Southerly parallel with 3rd Avenue, 305 feet more or less to the basin or canal; thence Easterly along said basin or canal, 85 feet; thence Northerly parallel with 3rd Avenue, 305 feet more or less to 3rd Street; and thence Westerly along 3rd Street, 85 feet to the point or place of beginning.

SAID premises being known as and by street Nos. 252-258 3rd Street.

PARCEL B: BEGINNING at a point on the northerly side of 39th Street, distant 475 feet easterly from the northeasterly corner of 39th Street and 8th Avenue; thence Northerly parallel with 8th Avenue, 100 feet 2 inches; thence Easterly parallel with 39th Street, 99 feet 7-1/4 inches; thence Southerly parallel with 8th Avenue, 90 feet 2 inches to the northerly side of 39th Street; thence Westerly along the northerly side of 39th Street, 24 feet 7 inches more or less to a curve in said street; thence Southwesterly along 39th Street, 10 feet 11-1/2 inches to the northerly side of 39th Street; and thence Westerly along the northerly side of 39th Street, 70 feet 6 inches to the point or place of beginning.

SAID premises being known as and by street Nos. 859-869 39th Street.

TOGETHER with all right, title and interest, if any, of the party of the first part of, 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:

Richard Zirinsky L.S.
Richard Zirinsky

980
19

908
151

RECEIVED
MAY 19 1978

STATE OF NEW YORK, COUNTY OF NEW YORK

On the 8th day of March 1982, before me personally came

RICHARD ZIRINSKY

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

Evelyn Kuper-Smith

EVELYN KUPER-SMITH
Notary Public, State of New York
No. 41-7385375
Qualified in Queens County
Commission Expires March 30, 1982

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came

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

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

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

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

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

Bergate and Dale Beach
WITHOUT COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

RICHARD ZIRINSKY

TO

INDUSTRIAL PARK CONSTRUCTION CORP.

SECTION 4 3
BLOCK 980 908
LOT 19 151
COUNTY OR TOWN Kings County

Recorded at Request of American Title Insurance Company

RETURN BY MAIL TO:

IRVING LESTER LEVITT, Esq.
32 Court Street
Brooklyn, New York 11201

Zip No.

6845

STANDARD FORM OF
NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by


GUARANTEED TITLE DIVISION

A Member of The Continental Insurance Companies

RECEIVED
MAR 10 PM 2:19

OFFICE OF CITY REGISTER
Kings County
RECORDED
Witness my hand
and official seal

FILED
MAR 14 1982
3336

RECEIVED
MAR 10 1982
REAL ESTATE
TRANSFER TAX
KINGS COUNTY

ATTACHMENT E3: OWNER OPERATOR INFORMATION

PROPERTY DEED

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

NO CONSID-
ERATION

NOMINEE
TRANSACTION

THIS INDENTURE, made the 19th day of May, nineteen hundred and seventy-eight

BETWEEN INDUSTRIAL PARK CONSTRUCTION CORP., a New York corporation having its principal place of business at 60 East 56th Street, New York, New York,

party of the first part, and RICHARD ZIRINSKY, residing at 60 East 56th Street, New York, New York,

party of the second part,

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

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

PARCEL A: BEGINNING at a point on the southerly side of 3rd Street distant 200 feet easterly from the southeasterly corner of 3rd Street and 3rd Avenue; thence Southerly parallel with 3rd Avenue, 305 feet more or less to the basin or canal; thence Easterly along said basin or canal, 85 feet; thence Northerly parallel with 3rd Avenue, 305 feet more or less to 3rd Street; and thence Westerly along 3rd Street, 85 feet to the point or place of beginning.

SAID premises being known as and by street Nos. 252-258 3rd Street.

PARCEL B: BEGINNING at a point on the northerly side of 39th Street, distant 475 feet easterly from the northeasterly corner of 39th Street and 8th Avenue; thence Northerly parallel with 8th Avenue, 100 feet 2 inches; thence Easterly parallel with 39th Street, 99 feet 7-1/4 inches; thence Southerly parallel with 8th Avenue, 90 feet 2 inches to the northerly side of 39th Street; thence Westerly along the northerly side of 39th Street, 24 feet 7 inches more or less to a curve in said street; thence Southwesterly along 39th Street, 10 feet 11-1/2 inches to the northerly side of 39th Street; and thence Westerly along the northerly side of 39th Street, 70 feet 6 inches to the point or place of beginning.

SAID premises being known as and by street Nos. 859-869 39th Street.

This conveyance has been made with the consent of the holders of at least two-thirds of the outstanding shares of the party of the first part entitled to vote thereon, obtained at a meeting duly called.

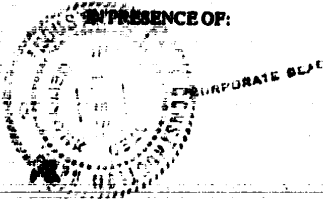
TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; 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:



INDUSTRIAL PARK CONSTRUCTION CORP.

BY: [Signature] V. Pres

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me
personally came

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

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me
personally came

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

STATE OF NEW YORK, COUNTY OF NEW YORK

On the 8th day of March, 1982, before me personally came ALFRED J. SIDEMAN to me known, who, being by me duly sworn, did depose and say that he resides at No. 520 Greenhaven Road, Rye, New York ;

that he is the Vice President
of INDUSTRIAL PARK CONSTRUCTION CORP.

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

Evelyn Kasper
Evelyn Kasper
Notary Public, State of New York
No. 41-7385375

Qualified in Queens County

Mar 20, 1912

WITHOUT COVENANT AGAINST GRANTOR'S ACTS

Title No.

INDUSTRIAL PARK CONSTRUCTION
CORP.

TO

RICHARD ZIRINSKY

STATE OF NEW YORK, COUNTY OF [redacted]

On the day of 19 , before me
personally came
to me known, who, being by me duly sworn, did depose and
say that he resides at No.

that he is the
of

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

SECTION	4	3
BLOCK	980	908
LOT	19	151
COUNTY OR TOWN	Kings	County

Recorded at Request of American Title Insurance Company

RETURN BY MAIL TO:

IRVING LESTER LEVITT, Esq.
32 Court Street
Brooklyn, N.Y. 11201

Zip No.

6844

**STANDARD FORM OF
NEW YORK BOARD OF TITLE UNDERWRITERS**
Distributed by

**GUARANTEED TITLE DIVISION**

A Member of The Continental Insurance Companies

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

REC- A 14
SSD L None
KIT # 3329

OFFICE OF CITY REGISTER
Kings County
RECORDED
Witness to deed
and official seal

11762

RECEIVED
~~PLATE~~
REAL ESTATE
MAR 10 1982
TRANSFER TAX
1982G
COUNTY

MAR 10 PM 2 19

22549

L. J. Tach

ATTACHMENT E4: OWNER OPERATOR INFORMATION

PROPERTY DEED

STATE OF NEW YORK, COUNTY OF NEW YORK

On the 8th day of March 19 78, before me personally came
RICHARD ZIRINSKY

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

IRVING LESTER LEVITT
Notary Public, State of New York
No. 31-7522935
Commission Expires March 30, 1979

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came
to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the
of

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

Bargain and Sale Deed
WITHOUT COVENANT AGAINST GRANTOR'S ACTS

Title No.

RICHARD ZIRINSKY

TO

INDUSTRIAL PARK CONSTRUCTION CORP.

STANDARD FORM OF
NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by



A Member of The Continental Insurance Companies

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

REEL 985 PAGE 1309

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

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came
to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the
of

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

SECTION 17 3
BLOCK 5719 908
LOT 13 & 70 151
COUNTY OR TOWN Kings Co.

Recorded at Request of American Title Insurance Company

RETURN BY MAIL TO:

IRVING LESTER LEVITT, Esq.
32 Court Street
Brooklyn, New York 11201

Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

REC. FEE 12-12-1978

SST & RIT # 4849

RECEIVED 14489
9-29-78
REAL ESTATE
APR 3 - 1978
TRANSFER TAX
KINGS COUNTY

RECEIVED
KINGS COUNTY
APR 3 1978
TRANSFER TAX

ATTACHMENT E5: OWNER OPERATOR INFORMATION

PROPERTY DEED

$$\begin{array}{r} 908 \\ \hline 1.51 \\ 980 \\ \hline 19 \\ 5719 \\ \hline 13 + 7 \end{array}$$

THIS INDENTURE, made the 30th day of MARCH, nineteen hundred and seventy-six
BETWEEN **INDUSTRIAL PARK CONSTRUCTION CORP.**, a New York corporation
having its principal place of business at 60 East 56th Street, New York,
New York,

party of the second part,
WITNESSETH, that the party of the first part, in consideration of Ten (\$10.00) _____
 dollars,

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

BEGINNING at a point on the southwesterly side of 60th Street, distant 490 feet 3 inches northwesterly from the corner formed by the intersection of the southwesterly side of 60th Street and the northwesterly side of New Utrecht Avenue (60 feet wide); thence Southwesterly at right angles to 60th Street, 100 feet to the center line of the block; thence Northwesterly along the center line of the block, 40 feet; thence Northeasterly at right angles to 60th Street, 100 feet to the southwesterly side of 60th Street; and thence Southeasterly along the southwesterly side of 60th Street, 40 feet to the point or place of beginning.

PARCEL B

PARCEL C

SAID premises being known as and by street Nos. 252-258 3rd Street.

PARCEL D

BEGINNING at a point on the northerly side of 39th Street, distant 475 feet easterly from the northeasterly corner of 39th Street and 8th Avenue; thence Northerly parallel with 8th Avenue, 100 feet 2 inches; thence Easterly parallel with 39th Street, 99 feet 7-1/4 inches; thence Southerly parallel with 8th Avenue, 90 feet 2 inches to the northerly side of 39th Street; thence Westerly along the northerly side of 39th Street, 24 feet 7 inches more or less to a curve in said street; thence Southwesterly along 39th Street, 10 feet 11-1/2 inches to the northerly side of 39th Street; and thence Westerly along the northerly side of 39th Street, 70 feet 6 inches to the point or place of beginning.

Said premises being known as and by street Nos. 859-869 39th Street.

839 ME 376

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.

839 REC 377

This conveyance has been made with the consent of at least two-thirds of the holders of the outstanding shares of the party of the first part entitled to vote thereon, obtained at a meeting duly called.

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

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

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

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

IN PRESENCE OF:

INDUSTRIAL PARK CONSTRUCTION CORP.

BY:

Alfred J. Sideman
Vice President



STATE OF NEW YORK, COUNTY OF NEW YORK

On the day of 19 76, before me personally came

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

STATE OF NEW YORK, COUNTY OF NEW YORK

On the day of 1976, before me personally came ALFRED J. SIDEMAN to me known, who, being by me duly sworn, did depose and say that he resides at No. 520 Greenhaven Road, Rye, New York

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

IRVING LESTER LEVITT
Notary Public, State of New York
No. 31-752235-Sub. in N. Y. Co.
Commission Expires March 30, 1976

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

Title No.

INDUSTRIAL PARK CONSTRUCTION CORP.

TO

RICHARD ZIRINSKY

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

American
TITLE
INSURANCE COMPANY
GUARANTEED TITLE DIVISION

A Member of The Continental Insurance Companies

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

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

REAL ESTATE
TRANSFER TAX
STATE OF NEW YORK
APR 1976
00.00

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

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

SECTION 17 4 3
BOOK 5719 980 908
LOT 13 & 70 19 151
COUNTY OR TOWN Kings County

Recorded At Request of American Title Insurance Company
RETURN BY MAIL TO:

IRVING LESTER LEVITT, Esq.
32 Court Street
Brooklyn, New York 11201

Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

61-5-76 APR -5 PM 3:18

61-5-76 56219

61-5-76 56219

A18

5004

OFFICE OF CITY CLERK
Kings County
Brooklyn, New York

ATTACHMENT E6: OWNER OPERATOR INFORMATION

PROPERTY DEED

908
151

980
19

5719
13 + 70

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

THIS INDENTURE, made the 30th day of March, nineteen hundred and seventy-six
BETWEEN RICHARD ZIRINSKY, residing at Rutherford Lane (no street number),
Lawrence, New York,

party of the first part, and INDUSTRIAL PARK CONSTRUCTION CORP., a New York corpora-
tion having its principal place of business at 60 East 56th Street, New
York, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten (\$10.00)-----
dollars,

lawful money of the United States, and other good and valuable consideration, paid
by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or
successors and assigns of the party of the second part forever,

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

PARCEL A

BEGINNING at a point on the southwesterly side of 60th Street, distant
490 feet 3 inches northwesterly from the corner formed by the intersec-
tion of the southwesterly side of 60th Street and the northwesterly side
of New Utrecht Avenue (60 feet wide); thence Southwesterly at right angles
to 60th Street, 100 feet to the center line of the block; thence North-
westerly along the center line of the block, 40 feet; thence Northeasterly
at right angles to 60th Street, 100 feet to the southwesterly side of 60th
Street; and thence Southeasterly along the southwesterly side of 60th
Street, 40 feet to the point or place of beginning.

Said premises being known as and by street street No. 1318 60th Street.

PARCEL B

BEGINNING at a point on the northeasterly side of 61st Street, distant
100 feet southeasterly from the corner formed by the intersection of the
northeasterly side of 61st Street with the southwesterly side of 13th Ave-
nue, thence Northeasterly parallel with 13th Avenue, 100 feet to the cen-
ter line of the block; thence Southeasterly along the center line of the
block and parallel with 61st Street, 60 feet; thence Southwesterly paral-
lel with 13th Avenue, 100 feet to the northeasterly side of 61st Street;
thence Northwesterly along the northeasterly side of 61st Street, 60 feet
to the point or place of beginning.

PARCEL C

BEGINNING at a point on the southerly side of 3rd Street, distant 200
feet easterly from the southeasterly corner of 3rd Street and 3rd Avenue;
thence Southerly parallel with 3rd Avenue, 305 feet more or less to the
basin or canal; thence Easterly along said basin or canal, 85 feet;
thence Northerly parallel with 3rd Avenue, 305 feet more or less to 3rd
Street; and thence Westerly along 3rd Street, 85 feet to the point or
place of beginning.

Said premises being known as and by street Nos. 252-258 3rd Street.

638-1658

PARCEL D

BEGINNING at a point on the northerly side of 39th Street, distant 475 feet easterly from the northeasterly corner of 39th Street and 8th Avenue; thence Northerly parallel with 8th Avenue, 100 feet 2 inches; thence Easterly parallel with 39th Street, 99 feet 7-1/4 inches; thence Southerly parallel with 8th Avenue, 90 feet 2 inches to the northerly side of 39th Street; thence Westerly along the northerly side of 39th Street, 24 feet 7 inches more or less to a curve in said street; thence Southwesterly along 39th Street, 10 feet 11-1/2 inches to the northerly side of 39th Street; and thence Westerly along the northerly side of 39th Street, 70 feet 6 inches to the point or place of beginning.

Said premises being known as and by street Nos. 859-869 39th Street.

REEL 838-1659

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.

REC. 833-1650

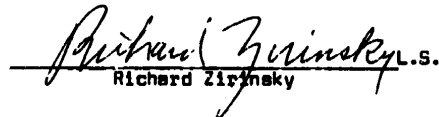
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

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

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

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

IN PRESENCE OF:


Richard Zirnasky L.S.

STATE OF NEW YORK, COUNTY OF NEW YORK

On the 20 day of APRIL 19 76, before me personally came
RICHARD ZIRINSKY

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

IRVING LESTER LEVITT
Notary Public, State of New York
No. 312 725-0000 in N. Y. Co.
Commission Expires March 30, 1978

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

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

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

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

REAL ESTATE STATE OF
TRANSFER TAX NEW YORK
\$ 00.00

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

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

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

Title No

RICHARD ZIRINSKY

TO

INDUSTRIAL PARK CONSTRUCTION CORP.

SECTION 17 4 3
BLOCK 5719 980 908
LOT 13 & 70 19 151
COUNTY OR TOWN Kings County

Recorded At Request of American Title Insurance Company
RETURN BY MAIL TO:

IRVING LESTER LEVITT, Esq.
32 Court Street
Brooklyn, New York 11201

Zip No

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
American
TITLE
INSURANCE COMPANY
GUARANTEED TITLE DIVISION

A Member of The Continental Insurance Companies

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

APR 22 1976 2:44 PM

65519 92-2-76

65518 92-2-76

REC. FEB 21 1976

65519

65518

OFFICE OF CITY REGISTER
Kings County
RECORDED
Witness my hand
and official seal

Matthew L. Dwyer
CITY REGISTER

833-1661

ATTACHMENT E7: OWNER OPERATOR INFORMATION

PROPERTY DEED

NO CONSIDERATION

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

NO STAMPS
REQUIRED

THIS INDENTURE, made the 2nd day of May, 1951, between
BETWEEN INDUSTRIAL PARK CONSTRUCTION CORP., a New York corporation, having
its principal place of business at 60 East 54th Street, New York, New
York,

908
151
party of the first part, and RICHARD ZIRINSKY, residing at Rutherford Lane (no
street number), Lawrence, New York,

980
19
party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten (\$10.00) Dollars and
other good and valuable consideration
lawful money of the United States,

by the party of the second part, does hereby grant and release unto the party of the second part, the party of the second part, their
successors and assigns of the party of the second part forever.

5719
13
70
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:

PARCEL A

BEGINNING at a point on the southwesterly side of 60th Street, distant
490 feet 3 inches northwesterly from the corner formed by the intersection
of the southwesterly side of 60th Street and the northwesterly side
of New Utrecht Avenue (60 feet wide); thence Southwesterly at right angles
to 60th Street, 100 feet to the center line of the block; thence Northwest-
erly along the center line of the block, 40 feet; thence Northeasterly at
right angles to 60th Street, 100 feet to the southwesterly side of 60th
Street; and thence Southeasterly along the southwesterly side of 60th
Street, 40 feet to the point or place of beginning.

Said premises being known as and by street No. 1310 60th Street.

PARCEL B

BEGINNING at a point on the northeasterly side of 61st Street, distant
100 feet southeasterly from the corner formed by the intersection of the
northeasterly side of 61st Street with the southeasterly side of 13th
Avenue; thence Northeasterly parallel with 13th Avenue, 100 feet to the
center line of the block; thence Southeasterly along the center line of
the block and parallel with 61st Street, 60 feet; thence Southwesterly
parallel with 13th Avenue, 100 feet to the northeasterly side of 61st
Street; thence Northwestersly along the northeasterly side of 61st Street,
60 feet to the point or place of beginning.

PARCEL C

BEGINNING at a point on the southerly side of 3rd Street, distant 200 feet
easterly from the southwesterly corner of 3rd Street and 3rd Avenue; thence
Southerly parallel with 3rd Avenue, 200 feet more or less to the basin or
canal; thence Easterly along said basin or canal, 20 feet; thence South-
erly parallel with 3rd Avenue, 200 feet more or less to 3rd Street; and thence
Westerly along 3rd Street, 20 feet to the point or place of beginning.

Said premises being known as and by street No. 210 3rd Street.

PARCEL D

BEGINNING at a point on the northerly side of 39th Street, distant 47 1/2 feet easterly from the northeasterly corner of 39th Street and 8th Avenue; thence Northerly parallel with 8th Avenue, 100 feet 2 inches; thence Easterly parallel with 39th Street, 95 feet 7-1/4 inches; thence Southerly parallel with 8th Avenue, 90 feet 2 inches to the southerly side of 39th Street; thence Westerly along the northerly side of 39th Street, 24 feet 7 inches more or less to a curve in said street; thence Southwesterly along 39th Street, 10 feet 11-1/2 inches to the northerly side of 39th Street; and thence Westerly along the northerly side of 39th Street, 70 feet 6 inches to the point or place of beginning.

Said premises being known as and by street Nos. 859-869 39th Street.

This conveyance has been made with the consent of at least two-thirds of the holders of the outstanding shares of the party of the first part entitled to vote thereon, obtained at a meeting duly called.

707 REC 1726

TOGETHER with all right, title and interest in any, of the party of the first part in and to any street 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.

707-001727

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:

INDUSTRIAL PARK CONSTRUCTION CORP.

BY: Richard J. Adams
Vice President



STATE OF NEW YORK, COUNTY OF

STATE OF NEW YORK, COUNTY OF

On the day of 19 before me personally came

On the day of 19 before me personally came

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

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

STATE OF NEW YORK, COUNTY OF NEW YORK

STATE OF NEW YORK, COUNTY OF

On the 2nd day of May, 1974, before me personally came ALFRED J. SIDEMAN to me known, who, being by me duly sworn, did depose and say that he resides at No. 520 Greenhaven Road, Rye, New York; that he is the Vice President of INDUSTRIAL PARK CONSTRUCTION CORP., the corporation described in and which executed the foregoing instrument, that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

On the day of 19 before me personally came the subscribing witness to the foregoing instrument, whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. that he knows to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

IRVING LESTER LEVITT
Notary Public for the State of New York
Commission Expires March 20, 1976

Bargain and Sale Deed

WITHOUT COVENANT AGAINST GRANTOR'S ACTS

TITLE NO

SECTION	17	4	3
BLOCK	5719	980	409
LOT	13 & 70	19	151
COUNTY OR TOWN	Kings		

INDUSTRIAL PARK CONSTRUCTION CORP.

TO

RICHARD ZIRINSKY

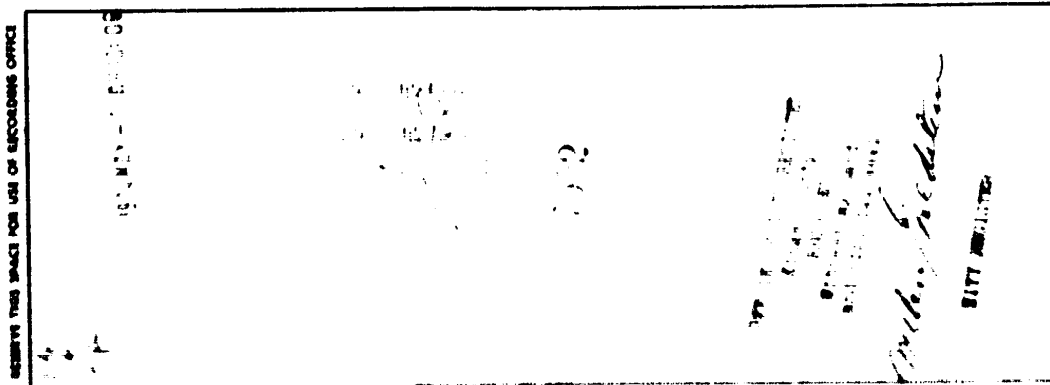
2 Extra Blocks

Request of The Title Guarantee Company
RETURN BY MAIL TO



IRVING LESTER LEVITT, ESQ.
32 Court Street
Brooklyn, New York 11201

Zip No



ATTACHMENT E8: OWNER OPERATOR INFORMATION

PROPERTY DEED

NO CONSID-
ERATION

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

NO STAMPS
REQUIRED

REC-707-001721

THIS INDENTURE, made the 15th day of April, 1961, between
BETWEEN RICHARD ZIRINSKY, residing at Rutherford Lane (apartment
number), Lawrence, New York,

908
151
party of the first part and INDUSTRIAL PARK CONSTRUCTION CORP., a New York corpora-
tion having its principal place of business at 60 East 56th Street, New York
City, New York,

980
19
party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten (\$10.00) Dollars, and
other good and valuable consideration,

lawful money of the United States,

by the party of the second part, does hereby grant and release unto the party of the second part, the here-
successors and assigns of the party of the second part forever,

5719
13
70
ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situat-
lying and being in the Borough of Brooklyn, County of Kings, City and State of
New York, bounded and described as follows:

PARCEL A

BEGINNING at a point on the southwesterly side of 60th Street, distant 490
feet 3 inches northwesterly from the corner formed by the intersection of
the southwesterly side of 60th Street and the northwesterly side of New
Utrecht Avenue (60 feet wide); thence Southwesterly at right angles to 60th
Street, 100 feet to the center line of the block; thence Northwesterly
along the center line of the block, 40 feet; thence Northeasterly at right
angles to 60th Street, 100 feet to the southwesterly side of 60th Street;
and thence Southeasterly along the southwesterly side of 60th Street, 40 feet
to the point or place of beginning.

Said premises being known as and by street No. 1316 60th Street.

PARCEL B

BEGINNING at a point on the northeasterly side of 61st Street, distant
100 feet southeasterly from the corner formed by the intersection of the
northeasterly side of 61st Street with the southeasterly side of 13th Ave-
nue, thence Northeasterly parallel with 13th Avenue, 100 feet to the center
line of the block; thence Southeasterly along the center line of the block
and parallel with 61st Street, 60 feet; thence Southwesterly parallel with
13th Avenue, 100 feet to the northeasterly side of 61st Street; thence
Northwesterly along the northeasterly side of 61st Street, 100 feet to the
point or place of beginning.

PARCEL C

BEGINNING at a point on the southerly side of 3rd Street, distant 200 feet
easterly from the southeasterly corner of 3rd Street and 3rd Avenue; thence
Southerly parallel with 3rd Avenue, 40 feet more or less to the basin or
canal; thence Easterly along said basin or canal, 25 feet; thence North-
easterly parallel with 3rd Avenue, 100 feet more or less to 3rd Street; and
thence Westerly along 3rd Street, 25 feet to the point or place of begin-
ning.

Said premises known as and by street No. 25, 3rd Street.

PARCEL D

BEGINNING at a point on the northerly side of 39th Street, distant 47 1/2 feet easterly from the northeasterly corner of 39th Street and 8th Avenue; thence Northerly parallel with 8th Avenue, 100 feet 2 inches; thence Easterly parallel with 39th Street, 99 feet 7-1/4 inches; thence Southerly parallel with 8th Avenue, 90 feet 2 inches to the northerly side of 39th Street; thence Westerly along the northerly side of 39th Street, 24 feet 7 inches more or less to a curve in said street; thence Southwesterly along 39th Street, 10 feet 11-1/2 inches to the northerly side of 39th Street; and thence Westerly along the northerly side of 39th Street, 70 feet 6 inches to the point or place of beginning.

Said premises being known as and by street Nos. 859-869 39th Street.

SEE 707 AND 1722

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, successors and assigns of the party of the second part forever

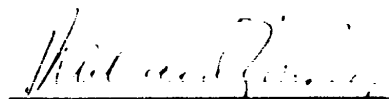
REC-707 68 1723

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 this day and year first above written.

IN PRESENCE OF:



Richard Zirlusky L.S.

STATE OF NEW YORK COUNTY OF

On the _____ day of _____ 19____ between and
personally came

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

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

STATE OF NEW YORK, COUNTY OF

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

that he knows

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

SECTION	17	4	3
BLOCK	5719	980	906
LOT	13 & 70	19	151

COUNTY OR TOWN Kings

RICHARD ZIRINSKY

TO

INDUSTRIAL PARK CONSTRUCTION CORP.

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
THE TITLE GUARANTEE COMPANY

Recorded At Request of The Title Guaratee Company
RETURN BY MAIL TO

IRVING LESTER LEVITT, Esq.
32 Court Street
Brooklyn, New York 11201

Zip No

FOR THE USE OF RECORDING OFFICIALS

100

15

I have reviewed the
 pure as certified
 OF 200804
 4/10/08 10:00 AM
 RECEIVED AND OK. APPROV

217 第15章

ATTACHMENT E9: OWNER OPERATOR INFORMATION

PROPERTY DEED

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

THIS INDENTURE, made the 27th day of April, nineteen hundred and seventy-two
BETWEEN INDUSTRIAL PARK CONSTRUCTION CORP., a New York corporation having
its principal place of business at 60 East 56th Street, New York City, New
York,

5719
13

LOT 70

980

19

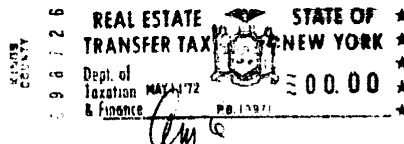
LOT 19

908

151

LOT 151

party of the first part, and RICHARD ZIRINSKY, residing at Rutherford Lane (no street
number), Lawrence, New York.



party of the second part.

WITNESSETH, that the party of the first part, in consideration of Ten (\$10.00) Dollars, and
other good and valuable consideration,

xxxxxx

lawful money of the United States,

paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or
successors and assigns of the party of the second part forever.

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

PARCEL A

BEGINNING at a point on the southwesterly side of 60th Street, distant
490 feet 3 inches northwesterly from the corner formed by the intersection
of the southwesterly side of 60th Street and the northwesterly side of New
Utrecht Avenue (60 feet wide); thence Southwesterly at right angles to 60th
Street, 100 feet to the center line of the block; thence Northwesterly along
the center line of the block, 40 feet; thence Northeasterly at right angles
to 60th Street, 100 feet to the southwesterly side of 60th Street; and thence
Southeasterly along the southwesterly side of 60th Street, 40 feet to the
point or place of beginning.

Said premises being known as and by street No. 1318 60th Street.

PARCEL B

BEGINNING at a point on the northeasterly side of 61st Street, distant 100
feet southeasterly from the corner formed by the intersection of the north-
easterly side of 61st Street with the southeasterly side of 13th Avenue;
thence Northeasterly parallel with 13th Avenue, 100 feet to the center line
of the block; thence Southeasterly along the center line of the block and
parallel with 61st Street, 60 feet; thence Southwesterly parallel with 13th
Avenue, 100 feet to the northeasterly side of 61st Street; thence Northwest-
erly along the northeasterly side of 61st Street, 60 feet to the point or
place of beginning.

PARCEL C

BEGINNING at a point on the southerly side of 3rd Street, distant 200 feet
easterly from the southeasterly corner of 3rd Street and 3rd Avenue; thence
Southerly parallel with 3rd Avenue, 305 feet more or less to the basin or
canal; thence Easterly along said basin or canal, 85 feet; thence Northerly
parallel with 3rd Avenue, 305 feet more or less to 3rd Street; and thence
Westerly along 3rd Street, 85 feet to the point or place of beginning.

SAID premises known as and by street No. 252-258 3rd Street.

REF 556 PAGE 645

~~This conveyance has been made with the consent of at least two-thirds of the outstanding shares of the party of the first part to be called to vote thereon, obtained at a meeting duly called.~~

PARCEL D

BEGINNING at a point on the northerly side of 39th Street, distant 475 feet easterly from the northeasterly corner of 39th Street and 8th Avenue; thence Northerly parallel with 8th Avenue, 100 feet 2 inches; thence Easterly parallel with 39th Street, 99 feet 7-1/4 inches; thence Southerly parallel with 8th Avenue, 90 feet 2 inches to the northerly side of 39th Street; thence Westerly along the northerly side of 39th Street, 24 feet 7 inches more or less to a curve in said street; thence Southwesterly along 39th Street, 10 feet 11-1/2 inches to the northerly side of 39th Street; and thence Westerly along the northerly side of 39th Street, 70 feet 6 inches to the point or place of beginning.

Said premises being known as and by street No. 859-869 39th Street.

This conveyance has been made with the consent of at least two-thirds of the outstanding shares of the party of the first part entitled to vote thereon, obtained at a meeting duly called.

REEL 556 PAGE 646

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.

REEL 556 PAGE 647

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 25th day and year first above written.

IN PRESENCE OF:

INDUSTRIAL PARK CONSTRUCTION CORP.

BY: Alfred J. Sileman V. Pres.

CORPORATE SEAL



STATE OF NEW YORK, COUNTY OF

251

On the day of 19 , before me
personally came

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

STATE OF NEW YORK, COUNTY OF

251

On the day of 19 , before me
personally came

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

STATE OF NEW YORK, COUNTY OF NEW YORK

251

On the 27th day of April 19 72, before me
personally came
to me known, who, being by me duly sworn, did depose and
say that he resides at No. 520 Greenhaven Road,
Rye, New York
that he is the Vice President
of INDUSTRIAL PARK CONSTRUCTION CORP.

the corporation described
in and which executed the foregoing instrument; that he
knows the seal of said corporation; that the seal affixed
to said instrument is such corporate seal; that it was so
affixed by order of the board of directors of said corpora-
tion, and that he signed his name thereto, by like order.

Irving Lester Levitt

IRVING LESTER LEVITT
Notary Public, State of New York
No. 31-7522973-Qual. in N. Y. Co.
Commission Expires March 30, 1974

Bargain and Sale Deed

WITHOUT COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

INDUSTRIAL PARK CONSTRUCTION CORP.

TO

RICHARD ZIRINSKY

SECTION 17 4 3
BLOCK 5719 980 908
LOT 13 8 70 19 151
COUNTY OR TOWN Kings

3 Block

L.S. 722

Recorded At *11/11/72* of the Title Guarantee Company

RETURN BY MAIL TO:

IRVING LESTER LEVITT, ESQ.:
32 Court Street
Brooklyn, New York 11201

Zip No.

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
THE TITLE GUARANTEE COMPANY



RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

1972 NOV 11 PM 3:22
68270 11-11-72
68269 11-11-72
A 12
107 8
107 4
OFFICE OF CITY REGISTER
Kings County
RECORDED
Witness my hand
and official seal
Victor M. Rivera
CITY REGISTER

REEL 556 PAGE 648

ATTACHMENT E10: OWNER OPERATOR INFORMATION

PROPERTY DEED

REEL 556 PAGE 649

Said premises known as and by street No. 252-258 3rd Street.

PARCEL D

BEGINNING at a point on the northerly side of 39th Street, distant 475 feet easterly from the northeasterly corner of 39th Street and 8th Avenue; thence Northerly parallel with 8th Avenue, 100 feet 2 inches; thence Easterly parallel with 39th Street, 99 feet 7-1/4 inches; thence Southerly parallel with 8th Avenue, 90 feet 2 inches to the northerly side of 39th Street; thence Westerly along the northerly side of 39th Street, 24 feet 7 inches more or less to a curve in said street; thence Southwesterly along 39th Street, 10 feet 11-1/2 inches to the northerly side of 39th Street; and thence Westerly along the northerly side of 39th Street, 70 feet 6 inches to the point or place of beginning.

Said premises being known as and by street Nos. 859-869 39th Street.

REEL 556 PAGE 650

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.

REEL 556 PAGE 651

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:


Richard Zifinaky L.S.

STATE OF NEW YORK, COUNTY OF NEW YORK

On the 27th day of April, 1972, before me personally came RICHARD ZIRINSKY

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

IRVING LESTER LEVITT
Notary Public, State of New York
No. 51-100-1, in N. Y. Co.
Commission Expires March 30, 1974

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came

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

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

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

STATE OF NEW YORK, COUNTY OF

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

that he knows

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

REEL 556 PAGE 652

Bargain and Sale Deed

WITHOUT COVENANT AGAINST GRANTOR'S ACTS

TITLE NO.

RICHARD ZIRINSKY

TO

INDUSTRIAL PARK CONSTRUCTION CORP.

SECTION	17	4	3
BLOCK	5719	980	908
LOT	13 & 70	19	151
COUNTY OR TOWN	Kings		

3 Alack

Recorded At Request of The Title Guarantee Company
RETURN BY MAIL TO:



IRVING LESTER LEVITT, Esq.
32 Court Street
Brooklyn, New York 11201

Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

1972 MAY 14 PM 3:28

6 2 2 8 9 21-11-1

2 1 2 2 9 21-11-1

REC. FEE 112

OST \$

8710

OFFICE OF CITY REGISTER
Kings County
RECORDED
Witness my hand
and official seal

Victor M. Rivera
CITY REGISTER

ATTACHMENT E11: OWNER OPERATOR INFORMATION

PROPERTY DEED

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

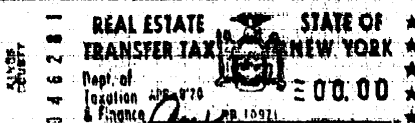
NO
STAMPS
REQUIRED

THIS INDENTURE, made the 7th day of April, , nineteen hundred and seventy

BETWEEN INDUSTRIAL PARK CONSTRUCTION CORP., a New York corporation having its principal place of business at 60 East 56th Street, New York City, New York,

RECEIVED
404-599

party of the first part, and RICHARD ZIRINSKY, residing at Rutherford Lane (no street number), Lawrence, New York,



party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten (\$10.00) Dollars, and other good and valuable consideration,

dollars,

lawful money of the United States,

paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

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

PARCEL A

BEGINNING at a point on the southwesterly side of 60th Street, distant 490 feet 3 inches northwesterly from the corner formed by the intersection of the southwesterly side of 60th Street and the northwesterly side of New Utrecht Avenue (60 feet wide); thence southwesterly at right angles to 60th Street, 100 feet to the center line of the block; thence northwesterly along the center line of the block, 40 feet; thence northeasterly at right angles to 60th Street, 100 feet to the southwesterly side of 60th Street; and thence southeasterly along the southwesterly side of 60th Street, 40 feet to the point or place of beginning.

Said premises being known as and by street No. 1318 60th Street.

PARCEL B

BEGINNING at a point on the northeasterly side of 61st Street, distant 100 feet southeasterly from the corner formed by the intersection of the northeasterly side of 61st Street with the southeasterly side of 13th Avenue; thence northeasterly parallel with 13th Avenue, 100 feet to the center line of the block; thence southeasterly along the center line of the block and parallel with 61st Street, 60 feet; thence southwesterly parallel with 13th Avenue, 100 feet to the northeasterly side of 61st Street; thence northwesterly along the northeasterly side of 61st Street, 60 feet to the point or place of beginning.

PARCEL C

BEGINNING at a point on the southerly side of 3rd Street, distant 200 feet easterly from the southeasterly corner of 3rd Street and 3rd Avenue; thence southerly parallel with 3rd Avenue, 305 feet more or less to the basin or canal; thence easterly along said basin or canal, 85 feet; thence northerly parallel with 3rd Avenue, 305 feet more or less to 3rd Street; and thence westerly along 3rd Street, 85 feet to the point or place of beginning.

SAID premises known as and by street No. 252-258 3rd Street.

908
151

980
19

2014
26
22

5714
13
20

BL 5714
L 513

BL 5714
L 513

BL 980
L 519

PARCEL D

BEGINNING at a point on the northerly side of 39th Street, distant 475 feet easterly from the northeasterly corner of 39th Street and 8th Avenue; thence northerly parallel with 8th Avenue, 100 feet 2 inches; thence easterly parallel with 39th Street, 99 feet 7-1/4 inches; thence southerly parallel with 8th Avenue, 90 feet 2 inches to the northerly side of 39th Street; thence westerly along the northerly side of 39th Street, 24 feet 7 inches more or less to a curve in said street; thence southwesterly along 39th Street, 10 feet 11-1/2 inches to the northerly side of 39th Street; and thence westerly along the northerly side of 39th Street, 70 feet 6 inches to the point or place of beginning.

Said premises being known as and by street Nos. 859-869 39th Street.

PARCEL E

BEGINNING at a point on the southerly side of Fulton Street, distant 79 feet westerly from the corner formed by the intersection of the southerly side of Fulton Street with the westerly side of Grand Avenue; thence southerly at right angles to Fulton Street and part of the distance through a party wall, 100 feet; thence westerly parallel with Fulton Street, 71 feet; thence southerly at right angles to Fulton Street, 42 feet; thence westerly parallel with Fulton Street, 20 feet; thence northerly at right angles to Fulton Street, 142 feet to the southerly side of Fulton Street; and thence easterly along the southerly side of Fulton Street, 91 feet to the point or place of beginning.

Said premises being known as and by street No. 966 Fulton Street.

BL 908
LTS 151

BL 2014
LTS 26
27

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.

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

NEEL 404-601

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:

INDUSTRIAL PARK CONSTRUCTION CORP.

BY: Ralph Ziminsky Secretary



CORPORATE SEAL

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

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

IRVING LESTER LEVITT
NOTARY PUBLIC, State of New York
No. 31-722935 Qual. in New York Co.
Commission Expires March 30, 1972

STATE OF NEW YORK, COUNTY OF NEW YORK

On the 7th day of April, 1970, before me personally came RALPH ZIRINSKY to me known, who, being by me duly sworn, did depose and say that he resides at No. 50 Hickory Road, Woodmere, New York ; that he is the Secretary of INDUSTRIAL PARK CONSTRUCTION CORP.

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

IRVING LESTER LEVITT
NOTARY PUBLIC, State of New York
No. 31-722935 Qual. in New York Co.
Commission Expires March 30, 1972

Bargain and Sale Deed

WITHOUT COVENANT AGAINST GRANTOR'S ACTS

Title No.

INDUSTRIAL PARK CONSTRUCTION CORP.

TO
RICHARD ZIRINSKY

12896



NOT SUBJECT TO WTGE TAX

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

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

STATE OF NEW YORK, COUNTY OF

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

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

SECTION 17 4 7 3
BLOCK 5719 980 2014 908
LOT 13 & 70 19 26 & 27 151
COUNTY OR TOWN

Recorded At Request of The Title Guarantee Company
RETURN BY MAIL TO:

IRVING LESTER LEVITT, Esq.
44 Court Street
Brooklyn, New York 11201

Zip No.

RESERVE THIS SPACE FOR USE BY RECORDING OFFICE

REC. FEB 11 1971
SST # 6640
RPT #
OFFICE OF CITY REGISTER
Kings County
RECORDED
Witness my hand
and official seal
CITY REGISTER
V. M. Rivera

REC 404ME 602

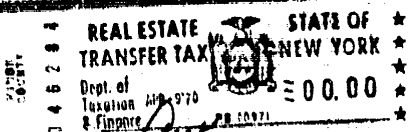
ATTACHMENT E12: OWNER OPERATOR INFORMATION

PROPERTY DEED

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

THIS INDENTURE, made the 7th day of April, nineteen hundred and seventy
BETWEEN RICHARD ZIRINSKY, residing at Rutherford Lane (no street number), Lawrence, New York,

party of the first part, and INDUSTRIAL PARK CONSTRUCTION CORP., a New York corporation having its principal place of business at 60 East 56th Street, New York City, New York,



party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration,

lawful money of the United States,

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:

PARCEL A

BEGINNING at a point on the southwesterly side of 60th Street, distant 490 feet 3 inches northwesterly from the corner formed by the intersection of the southwesterly side of 60th Street and the northwesterly side of New Utrecht Avenue (60 feet wide); thence southwesterly at right angles to 60th Street, 100 feet to the center line of the block; thence northwesterly along the center line of the block, 40 feet; thence northeasterly at right angles to 60th Street, 100 feet to the southwesterly side of 60th Street; and thence southeasterly along the southwesterly side of 60th Street, 40 feet to the point or place of beginning.

Said premises being known as and by street No. 1318 60th Street.

PARCEL B

BEGINNING at a point on the northeasterly side of 61st Street, distant 100 feet southeasterly from the corner formed by the intersection of the northeasterly side of 61st Street with the southeasterly side of 13th Avenue; thence northeasterly parallel with 13th Avenue, 100 feet to the center line of the block; thence southeasterly along the center line of the block and parallel with 61st Street, 60 feet; thence southwesterly parallel with 13th Avenue, 100 feet to the northeasterly side of 61st Street; thence northwesterly along the northeasterly side of 61st Street, 60 feet to the point or place of beginning.

PARCEL C

BEGINNING at a point on the southerly side of 3rd Street, distant 200 feet easterly from the southeasterly corner of 3rd Street and 3rd Avenue; thence southerly parallel with 3rd Avenue, 305 feet more or less to the basin or canal; thence easterly along said basin or canal, 85 feet; thence northerly parallel with 3rd Avenue, 305 feet more or less to 3rd Street; and thence westerly along 3rd Street, 85 feet to the point or place of beginning.

SAID premises known as and by street No. 252-258 3rd Street.

PARCEL D

BL 2014
LTS 151

BEGINNING at a point on the northerly side of 39th Street, distant 475 feet easterly from the northeasterly corner of 34th Street and 8th Avenue; thence northerly parallel with 8th Avenue, 100 feet 2 inches; thence easterly parallel with 39th Street, 99 feet 7-1/4 inches; thence southerly parallel with 8th Avenue, 90 feet 2 inches to the northerly side of 39th Street; thence westerly along the northerly side of 39th Street, 24 feet 7 inches more or less to a curve in said street; thence southwesterly along 39th Street, 10 feet 11-1/2 inches to the northerly side of 39th Street; and thence westerly along the northerly side of 39th Street, 70 feet 6 inches to the point or place of beginning.

Said premises being known as and by street Nos. 859-869 39th Street.

PARCEL E

BL 2014
LTS 26
27

BEGINNING at a point on the southerly side of Fulton Street, distant 79 feet westerly from the corner formed by the intersection of the southerly side of Fulton Street with the westerly side of Grand Avenue; thence southerly at right angles to Fulton Street and part of the distance through a party wall, 100 feet; thence westerly parallel with Fulton Street, 71 feet; thence southerly at right angles to Fulton Street, 42 feet; thence westerly parallel with Fulton Street, 20 feet; thence northerly at right angles to Fulton Street, 142 feet to the southerly side of Fulton Street; and thence easterly along the southerly side of Fulton Street, 91 feet to the point or place of beginning.

Said premises being known as and by street No. 966 Fulton Street.

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.

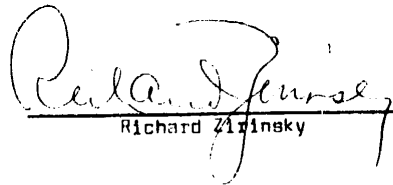
REEL 404 PAGE 609

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:


Richard Zilinsky L.S.

STATE OF NEW YORK, COUNTY OF NEW YORK
On the 7th day of April 1970, before me
personally came RICHARD ZIRINSKY

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

Irving Lester Levitt
IRVING LESTER LEVITT
NOTARY PUBLIC, State of New York
No. 31-7522935 Qual. in New York Co.
Commission Expires March 30, 1972

STATE OF NEW YORK, COUNTY OF
On the day of 19, before me
personally came
to me known, who, being by me duly sworn, did depose and
say that he resides at No.

that he is the
of

, the corporation described
in and which executed the foregoing instrument; that he
knows the seal of said corporation; that the seal affixed
to said instrument is such corporate seal; that it was so
affixed by order of the board of directors of said corpora-
tion, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF
On the day of 19, before me
personally came

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

REF 404-610

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

that he knows

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

Bargain and Sale Deed
WITHOUT COVENANT AGAINST GRANTOR'S ACTS
Title No.

RICHARD ZIRINSKY

TO

INDUSTRIAL PARK CONSTRUCTION CORP.

SECTION 17 4 7 3
BLOCK 5719 980 2014 908
LOT 13 & 70 19 26 & 27 151
COUNTY OR TOWN Kings

Recorded At: Request of The Title Guarantee Company
RETURN BY MAIL TO:

IRVING LESTER LEVITT, ESQ.
44 Court Street
Brooklyn, New York 11201

Zip No.



RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

1970 APR - 9 PM 4:44

09904

06-6-70

19904

06-6-70

N.Y. STATE
TAX EXEMPT

66:3

OFFICE OF CITY REGISTER
Kings County
RECORDED
Witness my hand
and official seal

CITY REGISTER

Victor M. Rivers

ATTACHMENT E13: OWNER OPERATOR INFORMATION

PROPERTY DEED

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

THIS INDENTURE, made the 26th day of May, nineteen hundred and sixty-seven
BETWEEN RICHARD ZIRINSKY, residing at Rutherford Lane (no street number),
Lawrence, New York,

party of the first part, and INDUSTRIAL PARK CONSTRUCTION CORP., a New York corporation having its principal place of business at 60 East 56th Street, New York City, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration,

lawful money of the United States,

paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece of 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:

PARCEL A

BEGINNING at a point on the southwesterly side of 60th Street, distant 490 feet 3 inches northwesterly from the corner formed by the intersection of the southwesterly side of 60th Street, and the northwesterly side of New Utrecht Avenue (60 feet wide); thence southwesterly at right angles to 60th Street, 100 feet to the center line of the block; thence northwesterly along the center line of the block, 40 feet; thence northeasterly at right angles to 60th Street, 100 feet to the southwesterly side of 60th Street; and thence southeasterly along the southwesterly side of 60th Street, 40 feet to the point or place of beginning.

SAID premises being known as and by street No. 1318 60th Street.

PARCEL B

BEGINNING at a point on the northeasterly side of 61st Street, distant 100 feet southeasterly from the corner formed by the intersection of the northeasterly side of 61st Street with the southeasterly side of 13th Avenue; thence northeasterly parallel with 13th Avenue, 100 feet to the center line of the block; thence southeasterly along the center line of the block and parallel with 61st Street, 60 feet; thence southwesterly parallel with 13th Avenue, 100 feet to the northeasterly side of 61st Street; thence northwesterly along the northeasterly side of 61st Street, 60 feet to the point or place of beginning.

PARCEL C

BEGINNING at a point on the southerly side of 3rd Street, distant 200 feet easterly from the southeasterly corner of 3rd Street and 3rd Avenue; thence southerly parallel with 3rd Avenue, 305 feet more or less to the basin or canal; thence easterly along said basin or canal, 85 feet; thence northerly parallel with 3rd Avenue, 305 feet more or less to 3rd Street; and thence westerly along 3rd Street, 85 feet to the point or place of beginning.

SAID premises being known as and by street Nos. 252-258 3rd Street.

NO REVENUE STAMPS AFFIXED

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PARCEL D

BEGINNING at a point on the northerly side of 39th Street, distant 475 feet easterly from the northeasterly corner of 39th Street and 8th Avenue; thence northerly parallel with 8th Avenue, 100 feet 2 inches; thence easterly parallel with 39th Street, 99 feet 7-1/4 inches; thence southerly parallel with 8th Avenue, 90 feet 2 inches to the northerly side of 39th Street; thence westerly along the northerly side of 39th Street, 24 feet 7 inches more or less to a curve in said street; thence southwesterly along 39th Street, 10 feet 11-1/2 inches to the northerly side of 39th Street; and thence westerly along the northerly side of 39th Street, 70 feet 6 inches to the point or place of beginning.

SAID premises being known as and by street Nos. 859-869 39th Street.

PARCEL E

BEGINNING at a point on the southerly side of Fulton Street, distant 79 feet westerly from the corner formed by the intersection of the southerly side of Fulton Street with the westerly side of Grand Avenue; thence southerly at right angles to Fulton Street and part of the distance through a party wall, 100 feet; thence westerly parallel with Fulton Street, 71 feet; thence southerly at right angles to Fulton Street, 42 feet; thence westerly parallel with Fulton Street 20 feet; thence northerly at right angles to Fulton Street, 142 feet to the southerly side of Fulton Street; and thence easterly along the southerly side of Fulton Street, 91 feet to the point or place of beginning.

SAID premises being known as and by street Nos. 966 Fulton Street.

PARCEL D

BEGINNING at a point on the northerly side of 39th Street, distant 475 feet easterly from the northeasterly corner of 39th Street and 8th Avenue; thence northerly parallel with 8th Avenue, 100 feet 2 inches; thence easterly parallel with 39th Street, 99 feet 7-1/4 inches; thence southerly parallel with 8th Avenue, 90 feet 2 inches to the northerly side of 39th Street; thence westerly along the northerly side of 39th Street, 24 feet 7 inches more or less to a curve in said street; thence southwesterly along 39th Street, 10 feet 11-1/2 inches to the northerly side of 39th Street; and thence westerly along the northerly side of 39th Street, 70 feet 6 inches to the point or place of beginning.

SAID premises being known as and by street Nos. 859-869 39th Street.

PARCEL E

BEGINNING at a point on the southerly side of Fulton Street, distant 79 feet westerly from the corner formed by the intersection of the southerly side of Fulton Street with the westerly side of Grand Avenue; thence southerly at right angles to Fulton Street and part of the distance through a party wall, 100 feet; thence westerly parallel with Fulton Street, 71 feet; thence southerly at right angles to Fulton Street, 42 feet; thence westerly parallel with Fulton Street 20 feet; thence northerly at right angles to Fulton Street, 142 feet to the southerly side of Fulton Street; and thence easterly along the southerly side of Fulton Street, 91 feet to the point or place of beginning.

SAID premises being known as and by street Nos. 966 Fulton Street.

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.

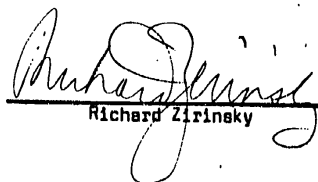
REC. 436 PAGE 80

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:


Richard Zirinsky L.S.

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.

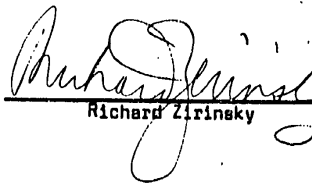
REC. 436 PAGE 80

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:


Richard Zlrineky L.S.

STATE OF NEW YORK, COUNTY OF NEW YORK

On the 26th day of May, 1967, before me personally came RICHARD ZIRINSKY

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

Arthur L. Rieder

ARTHUR L. RIEDER
NOTARY PUBLIC, State of New York
No. 41-3280351
Qualified in Queens County
Commission Expires March 30, 1969

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

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

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came

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

STATE OF NEW YORK, COUNTY OF

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

that he knows

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

REC. 436 PAGE 81

① Bargain and Sale Deed
WITHOUT COVENANT AGAINST GRANTOR'S ACTS
TITLE No. 4-18919

RICHARD ZIRINSKY

TO

INDUSTRIAL PARK CONSTRUCTION CORP.

SECTION 4 17 7 3
BLOCK 9804 5719 2014 908
LOT 19 13+70 26+27 151
COUNTY OR TOWN KINGS COUNTY

4 Books

LUC. Vol. 112

Recorded At Request of The Title Guarantee Company
RETURN BY MAIL TO:



IRVING LESTER LEVITT, ESQ.
44 COURT STREET
BROOKLYN, N. Y. 11201

Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

6 48
1967 MAY 27 10 10 AM
4-18919
Kings County
OFFICE OF CITY REGISTER
RECORDED
Witness my hand
and official seal
25 Michael Morris
CITY REGISTER
8158

ATTACHMENT E14: OWNER OPERATOR INFORMATION

PROPERTY DEED

No
IRS

NO REVENUE STAMPS AFFIXED

Standard N.Y.B.T.U. Form 8000-7-19-1M - Bargain and Sale Deed, without Covenant against Grantor's Acts - Individual or Corporation.

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

THIS INDENTURE, made the 26th day of May, , nineteen hundred and sixty-seven
BETWEEN INDUSTRIAL PARK CONSTRUCTION CORP., a New York corporation having its principal place of business at 60 East 56th Street, New York City, New York,

party of the first part, and RICHARD ZIRINSKY, residing at Rutherford Lane (no street number), Lawrence, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration,

lawful money of the United States,

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:

PARCEL A

BEGINNING at a point on the southwesterly side of 60th Street, distant 490 feet 3 inches northwesterly from the corner formed by the intersection of the southwesterly side of 60th Street, and the northwesterly side of New Utrecht Avenue (60 feet wide); thence southwesterly at right angles to 60th Street, 100 feet to the center line of the block; thence northwesterly along the center line of the block 40 feet; thence northeasterly at right angles to 60th Street, 100 feet to the southwesterly side of 60th Street; and thence southeasterly along the southwesterly side of 60th Street, 40 feet to the point or place of beginning.

Said premises being known as and by street no. 1318 60th Street.

PARCEL B

BEGINNING at a point on the northeasterly side of 61st Street, distant 100 feet southeasterly from the corner formed by the intersection of the northeasterly side of 61st Street with the southeasterly side of 13th Avenue; thence northeasterly parallel with 13th Avenue, 100 feet to the center line of the block; thence southeasterly along the center line of the block and parallel with 61st Street, 60 feet; thence southwesterly parallel with 13th Avenue, 100 feet to the northeasterly side of 61st Street; thence northwesterly along the northeasterly side of 61st Street, 60 feet to the point or place of beginning.

PARCEL C

BEGINNING at a point on the southerly side of 3rd Street, distant 200 feet easterly from the southeasterly corner of 3rd Street and 3rd Avenue; thence southerly parallel with 3rd Avenue, 305 feet more or less to the basin or canal; thence easterly along said basin or canal, 85 feet; thence northerly parallel with 3rd Avenue, 305 feet more or less to 3rd Street; and thence westerly along 3rd Street, 85 feet to the point or place of beginning.

SAID premises known as and by street No. 252-258 3rd Street.

REC. 436 MAY 82

5719
LOT 12

5719
LOT 70

982
LOT 79

908
Lot 151

PARCEL D

BEGINNING at a point on the northerly side of 39th Street, distant 475 feet easterly from the northeasterly corner of 39th Street and 8th Avenue; thence northerly parallel with 8th Avenue, 100 feet 2 inches; thence easterly parallel with 39th Street, 99 feet 7-1/4 inches; thence southerly parallel with 8th Avenue, 90 feet 2 inches to the northerly side of 39th Street; thence westerly along the northerly side of 39th Street, 24 feet 7 inches more or less to a curve in said street; thence southwesterly along 39th Street, 10 feet 11-1/2 inches to the northerly side of 39th Street; and thence westerly along the northerly side of 39th Street, 70 feet 6 inches to the point or place of beginning.

Said premises being known as and by street Nos. 859-869 39th Street.

PARCEL E

2014
Lot
26022

BEGINNING at a point on the southerly side of Fulton Street, distant 79 feet westerly from the corner formed by the intersection of the southerly side of Fulton Street with the westerly side of Grand Avenue; thence southerly at right angles to Fulton Street and part of the distance through a party wall, 100 feet; thence westerly parallel with Fulton Street, 71 feet; thence southerly at right angles to Fulton Street, 42 feet; thence westerly parallel with Fulton Street, 20 feet; thence northerly at right angles to Fulton Street, 142 feet to the southerly side of Fulton Street; and thence easterly along the southerly side of Fulton Street, 91 feet to the point or place of beginning.

Said premises being known as and by street No. 966 Fulton Street.

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.

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

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:

INDUSTRIAL PARK CONSTRUCTION CORP.

BY: Ralph Zirnshy

Secretary

CONTRACT SEAL



STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

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

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

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

STATE OF NEW YORK, COUNTY OF NEW YORK

On the 26th day of May, 1967, before me personally came RALPH ZIRINSKY to me known, who, being by me duly sworn, did depose and say that he resides at No. 50 Hickory Road, Woodmere, New York that he is the Secretary of INDUSTRIAL PARK CONSTRUCTION CORP.

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

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

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

ARTHUR L. RIEDER
NOTARY PUBLIC, State of New York
No. 41-3280351
Qualified in Queens County
Commission Expires March 30, 1969

TITLE NO. 18569 18919

INDUSTRIAL PARK CONSTRUCTION CORP.

RICHARD ZIRINSKY

NOT SUBJECT TO MTC TAX

Bargain and Sale Deed

WITHOUT COVENANT AGAINST GRANTOR'S ACTS

The land affected by the within instrument lies in Section in Block on the Land Map of the County of Kings

Recorded at Request of
Sec. Block
17 - 5719 - 1370
14 - 980 - 1970
7 - 2014 - 2627
3 - 908 - 1512
IRVING LESTER LEVITT, ESQ.
44 Court Street
Brooklyn, N.Y. 11201

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

THE TITLE GUARANTEE COMPANY

CHARTERED 1922 IN NEW YORK

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

58

1967 JUN 23 PM 1:30

10654 1967 JUN 23

OFFICE OF CITY REGISTER Kings County

RECORDED

Witness my hand and official seal

S. Michael Thomas

CITY REGISTER

5169

RETURN FBI #

REC. 436 PAGE 85

ATTACHMENT F

SECTION VI: PROPERTY'S ENVIRONMENTAL HISTORY

Item 1 - Environmental Reports and Item 4 – Past Land Uses

The site was used for commercial and industrial uses from the early 1880s, including a coal yard (1888-1951), soap manufacturing operations (1951-1978), plating and polishing corporation (1965-1980), and autobody shop (1978-1982). A gasoline tank was noted on the 1926 Sanborn Fire Insurance Map in the northeastern part of the site, but was not depicted on subsequent maps. Additionally, the former 5th Street basin extension of the Gowanus Canal previously adjoined the site to the south before being infilled around 1950. The site began operating as a parking lot for Consolidated Edison (ConEd) in 1980 through the present-day.

The following environmental reports were prepared for the site prior to the Requestor's application (copies are provided under separate cover and the relevant reports are summarized below):

- *Phase I Environmental Audit – 252 Third Street, prepared by AquaTerra Environmental Services Corp. (AquaTerra), dated 1991*
- *Phase II Environmental Audit – 252-258 Third Street, prepared by AquaTerra, dated 1991*
- *Draft Phase I Environmental Site Assessment (ESA) – prepared by Integral Consulting Inc. (Integral), dated November 2015*
- *Draft Phase I ESA – prepared by Integral, dated January 2016*
- *Phase II Environmental Site Investigation (ESI) Report – 252 3rd Street, prepared by Langan, dated 25 February 2026, revised 5 June 2026*

Phase II Environmental Audit, prepared by AquaTerra

AquaTerra completed a limited Phase II Environmental Audit in 1991 to evaluate areas of environmental concern identified in the 1991 AquaTerra Phase I, including historical use of the northeastern part of the site as a metal plating and auto body repair facility from 1965 to 1980. As part of the Phase II Environmental Audit, AquaTerra collected 22 soil samples from 11 borings advanced between 2 and 5 feet below grade surface (bgs) for laboratory analysis of volatile organic compounds (VOC) and toxicity characteristic leaching procedure (TCLP) metals. While compounds were detected in the soil samples, concentrations of VOCs and TCLP metals were below relevant regulatory levels at the time, and no further actions were recommended in the report.

Phase I ESA, prepared by Integral

Integral completed a Phase I ESA for 252 Third Street, dated 7 January 2016, to identify Recognized Environmental Conditions (RECs) in connection with the site. A site reconnaissance was conducted on 15 September 2015. It was noted that the property was improved with a gravel parking lot and no permanent structures. Sanborn maps included in the Phase I ESA noted the presence of a gasoline tank in the 1926 Sanborn Map in the northeastern corner of the property. The Phase I ESA identified one on-site REC and three off-site RECS associated with the property:

REC 1 – Historical Use of the Subject Property as a Metal Plating and Automotive Body Shop

A metal plating facility and an automotive body shop existed along the northern frontage of the site, adjacent to Third Street, from 1965 through 1980. Plating operations and automotive services on the site constitute a REC.

REC 2 – Filling in of 5th Street Basin

Records show that along the southern boundary of the site, the former 5th Street Basin was filled in around 1951. New York City canals filled in during this time period typically were filled with what is now known as fill. Fill may be solid waste, including coal ash, wood ash, municipal solid waste incinerator ash, construction and demolition debris, dredged sediments, railroad ballast, refuse and land clearing debris, which was used prior to October 10, 1962. The infilling of this basin is considered an off-site REC.

REC 3 – Gowanus Canal Superfund Site

At a proximity of 300 feet west of the subject property, the Gowanus Canal has been listed on the National Priorities List (NPL; "Superfund") and classified as a significant threat to the public health or environment. Numerous contaminants of concern exist within the canal and surrounding areas. Efforts are currently underway by potentially responsible parties to investigate and remediate the canal. The site is identified in the NPL under EPA ID: NYN000206222. The proximity of the Gowanus Canal is considered an off-site REC.

REC 4 – Historical Use of Adjoining Properties

The environmental database review identified three adjoining properties with extensive environmental records that indicate the presence or likely presence of petroleum or hazardous materials under threat of material release.

Northern Boundary:

- Consolidated Edison – Third Avenue Yard: This property contains numerous NYSDEC spill numbers, two of which are still listed as open (Spill Numbers 0203307 and 9808009). There is also a significant amount of disposal manifests associated with the use of this property.

Eastern Boundary:

- Pep Boys Automotive Facility – Store Number 0247: There are numerous listings which identify this property in manifest and underground storage tank (UST) listings. In addition to these listings, the property is utilized as an automobile service station increasing the likelihood of a petroleum release near the site.

Southern Boundary:

- U-Haul Moving and Storage of Park Slope: There are numerous listings which identify this property in manifest and UST listings. In addition to these listings, the property is utilized as an automobile service station further increasing the likelihood of petroleum impacts near the subject property.

Phase II ESI Report, prepared by Langan

Langan completed a Phase II ESI between 22 and 30 December 2025 to investigate the RECs identified in Integral's 7 January 2016 Phase I ESA, and to generate a dataset sufficient to evaluate eligibility of the site for enrollment in the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP). The investigation included completion of a geophysical survey; advancement of seven soil borings; installation of three permanent groundwater monitoring wells; installation of three soil vapor points; and collection of soil, groundwater, and soil vapor samples for laboratory analysis.

Findings of the Phase II ESI were as follows:

- Geophysical Survey: Subsurface anomalies, interpreted as various utility lines (e.g., electric, gas, water, sewer), were detected across the site. Electrical utilities were identified along the Third Street sidewalk, and electrical enters the site into an above ground electrical box. Throughout the site, electrical utilities are overhead on utility poles. A 4-foot-wide by 6-foot-long anomaly was identified in the northwestern corner of the site approximately 4 feet bgs and is consistent with a potential UST.
- Stratigraphy: Fill was observed from surface grade to between 9.5 feet bgs and boring termination depth of about 20 feet bgs, and consisted of fine-grained sand with varying amounts of silt, gravel, and anthropogenic materials (brick, coal, coal ash, wood, vegetation, and concrete). In borings where the fill layer did not extend to the boring termination depth, the fill layer was underlain by soil primarily consisting of brown-to-gray

sand with varying amounts of clay and gravel, and clay lenses. Bedrock was not encountered during the Phase II ESI.

- Hydrogeology: Groundwater was encountered in soil from about 12 to 13 feet bgs across the site. Depth to groundwater was measured using an oil-water interface probe in monitoring wells and was observed from about 13.45 to 15.97 feet below the top of the well casings. During well purging and sampling, an organic-like odor and gray color was apparent at MW03. Regional groundwater is expected to flow west towards the Gowanus Canal. Groundwater flow direction was not evaluated as part of this Phase II ESI.
- Soil Analytical Results:
 - The fill layer contains VOC, semivolatile organic compounds (SVOC), polychlorinated biphenyls (PCB), and metals at concentrations above the Unrestricted Use (UU), Protection of Groundwater (PGW), and/or Restricted Use Restricted Residential (RURR) Soil Cleanup Objectives (SCO). Of the 13 samples collected during the Phase II ESI, 11 contained concentrations of SVOCs and/or metals above the RURR SCOs. The presence of SVOCs, PCBs, and metals are attributed to the fill quality and historical site operations. The presence of acetone in soil samples is likely a laboratory artifact.
 - Native soil contains contaminants including SVOCs and metals exceeding the UU and/or RURR SCOs. Out of the three samples collected from the soil layer below fill, two samples (SB03_12-14 and SB03_15-17) had concentrations of SVOCs and/or metals above the SCOs.
 - Compounds detected in groundwater above the NYSDEC Title 6 NYCRR Part 703.5 and the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA water (collectively the NYSDEC SGVs) were evaluated in soil samples and compared to the Protection of Groundwater (PGW) SCOs. SVOCs and metals (Benzo(a)anthracene, Benzo(b)fluoranthene, Chrysene, Benzo(a)pyrene, Benzo(k)fluoranthene, Indeno(1,2,3-cd)pyrene, and lead) were detected in soil samples above the PGW SCOs and in groundwater above the SGVs.
- Groundwater Analytical Results:
 - Groundwater across the site contains VOCs, SVOCs, and total and dissolved metals at concentrations exceeding the NYSDEC SGVs. Select SVOCs (acenaphthene, fluorene, phenanthrene, and naphthalene) and lead are attributed to an on-site historical source, and remaining SVOCs are attributed to entrained sediments in the groundwater samples collected within the fill layer. Dissolved metals (including iron, magnesium, manganese, and sodium) above SGVs

detected in groundwater are common earth metals and are naturally occurring or representative of regional groundwater conditions.

- Soil Vapor Analytical Results:
 - Petroleum-related compounds and chlorinated solvents were detected in soil vapor samples across the site. The presence of petroleum-related compounds in soil vapor is attributed to historical site operations. No on-site source of chlorinated solvents was identified, and the relatively low concentrations of chlorinated solvents compounds do not indicate an on-site source and are consistent with background conditions within the Gowanus neighborhood.

Item 2 - Sampling Data

Contaminant concentrations detected above applicable regulatory standards for soil, groundwater, and soil vapor sampled during the Phase II are summarized below and in the following tables (attached):

- Table F-1: Soil Data Summary
- Table F-2: Groundwater Data Summary
- Table F-3: Soil Vapor Data Summary

Soil

The table below provides concentration ranges of VOCs, SVOCs, PCBs, and metals that were detected above the SCOs. Concentrations **bolded** exceed the UU SCOs, concentrations shaded exceed the Protection of Groundwater (PGW), and concentrations underlined exceed the RURR SCOs.

**Table 1: Minimum/Maximum Concentrations of Target Compounds Detected in Soil
above SCOs**

Analyte	Unrestricted Use SCOs (ppm)	Protection of Groundwater SCOs (ppm)	Restricted Use Restricted- Residential SCOs (ppm)	Minimum Detected Concentration above SCOs (ppm)	Maximum Detected Concentration above SCOs (ppm)		
VOCs							
Acetone	0.03	0.03	100	0.0323	SB03_12-14	0.0661	SB04_16-18
SVOCs							
3 & 4 Methylphenol (m&p Cresol)	0.33	0.33	100	0.568	SB04_16-18	0.568	SB04_16-18
Acenaphthene	20	98	100	309	SB03_15-17	309	SB03_15-17
Anthracene	100	1000	100	261	SB03_15-17	261	SB03_15-17
Benzo(a)anthracene	1	1	1.4	1.53	SB01_2-4	114	SB03_15-17
Benzo(a)pyrene	1	22	1	1.69	SB01_2-4	155	SB03_15-17
Benzo(b)fluoranthene	1	2.1	1.4	1.63	SB01_2-4	94.1	SB03_15-17
Benzo(g,h,i)Perylene	0.64	1000	4.9	1.81	SB01_2-4	121	SB03_15-17
Benzo(k)fluoranthene	0.8	2	4.9	1.65	SB03_1-3	14.1	SB03_15-17
Chrysene	1	1	4.9	1.21	SB01_2-4	89.6	SB03_15-17
Dibenz(a,h)anthracene	0.33	1,000	0.33	0.94	SB03_1-3	8.17	SB03_15-17
Fluoranthene	85	1,000	100	420	SB03_15-17	420	SB03_15-17
Fluorene	30	386	100	322	SB03_15-17	322	SB03_15-17
Indeno(1,2,3-cd)pyrene	0.5	6.6	1.4	0.961	SB01_2-4	72.1	SB03_15-17
Phenanthrene	1.1	1,000	4.9	1.11	SB01_2-4	490	SB03_15-17
Pyrene	64	1,000	100	620	SB03_15-17	620	SB03_15-17
PCBs							
Total PCBs	0.1	3.2	1	0.174	SB04_2-4	0.341	SB03_1-3
Metals							
Arsenic	13	16	16	19.3	SB04_16-18	19.3	SB04_16-18
Barium	410	820	410	496	SB03_1-3	800	SB04_2-4
Beryllium	4.4	47	43	4.5	SB06_10-12	26.4	SB04_2-4
Cadmium	2.5	7.5	2.5	6.6	SB07_2-4	6.9	DUP01_122225
Chromium, Hexavalent	1	19	1	5	SB06_10-12	211	SB03_1-3
Chromium, Total	1	19	1	7.8	SB03_12-14	273	SB04_2-4
Chromium, Trivalent	30	19	110	25.4	SB07_2-4	273	SB04_2-4
Copper	50	1,720	280	161	SB05_4-6	5,010	SB04_2-4
Cyanide	2.3	40	13	11.8	SB03_1-3	12.7	SB06_10-12
Lead	63	450	400	198	SB01_2-4	3900	SB04_2-4
Mercury	0.18	0.73	0.3	0.63	SB03_12-14	1	SB05_4-6
Nickel	30	130	320	31.3	SB05_4-6	2,380	SB04_2-4
Silver	2	8.3	110	8	SB03_1-3	9.4	SB04_2-4
Zinc	109	2,480	6,600	130	SB01_2-4	10,600	SB04_2-4

Soil analytical results are presented on Figure F-1 and in Table F-1.

Groundwater

The table below provides concentration ranges of VOCs, SVOCs and total and dissolved metals that were detected above the NYSDEC SGVs.

Table 2: Minimum/Maximum Concentrations of Target Compounds Detected in Groundwater above SGVs

Analyte	NYSDEC SGVs (ug/L or ppb)	Minimum Detected Concentration above SGVs (ug/L or ppb)		Maximum Detected Concentration above SGVs (ug/L or ppb)	
VOCs					
Benzene	1	2	GWDUP01_123025	2.2	MW03_123025
Ethylbenzene	5	5.3	MW03_123025	5.4	GWDUP01_123025
SVOCs					
Acenaphthene	20	117	MW07_123025	228	GWDUP01_123025
Benzo(a)anthracene	0.002	0.45	MW03_123025	2.5	MW07_123025
Benzo(a)pyrene	0	1.3	GWDUP01_123025	4.8	MW07_123025
Benzo(b)fluoranthene	0.002	0.93	GWDUP01_123025	4.3	MW07_123025
Benzo(k)fluoranthene	0.002	0.33	GWDUP01_123025	4.6	MW07_123025
Chrysene	0.002	0.29	MW03_123025	2.1	MW07_123025
Fluorene	50	64.3	MW03_123025	76	GWDUP01_123025
Indeno(1,2,3- cd)pyrene	0.002	0.53	GWDUP01_123025	2.1	MW07_123025
Naphthalene	10	1,100	MW03_123025	1,150	GWDUP01_123025
Phenanthrene	50	56.3	GWDUP01_123025	56.3	GWDUP01_123025
Metals - Dissolved					
Iron	300	1,770	MW03_123025	4,070	GWDUP01_123025
Lead	25	38.1	GWDUP01_123025	38.1	GWDUP01_123025
Magnesium	35,000	46,800	MW03_123025	70,200	MW02_123025
Manganese	300	819	MW07_123025	9,610	MW02_123025
Sodium	20,000	127,000	MW07_123025	744,000	MW02_123025
Metals - Total					
Beryllium	3	4.1	MW07_123025	4.1	MW07_123025
Iron	300	8,870	MW03_123025	20,700	MW07_123025
Lead	25	131	MW07_123025	359	GWDUP01_123025
Magnesium	35,000	48,800	MW03_123025	69,300	MW02_123025
Manganese	300	943	MW07_123025	9,790	MW02_123025
Sodium	20,000	116,000	MW07_123025	745,000	MW02_123025

Groundwater analytical results are presented on Figure F-2 and in Table F-2.

Soil Vapor

Three soil vapor samples were collected from three soil vapor points (SV02, SV03, and SV07) and submitted for laboratory analysis of USEPA TO-15 VOCs and naphthalene. No regulatory standard currently exists for soil vapor samples in New York State. Petroleum-related

compounds and chlorinated solvents were detected in soil vapor samples across the site. Petroleum-related compounds, including BTEX, were detected in all soil vapor samples. Total VOCs were detected at a maximum concentration of 2,298.2 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) in soil vapor sample SV02_0122325.

Soil vapor analytical results are presented on Figure F-3 and Table F-3.

Item 3 – Site Figures

The following figures summarize the concentrations of each contaminant by media type using the analytical results collected during the Phase II ESI. Analytical data for soil and groundwater samples is only shown where concentrations were detected above the applicable standards in at least one sample; analytical data for soil vapor samples is shown where compounds were detected.

- Figure F-1: Soil Sample Location and Analytical Results Map
- Figure F-2: Groundwater Sample Location and Analytical Results Map
- Figure F-3: Soil Vapor Sample Location and Analytical Results Map

ATTACHMENT F1: PROPERTY'S ENVIRONMENTAL HISTORY

TABLES

Table F-1
Soil Data Summary

Former Thomas W. Woods Sons Coal Yard
Brooklyn, New York
Langan Project No.: 170970401

Analytes > UU SCOs	Detections > UU SCOs	Max Detection (ppm)	UU SCOs (ppm)	Depth (feet bgs)
VOCs				
Acetone	3	0.0661	0.03	16-18
SVOCs				
3 & 4 Methylphenol (m&p Cresol)	1	0.568	0.33	16-18
Acenaphthene	1	309	20	15-17
Anthracene	1	261	100	15-17
Benzo(a)anthracene	4	114	1	15-17
Benzo(a)pyrene	4	155	1	15-17
Benzo(b)fluoranthene	4	94.1	1	15-17
Benzo(g,h,i)Perylene	4	121	0.64	15-17
Benzo(k)fluoranthene	3	14.1	0.8	15-17
Chrysene	4	89.6	1	15-17
Dibenz(a,h)anthracene	3	8.17	0.33	15-17
Fluoranthene	1	420	85	15-17
Fluorene	1	322	30	15-17
Indeno(1,2,3-cd)pyrene	4	72.1	0.5	15-17
Phenanthrene	5	490	1.1	15-17
Pyrene	1	620	64	15-17
PCBs				
Total PCBs	6	0.341	0.1	1-3
Metals				
Arsenic	1	19.3	13	16-18
Barium	2	800	410	2-4
Beryllium	4	26.4	4.4	2-4
Cadmium	2	6.9	2.5	2-4
Chromium, Hexavalent	2	211	1	1-3
Chromium, Trivalent	3	273	30	2-4
Copper	8	5010	50	2-4
Cyanide	2	12.7	2.3	10-12
Lead	9	3900	63	2-4
Mercury	3	1	0.18	4-6
Nickel	7	2380	30	2-4
Silver	2	9.4	2	2-4
Zinc	9	10600	109	2-4

Table F-1
Soil Data Summary

Former Thomas W. Woods Sons Coal Yard
Brooklyn, New York
Langan Project No.: 170970401

Analytes > PGW SCOs	Detections > PGW SCOs	Max Detection (ppm)	PGW SCOs (ppm)	Depth (feet bgs)
VOCs				
Acetone	3	0.0661	0.03	16-18
SVOCs				
3 & 4 Methylphenol (m&p Cresol)	1	0.568	0.33	16-18
Acenaphthene	1	309	98	15-17
Benzo(a)anthracene	4	114	1	15-17
Benzo(a)pyrene	2	155	22	15-17
Benzo(b)fluoranthene	3	94.1	2.1	15-17
Benzo(k)fluoranthene	2	14.1	2	15-17
Chrysene	4	89.6	1	15-17
Indeno(1,2,3-cd)pyrene	2	72.1	6.6	15-17
Metals				
Arsenic	1	19.3	16	16-18
Chromium, Hexavalent	1	211	19	1-3
Copper	2	5010	1720	2-4
Lead	6	3900	450	2-4
Mercury	2	1	0.73	4-6
Nickel	4	2380	130	2-4
Silver	1	9.4	8.3	2-4
Zinc	3	10600	2480	2-4

Table F-1
Soil Data Summary

Former Thomas W. Woods Sons Coal Yard
Brooklyn, New York
Langan Project No.: 170970401

Analytes > RURR SCOs	Detections > RURR SCOs	Max Detection (ppm)	RURR SCOs (ppm)	Depth (feet bgs)
SVOCs				
Acenaphthene	1	309	100	15-17
Anthracene	1	261	100	15-17
Benzo(a)anthracene	4	114	1.4	15-17
Benzo(a)pyrene	4	155	1	15-17
Benzo(b)fluoranthene	4	94.1	1.4	15-17
Benzo(g,h,i)Perylene	2	121	4.9	15-17
Benzo(k)fluoranthene	2	14.1	4.9	15-17
Chrysene	2	89.6	4.9	15-17
Dibenz(a,h)anthracene	3	8.17	0.33	15-17
Fluoranthene	1	420	100	15-17
Fluorene	1	322	100	15-17
Indeno(1,2,3-cd)pyrene	3	72.1	1.4	15-17
Phenanthrene	3	490	4.9	15-17
Pyrene	1	620	100	15-17
Metals				
Arsenic	1	19.3	16	16-18
Barium	2	800	410	2-4
Cadmium	2	6.9	2.5	2-4
Chromium, Hexavalent	2	211	1	1-3
Chromium, Trivalent	1	273	110	2-4
Copper	5	5010	280	2-4
Lead	6	3900	400	2-4
Mercury	3	1	0.3	4-6
Nickel	3	2380	320	2-4
Zinc	2	10600	6600	2-4

Notes:

1. ppm = parts per million
2. one ppm is equivalent to one milligram per kilogram (mg/kg)
3. Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use (UU), Protection of Groundwater (PGW) and Restricted-Residential (RURR) Soil Cleanup Objectives (SCO).

Table F-2
Groundwater Data Summary

Former Thomas W. Woods Sons Coal Yard
Brooklyn, New York
Langan Project No.: 170970401

Analytes > SGVs	Detections > SGVs	Max Detection (ppb)	SGVs (ppb)
VOCs			
Benzene	2	2.2	1
Ethylbenzene	2	5.4	5
SVOCs			
Acenaphthene	3	228	20
Benzo(a)anthracene	3	2.5	0.002
Benzo(a)pyrene	2	4.8	0
Benzo(b)fluoranthene	2	4.3	0.002
Benzo(k)fluoranthene	2	4.6	0.002
Chrysene	3	2.1	0.002
Fluorene	2	76	50
Indeno(1,2,3-cd)pyrene	2	2.1	0.002
Naphthalene	2	1150	10
Phenanthrene	1	56.3	50
Metals - Dissolved			
Iron	2	4070	300
Lead	1	38.1	25
Magnesium	3	70200	35000
Manganese	4	9610	300
Sodium	4	744000	20000
Metals - Total			
Beryllium	1	4.1	3
Iron	3	20700	300
Lead	3	359	25
Magnesium	3	69300	35000
Manganese	4	9790	300
Sodium	4	745000	20000

Notes:

1. ppb = parts per billion
2. one ppb is equivalent to one microgram per liter (µg/L)
3. Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 Codes, Rules, and Regulations (NYCRR) Part 703.5 and the NYSDEC Technical and Operation Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water and published addenda (herein collectively referenced as "NYSDEC SGVs").

Table F-3
Soil Vapor Data Summary

Former Thomas W. Woods Sons Coal Yard
Brooklyn, New York
Langan Project No.: 170970401

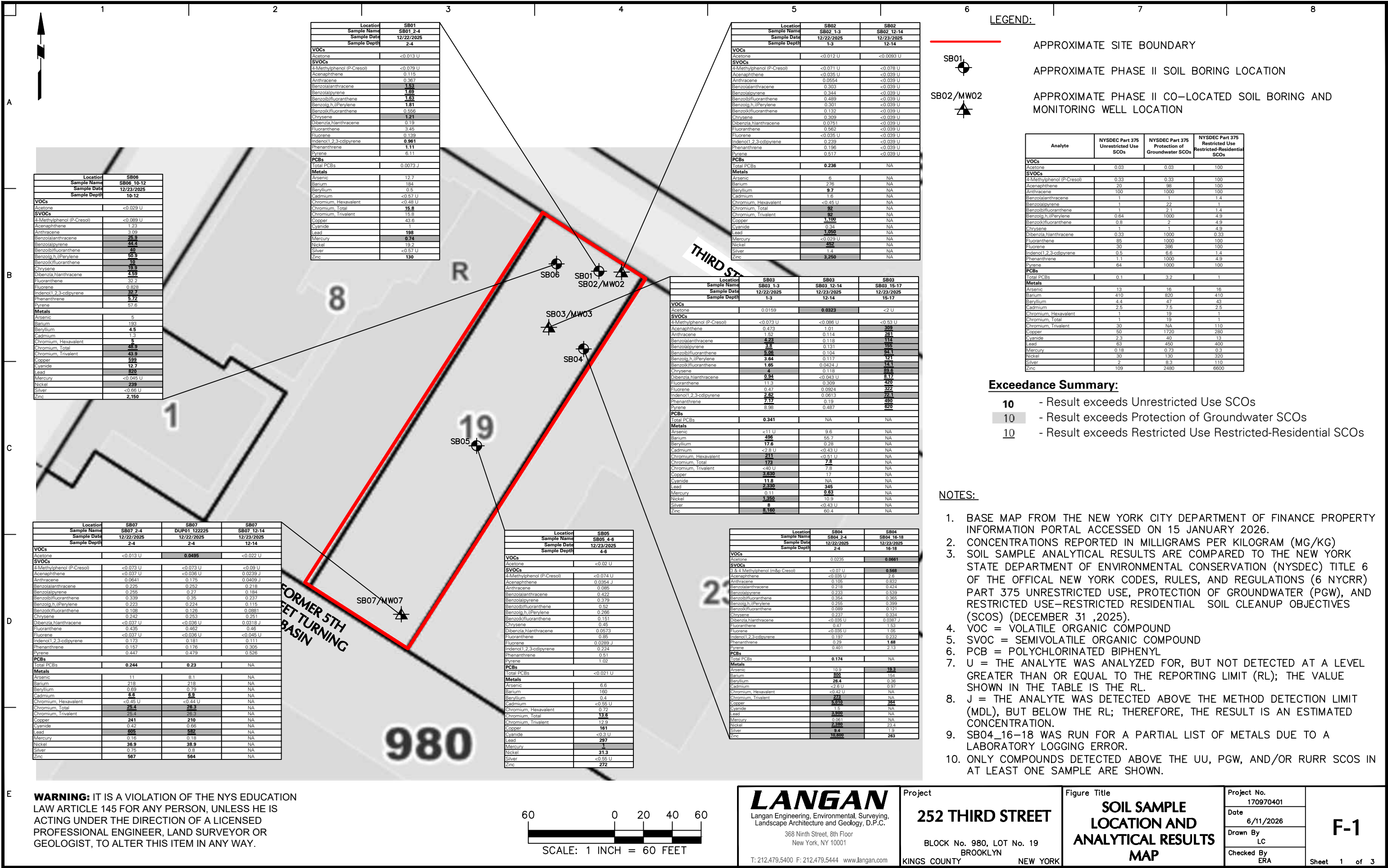
Analyte	Total Detections	Max Detection (µg/m3)	Type
VOCs			
1,2,4-Trimethylbenzene	1	10	Soil Vapor
1,3,5-Trimethylbenzene (Mesitylene)	1	9.3	Soil Vapor
1,3-Butadiene	3	3.3	Soil Vapor
Acetone	3	309	Soil Vapor
Benzene	2	47	Soil Vapor
Carbon Disulfide	3	23	Soil Vapor
Carbon Tetrachloride	1	15	Soil Vapor
Chloroform	2	5.4	Soil Vapor
Cyclohexane	2	31	Soil Vapor
Dichlorodifluoromethane	2	2.6	Soil Vapor
Ethanol	3	157	Soil Vapor
Ethylbenzene	3	25	Soil Vapor
Isopropanol	3	61.7	Soil Vapor
M,P-Xylene	3	89	Soil Vapor
Methyl Ethyl Ketone (2-Butanone)	3	12	Soil Vapor
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	1	9	Soil Vapor
Methylene Chloride	2	7.3	Soil Vapor
n-Heptane	3	94.3	Soil Vapor
n-Hexane	3	41.6	Soil Vapor
o-Xylene (1,2-Dimethylbenzene)	3	41	Soil Vapor
Tert-Butyl Alcohol	2	2.5	Soil Vapor
Tetrachloroethene (PCE)	2	8.8	Soil Vapor
Toluene	3	1370	Soil Vapor
Total Xylenes	3	130	Soil Vapor
Trichloroethene (TCE)	1	3.6	Soil Vapor

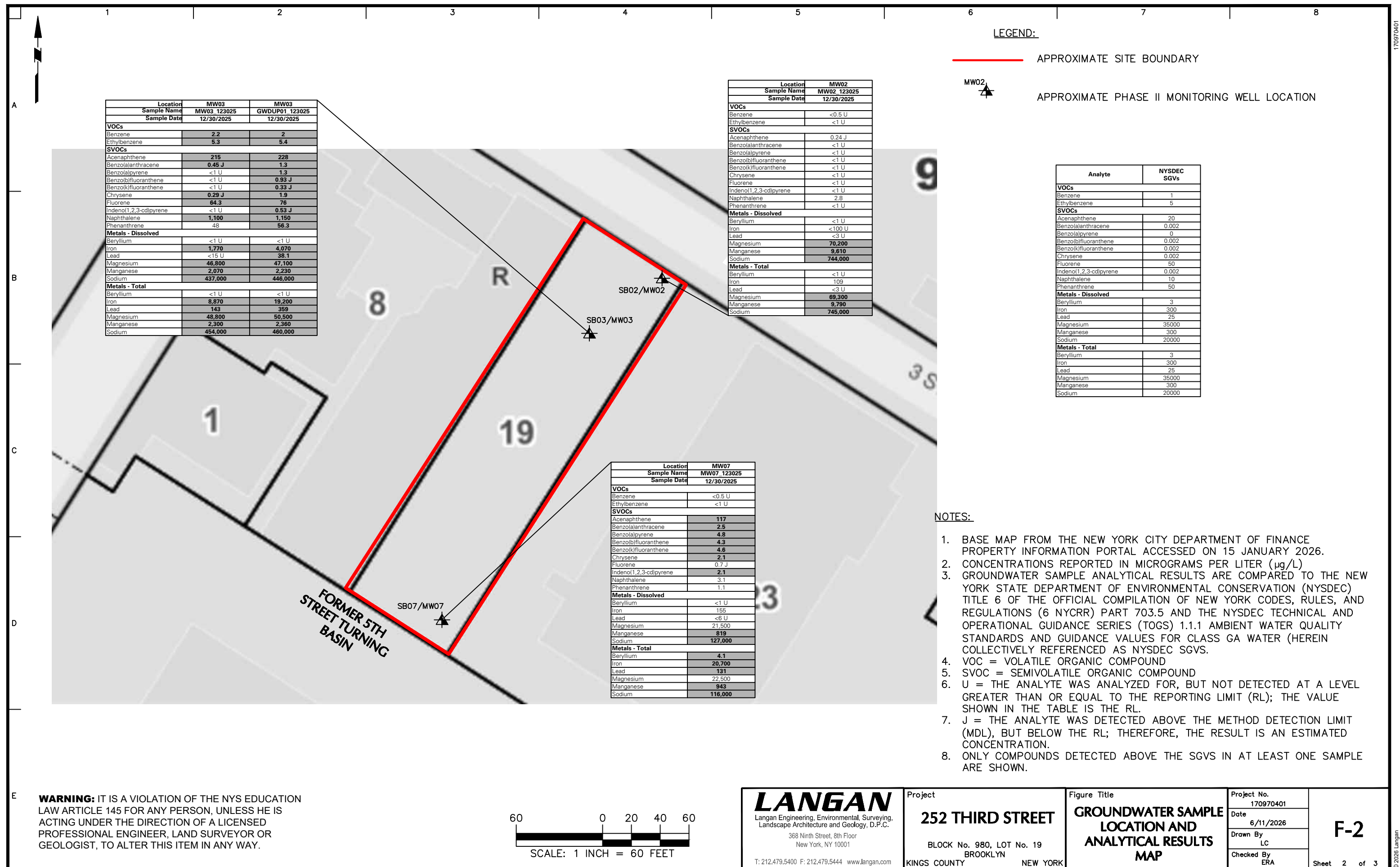
Notes:

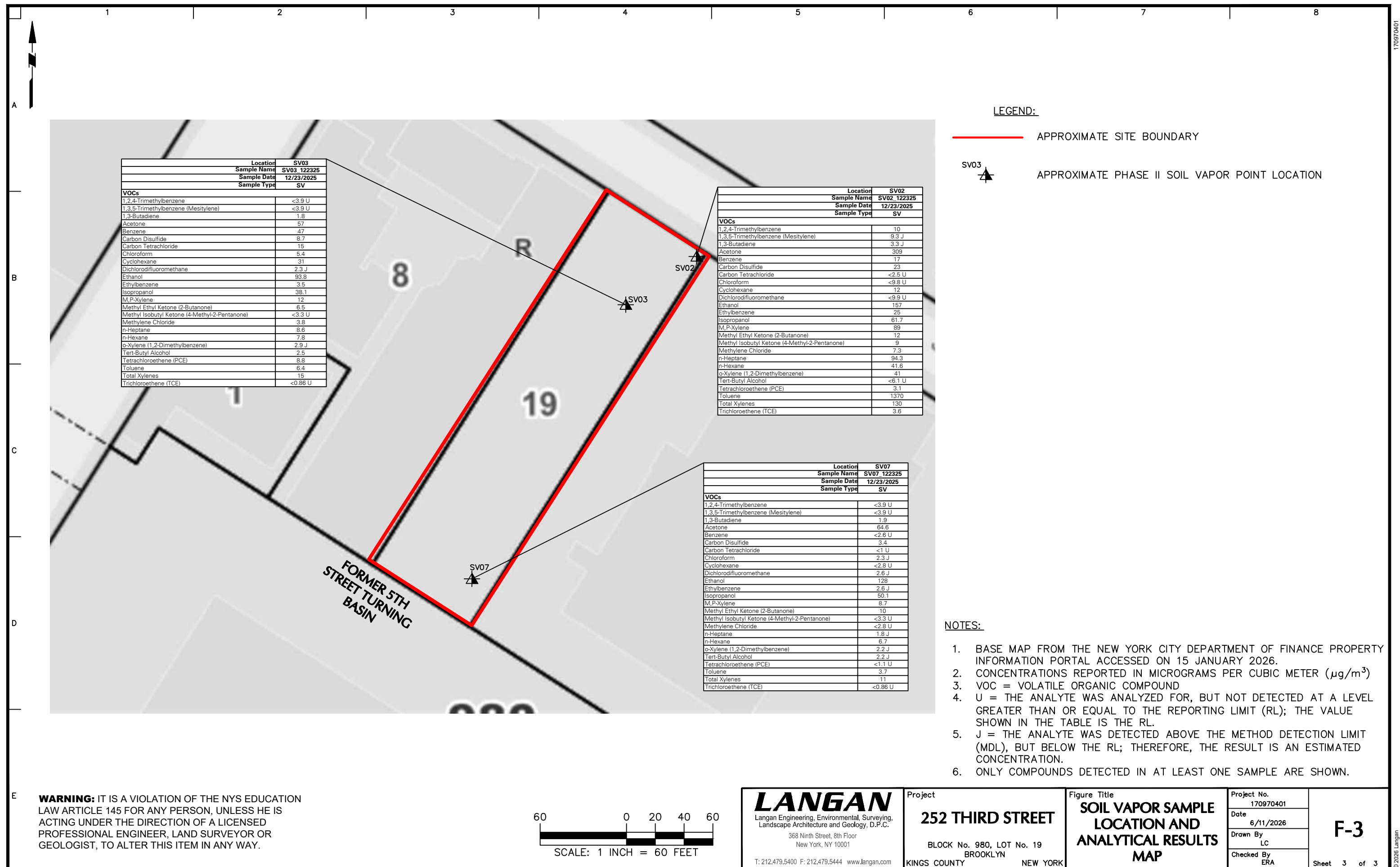
1. µg/m3 = microgram per cubic meter

ATTACHMENT F2: PROPERTY'S ENVIRONMENTAL HISTORY

FIGURES







ATTACHMENT G

SECTION VII: REQUESTOR CONTACT INFORMATION

Section VII: Requester Contact Information

The Requestor, 252 Third Street Realty LLC, is a domestic limited liability corporation authorized to conduct business in New York State and the developer of the proposed Brownfield Cleanup Program (BCP) site at 252 Third Street (herein referred to as "the site"). A copy of the New York State Department of State Division of Corporations entity information for 252 Third Street Realty LLC (herein referred to as the "Requestor") is included as Attachment G1. A list of membership interest for 252 Third Street LLC is included as Attachment G2.

ATTACHMENT G1: REQUESTOR INFORMATION

NYSDOS ENTITY REGISTRATION



Department of State

Division of Corporations

Entity Information

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

Entity Details



ENTITY NAME: 252 THIRD STREET REALTY LLC
DOS ID: 2132153
FOREIGN LEGAL NAME:
FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY
DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTION OF LAW: 203 LLC - LIMITED LIABILITY COMPANY LAW
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 04/10/1997
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 04/10/1997
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: PAST DUE
COUNTY: NEW YORK
NEXT STATEMENT DUE DATE: 04/30/2023
JURISDICTION: NEW YORK, UNITED STATES
NFP CATEGORY:

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

Service of Process on the Secretary of State as Agent

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

Name: C/O PARKWILL MANAGEMENT CORP

Address: 60 E 56TH STREET / 9TH FL, NEW YORK, NY, UNITED STATES, 10022

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

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value

Number Of Shares

Value Per Share

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

ATTACHMENT G2: REQUESTOR INFORMATION

MEMBERSHIP INTEREST

252 Third Street Realty LLC
Membership Interest

Cynthia Zirinsky Trust	.1%
Cynthia Zirinsky 2011 Family Trust	98.9%
Susan Zirinsky	.5%
Cynthia Eckes	.5%

ATTACHMENT H

SECTION X: REQUESTOR ELIGIBILITY

Participant Status

Pursuant to ECL § 27-1405(1), 252 Third Street Realty LLC, in the city of New York, is properly designated as a Participant because its liability arises from ownership of the site since 24 April 1997 and remains the owner of the site to current day. Relatives of the requestor have owned the site since 1946. The requestor and/or relatives of the requestor have been associated with the site for 80 years, and were the owners of the site at the time of likely discharge of contaminants. As part of an environmental investigation to inform future redevelopment of the site, 252 Third Street Realty LLC became aware of on-site contamination of soil, groundwater, and soil vapor. The Requestor has dispatched and continue to dispatch their obligations of due care with respect to the site. For the foregoing reasons, the requestor qualifies as a Participant. The Requestor is prepared to undertake all necessary remediation required to address identified site contamination.

ATTACHMENT I

SECTION XII: CONTACT LIST INFORMATION

Item 1 – Chief Executive Officer and Planning Board

Chief Executive Officer

Mayor Zohran Mamdani
City Hall
New York, New York 10007

New York City Planning Commission

Sideya Sherman, Chair
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

New York City Office of Environmental Remediation

Shaminder Chawla, Director
100 Gold Street, 2nd Floor
New York, NY 10038

Borough of Brooklyn, Borough President

Antonio Reynoso, President
209 Joralemon Street
Brooklyn, NY 11201

Borough of Brooklyn, Department of City Planning

Sideya Sherman, Director
16 Court Street, 7th Floor
Brooklyn, NY 11241

Item 2 - Residents, Owners, and Occupants, of the Property and Adjacent Properties

The contact information of the current owner is:

252 Third Street Realty LLC
60 East 56th Street, 9th Floor
New York, NY 10022
(212) 751-4620
rc@parkwill.net

Adjacent properties include:

Address/ Block and Lot	Owner/Mailing Address
323 3 rd Avenue Block 968, Lot 1	Consolidated Edison 4 Irving Place New York, NY 10003
356 4 th Avenue Block 980, Lot 23	CJC Retaco LLC 9777 Vitrail Lane Delray Beach, FL 33446
213 6 th Street Block 980, Lot 95	U-Haul Co. of Metro New York, Inc. 1633 Broadway New York, NY 10019
361 3 rd Avenue Block 980, Lot 8	LMS Realty Associates LLC 230 3 rd Street Brooklyn, NY 11215

Item 3 - Local News Media

Brooklyn Paper
15 Metrotech Center
Brooklyn, NY 11201
(718) 260-4577

New York Post
1211 Avenue of the Americas
New York, NY 10036
(212) 930-8288

NY 1 Spectrum News
75 Ninth Avenue
New York, NY 10011
(212) 379-3311

New York Daily News
4 New York Plaza
New York, NY 10004
(212) 210-2100

Brooklyn Daily Eagle
195 Montague Street, Suite 1414
Brooklyn, NY 11201
(718) 422-7410

Brooklyn Reporter
195 Montague Street, Suite 1414
Brooklyn, NY 11201
(718) 422-7402

Item 4 - Public Water Supply

The responsibility for supplying water in NYC is shared between the NYC Department of Environmental Protection (NYCDEP), the Municipal Water Finance Authority, and the New York City Water Board:

New York City Department of Environmental Protection

Lisa F. Garcia, Commissioner
59-17 Junction Boulevard
Flushing, NY 11373

New York City Municipal Water Finance Authority

255 Greenwich Street, 6th Floor
New York, NY 10007

New York City Water Board

Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
Queens, NY 11373

Item 5 - Request for Contact

We are unaware of any requests for inclusion on the contact list.

Item 6 - Schools and Day Care Facilities

There are no schools or day care facilities located on the site. The following are schools or day care facilities located within ½ mile of the site:

Al-Madinah School
(about 0.04-mile west of the site)
Ahmed Jammoudy, Principal
383 3rd Avenue
Brooklyn, NY 11215
(718) 222-4986

Let's Play and Learn
(about 0.12-mile southeast of the site)
Contact Not Listed
371 4th Avenue
Brooklyn, NY 11215
(347) 916-0221

Little Brooklyn Pre-K Center
(about 0.13-mile north of the site)
Rafael Alvarez, Superintendent
305-307 3rd Avenue
Brooklyn, NY 11215
(718) 237-6720

Daycare Park Slope – Zusin Child Care Center
Brooklyn
(about 0.14-mile east of the site)
Contact Not Listed
326 2nd Street
Brooklyn, NY 11215
(347) 770-3181

Zusin Daycare – Park Slope Child Care
(about 0.14-mile east of the site)
Contact Not Listed
323 3rd Street
Brooklyn, NY 11215

P.S. 372 – The Children's School
(about 0.14-mile north of the site)
Rosa Amato, Principal
512 Carroll Street
Brooklyn, NY 11215

(347) 770-3181

Regina's Daycare
(about 0.15-mile southeast of the site)
Contact Not Listed
296 5th Avenue
Brooklyn, NY 11215
(646) 961-0926

M.S. 51 William Alexander
(about 0.17-mile east of the site)
Jack Chan, Principal
350 5th Avenue
Brooklyn, NY 11215
(718) 369-7603

Backyard Explorers
(about 0.18-mile southeast of the site)
Cyndi Perczek, Teacher
300 6th Avenue
Brooklyn, NY 11215
(646) 543-7491

Bumble Bee Daycare
(about 0.21-mile northeast of the site)
Contact Not Listed
258 4th Avenue
Brooklyn, NY 11215
(718) 237-2181

PlayGroup NYC
(about 0.21-mile northwest of the site)
Becky Thomas, Founder and Teacher
540 President Street
Brooklyn, NY 11215
(949) 441-1220

Tiny Steps MB
(about 0.23-mile northeast of the site)
Ekaterine Iromashvili, Provider
256 4th Avenue
Brooklyn, NY 11215
(917) 324-1536

NY Preschool & Kid's Club Park Slope-Gowanus
(about 0.31-mile northeast of the site)
Contact Not Listed
206 4th Avenue
Brooklyn, NY 11215
(718) 305-4057

(718) 624-5271

P.S. 118 The Maurice Sendak Community School
(about 0.17 mile southeast of the site)
Jacqueline Smith, Principal
211 8th Street
Brooklyn, NY 11215
(718) 840-5660

Strong Place for Hope Day Care
(about 0.18-mile east of the site)
Lorraine Pennisi, Executive Director
333 2nd Street
Brooklyn, New York 11215
(718) 499-0747

Kid's Care Daycare
(about 0.2-mile east of the site)
Contact Not Listed
281 1st Street
Brooklyn, NY 11215

Rivendell School
(about 0.21-mile north of the site)
Katy Hill, Executive Director
277 3rd Avenue
Brooklyn, NY 11215
(718) 499-5667

Daddy's Daycare 1/2
(about 0.22-mile southeast of the site)
Muborakhon Suvanova, Provider
315 7th Street
Brooklyn, NY 11215
(917) 647 4448

Imagine South Slope Montessori
(about 0.30-mile southeast of the site)
Francisca Villanueva-Siles, Principal
421 5th Avenue
Brooklyn, NY 11215
(917) 765-8376

Tammy's Daycare
(about 0.32-mile southwest of the site)
Tamar Changashvili, Founder and Provider
140 10th Street
Brooklyn, NY 11215
(929) 253-7730

Daddy's Daycare 3
(about 0.32-mile southeast of the site)
Nigina Mukhammadieva, Provider
382 6th Street
Brooklyn, NY 11215
(917) 647-448

Les Petits Bilingues De New York
(about 0.33-mile southeast of the site)
Mileygaim Diarrassouba, Executive Director
461 4th Avenue
Brooklyn, NY 11215
(646) 771-8062

Regina's Daycare
(about 0.4-mile northeast of the site)
Contact Not Listed
711 Sackett Street
Brooklyn, NY 11217
(646) 961-0926

Le Paradis des Anges
(about 0.42-mile northeast of the site)
Contact Not Listed
710 Degraw Street
Brooklyn, NY 11217
(817) 323-6618

Kids World Daycare
(about 0.45-mile northwest of the site)
Diane Tacuri, Director
39 2nd Street
Brooklyn, NY 11231
(718) 613-9556

P.S. 124 Silas B. Dutcher
(about 0.45-mile south of the site)
Valeria Ossa, Principal
515 4th Avenue
Brooklyn, NY 11215
(178) 788-0246

P.S. 321 William Penn
(about 0.47-mile east of the site)
Elizabeth Phillips, Principal
180 7th Avenue,
Brooklyn, NY 11215
(718) 499-2414

Natalie's Sunflower Academy
(about 0.33-mile northeast of the site)
Doris Rojas, Provider
238 5th Avenue
Brooklyn, NY 11215
(646) 642-3439

Treasure Trunk Theatre – Park Slope
(about 0.37-mile northeast of the site)
Elisa Pupko, Founder and CEO
179 4th Avenue
Brooklyn, NY 11217
(347) 762-9475

P.S. 039 Henry Bristow
(about 0.41-mile southeast of the site)
Sara Despres, Principal
417 6th Avenue
Brooklyn, NY 11217
(718) 330-9310

Mini Minders Daycare
(about 0.43-mile east of the site)
Tatiana Karatchayeva, Provider
249 6th Avenue
Brooklyn, NY 11215
(718) 768-6240

Daddy's Daycare 6
(about 0.45-mile northeast of the site)
Irina Tsoy, Director
357 Douglass Street
Brooklyn, NY 11217
(917) 647-4448

Beansprouts Nursery School
(about 0.46-mile southeast of the site)
Sue Weinstein, Director
453 6th Avenue
Brooklyn, NY 11215
(718) 965-8573

Berkeley Carroll School
(about 0.48-mile east of the site)
Lisa Yvette Waller, Head of School
417 6th Avenue
Brooklyn, NY 11215
(718) 789-6060

Daisy Family Daycare
(about 0.48-mile south of the site)
Rusudan Tsagareishvili, Provider
224 14th Street
Brooklyn, NY 11215
(347) 217-3420

Item 7 - Document Repository

The location and contacts for the document repositories for the project are provided below. Signed letters from Brooklyn Community Board 6 and Brooklyn Public Library – Park Slope Branch indicating acceptance as a document repository are included as Attachment I1.

Brooklyn Public Library – Park Slope Branch

431 6th Avenue
Brooklyn, NY 11215
(718) 832-1853

Hours

Monday, Wednesday, and Friday:	10 AM – 6 PM
Tuesday and Thursday:	10 AM – 8 PM
Saturday:	10 AM – 5PM
Sunday:	Closed

Brooklyn Community Board 6

Michael Racioppo, District Manager
250 Baltic Street
Brooklyn, NY 11201-6401
(718) 643-3027

ATTACHMENT I1: CONTACT LIST INFORMATION

REPOSITORY LETTERS

4 May 2026

Michael Racioppo, District Manager
Brooklyn Community Board 6
250 Baltic Street
Brooklyn, NY 11201-6401
718-643-3027

**RE: Brownfield Cleanup Program Application
252 Third Street
Block 980, Lot 19
Brooklyn, New York 11215**

To Mr. Racioppo:

We represent 252 Third Street Realty LLC for their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced development project in Brooklyn, New York. It is a NYSDEC requirement that we supply them a letter certifying that the local community board is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below and return if you are able to certify that your community board will be willing and able to act as the temporary public repository for this BCP project.

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



Lisa Cristiano
Senior Staff Scientist

Yes, the Brooklyn Community Board 6 is willing and able to act as a public repository on behalf of 252 Third Street Realty LLC in the cleanup of the 252 Third Street project under the NYSDEC BCP.

See attached email on the following page

(Name)

(Date)

(Title)

Lisa Cristiano

From: Mike Racioppo <mike@bkcb6.org>
Sent: Thursday, May 28, 2026 9:59 PM
To: Lisa Cristiano
Cc: info@bkcb6.org; liza@bkcb6.org; Elizabeth Adkins
Subject: Re: BCP Repository Request - 252 Third Street

Happy to serve as a repository
Michael Racioppo,
District Manager
Brooklyn Community Board 6
250 Baltic Street, Brooklyn, NY 11201

w. brooklyncb6.cityofnewyork.us/
e. Mike@bkcb6.org

On May 28, 2026, at 5:12 PM, Lisa Cristiano <lcristiano@langan.com> wrote:

Hello,

I am following up on the below request. Let me know if you have any questions and are able to send back a signed letter. Thanks!

Best,

Lisa Cristiano
Senior Staff Engineer

LANGAN

Direct: 212.479.5499 x5654
Mobile: 646.906.0687
[File Sharing Link](#)
www.langan.com

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OHIO ILLINOIS NORTH
CAROLINA TENNESSEE FLORIDA TEXAS ARIZONA COLORADO UTAH WASHINGTON OREGON NEVADA CALIFORNIA
ATHENS CALGARY DUBAI LONDON PANAMA

From: Lisa Cristiano
Sent: Monday, May 4, 2026 12:14 PM

To: 'info@bkcb6.org' <info@bkcb6.org>

Cc: 'Mike@bkcb6.org' <Mike@bkcb6.org>; 'Liza@bkcb6.org' <Liza@bkcb6.org>; Elizabeth Adkins <eadkins@langan.com>

Subject: BCP Repository Request - 252 Third Street

Good Afternoon Mr. Racioppo,

I am writing to request that Brooklyn Community Board No. 6 serve as a temporary document repository for a potential Brownfield Cleanup Program (BCP) site at 252 Third Street, Brooklyn, NY 11215. It is a New York State Department of Environmental Conservation (NYSDEC) requirement of any BCP site that the local library and community board (CB) serve as document repositories to allow public access to documents prepared under the program throughout site remediation.

We must provide the NYSDEC with confirmation from the local library and CB that they agree to serve as a document repository. Please see attached letter of acknowledgement, and kindly return a signed copy via e-mail for our records. Alternatively, I can have someone in the neighborhood stop by later this week to obtain a hard copy of the acknowledgement.

Feel free to give me a call if you have any questions or concerns regarding the attached.

Best,

Lisa Cristiano
Senior Staff Engineer

LANGAN

Direct: 212.479.5499 x5654

Mobile: 646.906.0687

[File Sharing Link](#)

Phone: 212.479.5400 Fax: 212.479.5444

368 Ninth Avenue

8th Floor

New York, NY 10001-2727

www.langan.com

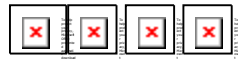
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ATHENS CALGARY DUBAI LONDON PANAMA



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4 May 2026

Park Slope Library
431 6th Avenue
Brooklyn, NY 11215
718-832-1853

**RE: Brownfield Cleanup Program Application
252 Third Street
Block 980, Lot 19
Brooklyn, New York 11215**

To Whom this May Concern:

We represent 252 Third Street Realty LLC for their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced development project in Brooklyn, New York. It is a NYSDEC requirement that we supply them a letter certifying that the local library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below and return if you are able to certify that the library will be willing and able to act as the public repository for this BCP project.

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

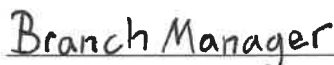


Lisa Cristiano
Senior Staff Engineer

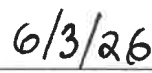
Yes, the Park Slope Library is willing and able to act as a public repository on behalf of 252 Third Street Realty LLC in the cleanup of the 252 Third Street project under the NYSDEC BCP. The library agrees to act as a repository for electronic documents only, and not as a physical document repository.



(Name)



(Title)



(Date)