

NYSDEC BROWNFIELD CLEANUP PROGRAM APPLICATION

392 LEONARD STREET REDEVELOPMENT SITE
392 LEONARD STREET AND 112 RICHARDSON STREET
BCP SITE NO. C224470
BLOCK 2733, LOTS 7 AND 10
BROOKLYN, NEW YORK

PREPARED FOR:
392 LEONARD LLC
131 7TH AVENUE, SUITE 228
NEW YORK, NEW YORK 10011

H & A OF NEW YORK ENGINEERING AND GEOLOGY, LLP
213 WEST 35TH STREET, 7TH FLOOR, NEW YORK, NEW YORK 10001



H & A OF NEW YORK
ENGINEERING AND GEOLOGY, LLP
213 West 35th Street, 7th Floor
New York, NY 10001
Tel: 646.518.7735

May 20, 2026
File No. 0214964

Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, New York 12233


Subject: Brownfield Cleanup Program Application
392 Leonard Street Redevelopment Site
392 Leonard Street and 112 Richardson Street
BCP Site No. C224470
Brooklyn, New York 11211 (Site)

Ladies and Gentlemen,

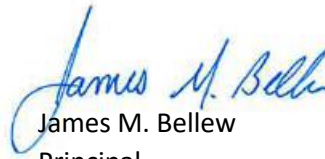
H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), on behalf of 392 Leonard LLC (the Requestor), has prepared this revised Brownfield Cleanup Program Application for the above-referenced Site reflecting guidance received during a Pre-Application Meeting with the New York State Department of Environmental Conservation (NYSDEC) on April 1, 2026. Enclosed in this package is the full Brownfield Cleanup Program Application, supplemental information, and a Draft Remedial Investigation Work Plan, which is being submitted concurrently with this Application. Previous reports that are relevant to the Site are referenced throughout this Application, and copies of the full reports are provided as attachments.

Should you have any questions, please do not hesitate to contact me at 646.568.9278 or via email at tgiordano@haleyaldrich.com.

Sincerely,
H & A OF NEW YORK ENGINEERING AND GEOLOGY, LLP



Thomas Giordano
Project Manager



James M. Bellew
Principal

Enclosed copies provided via email to:
David Halberstam (392 Leonard LLC)
Jane O'Connell (NYSDEC)
Scott Deyette (NYSDEC)
Matthew Sinkman (FBT Gibbons)

Email: david@bruklynbuilders.com
Email: jane.oconnell@dec.ny.gov
Email: scott.deyette@dec.ny.gov
Email: msinkman@fbtgibbons.com

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BROWNFIELD CLEANUP PROGRAM APPLICATION FORM



SUBMITTAL INSTRUCTIONS:

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

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

VIA SITE CONTROL DROPBOX:

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

VIA GROUND MAIL:

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

Form with fields for SITE NAME, BCA amendment question, and revised submission question, each with radio button options for Yes/No.



**BROWNFIELD CLEANUP PROGRAM (BCP)
APPLICATION FORM**

BCP App Rev 17 – October 2025

SECTION I: Property Information						
PROPOSED SITE NAME 392 Leonard Street Redevelopment Site						
ADDRESS/LOCATION 392 Leonard Street / 112 Richardson Street						
CITY/TOWN Brooklyn				ZIP CODE 11211		
MUNICIPALITY (LIST ALL IF MORE THAN ONE)						
COUNTY Kings				SITE SIZE (ACRES) 0.180		
LATITUDE			LONGITUDE			
40	°	43	'	05.88	"	
73	°	56	'	52.93	"	
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	
392 Leonard Street		3	2733	7	0.11	
112 Richardson Street		3	2733	10	0.07	
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.					Y	N
					<input checked="" type="radio"/>	<input type="radio"/>
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map)					Y	N
					<input checked="" type="radio"/>	<input type="radio"/>
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information) If yes, identify census tract: _____ Percentage of property in En-zone (check one): <input type="radio"/> 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input type="radio"/> 100%					Y	N
					<input type="radio"/>	<input checked="" type="radio"/>
4. Is the project located within a disadvantaged community? See application instructions for additional information.					Y	N
					<input type="radio"/>	<input checked="" type="radio"/>
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.					Y	N
					<input type="radio"/>	<input checked="" type="radio"/>
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications: _____					Y	N
					<input type="radio"/>	<input checked="" type="radio"/>

SECTION I: Property Information (continued)		Y	N						
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?		<input type="radio"/>	<input checked="" type="radio"/>						
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.		<input checked="" type="radio"/>	<input type="radio"/>						
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.		<input type="radio"/>	<input checked="" type="radio"/>						
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____		<input type="radio"/>	<input checked="" type="radio"/>						
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: _____		<input type="radio"/>	<input checked="" type="radio"/>						
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"><u>Easement/Right-of-Way Holder</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> </tr> </table>		<u>Easement/Right-of-Way Holder</u>	<u>Description</u>			<input type="radio"/>	<input checked="" type="radio"/>		
<u>Easement/Right-of-Way Holder</u>	<u>Description</u>								
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><u>Type</u></td> <td style="width: 30%;"><u>Issuing Agency</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>				<input type="radio"/>	<input checked="" type="radio"/>
<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>							
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?		<input checked="" type="radio"/>	<input type="radio"/>						
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.									
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.		Y	N						
		<input checked="" type="radio"/>	<input type="radio"/>						
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?		<input type="radio"/>	<input checked="" type="radio"/>						
17. If you have answered YES to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application? Not Applicable		<input type="radio"/>	<input type="radio"/>						
NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.									
If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.									
Initials of each Requestor: _____									

SECTION II: Project Description

1. The project will be starting at: Investigation Remediation

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

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

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

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

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

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

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

6. If the project is proposed to start at the remediation stage (Section 2, Item 1, above), a climate change screening or vulnerability assessment must have been completed. Is this attached?
 Yes No

SECTION III: Ecological Concerns

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

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

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

SECTION IV: Land Use Factors		
1. What is the property's current municipal zoning designation? <u>M1-2/R6, MX-8</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/>		
3. Current use (select all that apply): Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Recreational <input type="checkbox"/> Vacant <input type="checkbox"/>		
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application?	Y	N
	<input checked="" type="radio"/>	<input type="radio"/>
5. Reasonably anticipated post-remediation use (check all that apply): Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> If residential, does it qualify as single-family housing? N/A <input type="radio"/>		
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	<input checked="" type="radio"/>	<input type="radio"/>
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
8. Do current and/or recent development patterns support the proposed use?	<input checked="" type="radio"/>	<input type="radio"/>
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	<input type="radio"/>	<input checked="" type="radio"/>

SECTION V: Current and Historical Property Owner and Operator Information		
CURRENT OWNER Leonard & Richardson Street LLC		
CONTACT NAME Dimitri Shtaerman		
ADDRESS 392-394 Leonard Street (also known as [a.k.a.] 100 Richardson Street)		
CITY New York	STATE New York	ZIP CODE 11211
PHONE (917) 459-2403	EMAIL dimishtar@gmail.com	
OWNERSHIP START DATE July 25, 2019		
CURRENT OPERATOR 278 Fuel Stop		
CONTACT NAME Kuldeep Sahota		
ADDRESS 112 Richardson Street		
CITY Brooklyn	STATE New York	ZIP CODE 11211
PHONE (718) 388-3327	EMAIL dimishtar@gmail.com	
OPERATION START DATE 2010		

SECTION IV: Land Use Factors		
1. What is the property's current municipal zoning designation? <u>M1-2/R6, MX-8</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/>		
3. Current use (select all that apply): Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Recreational <input type="checkbox"/> Vacant <input type="checkbox"/>		
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application?	Y	N
	<input checked="" type="radio"/>	<input type="radio"/>
5. Reasonably anticipated post-remediation use (check all that apply): Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> If residential, does it qualify as single-family housing? N/A <input type="radio"/>		
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	<input checked="" type="radio"/>	<input type="radio"/>
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
8. Do current and/or recent development patterns support the proposed use?	<input checked="" type="radio"/>	<input type="radio"/>
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>

SECTION V: Current and Historical Property Owner and Operator Information		
CURRENT OWNER Leonard & Richardson Street LLC		
CONTACT NAME Dimitri Shtaerman		
ADDRESS 392-394 Leonard Street (also known as [a.k.a.] 100 Richardson Street)		
CITY New York	STATE New York	ZIP CODE 11211
PHONE (917) 459-2403	EMAIL dimishtar@gmail.com	
OWNERSHIP START DATE July 25, 2019		
CURRENT OPERATOR A1 Auto Repair Inc.		
CONTACT NAME Luis Ortega		
ADDRESS 392 Leonard Street		
CITY Brooklyn	STATE New York	ZIP CODE 11211
PHONE (718) 338-3464	EMAIL dimishtar@gmail.com	
OPERATION START DATE 2007		

SECTION IV: Land Use Factors		
1. What is the property's current municipal zoning designation? <u>M1-2/R6, MX-8</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/>		
3. Current use (select all that apply): Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Recreational <input type="checkbox"/> Vacant <input type="checkbox"/>		
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application?	Y	N
	<input checked="" type="radio"/>	<input type="radio"/>
5. Reasonably anticipated post-remediation use (check all that apply): Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> If residential, does it qualify as single-family housing? N/A <input type="radio"/>		
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	<input checked="" type="radio"/>	<input type="radio"/>
	<input type="radio"/>	<input checked="" type="radio"/>
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		
CURRENT OWNER Leonard & Richardson Street LLC		
CONTACT NAME Dimitri Shtaerman		
ADDRESS 392-394 Leonard Street (also known as [a.k.a.] 100 Richardson Street)		
CITY New York	STATE New York	ZIP CODE 11211
PHONE (917) 459-2403	EMAIL dimishtar@gmail.com	
OWNERSHIP START DATE July 25, 2019		
CURRENT OPERATOR Alexander Carpentry & Home Improvement Corp.		
CONTACT NAME Leon Folgen		
ADDRESS 392 Leonard Street		
CITY Brooklyn	STATE New York	ZIP CODE 11211
PHONE (347) 495-5818	EMAIL leonfolgen@gmail.com	
OPERATION START DATE 2021		

SECTION VI: Property's Environmental History

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

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

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

*Please describe other known contaminants and the media affected:

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

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

Are the required drawings included with this application?

YES NO

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

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

Other: Automotive Repair and Service, Petroleum Filling Station, Lumber Shed, Wagon Builder, Other.

SECTION VII: Requestor Information				
NAME 392 Leonard LLC				
ADDRESS 131 7th Avenue, Unit 228				
CITY/TOWN New York		STATE New York	ZIP CODE 10011	
PHONE (718) 705-8825	EMAIL david@bruklynbuilders.com			
			Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?			<input checked="" type="radio"/>	<input type="radio"/>
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?			<input checked="" type="radio"/>	<input type="radio"/>
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A <input type="radio"/>			<input checked="" type="radio"/>	<input type="radio"/>
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.			<input checked="" type="radio"/>	<input type="radio"/>

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE David Halberstam			
ADDRESS 1213 Rogers Avenue, 1st Floor			
CITY Brooklyn		STATE New York	ZIP CODE 11226
PHONE (718) 705-8825	EMAIL david@bruklynbuilders.com		
REQUESTOR'S CONSULTANT (CONTACT NAME) James Bellew			
COMPANY H&A of New York Engineering and Geology, LLP			
ADDRESS 213 W 35th St, 7th Floor			
CITY New York		STATE New York	ZIP CODE 10001
PHONE (646) 277-5686	EMAIL jbellw@haleyaldrich.com		
REQUESTOR'S ATTORNEY (CONTACT NAME) Matthew J. Sinkman			
COMPANY FBT Gibbons LLP			
ADDRESS 1 Pennsylvania Plaza, Floor 45, Suite 4515			
CITY New York		STATE New York	ZIP CODE 10119
PHONE (212) 613-2011	EMAIL msinkman@fbtgibbons.com		

SECTION IX: Program Fee

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

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

SECTION X: Requestor Eligibility

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

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

SECTION X: Requestor Eligibility (continued)

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

PARTICIPANT

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

VOLUNTEER

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

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

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



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

Yes

No

N/A

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

Previous Owner

Current Owner

Potential/Future Purchaser

Other: _____

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

Is this proof attached?

Yes

No

N/A

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

SECTION XI: Property Eligibility Information		
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	Y <input type="radio"/>	N <input checked="" type="radio"/>
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____	<input type="radio"/>	<input checked="" type="radio"/>
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: _____ EPA ID Number: _____ Date Permit Issued: _____ Permit Expiration Date: _____	<input type="radio"/>	<input checked="" type="radio"/>
4. If the answer to question 2 or 3 above is YES, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. <div style="text-align: right;">N/A <input checked="" type="radio"/></div>	<input type="radio"/>	<input type="radio"/>
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	<input type="radio"/>	<input checked="" type="radio"/>
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	<input type="radio"/>	<input checked="" type="radio"/>

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

SECTION XIII: Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Authorized Signatory (title) of 392 Leonard 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: _____ Signature: David Halberstam Digitally signed by David Halberstam
Date: 2026.04.20 15:19:22 -04'00'

Print Name: David Halberstam

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

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY

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

BCP App Rev 17

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

From ECL 27-1405(31):

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

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

375-3.2:

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

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

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

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

Check appropriate box below:

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

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

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

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

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

Yes – planned renewable energy facility site with documentation

Pending – planned renewable energy facility awaiting documentation

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

No – not a planned renewable energy facility site

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

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

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

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

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

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

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

No

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

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

SUPPLEMENTAL INFORMATION

Brownfield Cleanup Application
392 Leonard Street Redevelopment Site
Site No. C224470
392 Leonard Street and 112 Richardson Street
Brooklyn, New York

ATTACHMENT A

Section I: Property Information

SECTION I: PROPERTY DESCRIPTION NARRATIVE

Site Location

The “Site” is located at 392 Leonard Street and 112 Richardson Street, Brooklyn, New York, and is identified as Block 2733 Lots 7 and 10 on the New York City tax map. The Site is approximately 0.18 acres (7,875 square feet) in size and is located in the Williamsburg neighborhood of Brooklyn, New York.

The Site is bounded to the north by Richardson Street, followed by a four-story commercial building; to the east by Meeker Avenue and the elevated “Brooklyn Queens Expressway”; to the south by a six-story residential building; and to the west by Leonard Street, followed by a seven-story multi-family residential building.

A project locus is included on Figure 1. An aerial photograph of the Site showing Site and parcel boundaries is included on Figure 2. A tax map is included on Figure 3. A map showing surrounding land use is included as Figure 4. A map showing the disadvantaged community overlay is included as Figure 5. A map showing the adjoining properties is included as Figure 6.

Site Features

The Site is currently developed with an active retail petroleum station with auto repair and a commercial workspace.

Current Zoning and Land Use

According to the New York City Planning Commission Zoning Map 13c, the Site is within the Special Greenpoint-Williamsburg Mixed Use District (MX-8) with an M1-2/R6 industrial, residential, and commercial overlay. The one-story building at 392 Leonard Street is occupied and operated by A-1 Auto Repair Inc. and Alexander Carpentry and Home Improvement Corp., and the retail petroleum station at 112 Richardson Street is occupied and operated by 278 Fuel Stop. The proposed future use and development are consistent with the current zoning.

Past Site Use

Based on a Phase I Environmental Site Assessment (ESA) completed by H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York) for the Site in March 2026, the Site was first developed as early as 1887 with a two-story dwelling. By 1905, the southwestern portion of the Site was improved with additional one- and two-story dwellings, and the eastern portion of the Site was improved with a one-story soap factory, a one-story “rags” building, horse stable buildings, and other one-story and three-story structures. In 1916, the one-story dwelling on the southern portion of the Site was converted into a storefront; two horse stable buildings were built on the central portion of the subject property, and the buildings on the eastern portion of the subject property were razed and improved with a lumber shed and wagon builder. By 1939, a portion of the block was demolished, and the street/block layout changed; the structures on the Site were razed, and the tax parcels were combined. The Site was then improved with a petroleum filling station and a one-story building utilized for washing and greasing automobiles, which included office space. Six gasoline tanks are depicted on the Site, four tanks on the northwestern portion of the lot and two tanks on the eastern portion of the lot.

The Site remained relatively unchanged from the early 1940s to the mid-1990s. Development at the Site has not significantly changed since the mid-1990s, and operations have remained generally consistent (i.e., auto operations) since that time. The Site was listed in the Resource Conservation and Recovery Act (RCRA) Non-Generator (NonGen)/No Longer Regulated (NLR) Database as a small quantity generator (SQG) of hazardous materials in 2015, associated with Consolidated Edison (Con Edison) utility operations. There were no violations associated with this listing.

As the Site has operated as a retail petroleum station with gasoline tanks since at least the early 1940s, spill records were identified in relation to Site operations. Several spills have been reported since 1999 due to petroleum leaking onto the ground surface or tanks leaking petroleum into the subsurface, followed by subsequent remedial excavation and confirmation sampling. These spill cases and subsequent spill cases assigned in the 2000s and 2010s (four records in total) have achieved regulatory closure through the New York State Department of Environmental Conservation (NYSDEC).

Based on the observations and analytical findings of the 2026 Limited Phase II Environmental Site Investigation Report (ESI) completed by Haley & Aldrich of New York, a spill condition was reported to the NYSDEC Spills Hotline on March 10, 2026. The Spill (Spill Record No. 2509648) summarizes the spill condition, presumed to be caused by historic service station operations onto soil and into groundwater at the Site, with an unknown quantity of soil and groundwater affected.

Site Geology and Hydrogeology

Based on findings from the Limited Phase II ESI completed by Haley & Aldrich of New York for the Site in 2026, fill material generally consisting of brown to dark brown fine to medium sand with varying amounts of demolition debris was observed from surface grade to approximately 6 to 8 feet (ft) below ground surface (bgs). The fill layer was underlain by a potential native layer consisting of brown to dark brown clay with trace amounts of sand.

The topography of the Site is generally flat with a gentle slope to the northwest. The ground level elevation on the Site is approximately 16 ft above mean sea level (amsl). Groundwater was encountered during the April 2022 Limited Phase II ESI at approximately 13 ft bgs and between approximately 7 ft bgs to 10 ft bgs during the Haley & Aldrich of New York Limited Phase II ESI investigation activities in January and February 2026.

Environmental Zone Designation

This Site is not located within an EnZone. An EnZone is defined as a census tract with a poverty rate of 20 percent and an unemployment rate at least 1.25 times the state unemployment rate, or a poverty rate at least double the rate of the county.

Disadvantaged Communities Assessment

New York's Climate Justice Working Group (CJWG) did not identify the Site to be located within a disadvantaged community (DAC). DACs are defined as areas that are often overlooked in climate policy initiatives and DACs were created to ensure that these areas directly benefit from New York State's transition to cleaner, greener sources of energy, reduced pollution, cleaner air, and economic opportunities. The disadvantaged communities map is shown as Figure 5.

SECTION I.8: PREVIOUS REMEDIATIONS

The suspected sources of contamination are previous Site uses and leaking underground storage tanks and releases.

Spill #9900802 was assigned on April 21, 1999, when contaminated soil was reported during the closure of 550-gallon USTs at the property. The owner specified that contaminated soil was removed from the property, and six endpoint samples were collected by ASTEM Laboratories Inc. from the location of the 550-gallon tanks and analyzed for U.S. Environmental Protection Agency (USEPA) Method 8021 plus methyl tert-butyl ether (MTBE). The laboratory results indicated that all results were less than 50 ppb. Therefore, the spill case was closed on August 10, 1999.

Spill #0310672 was assigned on December 16, 2003, due to a tank failure. The case was subsequently included in the Leaking Storage Tanks (LST) database due to the tank failure. A caller reported that the gas station was polluting the sewer through a broken hose and sweeping gasoline into the sewer system. Spill #0310672 was closed on December 16, 2003.

Spill #0610686 was assigned on December 20, 2006, when large petroleum puddles were observed on the ground surface by the New York City Police Department (NYPD) and the NYCDEP. A site visit was performed by NYSDEC in August 2010. During the site visit, no visual evidence of petroleum contamination was noted, with the exception of small staining on the pavement areas. Since the spills mentioned in the original spill report were no longer present and there were no apparent new spills, it was determined there was no threat to the environment or the public, and the spill case was closed on August 26, 2010.

Spill #1407383 was assigned on October 16, 2014, when the sensor in the interstitial space of the double-wall diesel tank went off during a tank system test. The operator found two gallons of diesel mixed with water. The site had two manifolded diesel tanks, and the tank in question was empty and isolated from the other tank. The FDNY was informed about the possible leak in the diesel tank. However, because there was no indication of the spill outside the secondary wall, further investigation was not required, and the case was closed on November 3, 2014.

Spill #1510142 was assigned on January 9, 2016, when product was found in the secondary containment of the master tank (one of two connected 4,000-gallon diesel USTs). Both tanks were tested, and the “slave tank” passed, so it was isolated from the master tank. The master tank and its secondary containment failed the tightness testing and, therefore, it was emptied. The faulty tank was closed in place until the property could be redeveloped. The case was closed on May 2, 2016.

During the 2026 Limited Phase II Environmental Site Investigation field work conducted by Haley & Aldrich of New York, four 4,000-gallon underground storage tanks were identified on-Site. Of the four tanks, one was closed in place, but closure documentation was not identified. The Site’s three PBS facilities include: 2-611136 (Active - Auto Service/Repair – No Gasoline Sales), 2-510793 (Active - Retail Gasoline Sales), and 2-612889 (unregulated/closed - Auto Service/Repair - No Gasoline Sales). Based on the observations and analytical findings of this event, a spill condition was reported to the NYSDEC Spills Hotline on March 10, 2026. The Spill (Spill Record No. 2509648) summarizes the release condition, presumed to be caused by historic service station operations at the Site, that was not previously remediated under existing spill cases noted above and still requires additional remediation to address.

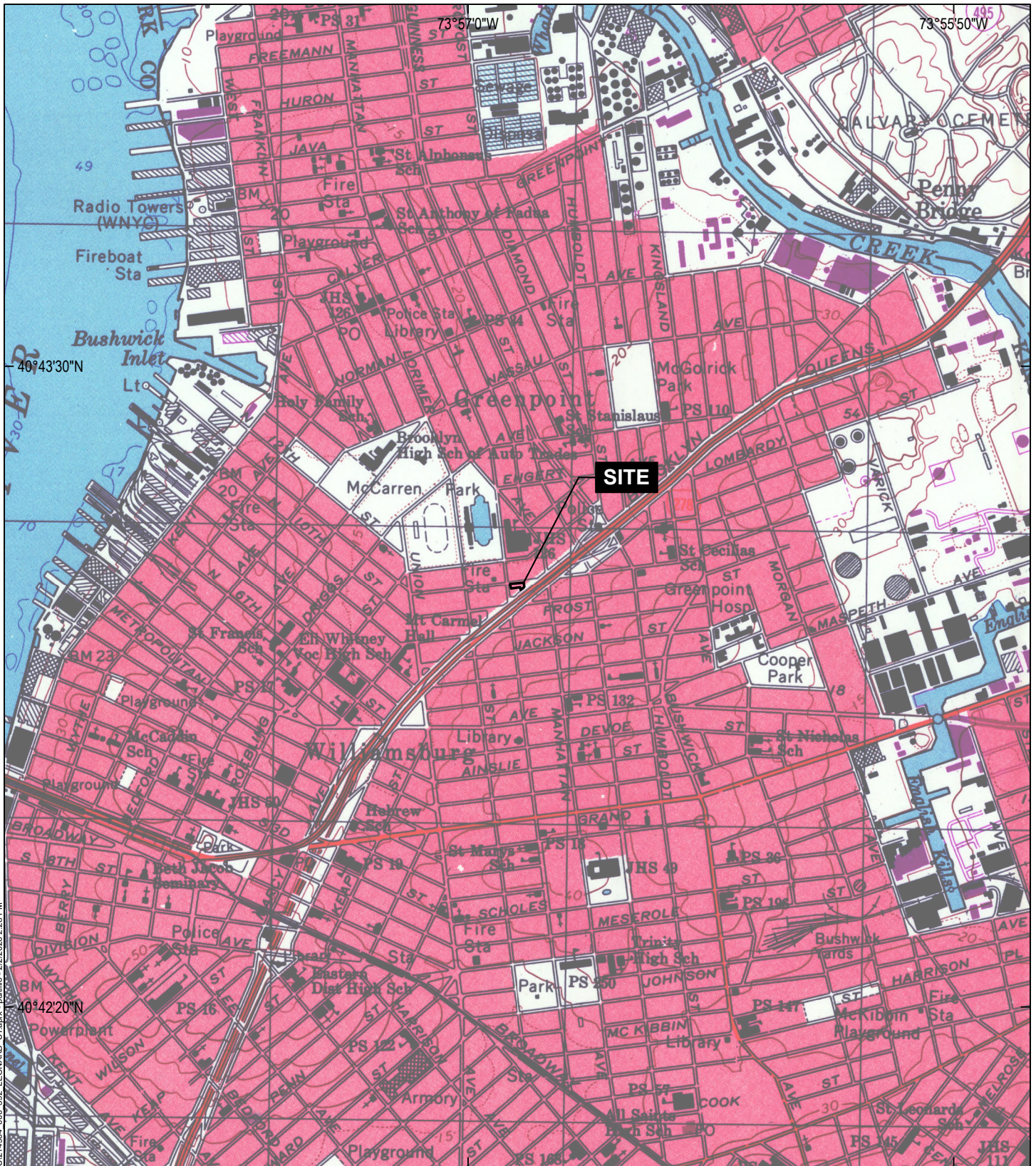
SECTION I.14: ENVIRONMENTAL ASSESSMENT

Based upon investigations conducted at the Site, the primary contaminants of concern for the Site are petroleum-related volatile organic compounds (VOCs), heavy metals and several semi-volatile organic compounds (SVOCs) in soil, petroleum-related VOCs in groundwater, and petroleum-related VOCs and chlorinated volatile organic compounds (CVOCs) in soil vapor.

Soil - VOCs were predominantly detected in deep soil samples on the eastern portion of the Site. Elevated petroleum-related VOCs detected in samples collected between 6 and 10 ft bgs included 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 2-butanone (Methyl Ethyl Ketone), benzene, ethylbenzene, n-butylbenzene, n-propylbenzene, and toluene with detections exceeding their soil cleanup objectives (SCOs) for unrestricted use, with a maximum concentration of 540 parts per million (ppm). Concentrations of SVOCs, specifically polycyclic aromatic hydrocarbons (PAHs), were detected in shallow to deep soil samples at concentrations exceeding SCOs for unrestricted use Site-wide. Elevated PAHs detected in soil samples included benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(g,h,i)perylene, benzo(k)fluoranthene, chrysene, dibenz(a,h)anthracene, dibenzofuran, indeno(1,2,3-cd)pyrene, naphthalene and phenanthrene, with a maximum concentration of 56 ppm. Concentrations of metals were detected at concentrations exceeding SCOs for restricted and unrestricted use in shallow to deep soil samples Site-wide. Elevated metals detected in soil samples included arsenic, copper, lead, manganese, and mercury, with a maximum concentration of 2,000 ppm.

Groundwater - Petroleum-related VOCs were detected in groundwater samples collected on the northeast and northwest portions of the Site at concentrations exceeding the groundwater standards. Elevated VOCs included 1,2,4,5-tetramethylbenzene, 1,2,4-Trimethylbenzene, 1,3,5-Trimethylbenzene, 2-Phenylbutane (sec-Butylbenzene), benzene, ethylbenzene, isopropylbenzene (Cumene), m,p-xylenes, Methyl Tert Butyl Ether (MTBE), naphthalene, n-butylbenzene, n-propylbenzene, o-xylene, and toluene, with a maximum concentration of 960 parts per billion.

Soil Vapor - Petroleum-related VOCs and CVOCs were detected at elevated concentrations throughout the Site. The maximum total VOC concentrations in soil vapor samples were identified in the easternmost sample collected adjacent to the underground storage tank (UST) area within the retail petroleum station. Petroleum-related VOCs detected above laboratory reporting limits in soil vapor samples included benzene, toluene, ethylbenzene, xylenes, hexane, 2-butanone (Methyl Ethyl Ketone), n-heptane cyclohexane, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, and 2,2,4-Trimethylpentane (Isooctane), with a maximum concentration of 8,080 micrograms per cubic meter.



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MAP SOURCE: USGS
 SITE COORDINATES: 40°10'26"N, 73°56'87"W

**HALEY
 ALDRICH**

392 LEONARD STREET AND 112 RICHARDSON STREET
 BROOKLYN, NEW YORK

PROJECT LOCUS




APPROXIMATE SCALE: 1 IN = 2000 FT
 APRIL 2026

FIGURE 1

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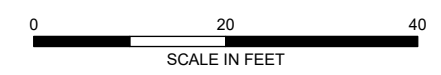


LEGEND

-  UNDERGROUND STORAGE TANK LOCATION
-  SITE BOUNDARY
-  PARCEL BOUNDARY

NOTES

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



392 LEONARD STREET AND 112 RICHARDSON STREET
BROOKLYN, NEW YORK

SITE PLAN



APRIL 2026

FIGURE 2

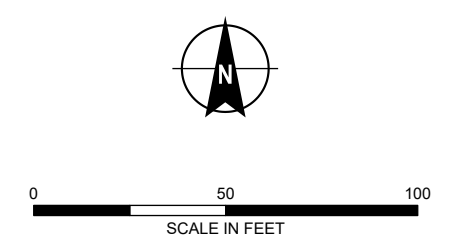
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LEGEND

-  SITE BOUNDARY
-  PARCEL BOUNDARY

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



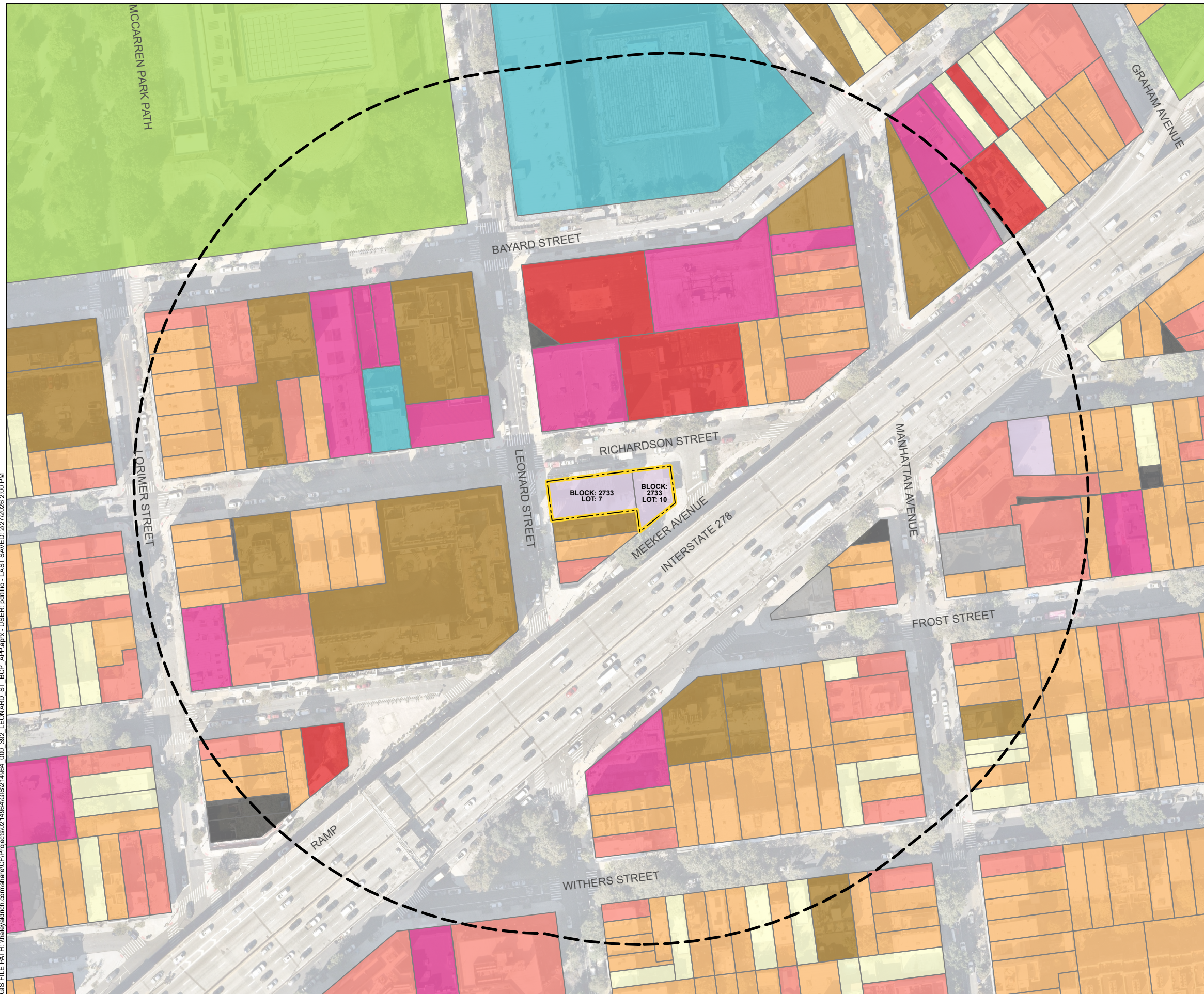
HALEY ALDRICH 392 LEONARD STREET AND 112 RICHARDSON STREET
BROOKLYN, NEW YORK

TAX LOT MAP














APRIL 2026

FIGURE 3

C:\GIS\FILE PATH: \\haleyaldrich.com\share\CF\Projects\0214964\GIS\214964_000_392_LEONARD_ST_BCP_APP.aprx - USER: pdillino - LAST SAVED: 2/27/2026 2:00 PM

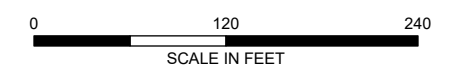


LEGEND

-  500-FT BUFFER OF SITE BOUNDARY+
-  SITE BOUNDARY
-  PARCEL BOUNDARY
- LAND USE CATEGORY**
-  ONE AND TWO FAMILY BUILDINGS
-  MULTI-FAMILY WALK-UP BUILDINGS
-  MULTI-FAMILY ELEVATOR BUILDINGS
-  MIXED RESIDENTIAL AND COMMERCIAL BUILDINGS
-  COMMERCIAL AND OFFICE BUILDINGS
-  INDUSTRIAL AND MANUFACTURING BUILDINGS
-  TRANSPORTATION AND UTILITY
-  PUBLIC FACILITIES AND INSTITUTIONS
-  OPEN SPACE AND OUTDOOR RECREATION
-  PARKING FACILITIES
-  VACANT LAND

NOTES

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



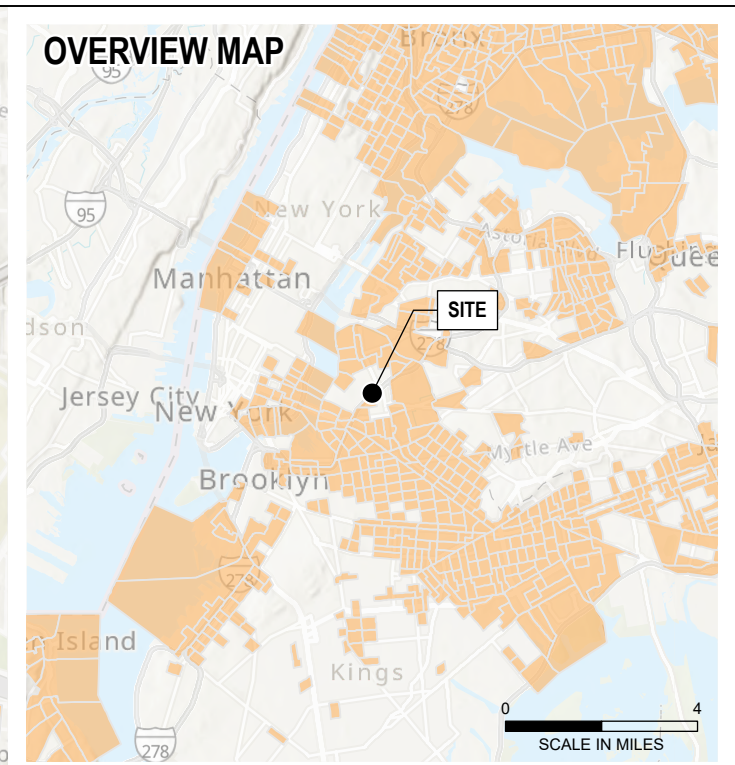
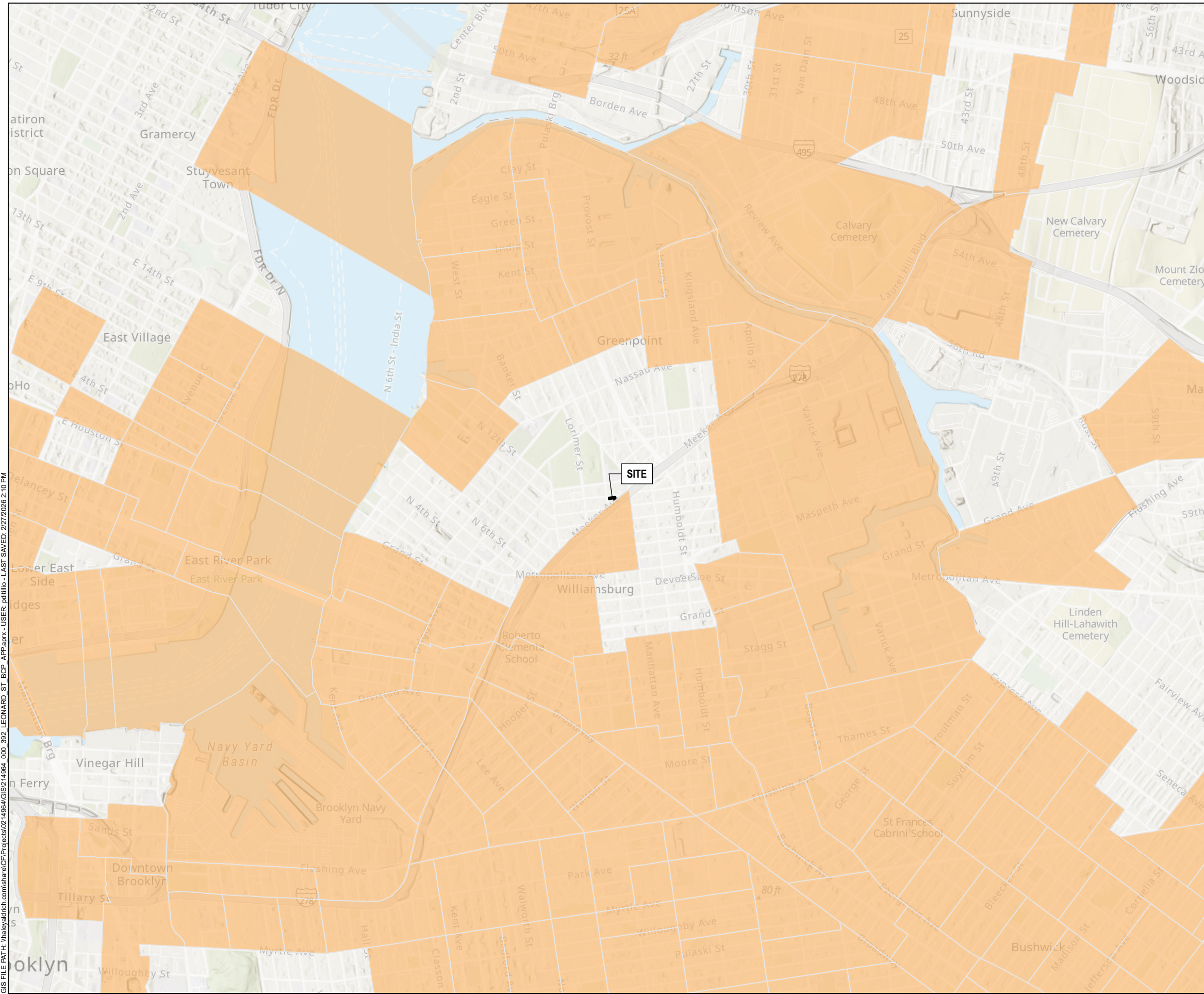
HALEY ALDRICH 392 LEONARD STREET AND 112 RICHARDSON STREET
BROOKLYN, NEW YORK

SURROUNDING LAND USE

APRIL 2026

FIGURE 4

GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\20214864\GIS\214864_000_392_LEONARD_ST_BCP_APP\prj - USER: pdillino - LAST SAVED: 2/27/2026 2:10 PM

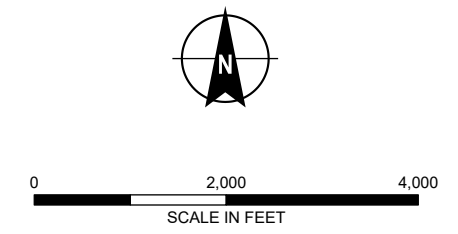


LEGEND

- SITE BOUNDARY
- DISADVANTAGED COMMUNITY, NEW YORK CITY AREA

NOTES

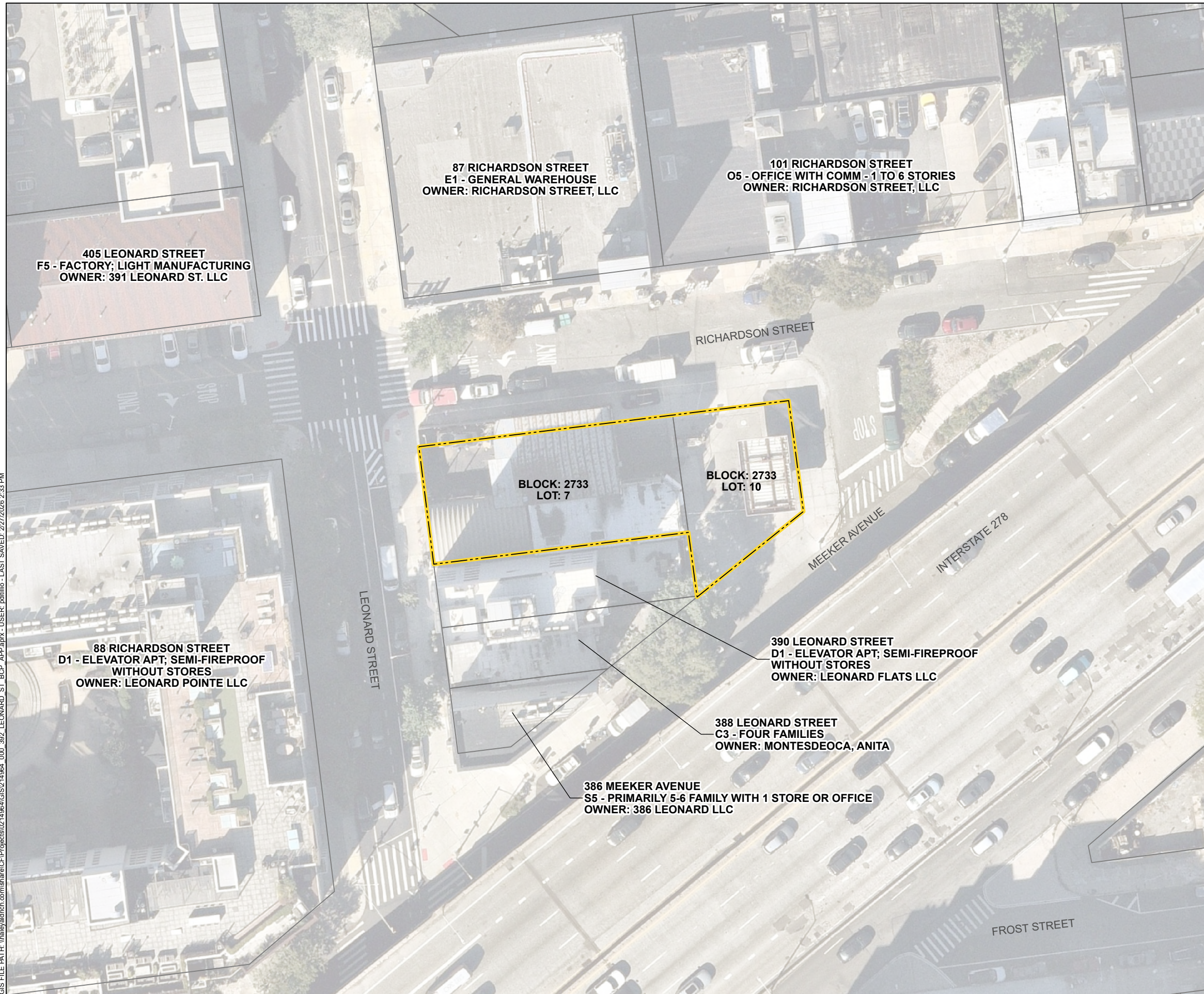
1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. DISADVANTAGED COMMUNITY DATA SOURCE: NEW YORK STATE, DEPARTMENT OF STATE, 2023
3. BASE MAP SOURCE: ESRI



HALEY ALDRICH 392 LEONARD STREET AND 112 RICHARDSON STREET
BROOKLYN, NEW YORK

DISADVANTAGED COMMUNITIES

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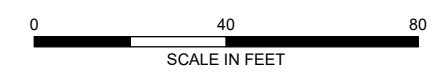


LEGEND

-  SITE BOUNDARY
-  PARCEL BOUNDARY

NOTES

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



**HALEY
ALDRICH**

392 LEONARD STREET AND 112 RICHARDSON STREET
BROOKLYN, NEW YORK

ADJOINING PROPERTIES SITE MAP

APRIL 2026

FIGURE 6

Brownfield Cleanup Application
392 Leonard Street Redevelopment Site
Site No. C224470
392 Leonard Street and 112 Richardson Street
Brooklyn, New York

ATTACHMENT B

Section II: Project Description

SECTION II: PROJECT DESCRIPTION

The purpose of the project is to redevelop a contaminated property in addition to implementing remedial measures to protect human health and the environment. The Site is currently developed with an active retail petroleum station (278 Fuel Stop) with auto repair (A-1 Auto Repair Inc.) and commercial workspace (Alexander Carpentry & Home Improvement Corp.).

The proposed project will include:

1. Demolition of the existing building to facilitate the Remedial Investigation (RI);
2. An RI to characterize the nature and extent of contamination and identify remedial measures;
3. Excavation and off-Site disposal of contaminated soil; and,
4. Implementation of remedial measures, as required, in tandem with Site-wide redevelopment.

Proposed Development

Although future development plans are in preliminary design phases, the proposed development will consist of constructing a multi-story mixed-use commercial and residential building with affordable and market-rate units and a cellar that is anticipated to encompass the entire Site footprint.

Rationale for BCP Program

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

Upon review of analytical results from previous environmental investigations conducted at the Site (discussed in further detail in Section IV), the Requestor seeks to enter the NYSDEC BCP due to the contaminants of concern identified at the Site. Contaminants of concern include petroleum-related VOCs, heavy metals, and SVOCs in soil; petroleum-related VOCs in groundwater; and petroleum-related VOCs with localized CVOCs, including PCE soil vapor. Contaminants of concern identified are believed to have resulted from previous operations, including auto repair operations and the generation of lead wastes at the Site.

While the Limited Phase II ESI provided preliminary Site characterization data, it did not fully determine the nature and extent of contamination. Therefore, the Requestor is also submitting a draft Remedial Investigation Work Plan (RIWP) for NYSDEC approval along with this BCP Application.

Project Schedule

It is anticipated that, once the Requestor is accepted into the BCP and the draft RIWP is approved by the NYSDEC, the 30-day public comment period will commence. Following acceptance into the program and approval of the draft RIWP, the remedial contractor will mobilize to the Site to begin implementation of the RI. A preliminary BCP timeline and project schedule are included as an attachment. Completion of the remedy is anticipated by fall 2027, with a Certificate of Completion expected in 2027. A tentative project schedule is below.

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

Notes:

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

Green and Sustainable Remediation

NYSDEC’s DER-31 Green Remediation requires that Green Remediation concepts, best practices, and techniques be considered during all stages of the remedial program, including RI, remedial design/remedial action, and site management, as applicable, with the goal of improving the sustainability of the cleanup and summarizing the net environmental benefit of any implemented green technology.

The following green remediation/sustainability concepts will be considered and/or implemented, to the extent practicable, during remediation investigations, remedial design and action, and site management. Implementability and applicable remedial stages are detailed in the table below.

DER-31 Green Remediation/Sustainability Concepts	Applicable Remedial Stage(s)	Site Specific Implementability
Increase energy efficiency/minimize total energy use and direct and indirect CO ₂ /greenhouse gas (GHG) emissions to the atmosphere	Remedial Investigation, Remedial Design, Remedial Action	Priorities will include one mobilization for investigation, carpooling of personnel, and identification of local disposal facilities to reduce offsite GHG emission.
Reduce emissions of air pollutants	Remedial Investigation, Remedial Action, Site Management	Priorities will include one mobilization for investigation, carpooling of Site personnel, identification of local disposal facilities and use of energy efficient building elements to reduce air pollution
Minimize habitat disturbance and create or enhance habitat or usable land	Remedial Design, Remedial Action	Open space will be considered during design phase.
Conserve natural resources such as soil and water; promote the sequestration of carbon through reforestation or afforestation	Remedial Design, Remedial Action	Planting will be considered for landscaped areas of the property for purposes of biological carbon sequestration
Minimize fresh water consumption and maximize water reuse during daily operations and treatment processes	Remedial Action, Site Management	Reuse of wash water will be completed wherever possible prior to containerization for offsite disposal
Prevent long-term erosion, surface runoff, and off-site water quality impacts, and prevent unintended soil compaction	Remedial Design, Remedial Action	Runoff prevention measures will be implemented including hay bales and/or silt fencing
Minimize waste or implement beneficial use of materials that would otherwise be considered a waste	Remedial Design, Remedial Action, Site Management	Reuse sampling will be conducted as part of the waste characterization effort should investigation results indicate viability
Minimize equipment and truck idling and use sustainably produced biofuels to reduce discharge of pollutants and GHGs to the atmosphere	Remedial Investigation, Remedial Action, Site Management	Trucks will not queue or idle outside the Site during the investigation, remedial action or site management activities
Utilize clean diesel (new or retrofitted) equipment to reduce emissions to the atmosphere	Remedial Action, Site Management	Truck suppliers will be contacted for use of clean diesel prior to remedial action implementation
Minimize truck travel for disposal to save energy, reduce emissions, and reduce localized noise, vibration, and wear and tear on roads	Remedial Investigation, Remedial Action	Local disposal facilities for investigation derived waste and subsequent excavation as part of the remedial action will be identified and prioritized for use
Minimize use of heavy equipment to save energy and reduce emissions	Remedial Investigation, Remedial Action, Site Management	Evaluation of equipment will be conducted prior to investigation, as part of the support of excavation design and during remedial action

Goals for the project related to green and sustainable remediation metrics will be incorporated into and tracked during each stage of the project, as appropriate. All green and sustainable practices and techniques employed will be discussed in applicable reports associated with each stage of the project, including completion of an environmental footprint analysis using an NYSDEC-accepted tool. A climate change vulnerability assessment will be completed, as necessary, at each stage of the project.

Brownfield Cleanup Application
392 Leonard Street Redevelopment Site
Site No. C224470
392 Leonard Street and 112 Richardson Street
Brooklyn, New York

ATTACHMENT C

Section IV: Land Use Factors

SECTION IV: LAND USE FACTORS

Zoning

According to the New York City Planning Commission Zoning Map 3c, the Site is located within the Special Greenpoint-Williamsburg Mixed Use District (MX-8) with an M1-2/R6 industrial, residential, and commercial overlay. The Site is in an urban area characterized by residential and commercial use buildings.

Current Use

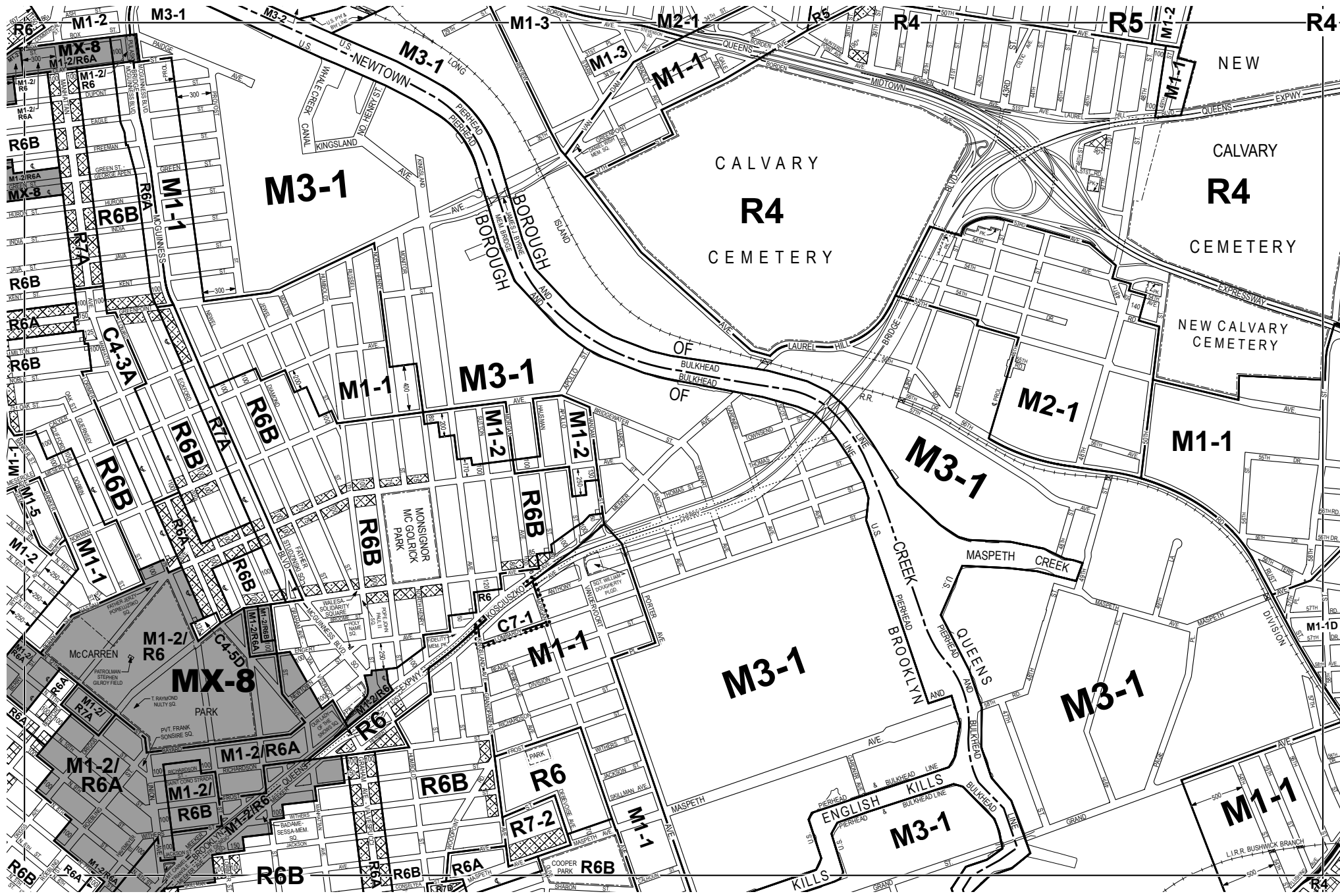
The Site is currently developed with an active retail petroleum station with auto repair and a commercial workspace.

Intended Use Post-Remediation

Although future development plans are in preliminary design phases, the proposed development will consist of a mixed-use multi-story residential (with affordable and market-rate units) and commercial building that is anticipated to encompass the entire Site footprint.

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

According to the New York City Planning Commission Zoning Map 3c, the Site is located within the Special Greenpoint-Williamsburg Mixed Use District (MX-8) with an M1-2/R6 industrial, residential, and commercial overlay. The Requestor plans to redevelop the Site with a mixed-use commercial and residential building. The proposed development of this property is consistent with the current zoning. The applicable zoning map is included as an attachment.



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

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

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

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

AREA(S) REZONED

Effective Date(s) of Rezoning:

10-09-2025 C 250090 ZMK

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

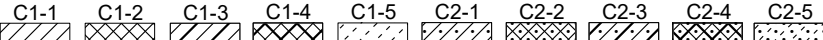
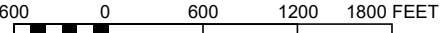
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

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

MAP KEY

8d	9b	9d
12c	13a	13c
12d	13b	13d

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

ZONING MAP 13a

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.

Brownfield Cleanup Application
392 Leonard Street Redevelopment Site
Site No. C224470
392 Leonard Street and 112 Richardson Street
Brooklyn, New York

ATTACHMENT D

Section V: Current & Previous Property Owner/Operator Information

SECTION V: CURRENT & PREVIOUS PROPERTY OWNER/OPERATOR INFORMATION

Current Owner and Operator

392 Leonard LLC is the Requestor, and Leonard & Richardson Street LLC is the current owner of the Site located at 392 Leonard Street and 112 Richardson Street. A copy of deeds for the Site are included in this Section V.

The one-story building at 392 Leonard Street is occupied and operated by A-1 Auto Repair Inc. and Alexander Carpentry and Home Improvement Corp., and the retail petroleum station at 112 Richardson Street is occupied and operated by 278 Fuel Stop.

Previous Owners and Operators

A list of current and previous owners for 392 Leonard Street and 112 Richardson Street is provided in the table below.

Date	Document Type	First Party	First Party Address	Second Party	Relationship of First Party to Applicant
7/30/2019	Deed	Romansky, Walter	133 B West End Avenue, Brooklyn, NY 11235	Leonard & Richardson Street LLC	None
12/2/1987	Deed	Sievers, Lawrence	5 Mountain Logan Court, Farmingville, NY 11738	Romansky, Walter	None
12/2/1987	Deed	Ancona, Joseph/LWT	364 Old Country Road, Mineola, NY 11501	Sievers, Lawrence	None
10/19/1984	Deed	Marrotta, Lucille	153 Bedford Avenue, Brooklyn, NY 11211	Ancona, Joseph	None
3/7/1977	Deed	Marrotta, Philip Sr	153 Bedford Avenue, Brooklyn, NY 11211	Marrotta, Lucille	Spouse
9/27/1971	Deed	Schwartz, Henry	1555 East 19th Street, Brooklyn, NY 11230	Marrotta, Philip Sr	None

Reference: New York City Department of Finance Automated City Register Information System (ACRIS) website: <https://a836-acris.nyc.gov/DS/DocumentSearch/BBLResult>. Current and former addresses and telephone numbers of the previous property owners were not readily available.

A list of current and previous owners for 112 Richardson Street is provided in the table below.

Date	Document Type	First Party	First Party Address	Second Party	Relationship of First Party to Applicant
7/30/2019	Deed	Romansky, Walter	133 B West End Avenue, Brooklyn, NY 11235	Leonard & Richardson Street LLC	None
12/2/1987	Deed	Sievers, Lawrence	5 Mountain Logan Court, Farmingville, NY 11738	Romansky, Walter	None
12/2/1987	Deed	Ancona, Joseph/LWT	364 Old Country Road, Mineola, NY 11501	Sievers, Lawrence	None
10/19/1984	Deed	Marrotta, Lucille	153 Bedford Avenue, Brooklyn, NY 11211	Ancona, Joseph	None
3/18/1981	Deed	Weinstein Samuel	150 East 56th Street, New York, NY 10022	Marrotta Philip	None
1/19/1976	Deed	Weinstein Abraham (Exc Of)	150 East 56th Street, New York, NY 10022	Weinstein Frank	Spouse
1/19/1976	Deed	Weinstein Abraham (Exc Of)	150 East 56th Street, New York, NY 10022	Weinstein Anna	None

Reference: New York City Department of Finance Automated City Register Information System (ACRIS) website: <https://a836-acris.nyc.gov/DS/DocumentSearch/BBLResult>. Current and former addresses and telephone numbers of the previous property owners were not readily available.

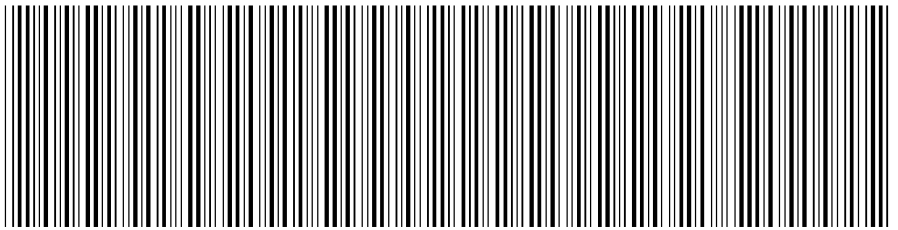
A list of current and previous operators of the Site is provided in the below table.

Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
278 Fuel Stop	Operator (Appx. 2010 to present)	112 Richardson Street Phone: 718-338-3327	None
A-1 Auto Repair (UHAUL Dealer)	Operator (Appx. 2010 – present)	392 Leonard Street Phone: 718-338-3464	None
Alexander Carpentry & Home Improvement	Operator (Appx. 2021 to present)	392 Leonard Street Phone: 347-495-5818	None
RIK Gasoline Inc.	Operator (Appx. 1990s to 2014)	392 Leonard Street Phone: Unknown	None
Point Green Auto Repair Inc., A D Bassic Auto Repair Inc	Operator (Appx. 1990s)	392 Leonard Street Phone: Unknown	None
Phil S. Service Station	Operator (Appx. 1980s)	392 Leonard Street Phone: Unknown	None
Schwartz Service Station	Operator (Appx. 1940s to mid-1960s)	392 Leonard Street Phone: Unknown	None

Reference: Information obtained from the EDR-City Directory Abstract generated on January 22, 2026, Inquiry No. 8229771.5.

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

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



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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2019072901174001

Document Date: 07-25-2019

Preparation Date: 07-30-2019

Document Type: DEED

Document Page Count: 2

PRESENTER:

RIDGE ABSTRACT CORP. (WR) PICK UP
9201 4TH AVE,SUITE 502
REC14933
BROOKLYN, NY 11209
718-338-0065
RA11223@AOL.COM

RETURN TO:

GERARD A IMPERATO
COUNSELOR AT LAW
2305 AVENUE Z
BROOKLYN, NY 11235

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	2733	7	Entire Lot	392 LEONARD STREET

Property Type: COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
BROOKLYN	2733	10	Entire Lot	112 RICHARDSON STREET

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

WALTER ROMENSKY
133 B WEST END AVENUE
BROOKLYN, NY 11235

GRANTEE/BUYER:

LEONARD & RICHARDSON STREET LLC.
392-394 LEONARD STREET A/K/A, 100 RICHARDSON STREET
BROOKLYN, NY 11211

Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 50.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

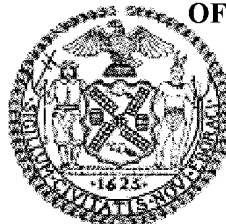
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OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 07-30-2019 15:33

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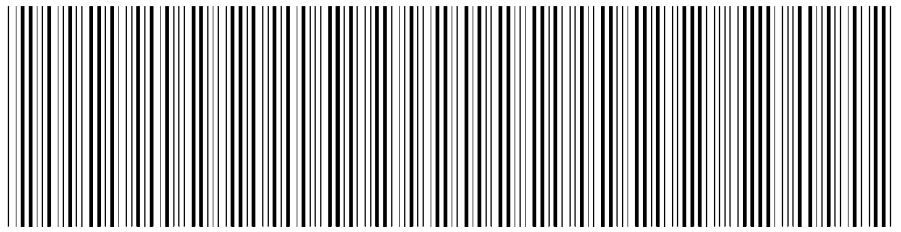
2019000240239



Annette McMill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2019072901174001001C7C6A

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 4

Document ID: 2019072901174001
Document Type: DEED

Document Date: 07-25-2019

Preparation Date: 07-30-2019

PARTIES

GRANTOR/SELLER:
DIMITRI SHTAERMAN
177 AMHERST STREET
BROOKLYN, NY 11235

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

THIS INDENTURE, made the 15 day of July, in the year 2019

BETWEEN WALTER ROMENSKY, residing at 133B West End Avenue, Brooklyn, New York 11235 and DIMITRI SHTAERMAN, residing at 177 Amherst Street, Brooklyn, New York 11235

party of the first part, and LEONARD & RICHARDSON STREET LLC, 392-394 Leonard Street, Brooklyn, New York a/k/a 100 Richardson Street, Brooklyn, New York 11211

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

Ten (\$10)----- dollars
paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

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

PARCEL A

BEGINNING at a point on the southerly side of Richardson Street, 100 feet east of Leonard Street;
RUNNING THENCE 46.79 feet easterly along the southerly side of Richardson Street;
THENCE southerly and at right angles to Richardson Street 46.40 feet;
THENCE southwesterly 55.07 feet to a point 75.43 feet southerly from the point of beginning, and
THENCE northerly and parallel with Leonard Street, 75.43 feet to the point or place of BEGINNING, be said dimensions more or less.

THIS parcel is otherwise known as Block 2733 Lot 10.
SAID PREMISES known as 100 Richardson Street, Brooklyn, New York.

PARCEL B

BEGINNING at the corner formed by the intersection of the easterly side of Leonard Street with the southerly side of Richardson Street.

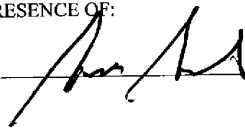
THENCE easterly along the southerly side of Richardson Street 100 feet;
THENCE southerly parallel with Leonard Street, 50 feet;
THENCE westerly parallel with Richardson Street 100 feet to the easterly side of Leonard Street;
THENCE northerly along the easterly side of Leonard Street 50 feet to the corner, to the point or place of BEGINNING.
THIS parcel is otherwise known as Block 2733, Lot 7.
SAID PREMISES known as 392-394 Leonard Street, Brooklyn, New York

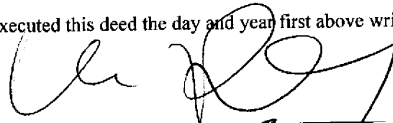
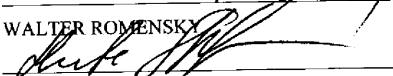
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;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

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:





WALTER ROMENSKY

DIMITRI SHTAERMAN

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of KINGS, ss:

On the 15 day of July in the year 2019, before me, the undersigned, personally appeared WALTER ROMENSKY and DIMITRI SHTAERMAN

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

 GERARD A IMPERATO
Notary Public, State of New York
No. 021M1920140
Qualified in Queens County
Commission Expires Jan. 31, 2022

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the . day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , 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/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, personally appeared

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

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of , County of , ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the day of in the year , before me the undersigned personally appeared

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

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

**Bargain and Sale Deed
With Covenants**

Title No.

WALTER ROMENSKY and DIMITRI SH TAERMAN

TO

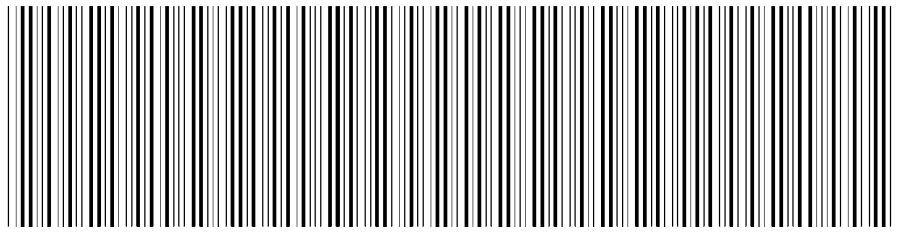
LEONARD & RICHARDSON STREET LLC

RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed By
RIDGE ABSTRACT CORP.
www.ridgeabstract.com

GERARD A. IMPERATO, ESQ.
2305 AVENUE Z
BROOKLYN, NEW YORK 11235

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2019072901174001001SB06B

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2019072901174001
Document Type: DEED

Document Date: 07-25-2019

Preparation Date: 07-30-2019

ASSOCIATED TAX FORM ID: 2019072500303

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

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

1
1
1

FOR CITY USE ONLY

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

C3. Book OR C4. Page

C5. CRFN



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

PROPERTY INFORMATION

1. Property Location 392 LEONARD STREET BROOKLYN 11211
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name LEONARD & RICHARDSON STREET LLC.
LAST NAME / COMPANY FIRST NAME

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

4. Indicate the number of Assessment Roll parcels transferred on the deed 2 # of Parcels OR Part of a Parcel

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

8. Seller Name ROMENSKY SHTAERMAN DIMITRI
LAST NAME / COMPANY FIRST NAME

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

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

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

SALE INFORMATION

10. Sale Contract Date 7 / 25 / 2019
Month Day Year

11. Date of Sale / Transfer 7 / 25 / 2019
Month Day Year

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

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

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

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

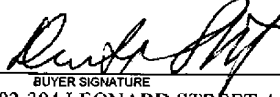
15. Building Class G, 2

16. Total Assessed Value (of all parcels in transfer) 5 0 7 6 0 0

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional Identifier(s))
 BROOKLYN 2733 7 BROOKLYN 2733 10

CERTIFICATION

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

 BUYER SIGNATURE		BUYER		DATE	
392-394 LEONARD STREET A/K/A 100 RICHARDSON STREET				BUYER'S ATTORNEY	
STREET NUMBER		STREET NAME (AFTER SALE)		LAST NAME	
BROOKLYN				FIRST NAME	
CITY OR TOWN		STATE		AREA CODE	
NY		11211		TELEPHONE NUMBER	
				SELLER	
				SELLER SIGNATURE	
				DATE	

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

State of New York }
County of Kings } SS.:

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

Street Address Unit/Apt.
BROOKLYN New York, 2733 7 (the "Premises");
Borough Block Lot

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

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

Dimitri Shtaerman
Name of Grantor (Type or Print)
[Signature]
Signature of Grantor

Walter Romensky
Name of Grantee (Type or Print)
[Signature]
Signature of Grantee

Sworn to before me
this 25 day of July 20 19

Sworn to before me
this 25 day of July 20 19

[Signature]
GERARD A IMPERATO
Notary Public, State of New York
No. 021M1920140
Qualified in Queens County
Commission Expires Jan 31, 20 20

[Signature]
GERARD A IMPERATO
Notary Public, State of New York
No. 021M1920140
Qualified in Queens County
Commission Expires Jan 31, 20 20

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

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

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

**Applicable properties compliant with the
Smoke Detector requirement**

Street Address	Unit/Apt	Borough	Block	Lot
112 RICHARDSON STREET		BROOKLYN	2733	10



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

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 2733 LOT: 7
- (2) Property Address: 392 LEONARD STREET, BROOKLYN, NY 11211
- (3) Owner's Name: LEONARD & RICHARDSON STREET LLC.
- Additional Name:

Affirmation:

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

Customer Billing Information:

Please Note:

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

Owner's Approval:

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

Print Name of Owner:

Signature: *Le Rey* 7/25/15 Date (mm/dd/yyyy)

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

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES



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

Customer Registration Form for Water and Sewer Billing

Borough	Block	Lot	Street	City	State	Zip
BROOKLYN	2733	10	112 RICHARDSON STREET	NY	NY	11211

201907250030310101

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

THIS INDENTURE, made the 3rd day of November, nineteen hundred and seventy-five
BETWEEN ANNA WEINSTEIN and SAMUEL WEINSTEIN

*10 SAMUEL WEINSTEIN
11 PARK PL
NY NY 10011*

as executors of The Estate of ABRAHAM WEINSTEIN under the last will and testament of
ABRAHAM WEINSTEIN, late of
150 East 56th Street, New York, N.Y. 10022, deceased,

party of the first part, and
ANNA WEINSTEIN and SAMUEL WEINSTEIN

*10 SAMUEL WEINSTEIN
11 PARK PL
NY NY 10011*

party of the second part,

WITNESSETH, that the party of the first part, by virtue of the power and authority given in and by said last will and testament, and in consideration of the sum of One (\$1.00) dollar

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, described as follows:

See Rider.

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 also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been 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:

Anna Weinstein
ANNA WEINSTEIN, Executor

Samuel Weinstein
SAMUEL WEINSTEIN, Executor.

RIDER:

REC 825-1401

FIRST PARCEL: On the north by the southerly side of Calyer Street 200 feet, on the east by the westerly side of Moultrie Street 350 feet, on the south by the northerly side of Meserole Avenue, 200 feet and on the west by the easterly side of Jewell Street, 350 feet, same being the entire block designated 2603 on the land map of the County of Kings.

SECOND PARCEL: Beginning at a point on the Southerly side of Frost Street distant one hundred and fifty (150) feet Westerly from the corner formed by the intersection of the Southerly line of Frost Street with the Westerly line of Graham Avenue, and running thence Westerly along said Southerly line of Frost Street fifty feet; thence Southerly in a line parallel with Graham Avenue, one hundred feet, more or less, to the centre of the block; thence Easterly in a line parallel to said Frost Street fifty feet; and thence Northerly in a straight line, one hundred feet, to the place of beginning, said premises being known as Nos. 144-146 Frost Street.

THIRD PARCEL: Beginning at a point on the southerly side of Frost Street, distant one hundred (100) feet westerly from the corner formed by the intersection of the southerly side of Frost Street with the westerly side of Graham Avenue; running thence southerly, parallel with Graham Avenue, one hundred (100) feet more or less to the centre line of the block; thence westerly, parallel with Frost Street, fifty (50) feet; thence northerly, parallel with Graham Avenue, one hundred (100) feet more or less to the southerly side of Frost Street; and thence easterly along the southerly side of Frost Street, fifty (50) feet to the point or place of beginning, being known as and by the street numbers 148-150 Frost Street.

FOURTH PARCEL: Beginning at a point on the southerly side of Richardson Street, 100 feet east of Leonard Street, running thence 46.79 feet easterly along the southerly side of Richardson Street; thence southerly and at right angle to Richardson Street, 46.40 feet; thence southwesterly, 55.07 feet to a point 75.43 feet southerly from the point of beginning, and thence northerly and parallel with Leonard Street, 75.43 feet to the point or place of beginning, the said dimensions more or less.

STATE OF NEW YORK, COUNTY OF New York
 On the 5th day of November 1975, before me
 personally came ANNA WEINSTEIN

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

Raymond F. Decker
 Notary Public

RAYMOND F. DECKER
 Notary Public, State of New York
 Qualified in New York County
 Commission Expires March 30, 1977

STATE OF NEW YORK, COUNTY OF New York
 On the 3rd day of November 1975, before me
 personally came SAMUEL WEINSTEIN

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

Anna Weinstoff
 Notary Public

ANNA WEINSTOFF
 Notary Public, State of New York
 Qualified in New York County
 Commission Expires March 30, 1977

FILED 825 1402

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
 the subscribing witness to the foregoing instrument, with
 who-
 swo-

that
 desc
 that
 at the same time subscribed his name as witness thereto

REAL ESTATE STATE OF NEW YORK
 TRANSFER TAX
 00.00

Executor's Deed

FILE NO
 Anna Weinstein and Samuel Weinstein,
 Executors of the Estate of Abraham
 Weinstein, deceased,
 TO
 ANNA WEINSTEIN and SAMUEL WEINSTEIN

BOOK 2603 2777 2733
 PAGE 1,16,25 15,17 10
 COUNTY OF TOWN

NOT VERIFIED

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

Samuel Weinstein, Esq.
 11 Park Place
 New York, N.Y. 10007

Zip No.



162222

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

1976 JAN 19 PM 2:43

OFFICE OF CITY REGISTER
 Kings County
 RECORDED
 WITHIN 24 HOURS
 and official seal

FILED
 1976 JAN 19 PM 2:43

6290 96-61-41

6290 96-61-41

LB
 LB
 LB

FILED 1976 JAN 19 PM 2:43

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

THIS INDENTURE, made the 3rd day of November, nineteen hundred and seventy-five BETWEEN FRANK WEINSTEIN, SAMUEL WEINSTEIN, TEDDY WEINSTEIN and ROBERT GERSON

*FRANK WEINSTEIN
11 PARK PL
N.Y. N.Y. 10002*

as executor^s of the Estate of MILTON WEINSTEIN under the last will and testament of MILTON WEINSTEIN, late of 110 East End Avenue, New York, N.Y., deceased,

part^s of the first part, and FRANK WEINSTEIN, SAMUEL WEINSTEIN, TEDDY WEINSTEIN and ROBERT GERSON, Trustees under the Will of Milton Weinstein, Deceased,

*FRANK WEINSTEIN
11 PARK PL
N.Y. N.Y. 10002*

part^s of the second part,

WITNESSETH, that the part^s of the first part, by virtue of the power and authority given in and by said last will and testament, and in consideration of the sum of One (\$1.00) dollar

paid by the part^s of the second part, does hereby grant and release unto the part^s of the second part, the ~~REXX~~ successors and assigns of the part^s 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, described as follows:

See Rider.

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 also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been 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:

Frank Weinstein
FRANK WEINSTEIN, Executor

Samuel Weinstein
SAMUEL WEINSTEIN, Executor

Teddy Weinstein
TEDDY WEINSTEIN, Executor

Robert Gerson
ROBERT GERSON, Executor.

RIDER:

FIRST PARCEL: On the north by the southerly side of Calyer Street, 200 feet, on the east by the westerly side of Moultrie Street, 350 feet, on the south by the northerly side of Meserole Avenue, 200 feet and on the west by the easterly side of Jewel Street, 350 feet, same being the entire block designated 2603 on the land map of the County of Kings.

SECOND PARCEL: Beginning at a point on the Southerly side of Frost Street distant one hundred and fifty (150) feet Westerly from the corner formed by the intersection of the Southerly line of Frost Street with the Westerly line of Graham Avenue, and running thence Westerly along said Southerly line of Frost Street, fifty (50) feet; thence Southerly in a line parallel with Graham Avenue, one hundred feet, more or less, to the centre of the block; thence Easterly in a line parallel to said Frost Street, fifty (50) feet; and thence Northerly in a straight line, one hundred (100) feet, to the place of beginning, said premises being known as Nos. 144-146 Frost Street.

THIRD PARCEL: Beginning at a point on the southerly side of Frost Street, distant one hundred (100) feet westerly from the corner formed by the intersection of the southerly side of Frost Street with the westerly side of Graham Avenue; running thence southerly, parallel with Graham Avenue, one hundred (100) feet more or less to the centre line of the block; thence westerly, parallel with Frost Street, fifty (50) feet; thence northerly, parallel with Graham Avenue, one hundred (100) feet more or less to the southerly side of Frost Street; and thence easterly along the southerly side of Frost Street, fifty (50) feet to the point or place of beginning, being known as and by the street numbers 148-150 Frost Street.

FOURTH PARCEL: Beginning at a point on the southerly side of Richardson Street, 100 feet east of Leonard Street, running thence 46.79 feet easterly along the southerly side of Richardson Street; thence southerly and at right angle to Richardson Street, 46.40 feet; thence southwesterly, 55.07 feet to a point 75.43 feet southerly from the point of beginning, and thence northerly and parallel with Leonard Street, 75.43 feet to the point or place of beginning, be said dimensions more or less.

825
1101

STATE OF NEW YORK, COUNTY OF New York ss:
 On the 3rd day of November 1975, before me personally came Frank Weinstein and Samuel Weinstein,

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

Anna Wittoff
 Notary Public

REF 825 1405
 STATE OF NEW YORK, COUNTY OF New York ss:
 On the 16 day of January 1976, before me personally came Teddy Weinstein

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

Henry H. Corty

STATE OF NEW YORK, COUNTY OF New York ss:
 On the 17th day of November 1975, before me personally came Robert Gerson 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 to name thereto by the order to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

Robert Gerson
 Notary Public
 609 S. C. Johnson
 NOTARY PUBLIC, State of New York
 Qualified in the County of Kings
 Commission Expires March 20, 1977

Executor's Deed

Title No.

Frank Weinstein, Samuel Weinstein, Teddy Weinstein and Robert Gerson, Executors of the Estate of Milton Weinstein, Deceased,

TO

Frank Weinstein, Samuel Weinstein, Teddy Weinstein and Robert Gerson, Trustees w/w Milton Weinstein, Dec'd.



STATE OF NEW YORK, COUNTY OF ss:
 On the day of 19, before me
 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

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

1	1	1
2403	2737	2733
1,16,23	15,17	10

NOT RECORDED

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

Samuel Weinstein, Esq.
 11 Park Place
 New York, N.Y. 10007

Zip No.

1623

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

1976 JAN 19 PM 2:43

0690 9L-61-N

0690 9L-61-N

A17

800

OFFICE OF CITY REGISTER
 Kings County
 RECORDER

REGISTER 211

LS
 LB
 LB

Florida

STATE OF FLORIDA, COUNTY OF Dade

On the 25 day of February, 1981, before me personally came Anna Weinstein

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

Notary Public seal for Florida, State of Florida at Large, Commission Expires May 9, 1981

REEL 1225 PAGE 830

STATE OF NEW YORK, COUNTY OF New York

On the 5 day of March, 1981, before me personally came IRIS BERSON

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

Notary Public seal for MIRA MURRAY, Notary Public, State of New York, Commission Expires March 30, 1982

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 New York, SS.:

On the 3rd day of March, 1981 before me personally came Samuel Weinstein, individually and as Trustee u/w Milton Weinstein, and Frank Weinstein as Trustee u/w Milton Weinstein, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they individually 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.

Notary Public seal for Mirna Witkoff

Bargain and Sale Deed

TITLE No. 810426745

SAMUEL WEINSTEIN, et al.,

PHILIP MARROTTA and LUCILLE MARROTTA, Husband and Wife.

SECTION 9, BLOCK 2733, LOT 10, COUNTY OR TOWN Kings, TAX BILLING ADDRESS

RETURN BY MAIL TO

IRA S LEVINE, 496 A Court Street, Brooklyn NY, Zip No. 11231



Recorded by: HAZ Remsen St., Brooklyn, N.Y.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

REC. FEE AIR, SET & 236, RIT # 4157

RECEIVED REAL ESTATE MAR 18 1981 TRANSFER TAX KINGS COUNTY

OFFICE OF CITY REGISTER, KINGS COUNTY, RECEIVED, witness my hand and official seal, City Register

THIS INDENTURE, made the 17th day of June, nineteen hundred and eighty-seven
BETWEEN MARLENE ANCONA
residing at 364 Old Country Road, Mineola, New York 11501

as Administratrix of the goods, credits, & chattels
~~XXXXXXXXXX~~ of JOSEPH ANCONA,
the County of Suffolk,
party of the first part, and
LAWRENCE SIEVERS
residing at 5 Mt. Logan Court
Farmingville, New York
late of
deceased,

party of the second part,
WITNESSETH, that the party of the first part, by virtue of the power and authority given in and by said last
will and testament, and in consideration of
Ten Thousand Dollars and no/100 (\$10,000.00) dollars,
paid by the party of the second part, does hereby grant and
release unto the party of the second part, the heirs or successors and assigns of the party of the second part
forever,

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

PARCEL A

BEGINNING at a point on the southerly side of Richardson Street, 100 feet east of Leonard Street;
RUNNING THENCE 46.79 feet easterly along the southerly side of Richardson Street;
THENCE southerly and at right angles to Richardson Street 46.40 feet;
THENCE southwesterly, 55.07 feet to a point 75.43 feet southerly from the point of beginning, and;
THENCE northerly and parallel with Leonard Street, 75.43 feet to the point or place of BEGINNING,
be said dimensions more or less.
SAID premises known as 100 Richardson Avenue, Brooklyn, New York

PARCEL B

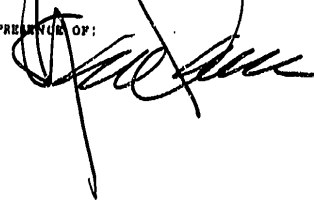
BEGINNING at the corner formed by the intersection of the easterly side of Leonard Street with the
southerly side of Richardson Street;
THENCE easterly along the southerly side of Richardson Street 100 feet;
THENCE southerly parallel with Leonard Street, 50 feet;
THENCE westerly parallel with Richardson Street 100 feet to the easterly side of Leonard Street;
THENCE northerly along the easterly side of Leonard Street 50 feet to the corner, to the point
or place of BEGINNING.

SAID premises known as 392-94 Leonard Street, Brooklyn, New York

Subject to a First Mortgage in the original sum of \$70,000.00 from LAWRENCE SIEVERS and JOSEPH ANCONA
to Philip Marrotta, Sr. and Lucille Marrotta dated September 28, 1984 and recorded in the Kings County
registers office on October 19, 1984 in reel 1653, page 1710 which the seller agrees to assume.
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 also all the estate which the said decedent had at the time of decedent's death in said premises, and also
the estate therein, which the party of the first part has or has power to convey or dispose of, whether individu-
ally, or by virtue of said will or otherwise; TO HAVE AND TO HOLD the premises herein granted unto
the party of the second part, the heirs or successors and assigns of the party of the second part forever.
AND the party of the first part covenants that the party of the first part has not done or suffered anything
whereby the said premises have been 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 consid-
eration 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:



Marlene Ancona
MARLENE ANCONA, MS
ADMINISTRATRIX OF ESTATE
OF JOSEPH ANCONA

475-00-1811

STATE OF NEW YORK, COUNTY OF NEW YORK SS:
On the 17th day of June 19 87, before me
personally came MARLENE ANACONA

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

[Signature]
SHERMAN S. LAWRENCE, ESQ.
Notary Public, State of New York
No. 30-7481900
Qualified in Nassau County
Commission Expires
December 31, 1988

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

070130

Title No.

MARLENE ANACONA, as the
ADMINISTRATRIX of the ESTATE
OF JOSEPH ANACONA

TO
LAWRENCE SIEVERS

Executor's Deed

The land affected by the within instrument
lies in Section in Block 2733 on the
Land Map of the County of KINGS, LOTS
Recommended at Request of

& 10

LOC. VER. BY ADDRESS *BR*

FLORIE & VIGNOLA, ESQS.
2626 East Tremont Avenue
Bronx, New York 10461
(712) 829-8080

COMMONWEALTH LAND
TITLE INSURANCE COMPANY

Principle Associates Inc.
Complete Title Insurance Services Provided
44 Court Street • Brooklyn, NY 11201
718-625-6500

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

copy 2-7

RECORDED IN KINGS COUNTY

OFFICE OF THE CITY REGISTER

12-02-87 12-02-87 12-02-87

B-03 PAID B-03 PAID B-03 PAID

1507 1507 1507

1607 -2 A 2 04

REC. FEE \$64.00 \$64.00 \$64.00

SEP # 415 4000

REC. # 2-7

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

THIS INDENTURE, made the 28th day of July, nineteen hundred and eighty-seven
BETWEEN LAWRENCE SIEVERS
residing at 5 Mt. Logan Court, Farmingville, New York

party of the first part, and WALTER ROMANSKY AND DIMITRI SHTAIRMAN
residing at 2421 East 74th Street
Brooklyn, 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 Richardson Street, 100 feet east of Leonard Street;
RUNNING THENCE 46.79 feet easterly along the southerly side of Richardson Street;
THENCE southerly and at right angles to Richardson Street 46.40 feet;
THENCE southwesterly, 55.07 feet to a point 75.43 feet southerly from the point of beginning,
and;
THENCE northerly and parallel with Leonard Street, 75.43 feet to the point or place of BEGINNING,
be said dimensions more or less.
THIS parcel is otherwise known as Block 2733, Lot 10.
Said premises known as 100 Richardson Street, Brooklyn, New York.

PARCEL B

BEGINNING at the corner formed by the intersection of the easterly side of Leonard Street with the southerly side of Richardson Street.
THENCE easterly along the southerly side of Richardson Street 100 feet;
THENCE southerly parallel with Leonard Street, 50 feet;
THENCE westerly parallel with Richardson Street 100 feet to the easterly side of Leonard Street;
THENCE northerly along the easterly side of Leonard Street 50 feet to the corner, to the point or place of BEGINNING.

THIS parcel is otherwise known as Block 2733, Lot 7.
SAID premises known as 392-394 Leonard Street, Brooklyn, New York.

SAID premises are sold subject to a mortgage presently reduced to \$54,010.21 and assumed by the grantees. A first mortgage from Lawrence Sievers and Joseph Ancona to Phillip Macrotta Sr. and Lucille Macrotta dated the 28th day of September 1984 and recorded October 19th, 1984 in Liber 1653, Page 1710.

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

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

Lawrence Sievers
LAWRENCE SIEVERS, GRANTOR

Walter Romansky
WALTER ROMANSKY, GRANTEE

Dimitri Shtairman
DIMITRI SHTAIRMAN, GRANTEE

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

41303505K

REEL 1563 PAGE 1708

280 52

THIS INDENTURE, made the 28th day of September, nineteen hundred and eighty four

BETWEEN PHILIP MARROTTA, A/K/A PHILIP MARROTTA SR. and LUCILLE MARROTTA, his wife, residing at 153 Bedford Avenue, Brooklyn, New York 11211

P.M.
L.M.

P.M.

party of the first part, and

LAWRENCE SIEVERS residing at 5 Mount Logan Court, Farmingville, New York 11738 and JOSEPH ANCONA residing at 11 Ridgewood Ave, Sec 01, NY 11784.

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:

BEGINNING at a point on the southerly side of Richardson Street, 100 feet east of Leonard Street; RUNNING THENCE 46.79 feet easterly along the southerly side of Richardson Street; THENCE southerly and at right angle to Richardson Street, 46.40 feet; THENCE southwesterly, 55.07 feet to a point 75.43 feet southerly from the point of beginning, and thence northerly and parallel with Leonard Street, 75.43 feet to the point or place of BEGINNING, be said dimensions more or less.

This parcel is otherwise known as Block 2733, Lot 10.

BEGINNING at the corner formed by the intersection of the easterly side of Leonard Street with the southerly side of Richardson Street; THENCE easterly along the southerly side of Richardson Street one hundred (100) feet; THENCE southerly parallel with Leonard Street, fifty (50) feet; THENCE westerly parallel with Richardson Street one hundred feet (100) to the easterly side of Leonard Street; THENCE northerly along the easterly side of Leonard Street (50) feet to the corner, the point or place of beginning.

P.M. This parcel is otherwise known as Block Section 2733, Lot 7.

P.M.
L.M.

Block Section 2733, Lot 10 is the same property transferred to the parties of the first part by deed dated February 25, 1981 and recorded in the office of the Kings County Clerk on March 18, 1981 in Reel 1225, pages 829 & 830.

Block Section 2733, Lot 7 is the same property transferred to the parties of the first part by deed dated February 8, 1977 and recorded in the office of the Kings County Clerk on March 7, 1977 in Reel 906, pages 491 & 492.

P.M.
L.M.

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

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

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

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

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

IN PRESENCE OF:

[Signature]

[Signature: Philip Marrotta Sr.]
Philip Marrotta Sr.

[Signature: Lucille Marrotta]
Lucille Marrotta

STATE OF NEW YORK, COUNTY OF Kings SS:
On the 28 day of Sept 19 , before me
personally came Philip & Lucille Marrotta

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

Daniel N. Fiore

DANIEL N. FIORE
Notary Public, State of New York
No. 02-4758851
Qualified in New York County
Commission Expires March 30, 1986

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

REEL 1563 PAGE 1709

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 SS:
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.

RECORDED BY
NORTHEASTERN
ABSTRACT CO., INC.
171 EAST FOST ROAD
WHITE PLAINS, N. Y. 10601
(914) 946-7747 (212) 772-0415

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. 4200528K Commonwealth Title

Philip & Lucille Marrotta

TO

Lawrence Sievers & Joseph Ancona

41688

SECTION 9
BLOCK 2733
LOTS 7 & 10
COUNTY OR TOWN Kings

REC. TER. *B*

Recorded at Request of
CHICAGO TITLE INSURANCE COMPANY

Return by Mail to

Dan Fiore, Esq.
2626 East Tremont Avenue
Bronx, New York
Zip No. 10461

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
CHICAGO TITLE INSURANCE COMPANY
10-19-84 B-01 SSI PAID SSI \$28.00
00228

10-19-84 B-01 DEED PAID DEED \$12.00
002927

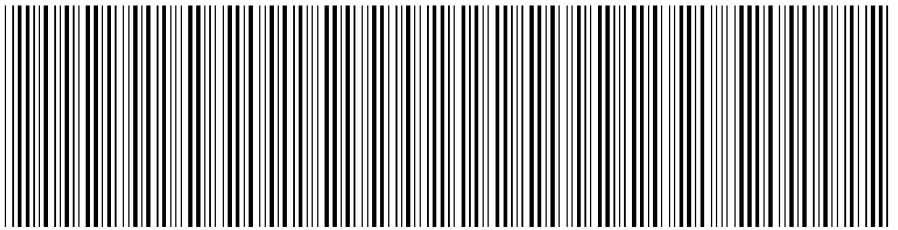
RESERVE THIS SPACE FOR USE OF RECORDING OFFICE
1984 OCT 19 10-19-84 B-01 SSI PAID SSI
REC. FEE \$ 16860
SEC. & TIF
X-100

RECEIVED
REAL ESTATE
OCT 19 1984
TRANSFER TAX
KINGS COUNTY

OFFICE OF CITY REGISTER
KINGS COUNTY
RECORDED
Witness my hand
and official seal
Jay E. Dunfield
CITY REGISTER

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

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



2019072901174001001E7EEA

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2019072901174001

Document Date: 07-25-2019

Preparation Date: 07-30-2019

Document Type: DEED

Document Page Count: 2

PRESENTER:

RIDGE ABSTRACT CORP. (WR) PICK UP
9201 4TH AVE,SUITE 502
REC14933
BROOKLYN, NY 11209
718-338-0065
RA11223@AOL.COM

RETURN TO:

GERARD A IMPERATO
COUNSELOR AT LAW
2305 AVENUE Z
BROOKLYN, NY 11235

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	2733	7	Entire Lot	392 LEONARD STREET

Property Type: COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
BROOKLYN	2733	10	Entire Lot	112 RICHARDSON STREET

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

WALTER ROMENSKY
133 B WEST END AVENUE
BROOKLYN, NY 11235

GRANTEE/BUYER:

LEONARD & RICHARDSON STREET LLC.
392-394 LEONARD STREET A/K/A, 100 RICHARDSON
STREET
BROOKLYN, NY 11211

Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 50.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

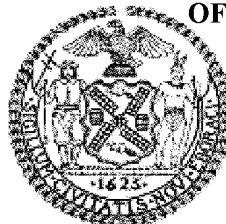
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 07-30-2019 15:33

City Register File No.(CRFN):

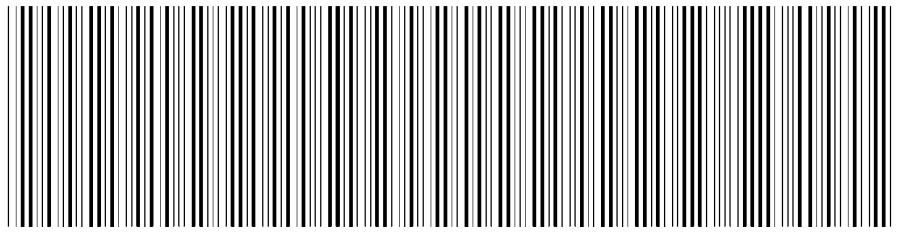
2019000240239



Annette McMill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2019072901174001001C7C6A

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 4

Document ID: 2019072901174001
Document Type: DEED

Document Date: 07-25-2019

Preparation Date: 07-30-2019

PARTIES

GRANTOR/SELLER:
DIMITRI SHTAERMAN
177 AMHERST STREET
BROOKLYN, NY 11235

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

THIS INDENTURE, made the 15 day of July, in the year 2019

BETWEEN WALTER ROMENSKY, residing at 133B West End Avenue, Brooklyn, New York 11235 and DIMITRI SHTAERMAN, residing at 177 Amherst Street, Brooklyn, New York 11235

party of the first part, and LEONARD & RICHARDSON STREET LLC, 392-394 Leonard Street, Brooklyn, New York a/k/a 100 Richardson Street, Brooklyn, New York 11211

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

Ten (\$10)----- dollars
paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

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

PARCEL A

BEGINNING at a point on the southerly side of Richardson Street, 100 feet east of Leonard Street;
RUNNING THENCE 46.79 feet easterly along the southerly side of Richardson Street;
THENCE southerly and at right angles to Richardson Street 46.40 feet;
THENCE southwesterly 55.07 feet to a point 75.43 feet southerly from the point of beginning, and
THENCE northerly and parallel with Leonard Street, 75.43 feet to the point or place of BEGINNING, be said dimensions more or less.

THIS parcel is otherwise known as Block 2733 Lot 10.
SAID PREMISES known as 100 Richardson Street, Brooklyn, New York.

PARCEL B

BEGINNING at the corner formed by the intersection of the easterly side of Leonard Street with the southerly side of Richardson Street.

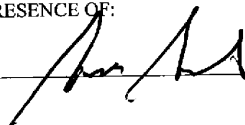
THENCE easterly along the southerly side of Richardson Street 100 feet;
THENCE southerly parallel with Leonard Street, 50 feet;
THENCE westerly parallel with Richardson Street 100 feet to the easterly side of Leonard Street;
THENCE northerly along the easterly side of Leonard Street 50 feet to the corner, to the point or place of BEGINNING.
THIS parcel is otherwise known as Block 2733, Lot 7.
SAID PREMISES known as 392-394 Leonard Street, Brooklyn, New York

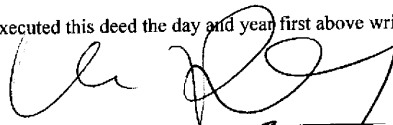
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;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

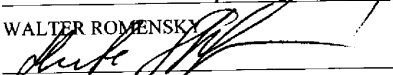
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:





WALTER ROMENSKY



DIMITRI SHTAERMAN

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of KINGS, ss:

On the 15 day of July in the year 2019, before me, the undersigned, personally appeared WALTER ROMENSKY and DIMITRI SHTAERMAN

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

 GERARD A IMPERATO
Notary Public, State of New York
No. 021M1920140
Qualified in Queens County
Commission Expires Jan. 31, 2022

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the . day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , 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/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, personally appeared

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

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of , County of , ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the day of in the year , before me the undersigned personally appeared

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

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

**Bargain and Sale Deed
With Covenants**

Title No.

WALTER ROMENSKY and DIMITRI SH TAERMAN

TO

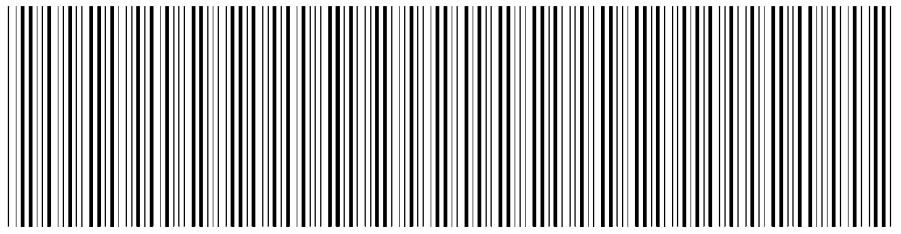
LEONARD & RICHARDSON STREET LLC

RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed By
RIDGE ABSTRACT CORP.
www.ridgeabstract.com

GERARD A. IMPERATO, ESQ.
2305 AVENUE Z
BROOKLYN, NEW YORK 11235

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2019072901174001001SB06B

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2019072901174001
Document Type: DEED

Document Date: 07-25-2019

Preparation Date: 07-30-2019

ASSOCIATED TAX FORM ID: 2019072500303

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

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

1
1
1

FOR CITY USE ONLY

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

C3. Book OR C4. Page

C5. CRFN



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

PROPERTY INFORMATION

1. Property Location 392 LEONARD STREET BROOKLYN 11211
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name LEONARD & RICHARDSON STREET LLC.
LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address
LAST NAME / COMPANY FIRST NAME

4. Indicate the number of Assessment Roll parcels transferred on the deed 2 # of Parcels OR Part of a Parcel

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

8. Seller Name ROMENSKY SHTAERMAN DIMITRI WALTER
LAST NAME / COMPANY FIRST NAME

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

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

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

SALE INFORMATION

10. Sale Contract Date 7 / 25 / 2019
Month Day Year

11. Date of Sale / Transfer 7 / 25 / 2019
Month Day Year

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

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

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

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

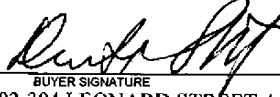
ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class G, 2 16. Total Assessed Value (of all parcels in transfer) 5 0 7 6 0 0
Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional Identifier(s))

BROOKLYN 2733 7 BROOKLYN 2733 10

CERTIFICATION

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

 BUYER SIGNATURE		BUYER		DATE	
392-394 LEONARD STREET A/K/A 100 RICHARDSON STREET				BUYER'S ATTORNEY	
STREET NUMBER		STREET NAME (AFTER SALE)		LAST NAME	
BROOKLYN				FIRST NAME	
CITY OR TOWN		STATE		AREA CODE	
NY		11211		TELEPHONE NUMBER	
				SELLER	
				SELLER SIGNATURE	
				DATE	

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

State of New York }
County of Kings } SS.:

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

Street Address Unit/Apt.
BROOKLYN New York, 2733 7 (the "Premises");
Borough Block Lot

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

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

Dimitri Shtaerman
Name of Grantor (Type or Print)
[Signature]
Signature of Grantor

Walter Romensky
Name of Grantee (Type or Print)
[Signature]
Signature of Grantee

Sworn to before me
this 25 day of July 20 19

Sworn to before me
this 25 day of July 20 19

[Signature]
GERARD A IMPERATO
Notary Public, State of New York
No. 021M1920140
Qualified in Queens County
Commission Expires Jan 31, 20 20

[Signature]
GERARD A IMPERATO
Notary Public, State of New York
No. 021M1920140
Qualified in Queens County
Commission Expires Jan 31, 20 20

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

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

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

**Applicable properties compliant with the
Smoke Detector requirement**

Street Address	Unit/Apt	Borough	Block	Lot
112 RICHARDSON STREET		BROOKLYN	2733	10



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

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 2733 LOT: 7
- (2) Property Address: 392 LEONARD STREET, BROOKLYN, NY 11211
- (3) Owner's Name: LEONARD & RICHARDSON STREET LLC.
- Additional Name:

Affirmation:

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

Customer Billing Information:


Please Note:

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

Owner's Approval:

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

Print Name of Owner:

Signature:  7/25/15 Date (mm/dd/yyyy)

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

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES



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

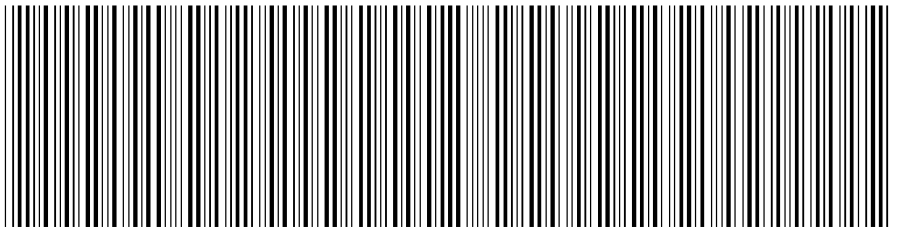
Customer Registration Form for Water and Sewer Billing

Borough	Block	Lot	Street	City	State	Zip
BROOKLYN	2733	10	112 RICHARDSON STREET	NY	NY	11211

201907250030310101

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

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



2026021200443001001EB8B2

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 3

Document ID: 2026021200443001 Document Date: 02-06-2026 Preparation Date: 02-12-2026
Document Type: MEMORANDUM OF CONTRACT
Document Page Count: 2

PRESENTER:
LANDMARK ABSTRACT AGENCY LLC
207 ROCKAWAY TURNPIKE
LAWRENCE, NY 11559
CTSY Mikhli - 392 Leonard St, 112 Richardson St

RETURN TO:
LANDMARK ABSTRACT AGENCY LLC
207 ROCKAWAY TURNPIKE
LAWRENCE, NY 11559
CTSY Mikhli - 392 Leonard St, 112 Richardson St

PROPERTY DATA				
Borough	Block	Lot	Unit	Address
BROOKLYN	2733	7	Entire Lot	392 LEONARD STREET
Property Type: COMMERCIAL REAL ESTATE				
Borough	Block	Lot	Unit	Address
BROOKLYN	2733	10	Entire Lot	112 RICHARDSON STREET
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

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

PARTIES

PARTY ONE:
LEONARD & RICHARDSON STREET LLC
392 LEONARD STREET
BROOKLYN, NY 11211

PARTY TWO:
392 LEONARD LLC
131 7TH AVENUE, UNIT 228
NEW YORK, NY 10011

FEES AND TAXES

Mortgage :		Filing Fee:	
Mortgage Amount:	\$ 0.00		\$ 250.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	\$ 0.00
Exemption:		NYS Real Estate Transfer Tax:	\$ 0.00
TAXES: County (Basic):	\$ 0.00		
City (Additional):	\$ 0.00		
Spec (Additional):	\$ 0.00		
TASF:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
Additional MRT:	\$ 0.00		
TOTAL:	\$ 0.00		
Recording Fee:	\$ 50.00		
Affidavit Fee:	\$ 0.00		

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

CITY OF NEW YORK
Recorded/Filed 02-12-2026 15:12
City Register File No.(CRFN):
202600044495



Colette M. Chiu-Jacques

City Register Official Signature

MEMORANDUM OF CONTRACT

THIS MEMORANDUM OF CONTRACT made this 6th day of February, 2026, by and between **392 Leonard LLC**, with an address at 131 7th Avenue, Unit 228, New York, NY 10011 (the "Purchaser") and **Leonard & Richardson Street LLC**, with an address at 177 Amherst Street, Brooklyn, NY 11235 (the "Seller").

For valuable consideration described in the Contract between the parties dated January __, 2026, Seller has agreed to sell and Purchaser has agreed to purchase any and all of Seller's interest in the Property known as 392 Leonard Street, Brooklyn, NY 11211 and 112 Richardson Street, Brooklyn, NY 11211 a/k/a 100 Richardson Street, Brooklyn, NY 11211 and designated as Tax Map Block 2733, Lot(s) 07 & 10 (the Property") as more fully described on Exhibit A attached hereto, under the terms and condition described in said Contract.

Leonard & Richardson Street LLC

392 Leonard LLC

Seller: _____
By:
Title:

Buyer: 
By: **David Halberstam**
Title: Authorized Signatory

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

On the __ day of January, 2026, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

BY: _____

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

On the 6th day February, 2026, before me, the undersigned, personally appeared David Halberstam, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

BY: 

**MICHAEL D. GANCHRSKI
NOTARY PUBLIC, STATE OF NEW YORK
REGISTRATION NO. 01GW0010254
QUALIFIED IN KINGS COUNTY
COMMISSION EXPIRES 06/26/2027**


MEMORANDUM OF CONTRACT

THIS MEMORANDUM OF CONTRACT made this 6 day of ^{February}, 2026, by and between **392 Leonard LLC**, with an address at 131 7th Avenue, Unit 228, New York, NY 10011 (the "Purchaser") and **Leonard & Richardson Street LLC**, with an address at 177 Amherst Street, Brooklyn, NY 11235 (the "Seller").

For valuable consideration described in the Contract between the parties dated January __, 2026, Seller has agreed to sell and Purchaser has agreed to purchase any and all of Seller's interest in the Property known as 392 Leonard Street, Brooklyn, NY 11211 and 112 Richardson Street, Brooklyn, NY 11211 a/k/a 100 Richardson Street, Brooklyn, NY 11211 and designated as Tax Map Block 2733, Lot(s) 07 & 10 (the Property") as more fully described on Exhibit A attached hereto, under the terms and condition described in said Contract.

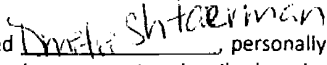
Leonard & Richardson Street LLC

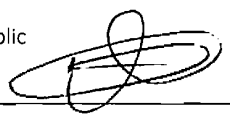
392 Leonard LLC

Seller: 
By: Dimitri Shtaerman
Title: Authorized Signatory

Buyer: _____
By: _____
Title: _____

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

On the 5 day of January, 2026, before me, the undersigned, personally appeared , personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public
BY: 

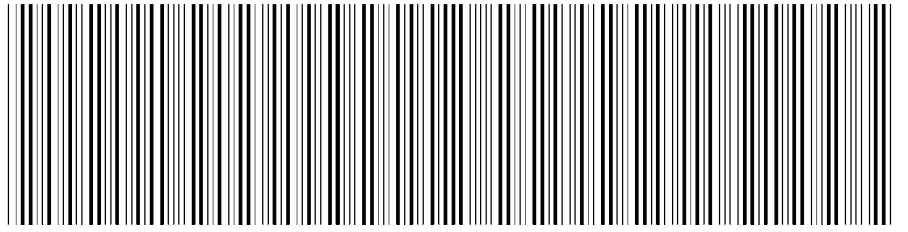
Diana Romero
Notary Public, State of New York
Reg. No. 01RO6418734 Kings
Qualified in Queens County
Commission Expires June 21, 2027

STATE OF NEW YORK)
COUNTY OF KINGS)

On the __ day of January, 2026, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public
BY: _____

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2026021200443001001S7633

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2026021200443001

Document Date: 02-06-2026

Preparation Date: 02-12-2026

Document Type: MEMORANDUM OF CONTRACT

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING
SMOKE DETECTOR AFFIDAVIT

2
3



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

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

(1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 2733 LOT: 7

(2) Property Address: 392 LEONARD STREET, BROOKLYN, NY 11211

(3) Owner's Name: 392 LEONARD LLC

Additional Name:

Affirmation:



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

Customer Billing Information:

Please Note:

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

Owner's Approval:

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

Print Name of Owner:

Signature: _____ *D. HainBersb* 2-6-26 Date (mm/dd/yyyy)

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

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES



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

Customer Registration Form for Water and Sewer Billing

Borough	Block	Lot	Street	City	State	Zip
BROOKLYN	2733	10	112 RICHARDSON STREET	NY	NY	11211

202601210017210101

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

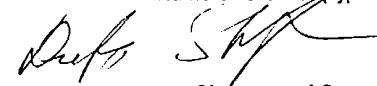
State of New York }
County of Kings } SS.:

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

	Street Address Unit/Apt.			
BROOKLYN Borough	New York,	2733 Block	7 Lot	(the "Premises");

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

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

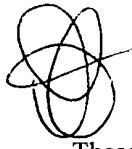
Leonard & Richardson Street LLC
Name of Grantor (Type or Print)

Signature of Grantor

Name of Grantee (Type or Print)

Signature of Grantee

Sworn to before me
this 5 day of February 2026

Sworn to before me
this _____ day of _____ 20____


Notary Public, State of New York
Reg. No. 01RO6418734
Qualified in Kings County
Commission Expires June 21, 2029

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

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

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

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

State of New York }
County of } SS.:

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

Street Address Unit/Apt.

BROOKLYN New York, 2733 7 (the "Premises");
Borough Block Lot

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

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

Name of Grantor (Type or Print)

Signature of Grantor

Sworn to before me
this _____ day of _____ 20 _____

392 Leonard LLC
Name of Grantee (Type or Print)

[Signature]
Signature of Grantee

Sworn to before me
this 6th day of February 20 26

MICHAEL D. GANCHRSKI
NOTARY PUBLIC, STATE OF NEW YORK
REGISTRATION NO. 01GW0010254
QUALIFIED IN KINGS COUNTY
COMMISSION EXPIRES 06/26/2027

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

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

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

**Applicable properties compliant with the
Smoke Detector requirement**

Street Address	Unit/Apt	Borough	Block	Lot
112 RICHARDSON STREET		BROOKLYN	2733	10

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

THIS INDENTURE, made the 23rd day of September, nineteen hundred and seventy-one,
BETWEEN HENRY SCHWARTZ, residing at 1555 East 19th Street, Brooklyn, New York,

party of the first part, and PHILIP MAILOTTA SR. residing at 153 Bedford Avenue,
Brooklyn, New York,

REEL 509 PM 1341

2733
7
33 62

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:

BEGINNING at the corner formed by the intersection of the easterly side of Leonard Street with the southerly side of Richardson Street; thence easterly along the southerly side of Richardson Street one hundred (100) feet; thence southerly parallel with Leonard Street, fifty (50) feet; thence westerly parallel with Richardson Street one hundred (100) feet to the easterly side of Leonard Street; thence northerly along the easterly side of Leonard Street fifty (50) feet to the corner, the point or place of BEGINNING. SAID premises being known as 392-394 Leonard Street.

TOGETHER with all the right title and interest of the parties of the first part of in and to Richardson Street and Leonard Street lying in front of and adjoining said premises to the centre line thereof.

SUBJECT to a purchase money mortgage in the sum of THIRTY THOUSAND (\$30,000) DOLLARS to be recorded simultaneously herewith.

REAL ESTATE STATE OF *
TRANSFER TAX NEW YORK *
33.00 *
Amk.

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

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid. AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

Richard Schwartz

Henry Schwartz
HENRY SCHWARTZ

STATE OF NEW YORK, COUNTY OF NEW YORK

ss: STATE OF NEW YORK, COUNTY OF

ss:

On the 29 day of September, 1971, before me personally came

On the day of 19, before me personally came

HENRY SCHWARTZ,

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

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

TOM C BURKE
NOTARY PUBLIC

TOM C. BURKE
Notary Public, State of New York
No. 21 000 100 000 in N. Y. Co.
Commission Expires 01/30/1972

STATE OF NEW YORK, COUNTY OF

ss: STATE OF NEW YORK, COUNTY OF

ss:

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.

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

that he is the of

that he knows

, 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.

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 509 PAGE 1342

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS
TITLE NO. 148650

SECTION 9
BLOCK 2722
LOT 7
COUNTY OR TOWN KINGS

HENRY SCHWARTZ,

TO
PHILIP MARRIOTTA, SR.

35000

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



Jesse W HALLOR ESQ
70 NORTH 6 ST
BKLN NYC
11211 Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

LB

1971 SEP 27 AM 10:48

RECORD 14-74

RECORD 14-74

REC. FEE 118

GST \$ 33-

DPT # 17010

OFFICE OF CITY REGISTER
KINGS COUNTY
RECORDED
Witness by hand
and official seal

Philip M. Marriotta
TITLE GUARANTEE COMPANY
100 NASSAU ST. N.Y.C. 10038

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

REEL 906 PAGE 491

No Consideration
2135
7

THIS INDENTURE, made the *8th* day of February, nineteen hundred and seventy-seven **BETWEEN**

PHILIP MARROTTA, SR., residing at 153 Bedford Avenue, Brooklyn, New York

party of the first part, and

PHILIP MARROTTA, SR., and LUCILLE MARROTTA, his wife, residing at 153 Bedford Avenue, Brooklyn, 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:

BEGINNING at the corner formed by the intersection of the easterly side of Leonard Street with the southerly side of Richardson Street; thence easterly along the southerly side of Richardson Street one hundred (100) feet; thence southerly parallel with Leonard Street, fifty (50) feet; thence westerly parallel with Richardson Street one hundred (100) feet to the easterly side of Leonard Street; thence northerly along the easterly side of Leonard Street fifty (50) feet to the corner, the point or place of BEGINNING. SAID premises being known as 392-394 Leonard Street.

TOGETHER with all the right title and interest of the parties of the first part of to and to Richardson Street and Leonard Street lying in front of and adjoining said premises to the centre line thereof.

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

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

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

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

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

IN PRESENCE OF:

[Signature]


Philip Marrotta Sr.
Philip Marrotta, Sr.

STATE OF NEW YORK, COUNTY OF *Kings*

On the *8th* day of February 19 *77*, before me personally came

Philip Marrotta ~~Luella Marrotta, his~~

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



JOSEPH F. BRUNO
Notary Public, State of New York
No. 24197591
Qualified in Kings County
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 executed the same.

REEL 900, 112

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

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No. 148,572

PHILIP MARROTTA, SR.

TO

PHILIP MARROTTA, SR. and LUCILLE MARROTTA, his wife

SECTION 9
BLOCK 2730
LOT 7
COUNTY OR TOWN Kings

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

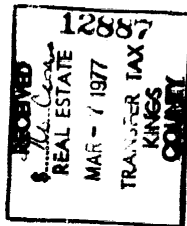
Joseph F. Bruno, Esq.
80 Third Place
Brooklyn, New York

Zip No. 11231



RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

11-7 11-39



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

CITY REGISTER

Matthew L. Dwyer

THIS INDENTURE, made the 17th day of June, nineteen hundred and eighty-seven
BETWEEN MARLENE ANCONA
residing at 364 Old Country Road, Mineola, New York 11501

as Administratrix of the goods, credits, & chattels
~~XXXXXXXXXX~~ of JOSEPH ANCONA,
the County of Suffolk,
party of the first part, and
LAWRENCE SIEVERS
residing at 5 Mt. Logan Court
Farmingville, New York
late of
deceased,

party of the second part,
WITNESSETH, that the party of the first part, by virtue of the power and authority given in and by said last
will and testament, and in consideration of
Ten Thousand Dollars and no/100 ~~(\$10,000.00)~~ dollars,
paid by the party of the second part, does hereby grant and
release unto the party of the second part, the heirs or successors and assigns of the party of the second part
forever,

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

PARCEL A

BEGINNING at a point on the southerly side of Richardson Street, 100 feet east of Leonard Street;
RUNNING THENCE 46.79 feet easterly along the southerly side of Richardson Street;
THENCE southerly and at right angles to Richardson Street 46.40 feet;
THENCE southwesterly, 55.07 feet to a point 75.43 feet southerly from the point of beginning, and;
THENCE northerly and parallel with Leonard Street, 75.43 feet to the point or place of BEGINNING,
be said dimensions more or less.

SAID premises known as 100 Richardson Avenue, Brooklyn, New York

PARCEL B

BEGINNING at the corner formed by the intersection of the easterly side of Leonard Street with the
southerly side of Richardson Street;
THENCE easterly along the southerly side of Richardson Street 100 feet;
THENCE southerly parallel with Leonard Street, 50 feet;
THENCE westerly parallel with Richardson Street 100 feet to the easterly side of Leonard Street;
THENCE northerly along the easterly side of Leonard Street 50 feet to the corner, to the point
or place of BEGINNING.

SAID premises known as 392-94 Leonard Street, Brooklyn, New York

Subject to a First Mortgage in the original sum of \$70,000.00 from LAWRENCE SIEVERS and JOSEPH ANCONA
to Philip Marrotta, Sr. and Lucille Marrotta dated September 28, 1984 and recorded in the Kings County
registers office on October 19, 1984 in reel 1653, page 1710 which the seller agrees to assume.

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 also all the estate which the said decedent had at the time of decedent's death in said premises, and also
the estate therein, which the party of the first part has or has power to convey or dispose of, whether individu-
ally, or by virtue of said will or otherwise; TO HAVE AND TO HOLD the premises herein granted unto
the party of the second part, the heirs or successors and assigns of the party of the second part forever.

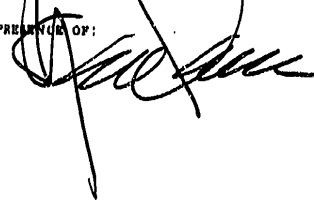
AND the party of the first part covenants that the party of the first part has not done or suffered anything
whereby the said premises have been incumbered in any way whatever, except as aforesaid.

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 consid-
eration 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:



Marlene Ancona
MARLENE ANCONA, MS
ADMINISTRATRIX OF ESTATE
OF JOSEPH ANCONA

475-00-1811

STATE OF NEW YORK, COUNTY OF NEW YORK SS:
On the 17th day of June 19 87, before me
personally came MARLENE ANACONA

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

[Signature]

SHERMAN S. LAWRENCE, ESQ.
Notary Public, State of New York
No. 30-7481900
Qualified in Nassau County
Commission Expires
December 31, 1988

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

070130

Title No.

MARLENE ANACONA, as the
ADMINISTRATRIX of the ESTATE
OF JOSEPH ANACONA

TO
LAWRENCE SIEVERS

Executor's Deed

The land affected by the within instrument
lies in Section in Block 2733 on the
Land Map of the County of KINGS, LOTS
Recommended at Request of

& 10

LOC. VER. BY ADDRESS BB

FLORIE & VIGNOLA, ESQS.
2626 East Tremont Avenue
Bronx, New York 10461
(712) 829-8080

COMMONWEALTH LAND
TITLE INSURANCE COMPANY

315K4006
Principle Associates Inc.
Complete Title Insurance Services Provided
44 Court Street • Brooklyn, NY 11201
718-625-6500

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

RECORDED IN KINGS COUNTY

OFFICE OF THE CITY REGISTER

12-02-87 12-02-87 12-02-87

B-03 PAID B-03 PAID B-03 PAID

1507 1507 1507

1607-2 A 2 04

REC. FEE SET # REC. #

076430 076430 076430

4210 4010 4210

15 40 15

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

THIS INDENTURE, made the 28th day of July, nineteen hundred and eighty-seven
BETWEEN LAWRENCE SIEVERS
residing at 5 Mt. Logan Court, Farmingville, New York

party of the first part, and WALTER ROMANSKY AND DIMITRI SHTAIRMAN
residing at 2421 East 74th Street
Brooklyn, 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 Richardson Street, 100 feet east of Leonard Street;
RUNNING THENCE 46.79 feet easterly along the southerly side of Richardson Street;
THENCE southerly and at right angles to Richardson Street 46.40 feet;
THENCE southwesterly, 55.07 feet to a point 75.43 feet southerly from the point of beginning,
and;
THENCE northerly and parallel with Leonard Street, 75.43 feet to the point or place of BEGINNING,
be said dimensions more or less.
THIS parcel is otherwise known as Block 2733, Lot 10.
Said premises known as 100 Richardson Street, Brooklyn, New York.

PARCEL B

BEGINNING at the corner formed by the intersection of the easterly side of Leonard Street with the southerly side of Richardson Street.
THENCE easterly along the southerly side of Richardson Street 100 feet;
THENCE southerly parallel with Leonard Street, 50 feet;
THENCE westerly parallel with Richardson Street 100 feet to the easterly side of Leonard Street;
THENCE northerly along the easterly side of Leonard Street 50 feet to the corner, to the point or place of BEGINNING.

THIS parcel is otherwise known as Block 2733, Lot 7.
SAID premises known as 392-394 Leonard Street, Brooklyn, New York.
SAID premises are sold subject to a mortgage presently reduced to \$54,010.21 and assumed by the grantees. A first mortgage from Lawrence Sievers and Joseph Ancona to Phillip Macrotta Sr. and Lucille Macrotta dated the 28th day of September 1984 and recorded October 19th, 1984 in Liber 1653, Page 1710.
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

Lawrence Sievers
LAWRENCE SIEVERS, GRANTOR

Walter Romansky
WALTER ROMANSKY, GRANTEE

Dimitri Shtairman
DIMITRI SHTAIRMAN, GRANTEE

STATE OF NEW YORK, COUNTY OF *BRONX*

On the *28th* day of *July* 19*87*, before me personally came *Lawrence Sievers, Dimitri Shtairman with Romanisky* to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that *they* executed the same.

SB
STEPHEN B HAKEN
Notary Public, State of New York
No. 31-4804688
Qualified in New York County
Commission Expires *9/30/88*

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 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.

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS
TITLE NO.

070131

LAWRENCE SIEVERS
TO
WALTER ROMANSKY AND
DIMITRI SHTAIRMAN

SECTION
BLOCK 2733
LOT 7 & 10
COUNTY OR TOWN KINGS

Recorded at Request of COMMONWEALTH LAND
TITLE INSURANCE COMPANY

RETURN BY MAIL TO:

315K4706
Principle Associates Inc.
Complete Title Insurance Services Provided
44 Court Street • Brooklyn, NY 11201
718-625-6500

GERARD A. IMPERATO ESQ.
1501 AVE U
Brooklyn NY Zip No. 11229

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

RECEIVED
RECORDING OFFICE
DEC 02 1987
TRANSFER TAX
KINGS COUNTY

12-02-87
12-02-87
12-02-87

THE CITY RECORDS
\$03.75 FEE
PAID BY DEED
\$15.00

REC. FEE
\$64.00
\$84.00
\$99.00

REC. FEE
\$15
904-
20003

f.j

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

41303505K

REEL 1563 PAGE 1708

280 52

THIS INDENTURE, made the 28th day of September, nineteen hundred and eighty four

BETWEEN PHILIP MARROTTA, A/K/A PHILIP MARROTTA SR. and LUCILLE MARROTTA, his wife, residing at 153 Bedford Avenue, Brooklyn, New York 11211

P.M.
L.M.

P.M.

party of the first part, and

LAWRENCE SIEVERS residing at 5 Mount Logan Court, Farmingville, New York 11738 and JOSEPH ANCONA residing at 11 Ridgewood Ave, Sec 10, N.Y. 11784.

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:

BEGINNING at a point on the southerly side of Richardson Street, 100 feet east of Leonard Street; RUNNING THENCE 46.79 feet easterly along the southerly side of Richardson Street; THENCE southerly and at right angle to Richardson Street, 46.40 feet; THENCE southwesterly, 55.07 feet to a point 75.43 feet southerly from the point of beginning, and thence northerly and parallel with Leonard Street, 75.43 feet to the point or place of BEGINNING, be said dimensions more or less.

This parcel is otherwise known as Block 2733, Lot 10.

BEGINNING at the corner formed by the intersection of the easterly side of Leonard Street with the southerly side of Richardson Street; THENCE easterly along the southerly side of Richardson Street one hundred (100) feet; THENCE southerly parallel with Leonard Street, fifty (50) feet; THENCE westerly parallel with Richardson Street one hundred feet (100) to the easterly side of Leonard Street; THENCE northerly along the easterly side of Leonard Street (50) feet to the corner, the point or place of beginning.

P.M. This parcel is otherwise known as Block Section 2733, Lot 7.

P.M.
L.M.

Block Section 2733, Lot 10 is the same property transferred to the parties of the first part by deed dated February 25, 1981 and recorded in the office of the Kings County Clerk on March 18, 1981 in Reel 1225, pages 829 & 830.

Block Section 2733, Lot 7 is the same property transferred to the parties of the first part by deed dated February 8, 1977 and recorded in the office of the Kings County Clerk on March 7, 1977 in Reel 906, pages 491 & 492.

P.M.
L.M.

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

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

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

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

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

IN PRESENCE OF:

[Signature]

[Signature: Philip Marrotta Sr.]
Philip Marrotta Sr.

[Signature: Lucille Marrotta]
Lucille Marrotta

STATE OF NEW YORK, COUNTY OF Kings SS:
On the 28 day of Sept 19 , before me
personally came Philip & Lucille Marrotta

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

Daniel N. Fiore

DANIEL N. FIORE
Notary Public, State of New York
No. 02-4758851
Qualified in New York County
Commission Expires March 30, 1986

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

REEL 1563 PAGE 1709

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 SS:
On the day of 19 , before me
personally came
with 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.

RECORDED BY
NORTHEASTERN
ABSTRACT CO., INC.
171 EAST FOST ROAD
WHITE PLAINS, N. Y. 10601
(914) 946-7747 (212) 772-0415

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. 4200528K Commonwealth Title
Philip & Lucille Marrotta
TO
Lawrence Sievers & Joseph Ancona

41688

SECTION 9
BLOCK 2733
LOTS 7 & 10
COUNTY OR TOWN Kings

LOG. PER. *B*

Recorded at Request of
CHICAGO TITLE INSURANCE COMPANY

Return by Mail to

Dan Fiore, Esq.
2626 East Tremont Avenue
Bronx, New York
Zip No. 10461

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
CHICAGO TITLE INSURANCE COMPANY

007824 SSS PAID 10-19-84
007820 SSS 8-01 DEED 10-19-84
007277 PAID DEED 8-01 DEED 10-19-84

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE
1984 OCT 19 10-19-84
REC. FEE
SCF 6
TIT 1
41686
X-100

RECEIVED
REAL ESTATE
\$ 4699
OCT 19 1984
TRANSFER TAX
KINGS COUNTY

OFFICE OF CITY REGISTER
Kings County
RECORDED
Witness my hand
and official seal
Jay E. Dunfield
CITY REGISTER

Brownfield Cleanup Application
392 Leonard Street Redevelopment Site
Site No. C224470
392 Leonard Street and 112 Richardson Street
Brooklyn, New York

ATTACHMENT E

Section VI: Property's Environmental History

SECTION II.1: REPORTS

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

1. *ASTM Phase I Environmental Site Assessment*, February 2022, prepared by ASTEM Environmental Inc., prepared for 278 Fuel Stop & A1 Auto Repair
2. *Phase II Environmental Site Assessment*, April 2022, prepared by ASTEM Environmental Inc., prepared for 278 Fuel Stop and A1 Auto Repair.
3. *ASTM Phase I Environmental Site Assessment*, April 2026, prepared by Haley & Aldrich of New York, prepared for Brooklyn Builders Inc.
4. *Limited Phase II Environmental Site Investigation Report*, April 2026, prepared by Haley & Aldrich of New York, prepared for Brooklyn Builders Inc.

The reports above are provided as attachments to this package. Summaries of the environmental findings from these investigations are provided below.

ASTM Phase I Environmental Site Assessment, February 2022, Prepared by ASTEM Environmental Inc., Prepared for 278 Fuel Stop & A1 Auto Repair

The 2022 Phase I ESA identified the following environmental concerns:

- The quantity of the containment from reported spills at neighboring sites within 0.5 miles of the target property can pose an environmental threat to the subject site, depending on the direction of groundwater flow. However, the direction of groundwater flow is not known at the moment of writing.
- Some pipe lagging was observed in the storeroom and bathroom. This suspect asbestos-containing material should be sampled and analyzed for asbestos.

Phase II Environmental Site Assessment, April 2022, Prepared by ASTEM Environmental Inc., Prepared for 278 Fuel Stop and A1 Auto Repair

ASTEM Environmental Inc. performed an investigation on March 30, 2022, on the subject property. This work included the installation of four temporary on-Site wells at locations such as the diesel dispenser (BH-1), the multi-product dispenser (BH-2), the 4,000-gallon UST (BH-3), and the entrance of the auto repair shop (BH-4). The depth to groundwater was measured at approximately 13 ft below grade, and soil samples were collected within the capillary fringe approximately 3 to 5 ft above the water table. Soil samples were submitted to a state-certified laboratory for analysis for VOCs and SVOCs. Additionally, at least one groundwater sample from each well was analyzed for VOCs and SVOCs.

Soil samples with the highest concentrations of total VOCs included BH-1 and BH-4 (maximum concentrations of 681,100 parts per billion [ppb] and 341,000 ppb, respectively). The groundwater samples with the highest concentration of total VOCs included BH-1 and BH-4 (maximum concentrations of 5,348 ppb and 3,254 ppb, respectively). The highest concentrations of VOCs were detected in soil and groundwater taken from borehole BH-1. The highest concentrations of SVOCs were detected in soil sampled from BH-2. Concentrations of SVOCs in soil sampled from boreholes BH-1, BH-3, and BH-4 were below the NYSDEC regulatory limits of 330 ppb, except for naphthalene. Concentrations of SVOCs in groundwater sampled from boreholes BH-1, BH-2, BH-3, and BH-4 were, in most cases, below the NYSDEC regulatory limits of 5 ppb, except for naphthalene.

ASTM Phase I Environmental Site Assessment, April 2026, Prepared by Haley & Aldrich of New York, Prepared for Brooklyn Builders Inc.

The 2026 Phase I ESA identified two Recognized Environmental Conditions (RECs) and one Historic Recognized Environmental Condition (HREC) in connection with the Site:

- REC #1: Historical and Current Uses of the Subject Property for Automotive-Related Purposes
 - The subject property has historically been used for automotive-related purposes, including auto body repair and retail petroleum filling stations, since at least the early 1940s, and continues to operate as a retail petroleum station with auto repair, an accessory parking lot, and commercial workspace. Six gasoline tanks were present on the historical Sanborn Fire Insurance Maps, and there are records of nine current/former USTs and two current/former aboveground storage tanks (ASTs) on the subject property in the NYSDEC Petroleum Bulk Storage (PBS) database, with one report of a leaking UST.
 - Additionally, a Phase II ESA performed on the subject property in March 2022 documented VOCs and SVOCs in the soil and groundwater. Auto-related facilities commonly utilize hazardous materials, including petroleum products. Furthermore, the subject property has received an E-Designation for hazardous materials from the New York City Office of Environmental Remediation (NYCOER). The historical and current uses of the subject property, combined with the historical and current presence of USTs and ASTs and the documented presence of petroleum-based contamination in the soil and groundwater, is considered a REC, as potential or undocumented releases of petroleum products, solvents, and/or other hazardous materials may have adversely affected groundwater, soil, and/or soil vapor at the subject property.
- REC #2: Improper Storage of Petroleum/Hazardous Products, Minor Staining, and Observed Minor Spill Near Floor Drain
 - During the Site reconnaissance, vehicle maintenance and repair products and chemicals were observed outside near the gasoline dispensers, outside of the automotive garage, and inside of the petroleum filling station office/storefront and the automotive repair garages at the subject property. Products used for vehicle repair, such as motor oil and coolant, were stored on shelves in sealed containers within the office/storefront, whereas products stored in the automotive repair facility were typically stored on the floor, occasionally in open containers and with minor spills or staining surrounding them.
 - In the western automotive repair garage, approximately ½ to 1 gallon of automotive product was observed on the floor, approximately 2 ft from a floor drain. Another spill of approximately ½ gallon of automotive product was observed outside of the garage on the snow and pavement. Additionally, minor staining was observed on the slab throughout the automotive repair garages. The spilled automotive product near the floor drain is considered a REC, as petroleum products, solvents, and/or other hazardous materials may have adversely affected groundwater, soil, and/or soil vapor at the subject property.
- While not considered a REC, the Phase I identified the following HRECs at the Site:

- HREC #1: Petroleum Storage and Petroleum Spills at the Subject Property
 - The subject property has operated as a retail petroleum station with gasoline tanks since at least the early 1940s. Several spills have been reported since 1999 due to petroleum leaking onto the ground surface or tanks leaking petroleum into the subsurface, followed by subsequent remedial excavation and confirmation sampling. These spill cases and subsequent spill cases (four in total), assigned in the 2000s and 2010s, achieved regulatory closure through the NYSDEC.
- While not considered RECs, the Phase I identified the following Other Findings:
 - Other Finding #1: New York City E-Designation
 - The subject property holds an NYCOER E-Designation for hazardous materials as of May 2005, as determined during the Greenpoint-Williamsburg Rezoning Plan (E-138; City Environmental Quality Review [CEQR] No. 04DCP003K). According to NYCOER, no remediation date has been set.
 - Other Finding #2: Urban Fill
 - The overburden at the subject property is classified as Urban Land, which refers to soils that have been altered by human activities, thus making them unidentifiable. Typically, these soils have been mixed with other materials, such as brick and concrete (urban fill), and characteristics can only be determined by an on-site investigation.

Limited Phase II Environmental Site Investigation Report, April 2026, Prepared by Haley & Aldrich of New York, Prepared for Brooklyn Builders Inc.

Haley & Aldrich of New York performed an investigation on January 30 and February 3, 2026, on the Site. This work included the installation of three temporary onsite monitoring wells, eight soil borings, and five temporary sub-slab vapor points. The depth to groundwater was measured at approximately 7 ft below grade, and soil samples were collected at each boring from one shallow location, the 2-ft interval above the groundwater interface, and wherever visually impacted materials, elevated photoionization detector (PID) readings, staining, or odors were observed. Prior to sample collection, groundwater was purged until a minimum of three well volumes were removed to pull fine-grained material from each well location and purge water was observed to be clear. Soil samples were submitted to a state-certified laboratory for analysis for VOCs, SVOCs, and metals. Additionally, the groundwater and sub-slab vapor samples were analyzed for VOCs. Field observations and laboratory analytical results are summarized below:

Soil

Soil analytical results were compared to NYSDEC Title 6 NYCRR Part 375 UUSCOs and RRSCO.

Eleven VOCs were detected in deep soil samples at concentrations exceeding UUSCOs, RRSCO, and/or PGWSCO. 1,2,4-Trimethylbenzene was detected above its UUSCO, RRSCO, and/or PGWSCO in four soil samples, at a maximum concentration of 540 mg/kg in HA-SB-06_8. 1,3,5-Trimethylbenzene was detected above its UUSCO, RRSCO, and/or PGWSCO in four soil samples, at a maximum concentration of 200 mg/kg in HA-SB-06_8. 2-Butanone (Methyl Ethyl Ketone) was detected above its UUSCO at a

concentration of 0.16 mg/kg in HA-SB-03_9. Acetone was detected above its UUSCO in three soil samples at a maximum concentration of 0.37 mg/kg in HA-SB-03_9. Benzene was detected above its UUSCO, RRSCO, and/or PGWSCO in seven soil samples, at a maximum concentration of 15 mg/kg in HA-SB-06_8. Ethylbenzene was detected above its UUSCO, RRSCO, and/or PGWSCO in six soil samples, at a maximum concentration of 210 mg/kg in HA-SB-06_8. Naphthalene was detected above its UUSCO in three soil samples, at a maximum concentration of 59 mg/kg in HA-SB-06_8. n-Butylbenzene was detected above its UUSCO in two soil samples collected, at a maximum concentration of 30 mg/kg in HA-SB-06_8. n-Propylbenzene was detected above its UUSCO, RRSCO, and/or PGWSCO in five soil samples, at a maximum concentration of 110 mg/kg in HA-SB-06_8. Toluene was detected above its UUSCO in three soil samples collected, at a maximum concentration of 43 mg/kg in HA-SB-06_8.

Eleven SVOCs, specifically PAHs, were detected in shallow to deep soil samples at concentrations exceeding UUSCOs and RRSCOs. Benzo(a)anthracene was detected above its RRSCO in five soil samples, at a maximum concentration of 26 mg/kg in HA-SB-02_2. Benzo(a)pyrene was detected above its RRSCO at a maximum concentration of 24 mg/kg in HA-SB-02_2. Benzo(b)fluoranthene was detected above its UUSCO and RRSCO in seven soil samples, at a maximum concentration of 30 mg/kg in HA-SB-02_2. Benzo(g,h,i)perylene was detected above its UUSCO and/or RRSCO in six soil samples, at a maximum concentration of 14 mg/kg in HA-SB-02_2. Benzo(k)fluoranthene was detected above its UUSCO and RRSCO in five soil samples, at a maximum concentration of 7.1 mg/kg in HA-SB-02_2. Chrysene was detected above its UUSCO and RRSCO in five soil samples, at a maximum concentration of 25 mg/kg in HA-SB-02_2. Dibenz(a,h)anthracene was detected above its RRSCO in five soil samples, at a maximum concentration of 2.8 mg/kg in HA-SB-02_2. Dibenzofuran was detected above its UUSCO at a concentration of 3.8 mg/kg in HA-SB-02_2. Indeno(1,2,3-cd)pyrene was detected above its UUSCO and RRSCO in seven soil samples, at a maximum concentration of 14 mg/kg. Naphthalene was detected above its UUSCO at a concentration of 22 mg/kg in HA-SB-06_8. Phenanthrene was detected above its UUSCO and/or RRSCO in nine soil samples, at a maximum concentration of 56 mg/kg in HA-SB-02.

Up to nine metals were detected at concentrations exceeding either UUSCOs and/or RRSCOs in 16 soil samples. Arsenic was detected at concentrations above its RRSCO of 16 mg/kg in two soil samples, at a maximum concentration of 26.8 mg/kg in HA-SB-03_6. Copper was detected at concentrations above its RRSCO of 280 mg/kg in two samples, at a maximum concentration of 1,130 mg/kg in HA-SB-03_2. Lead was detected at concentrations above its RRSCO of 450 mg/kg in six samples, at a maximum concentration of 1,840 mg/kg in HA-SB-02_2. Manganese was detected at a concentration of 5,070 mg/kg in sample HA-SB-03_6, above its RRSCO of 2,000 mg/kg. Mercury was detected at concentrations exceeding its RRSCO of 0.3 mg/kg in 10 samples at a maximum concentration of 11.4 mg/kg in HA-SB-02_2. All other metals had concentrations either exceeding their UUSCOs or were detected below comparison criteria.

Groundwater

Groundwater analytical results were compared to 6 NYCRR Part 703.5 NYSDEC TOGS 1.1.1 AWQS.

Fifteen VOCs were detected in groundwater samples at concentrations exceeding the AWQS. 1,2,4,5-Tetramethylbenzene (maximum concentration of 120 µg/L in HA-MW-01), 1,2,4-Trimethylbenzene (6.4 µg/L in HA-MW-01), 1,3,5-Trimethylbenzene (13 µg/L in HA-MW-01), 2-Phenylbutane (sec-Butylbenzene) (26 µg/L in HA-MW-01), Acetone (89 µg/L in HA-MW-02), Benzene (maximum concentration of 960 µg/L in HA-MW-02), Ethylbenzene (maximum concentration of 42 µg/L

in HA-MW-02), Isopropylbenzene (Cumene) (maximum concentration of 180 µg/L in HA-MW-02), m,p-Xylenes (maximum concentration of 45 µg/L in HA-MW-02), Methyl Tert Butyl Ether (MTBE) (maximum concentration of 31 µg/L in HA-MW-02), Naphthalene (estimated concentration of 12 [J] µg/L in HA-MW-02), n-Butylbenzene (maximum concentration of 35 ug/L in HA-MW-01), n-Propylbenzene (maximum concentration of 390 µg/L in HA-MW-02), o-Xylene (maximum concentration of 18 [J] µg/L in HA-MW-02), and Toluene (maximum concentration of 52 µg/L in HA-MW-02).

Sub-Slab Soil Vapor

Total VOC concentrations in soil vapor samples ranged from 84.11 µg/m³ in HA-SV-04-20260130 to 1,650.52 µg/m³ in HA-SV-05-20260130. Total BTEX concentrations ranged from 17.13 µg/m³ in HA-SV-03 to 171.52 µg/m³ in HA-SV-05.

Total CVOC concentrations ranged from non-detect to 259 µg/m³ in HA-SV-01. Several petroleum-related VOCs were detected above laboratory reporting limits in all five soil vapor samples including, benzene (maximum concentration of 31.5 µg/m³ in HA-SV-02), hexane (maximum concentration of 116 µg/m³ in HA-SV-02), toluene (maximum concentration of 112 µg/m³ in HA-SV-05), and 2,2,4-Trimethylpentane (Isooctane) (maximum concentration of 8,080 µg/m³ in HA-SV-02).

The CVOC PCE was detected at elevated concentrations in one or more soil vapor samples analyzed, at a maximum concentration of 259 µg/m³ in HA-SV-01.

SECTION VI.2: SAMPLING DATA

Analytical Results Summary Tables

Soil Summary Table

Analytes > RRSCO	Detections > RRSCOs	Max Concentration (mg/kg)	RRSCO (mg/kg)	Depth (ft bgs)
1,2,4-Trimethylbenzene	2	540	100	6-8
1,3,5-Trimethylbenzene	1	200	100	6-8
Benzene	3	15	3.7	6-8
Ethylbenzene	2	210	76	6-8
n-Propylbenzene	1	110	100	6-8
Xylene (Total)	2	1,200	100	6-8
Benzo(a)anthracene	5	26	1.4	0-2
Benzo(a)pyrene	6	24	1	0-2
Benzo(b)fluoranthene	5	30	1.4	0-2
Benzo(g,h,i)perylene	2	14	4.9	0-2
Benzo(k)fluoranthene	1	7.1	4.9	0-2
Chrysene	3	25	4.9	0-2
Dibenz(a,h)anthracene	5	2.8	0.33	0-2
Indeno(1,2,3-cd)pyrene	5	14	1.4	0-2
Phenanthrene	4	56	4.9	0-2
Arsenic	2	26.8	16	0-2
Barium	1	429	410	0-2
Copper	2	1,130	280	0-2
Lead	6	1,840	400	0-2
Manganese	1	5,070	2,000	4-6
Mercury	10	11.4	0.3	0-2

Notes:

ft bgs = feet below ground surface

Groundwater Summary Table

Analytes > New York TOGS 111 Ambient Water Quality Standards	Detections > New York TOGS 111 Ambient Water Quality Standards	Max Concentration (ug/L)	New York TOGS 111 Ambient Water Quality Standards (ug/L)
1,2,4,5-Tetramethylbenzene	2	120	5
1,2,4-Trimethylbenzene	1	6.4	5
1,3,5-Trimethylbenzene	1	13	5
2-Phenylbutane (sec-Butylbenzene)	2	26	5
Acetone	1	89	50
Benzene	1	960	1
Ethylbenzene	2	42	5

Isopropylbenzene (Cumene)	2	180	5
m,p-Xylenes	2	45	5
Methyl Tert Butyl Ether (MTBE)	2	31	10
Naphthalene	1	12 J	10
n-Butylbenzene	2	35	5
n-Propylbenzene	2	390	5
o-Xylene	2	9.8	5
Toluene	2	18 J	5
Xylene (Total)	2	52	5

Notes:

J = Estimated Value

Soil Vapor Summary Table

Analytes	Total Detections	Maximum Detection (µg/m3)	Type
2,2,4-Trimethylpentane (Isooctane)	5	8,080	Soil Vapor
Benzene	4	31.5	Soil Vapor
Cyclohexane	4	124	Soil Vapor
Ethanol	3	109	Soil Vapor
Ethylbenzene	3	7.17	Soil Vapor
Hexane	5	116	Soil Vapor
Toluene	5	112	Soil Vapor
m,p-Xylene	3	25.5	Soil Vapor
n-Heptane	4	27.8	Soil Vapor
o-Xylene	3	10.2	Soil Vapor
Tetrachloroethene	2	259	Soil Vapor
Total VOCs	5	8,381.1	Soil Vapor
Total BTEX	5	171.52	Soil Vapor
Total CVOCs	2	259	Soil Vapor

SECTION VI.3: SAMPLING DATA

For each impacted medium above, refer to Figures 7, 8, and 9 below, which include detailed information requested in Application Section VI.3.

HA-SB-02	01/30/2026 HA-SB-02_2 2 (ft)	01/30/2026 HA-SB-02_8 8 (ft)
Semi-Volatile Organic Compounds (mg/kg)		
Benzo(a)anthracene	26	0.74
Benzo(a)pyrene	24	0.79
Benzo(b)fluoranthene	30	0.96
Benzo(g,h,i)perylene	14	0.46
Benzo(k)fluoranthene	7.1	0.34
Chrysene	25	0.8
Dibenz(a,h)anthracene	2.8	0.12
Dibenzofuran	3.8	0.065 J
Indeno(1,2,3-cd)pyrene	14	0.44
Phenanthrene	56	1
Total Metals (mg/kg)		
Barium	429	107
Copper	79.4	108
Lead	1840	245
Mercury	11.4	3.67
Zinc	459	399

HA-SB-01	01/30/2026 HA-SB-01_2 2 (ft)	01/30/2026 HA-SB-01_8 8 (ft)
Total Metals (mg/kg)		
Arsenic	2.86	15.1
Barium	47.6	416
Copper	13.8	84
Lead	14.1	1500
Mercury	0.09	7.84
Selenium	ND (1.68)	4.98
Zinc	68.1	499

HA-SB-04	02/03/2026 HA-SB-04_2 2 (ft)	02/03/2026 HA-SB-04_8 8 (ft)	02/03/2026 HA-SB-04_10 10 (ft)
Semi-Volatile Organic Compounds (mg/kg)			
Benzo(a)anthracene	3.7	0.12	0.15
Benzo(a)pyrene	2.9	0.058 J	0.14 J
Benzo(b)fluoranthene	3.3	0.08 J	0.19
Benzo(g,h,i)perylene	1.5	0.03 J	0.097 J
Benzo(k)fluoranthene	1.2	0.03 J	0.053 J
Chrysene	3.1	0.13	0.16
Dibenz(a,h)anthracene	0.4	ND (0.11)	ND (0.14)
Indeno(1,2,3-cd)pyrene	1.5	0.033 J	0.088 J
Naphthalene	0.46	2.9	1.3
Phenanthrene	6.8	0.51	1.3
Total Metals (mg/kg)			
Arsenic	16.6	2.04	14
Copper	109	15.5	458
Lead	753	60.6	562
Mercury	4.03	0.177	5.25
Selenium	4.52	ND (1.69)	1.86 J
Zinc	299	42.3	427
Volatile Organic Compounds (mg/kg)			
1,3,5-Trimethylbenzene	0.00054 J	7.2	0.36 J
Acetone	0.05	ND (0.65)	ND (2.1)
Benzene	0.012	3.8	4.5
Ethylbenzene	0.00037 J	4.9	3.7
Naphthalene	0.0025 J	16	2.6
n-Butylbenzene	ND (0.0012)	10	23
n-Propylbenzene	ND (0.0012)	44	82
Toluene	0.0023	0.7	0.9
Xylene (Total)	0.0025 J	4.5	3.4

HA-SB-05	01/30/2026 HA-SB-05_2 2 (ft)	02/03/2026 HA-SB-05_8 8 (ft)	01/30/2026 HA-SB-05_10 10 (ft)
Semi-Volatile Organic Compounds (mg/kg)			
Benzo(a)anthracene	5.3	1.6	0.022 J
Benzo(a)pyrene	5.7	3.9	ND (0.15)
Benzo(b)fluoranthene	7.1	4	ND (0.12)
Benzo(g,h,i)perylene	3.7	5.6	ND (0.15)
Benzo(k)fluoranthene	1.7	1.1	ND (0.12)
Chrysene	5.1	1.6	ND (0.12)
Dibenz(a,h)anthracene	0.85	0.68	ND (0.12)
Indeno(1,2,3-cd)pyrene	3.5	4.1	ND (0.15)
Naphthalene	0.57	6.3	4
Phenanthrene	5.5	4.3	0.11 J
Total Metals (mg/kg)			
Lead	10.7	97	33.3
Mercury	ND (0.086)	0.222	0.224
Volatile Organic Compounds (mg/kg)			
1,2,4-Trimethylbenzene	0.00057 J	200	30
1,3,5-Trimethylbenzene	ND (0.0019)	55	9.4
Benzene	0.0038	3.2	0.23
Ethylbenzene	0.00036 J	80	9.9
Naphthalene	ND (0.0037)	29	4.8
n-Propylbenzene	0.02	18	5.5
Toluene	ND (0.00093)	3.3	0.42
Xylene (Total)	0.0014 J	270	32

HA-SB-03	02/03/2026 HA-SB-03_2 2 (ft)	02/03/2026 HA-SB-03_6 6 (ft)	02/03/2026 HA-SB-03_9 9 (ft)
Semi-Volatile Organic Compounds (mg/kg)			
Benzo(a)pyrene	0.096 J	0.27	1.2
Benzo(b)fluoranthene	0.13	0.28	1.4
Benzo(g,h,i)perylene	0.068 J	0.28	0.68
Indeno(1,2,3-cd)pyrene	0.055 J	0.22	0.69
Phenanthrene	0.18	0.2	1.5
Total Metals (mg/kg)			
Arsenic	26.8	10.6	6.62
Copper	1130	13	39.5
Lead	405	21.3 J	378
Manganese	279	5070	246
Mercury	0.563	0.163	2.45
Nickel	44.9	23.3	7.93
Zinc	318	124	168
Volatile Organic Compounds (mg/kg)			
2-Butanone (Methyl Ethyl Ketone)	ND (0.014)	ND (0.022)	0.16
Acetone	0.012 J	ND (0.022)	0.37
Benzene	0.00059 J	0.0012	0.073

HA-SB-08	02/03/2026 HA-SB-08_2 2 (ft)	02/03/2026 HA-SB-08_5 5 (ft)
Total Metals (mg/kg)		
Copper	16.2	77.4
Lead	55.3	370
Mercury	0.133	0.808
Zinc	45.6	493
Volatile Organic Compounds (mg/kg)		
Acetone	0.03	0.038

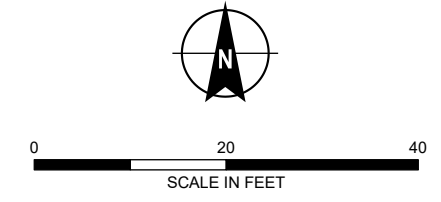
HA-SB-06	02/03/2026 HA-SB-06_2 2 (ft)	02/03/2026 HA-SB-06_6 6 (ft)	02/03/2026 HA-SB-06_8 8 (ft)
Semi-Volatile Organic Compounds (mg/kg)			
Benzo(a)anthracene	5	0.24	0.66
Benzo(a)pyrene	5.5	0.37	0.67
Benzo(b)fluoranthene	6.4	0.45	0.89
Benzo(g,h,i)perylene	3.5	0.42	0.44
Benzo(k)fluoranthene	2	0.14	0.32
Chrysene	5	0.26	0.71
Dibenz(a,h)anthracene	0.78	0.068 J	0.1 J
Indeno(1,2,3-cd)pyrene	3.2	0.33	0.41
Naphthalene	1.6	2.4	2.2
Phenanthrene	7.8	0.92	1.4
Total Metals (mg/kg)			
Copper	27.8	17.1	52.1
Lead	191	25.8	446
Mercury	0.141	0.293	3.51
Zinc	105	31.8	182
Volatile Organic Compounds (mg/kg)			
1,2,4-Trimethylbenzene	0.00089 J	9.6	540
1,3,5-Trimethylbenzene	0.00039 J	2	200
Benzene	0.0013	0.55	15
Ethylbenzene	0.00086 J	3.7	270
Naphthalene	ND (0.0042)	2.2	59
n-Butylbenzene	ND (0.001)	0.72	30
n-Propylbenzene	0.00056 J	1.9	110
Toluene	0.0022	0.49	43
Xylene (Total)	0.0046	11	1200

LEGEND

- SOIL BORING
- UNDERGROUND STORAGE TANK LOCATION
- SITE BOUNDARY
- PARCEL BOUNDARY

Analyte	NY-PGW	NY-RESR	NY-UNRES
Semi-Volatile Organic Compounds (mg/kg)			
Benzo(a)anthracene	1	1.4	1
Benzo(a)pyrene	22	1	1
Benzo(b)fluoranthene	2.1	1.4	1
Benzo(g,h,i)perylene	1000	4.9	0.64
Benzo(k)fluoranthene	2	4.9	0.8
Chrysene	1	4.9	1
Dibenz(a,h)anthracene	1000	0.33	0.33
Dibenzofuran	110	18	2.1
Indeno(1,2,3-cd)pyrene	6.6	1.4	0.5
Naphthalene	12	100	12
Phenanthrene	1000	4.9	1.1
Total Metals (mg/kg)			
Arsenic	16	16	13
Barium	820	410	410
Copper	1720	280	50
Lead	450	400	53
Manganese	2900	2000	1600
Mercury	0.73	0.3	0.18
Nickel	130	320	30
Selenium	4	110	3.9
Zinc	2480	6600	109
Volatile Organic Compounds (mg/kg)			
1,2,4-Trimethylbenzene	5.9	100	5.9
1,3,5-Trimethylbenzene	3.1	100	3.1
2-Butanone (Methyl Ethyl Ketone)	0.1	100	0.1
Acetone	0.03	100	0.03
Benzene	0.06	3.7	0.06
Ethylbenzene	1	76	1
Naphthalene	12	100	12
n-Butylbenzene	18	100	18
n-Propylbenzene	5	100	5
Toluene	0.7	100	0.7
Xylene (Total)	1.2	100	0.26

- NOTES**
- ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
 - SOIL ANALYTICAL RESULTS ARE COMPARED TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) TITLE 6 OF THE OFFICIAL COMPILATION OF NEW YORK CODES, RULES, AND REGULATIONS (NYCRR) PART 375 UNRESTRICTED USE SOIL CLEANUP OBJECTIVES (SCO), RESTRICTED-USE RESIDENTIAL SCOS, AND PROTECTION OF GROUNDWATER SCOS.
 - EXCEEDANCES OF THE PROTECTION OF GROUNDWATER CRITERIA ARE SHOWN IN **ITALICS**.
 - EXCEEDANCES OF THE UNRESTRICTED SCOS ARE SHADED GRAY.
 - EXCEEDANCES OF THE RESTRICTED SCOS ARE SHADED **YELLOW**.
 - SOURCE MATERIAL COMPOUNDS FOUND TO EXCEED NYSDEC PART 375 PGWSCOS ARE SHOWN AS CELLS WITH **RED BORDER** (BTEX)
 - NY-PGW - NYSDEC PART 375 PROTECTION OF GROUNDWATER CRITERIA
 - NY-RESR - NYSDEC PART 375 RESTRICTED-USE RESIDENTIAL SCOS
 - NY-UNRES - NYSDEC PART 375 UNRESTRICTED USE SCOS
 - DEFINITIONS
J: VALUE IS ESTIMATED.
MG/KG: MILLIGRAM PER KILOGRAM
ND (2.5): NOT DETECTED, NUMBER IN PARENTHESES IS THE LABORATORY REPORTING LIMIT
 - ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
 - AERIAL IMAGERY SOURCE: NEARMAP, OCTOBER 1, 2025



HALEY ALDRICH 392 LEONARD STREET AND 112 RICHARDSON STREET
BROOKLYN, NEW YORK





SOIL RESULTS EXCEEDANCE MAP

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HA-MW-01	01/30/2026 L2605516-07
Volatile Organic Compounds (ug/L)	
1,2,4,5-Tetramethylbenzene	120
1,2,4-Trimethylbenzene	6.4
1,3,5-Trimethylbenzene	13
2-Phenylbutane (sec-Butylbenzene)	26
Benzene	230
Ethylbenzene	28
Isopropylbenzene (Cumene)	160
m,p-Xylenes	42
Methyl Tert Butyl Ether (MTBE)	18
n-Butylbenzene	35
n-Propylbenzene	270
o-Xylene	9.8
Toluene	14
Xylene (Total)	52

HA-MW-02	02/03/2026 L2605843-17
Volatile Organic Compounds (ug/L)	
1,2,4,5-Tetramethylbenzene	98
2-Phenylbutane (sec-Butylbenzene)	23 J
Acetone	89
Benzene	960
Ethylbenzene	42
Isopropylbenzene (Cumene)	180
m,p-Xylenes	45
Methyl Tert Butyl Ether (MTBE)	31
Naphthalene	12 J
n-Butylbenzene	33
n-Propylbenzene	390
o-Xylene	7 J
Toluene	18 J
Xylene (Total)	52 J

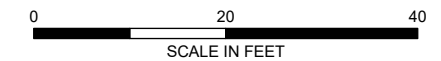
LEGEND

-  MONITORING WELL
-  UNDERGROUND STORAGE TANK LOCATION
-  SITE BOUNDARY
-  PARCEL BOUNDARY

	New York TOGS 111 Ambient Water Quality Standards
Volatile Organic Compounds (ug/L)	
1,2,4,5-Tetramethylbenzene	5
1,2,4-Trimethylbenzene	5
1,3,5-Trimethylbenzene	5
2-Phenylbutane (sec-Butylbenzene)	5
Acetone	50
Benzene	1
Ethylbenzene	5
Isopropylbenzene (Cumene)	5
m,p-Xylenes	5
Methyl Tert Butyl Ether (MTBE)	10
Naphthalene	10
n-Butylbenzene	5
n-Propylbenzene	5
o-Xylene	5
Toluene	5
Xylene (Total)	5

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. DEFINITIONS:
 NA: NOT APPLICABLE
 ND (2.5): NOT DETECTED, NUMBER IN PARENTHESES IS THE LABORATORY REPORTING LIMIT
 J: VALUE IS ESTIMATED
 GROUNDWATER ANALYTICAL RESULTS ARE COMPARED TO NYSDEC TECHNICAL AND OPERATIONAL GUIDANCE SERIES (TOGS) 1.1.1 AMBIENT WATER QUALITY STANDARDS FOR CLASS GA WATER.
3. EXCEEDANCES OF THE OF THE CRITERIA ARE SHADED GRAY.
4. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
5. AERIAL IMAGERY SOURCE: NEARMAP, OCTOBER 1, 2025
6. SOURCE MATERIAL COMPOUNDS FOUND TO EXCEED NYSDEC PART 375 PGWSCOS ARE SHOWN AS CELLS WITH RED BORDER (BTEX)



392 LEONARD STREET AND 112 RICHARDSON STREET
BROOKLYN, NEW YORK

**GROUNDWATER RESULTS
EXCEEDANCE MAP**

MARCH 2026

FIGURE 8

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HA-SV-01	01/30/2026 L2605504-01
VOCs	
1,2,4-Trimethylbenzene	9.68
1,3,5-Trimethylbenzene	2.67
1,3-Butadiene	1.27
2,2,4-Trimethylpentane (Isooctane)	71
2-Butanone (Methyl Ethyl Ketone)	5.6
4-Ethyltoluene (1-Ethyl-4-Methylbenzene)	1.79
Benzene	9.33
Carbon disulfide	1.76
Cyclohexane	13.7
Dichlorodifluoromethane (CFC-12)	2.48
Ethanol	109
Ethyl acetate	3.41
Ethylbenzene	6.69
Hexane	43.7
Isopropyl Alcohol (2-Propanol)	5.9
m,p-Xylenes	25.5
N-Heptane	13.9
o-Xylene	10.2
Tetrachloroethene	259
Toluene	41.1
Calculated Totals	
Total BTEXs	92.82
Total CVOCs	259
Total VOCs	637.68





HA-SV-02	01/30/2026 L2605504-02
VOCs	
2,2,4-Trimethylpentane (Isooctane)	8080
Benzene	31.5
Cyclohexane	124
Hexane	116
Toluene	29.6
Calculated Totals	
Total BTEXs	61.1
Total CVOCs	ND
Total VOCs	8381.1

HA-SV-05	01/30/2026 L2605504-05
VOCs	
2,2,4-Trimethylpentane (Isooctane)	1380
2-Butanone (Methyl Ethyl Ketone)	20.7
Benzene	22.7
Ethylbenzene	7.17
Hexane	31.1
Isopropyl Alcohol (2-Propanol)	19.4
m,p-Xylenes	23.4
N-Heptane	27.8
o-Xylene	6.25
Toluene	112
Calculated Totals	
Total BTEXs	171.52
Total CVOCs	ND
Total VOCs	1650.52

HA-SV-03	01/30/2026 L2605504-03
VOCs	
1,3-Butadiene	4.54
2,2,4-Trimethylpentane (Isooctane)	10.8
Benzene	2.83
Carbon disulfide	13.6
Cyclohexane	12
Dichlorodifluoromethane (CFC-12)	2.89
Ethanol	26.2
Hexane	31.7
Isopropyl Alcohol (2-Propanol)	6.17
N-Heptane	16
Tetrachloroethene	37.4
Toluene	14.3
Calculated Totals	
Total BTEXs	17.13
Total CVOCs	37.4
Total VOCs	178.43

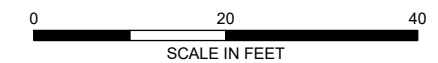
HA-SV-04	01/30/2026 L2605504-04
VOCs	
1,2,4-Trimethylbenzene	2.01
2,2,4-Trimethylpentane (Isooctane)	6.96
Acetone	3.73
Benzene	2.4
Chloromethane (Methyl Chloride)	1.42
Cyclohexane	1.45
Dichlorodifluoromethane (CFC-12)	2.69
Ethanol	26.8
Ethylbenzene	1.53
Hexane	4.02
Isopropyl Alcohol (2-Propanol)	2.48
m,p-Xylenes	5.47
N-Heptane	2.84
o-Xylene	2.12
Toluene	16.8
Trichlorofluoromethane (CFC-11)	1.39
Calculated Totals	
Total BTEXs	28.32
Total CVOCs	ND
Total VOCs	84.11

LEGEND

-  SOIL VAPOR SAMPLE
-  UNDERGROUND STORAGE TANK LOCATION
-  SITE BOUNDARY
-  PARCEL BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. RESULTS ARE DISPLAYED IN MICROGRAMS PER CUBIC METER (ug/m3)
3. DEFINITIONS:
 CVOCs: CHLORINATED VOLATILE ORGANIC COMPOUNDS
 TOTAL BTEX IS THE SUM OF BENZENE, TOLUENE, ETHYLBENZENE, XYLENES
 TOTAL CVOCs IS THE SUM OF ALL THE DETECTED CONCENTRATIONS OF CARBON TETRACHLORIDE, 1,1-DICHLOROETHENE, CIS-1,2-DICHLOROETHENE, TRICHLOROETHENE, METHYLENE CHLORIDE, TETRACHLOROETHENE, 1,1,1-TRICHLOROETHANE, AND VINYL CHLORIDE
 TOTAL VOCs IS THE SUM OF ALL THE DETECTED CONCENTRATIONS
 ND (2.5): NOT DETECTED, NUMBER IN PARENTHESES IS THE LABORATORY REPORTING LIMIT
4. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
5. AERIAL IMAGERY SOURCE: NEARMAP, OCTOBER 1, 2025
6. SOURCE MATERIAL COMPOUNDS FOUND TO EXCEED NYSDEC PART 375 PGWSCOS ARE SHOWN AS CELLS WITH **RED BORDER** (BTEX)



392 LEONARD STREET AND 112 RICHARDSON STREET
BROOKLYN, NEW YORK

**SOIL VAPOR RESULTS
SUMMARY MAP**

MARCH 2026

FIGURE 9

Brownfield Cleanup Application
392 Leonard Street Redevelopment Site
Site No. C224470
392 Leonard Street and 112 Richardson Street
Brooklyn, New York

ATTACHMENT F

Section VII: Requestor's Information

SECTION VII: REQUESTOR'S INFORMATION

The entity requesting entry into the BCP (the Requestor) is 392 Leonard LLC. David Halberstam is the sole member of 392 Leonard LLC.

The contact information for the Requestor is:

David Halberstam
392 Leonard LLC
131 7th Avenue, Suite 228
New York, New York 10011
Phone: 718.705.8825
Email: david@bruklynbuilders.com

The proposed BCP Site is currently under contract for purchase by the requester and is currently owned by Leonard & Richardson Street LLC. Copies of the current deed, access agreement and memorandum of contract are included as attachments.

A printout of the entity information from the New York State Department of State's Corporation & Business Entity Database for 392 Leonard LLC is included as an attachment.

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



Department of State

Division of Corporations

Entity Information

[Return to Results](#)

[Return to Search](#)

Entity Details

ENTITY NAME: 392 LEONARD LLC

DOS ID: 7806041

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

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

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 01/13/2026

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 01/13/2026

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: ALBANY

NEXT STATEMENT DUE DATE: 01/31/2028

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: 392 LEONARD LLC

Address: PO BOX 10873, ALBANY, NY, UNITED STATES, 12201

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

Brownfield Cleanup Application
392 Leonard Street Redevelopment Site
Site No. C224470
392 Leonard Street and 112 Richardson Street
Brooklyn, New York

ATTACHMENT G

Section X: Requestor's Eligibility Information

SECTION X: REQUESTOR'S ELIGIBILITY INFORMATION

Volunteer Status

The Requestor qualifies as a "Volunteer" in the BCP because it has no connection with any prior owner or operator (other than its contract to purchase the Site), and it did not cause, contribute, or permit the disposal of any contaminants at the Site, nor did the Requestor control the Site when such contamination occurred. The Requestor performed appropriate due diligence prior to closing on the Site. The Requestor intends to address Site contamination via the BCP. The Requestor did not observe and is not aware of any continuing release.

The property is actively operating as a retail petroleum filling station with plans cease operations upon the Requestor taking control of the Site. Upon acquiring the property, the Requestor will take the necessary steps to prevent any threatened, future release, and prevent and limit human, environmental, or natural resource exposure to any previously released contamination at the Site, such as maintaining vacancy of the building, maintaining the building footprint cover, and providing Site security in the form of locked exterior doors. In addition, upon acquiring the property, the Requester will transfer the active PBS registration for the Site over from the current facility operator. As such, the Requestor qualifies as a Volunteer in accordance with New York Environmental Conservation Law (ECL) § 27-1405(1).

REAL PROPERTY LICENSE AGREEMENT FOR PROPERTY ACCESS

REAL PROPERTY LICENSE AGREEMENT FOR PROPERTY ACCESS ("Agreement") to be effective as of April 30, 2026 (the "Effective Date") by and between Leonard & Richardson Street LLC, ("Licensor" or "Owner") and 392 Leonard LLC ("Licensee"), which is currently in contract to purchase the Property (as defined below) from Licensor.

WHEREAS, Licensor is the owner of the real property located at 392 Leonard Street, Brooklyn, NY 11211 and 112 Richardson Street, Brooklyn, NY 11211 a/k/a 100 Richardson Street, Brooklyn, NY 11211 (the "Property" or the "Site"), and;

WHEREAS, Licensee is required to fulfill certain obligations in connection with the New York State Department of Environmental Conservation ("NYSDEC"), the New York State Brownfield Cleanup Program ("BCP"), and any other federal, state, or local governmental programs, requirements, or agencies associated with the Site (collectively, the "Governmental Requirements"), and;

WHEREAS, Licensor has agreed to provide Licensee, including its agents, employees, consultants, and contractors, with full access to the Site for the purpose of enabling Licensee to fulfill all of the Governmental Requirements, including but not limited to the ability to place an environmental easement on the Site, all as more particularly set forth in this Agreement, and subject to the terms and conditions herein which are intended to be protective of Licensor;

NOW, THEREFORE, IN CONSIDERATION of the foregoing recitals and respective agreements hereinafter set forth and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, Owner and Licensee hereby agree as follows:

1. As of the Effective Date, and subject to the terms and conditions of this Agreement, Licensor hereby grants Licensee, including its agents, employees, consultants, and contractors (collectively, "Licensee Parties"), an irrevocable license for full access to the Site for the purpose of fulfilling all of the Governmental Requirements, including but not limited to: (a) conducting environmental investigation, testing, sampling, remediation, and related activities required by the NYSDEC, the BCP, or any other applicable governmental program; (b) preparing, executing, recording, and filing any instruments, documents, or agreements required by any governmental authority in connection with the Site, including without limitation the placement and recordation of an environmental easement on the Site in form and substance satisfactory to the applicable governmental authority; and (c) taking all other steps reasonably necessary to obtain a Certificate of Completion or equivalent approval under the BCP or any other applicable governmental program. Licensor shall reasonably cooperate with Licensee and execute, acknowledge, and deliver such further documents or instruments as may be reasonably required by any governmental authority to effectuate the foregoing, at no out-of-pocket cost or liability to Licensor. Notwithstanding the foregoing, nothing herein shall obligate Owner to incur any cost, expense, or liability in connection with any Governmental Requirement, all of which shall remain the sole responsibility of Licensee.

2. Owner acknowledges that Licensee Parties (and at times governmental agencies) shall require access to the Site to satisfy tasks and obligations of the BCP or other Governmental Requirements. Notwithstanding the foregoing, to the extent practicable, Licensee shall provide Owner with prior

written notice of not less than twenty-four (24) hours before each date upon which it desires to make entry upon the Site, except in the case of an emergency or as otherwise required by a governmental authority on shorter notice, in which case Licensee shall provide as much notice as is reasonably practicable. Such notice shall include the anticipated date(s), time(s), and a general description of the activities to be performed. Access shall be permitted during normal business hours or at such other times as the parties may mutually agree in writing and the parties shall use reasonable efforts to minimize interference with the tenant's operations. Owner shall have the right to have a representative present during any access, at Licensor's sole cost and expense.

3. Licensee shall perform all Work and activities on the Site with reasonable care and in a manner designed to minimize damage, disruption, and interference to the Site and to Owner's interests therein.

4. Licensee shall cause all Work and activities to be conducted in such manner as to reasonably minimize any disruption or interference with Licensor's or any tenants' use and enjoyment of the Property, and shall make reasonable efforts to avoid complaints to governmental entities and to conduct operations in a manner respectful of the surrounding community.

5. Licensee may, at its own expense, collect split samples during any sampling activities conducted on the Property.

6. Licensee shall indemnify, defend, and hold harmless Owner, and Owner's partners, officers, directors, contractors, agents, members, and employees (the "Licensor Parties") from and against any and all claims, damages, losses, costs, and expenses (including reasonable attorneys' fees) (collectively, "Claims") asserted against or suffered by the Licensor Parties arising from or in connection with: (a) the Licensee Parties' access to or use and occupancy of the Site; (b) the performance of any Work or activities on the Site by the Licensee Parties; or (c) any violation of any applicable law, order, rule, or regulation by the Licensee Parties in connection with such activities. The foregoing shall not impose on Licensee any obligations with respect to Claims caused solely by Licensor Parties' acts or omissions.

7. This Agreement shall not be construed as an express or implied admission of negligence, misconduct, responsibility, or liability on the part of either party.

8. Licensee shall perform all Work in a safe and workmanlike manner and in accordance with all applicable laws, rules, and regulations, including all requirements of the NYSDEC, the BCP, and any other applicable governmental authority. Licensee shall be responsible for taking all required safety precautions and shall take all necessary steps to safeguard the work area and to prevent unauthorized access.

9. At all times during its Work, Licensee shall procure and maintain, at its own expense, insurance coverage of the types and in the amounts customary and reasonably necessary for the Work, including commercial general liability insurance with limits of not less than \$2,000,000 per occurrence and \$4,000,000 in the aggregate, and shall name Owner as an additional insured on all such policies. Licensee shall provide Licensor with certificates of insurance evidencing such coverage prior to commencing any Work on the Site.

10. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective agents, successors, and assigns.
11. This Agreement shall be governed by and construed in accordance with the laws of the State of New York, without regard to its conflict of laws principles.
12. Nothing in this Agreement is intended to be, nor shall it be construed as, a release or waiver by Owner of any claims or causes of action Owner may have against any other party arising from or in any way relating to the presence of any pollutant, contaminant, or hazardous substance at the Site.
13. Except as set forth herein, this Agreement shall not be construed as creating any form of tenancy, real property interest, ownership interest, or right of control of the Property on the part of Licensee, and Licensee's rights hereunder are limited solely to the license expressly granted herein.
14. Except as set forth herein, this Agreement shall not be construed as creating a partnership between the parties nor as creating any form of legal association which would impose liability on one party for the act of the other. This Agreement shall remain in full force and effect until the earlier of: (a) the closing of the sale of the Property to Licensee pursuant to the existing purchase contract; or (b) Licensor terminates the Brownfield Site Cleanup Agreement with NYSDEC for the Site (subject to 6 NYCRR Part 375-3.5), which termination shall be required if the purchase contract for the Site between Owner and Licensee is terminated. Any obligations hereunder of indemnification, insurance, and restoration shall survive the expiration or termination of this Agreement.
15. Each of the signatories to this Agreement hereby confirms that he or she is duly authorized by the entity on whose behalf he or she is signing to bind said entity to the terms of this Agreement.
16. In the event of any conflict between paragraphs 6, 12, or 14 and the terms of the purchase contract, the purchase contract shall control.
17. Licensor shall be permitted to submit this Agreement to NYSDEC in connection with Licensor's application to enroll the Property in the BCP.

Leonard & Richardson Street LLC

By: 

392 Leonard LLC

By: David Halberstam

Brownfield Cleanup Application
392 Leonard Street Redevelopment Site
Site No. C224470
392 Leonard Street and 112 Richardson Street
Brooklyn, New York

ATTACHMENT H

Section XII: Contact List Information and Acknowledgement From Repository

SECTION XII – CONTACT LIST INFORMATION

SITE CONTACT LISTS

Role	Name	Phone	Mailing Address	Email
Project Manager, NYSDEC	Paige Shovelton	518-402-9656	625 Broadway, 12 th Floor, Albany, NY 12233	paige.shovelton@dec.ny.gov
NYC Mayor	Zohran Mamdani	212-NEW-YORK	City Hall New York, NY 10007	https://www.nyc.gov/office-of-the-mayor/mayor-contact.page
NYC Mayor’s Office of Environmental Remediation Director	Shaminder Chawla	212-788-8841	100 Gold Street, 2 nd Floor, New York, NY 10038	ShaminderC@dep.ny.gov
NYC Department of City Planning Chairperson	Dan Garodnick	212-720-3300	120 Broadway, 31st Floor, New York, NY 10271	Garodnick@council.nyc.gov
Brooklyn Borough President	Antonio Reynoso	718-802-3700	Office of the Brooklyn Borough President 209 Joralemon Street, Brooklyn, NY 11201	AskReynoso@brooklynbp.nyc.gov
Brooklyn Community Board 1 District Manager	Johana Pulgarin	718-389-0009	435 Graham Avenue Brooklyn, NY 11211	BK01@cb.nyc.gov
NY Senate District 59 Senator	Kristen Gonzalez	718-643-6140	801 2nd Avenue, Suite #303 New York, NY 10017	gonzalez@nysenate.gov
NY State Assembly District 50 Member	Emily Gallagher	718-596-0100	61 Greenpoint Avenue, #213 Brooklyn, NY 11222	gallaghere@nyassembly.gov

Owners, Residents, Occupants

The Site is currently developed with two one-story commercial buildings. The table below provides current contact information for the current owner of the Site.

Current Owner	Contact Name	Phone	Mailing Address	Email
Leonard & Richardson Street LLC	Dimitri Shtaerman	917-459-2403	177 Amherst Street, Brooklyn, NY	dimishtar@gmail.com

Current Operator	Contact Name	Phone	Mailing Address	Email
278 Fuel Stop	Kuldeep Sahota	718-388-3327	392 Leonard Street Brooklyn NY	dimishtar@gmail.com
A1 Auto Repair	Luis Ortega	718-388-3464	392 Leonard Street Brooklyn NY	dimishtar@gmail.com
Alexander Carpentry & Home Improvement Corp.	Leon Folgen	347-495-5818	392 Leonard Street Brooklyn NY	leonfolgen@gmail.com

Adjacent Properties

Below is a list of the adjoining properties, which are also detailed on Figure 6.

Owner/Entity Name	Contact Name	Site Use	Property Address	Owner Mailing Address
Leonard Flats LLC	Not Available	Residential	390 Leonard Street, Brooklyn, NY 11211	100a Broadway, Suite 236, Brooklyn, NY 11249
Anita Montesdeoca	Not Available	Residential	388 Leonard Street, Brooklyn, NY 11211	388 Leonard Street, Brooklyn, NY 11211
386 Leonard LLC	Not Available	Mixed-use Residential and Commercial	386 Meeker Avenue, Brooklyn, NY 11211	18 Heyward Street, 3rd Fl., Brooklyn, NY 11249
Leonard Pointe LLC	Not Available	Residential Building	88 Richardson Street, Brooklyn, NY 11211	28 Liberty Street, New York, NY 10005
391 Leonard St. LLC	Not Available	Factory, Light Manufacturing	405 Leonard Street, Brooklyn, NY 11211	1 Maiden Lane, 5th Fl., New York, NY 10038
Richardson Street, LLC	Not Available	General Warehouse	87 Richardson Street, Brooklyn, NY 11211	101 Richardson Street, Brooklyn, NY 11211
Richardson Street, LLC	Not Available	Office/Commercial	101 Richardson Street Brooklyn, NY 11211	101 Richardson Street, Brooklyn, NY 11211

Local News and Media:

Owner/Entity Name	Type	Address	Phone	Website
News 12 Network - Brooklyn	Online & Print Newspaper	9525 Avenue L, Brooklyn, NY 11236	929-418-4190	https://brooklyn.news12.com
Spectrum 1 News	Television	75 Ninth Avenue, New York, NY 10011	212-691-6397	https://ny1.com/nyc/all-boroughs/about-us/contact-us

Public Water Supply:

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

Owner/Entity Name	Contact	Address	Phone	Email
NYCDEP	Drisana Hughes - Commissioner	855 Remsen Avenue, Brooklyn, NY 11236	718-923-2629	BrooklynDEP@dep.nyc.gov
NYC Municipal Water Finance Authority	Philip Wasserman – Executive Director	255 Greenwich Street 6th Floor New York, NY 10007	212-788-4969	N/A

Additional Requests

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

School or Day Care Located on or Proximal to the Site

The following schools or day care facilities are located within a ½-mile radius of the Site:

School/Day Care Name	Approximate distance from Site (ft; directional)	Administrator	Phone	Address
John Ericsson Middle School 126 (M.S. 126)	325 (north)	Tim Goettelmann (Principal)	718-782-2527	424 Leonard Street, Brooklyn, NY
Northside Charter High School	325 (north)	Rahul Patel (Chief Academic Officer)	347-390-1273	424 Leonard Street, Brooklyn, NY
Greenpoint Beacon Center	325 (north)	Michael Rochford (Executive Director)	718-388-5454 (main office)	424 Leonard Street, Brooklyn, NY
Learning Steps Day Care Center Inc.	1,035 (southwest)	Beata Spizarna (Executive Director)	718-388-9134	544 Union Avenue, Brooklyn, NY
City Kids Learning Center	1,050 (southwest)	Nicole Jubran (Member)	718-885-4404	240 Meeker Avenue, Brooklyn, NY
Be Above Early Child Care	1,070 (southeast)	Jennifer E. Brown (Director)	718-307-4004	143 Skillman Avenue, Brooklyn, NY
The Mount Carmel Early Childhood Center	1,325 (southwest)	Maura Lorenzen (Executive Director)	917-993-1330	10 Withers Street, Brooklyn, NY
P.S. 132 The Conselyea School	1,380 (south)	Beth Lubeck (Principal)	718-599-7301	320 Manhattan Avenue, Brooklyn, NY
Williamsburg Northside Preschool	1,690 (southwest)	Amanda DiMeo (Head of Preschool)	718-599-7300	299 North 7th Street, Brooklyn, NY

School/Day Care Name	Approximate distance from Site (ft; directional)	Administrator	Phone	Address
NYSARC NYC – Francis of Paola	1,755 (southeast)	Marco Damiani (Chief Executive Officer)	718-782-1462	201 Conselyea Street, Brooklyn, NY
Saint Stanislaus Kostka Catholic Academy	1,800 (north)	Dr. Danielle Madden (Principal)	929-205-1240	12 Newell Street, Brooklyn, NY
Small World Day Care Center	1,960 (south)	Agnes DiGrucchio (Director)	718-963-0330	211 Ainslie Street, Brooklyn, NY
A-Tech High School	2,000 (northwest)	Dr. Neil Harris (Principal)	718-218-9301	50 Bedford Avenue, Brooklyn, NY
Williamsburg Preparatory School	2,035 (southwest)	KellyAnn Witkowski (Principal)	718-302-2306	257 North 6th Street, Brooklyn, NY
ABC Child Center Inc.	2,185 (north)	Eileen-Nicole Zaccone (Director)	718-389-9004	109 Nassau Avenue, Brooklyn, NY
Ardor School	2,250 (northwest)	Victoria Sauka (Principal)	718-576-3726	25 Nassau Avenue, Brooklyn, NY
Cooper Park Child Care Center	2,280 (east)	Janet Rigodon (Principal)	718-389-5959	292 Frost Street, Brooklyn, NY
P.S. 110 The Monitor	2,500 (northeast)	Eva Cieloszyk (Principal)	718-383-7600	124 Monitor Street, Brooklyn, NY
Carrig Montessori School	2,520 (southeast)	Christine Carrig (Director)	718-388-1023	100 Maspeth Avenue, Brooklyn, NY

Document Repository

The Brooklyn Public Library – Leonard Branch was contacted via email on March 2, 2026, regarding utilizing their space as a document repository, with receipt of their acceptance on March 3, 2026. Documentation of the submitted request and follow up is attached below.

The Brooklyn Community Board 1 was contacted via email and telephone on March 2, 2026, March 6, 2026, March 19, 2026, May 1, 2026, and May 8, 2026, regarding utilizing their space as a document repository, with receipt of their acceptance on May 15, 2026. Documentation of the submitted request and follow up is attached.

The Brooklyn Public Library – Greenpoint Library was contacted via email and telephone on April 2, 2026, regarding utilizing their space as an additional document repository (if needed), with receipt of their acceptance on April 7, 2026. Documentation of the submitted request and follow up is attached.

The information for the repositories is detailed below:

Brownfield Cleanup Application
 392 Leonard Street Redevelopment Site
 Site No. C224470
 392 Leonard Street and 112 Richardson Street
 Brooklyn, New York

Owner/Entity Name	Contact	Address	Phone	Email
Brooklyn Public Library – Leonard Branch	Lauren Comito	81 Devoe Street Brooklyn, NY 11211	718-486-6006	lcomito@bklynlibrary.org
Brooklyn Public Library – Greenpoint Library	Acacia Thompson	107 Norman Avenue at Leonard Street, Brooklyn, NY 11222	718-389-4394	AThompson@bklynlibrary.org
Brooklyn Community Board 1	Johana Pulgarin	435 Graham Avenue, Brooklyn, NY 11211	718-389-0009	Bk01@cb.nyc.gov

Brownfield Cleanup Application
392 Leonard Street Redevelopment Site
Site No. C224470
392 Leonard Street and 112 Richardson Street
Brooklyn, New York

Acknowledgement from Brooklyn Public Library – Leonard Branch to Act as Document Repository



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

March 2, 2026
File No. 0214964

Brooklyn Public Library – Leonard Library Branch
81 Devoe Street
Brooklyn, NY 11211
Via email lcomito@bklynlibrary.org
Attn: Lauren Comito, Managing Librarian

Subject: Brownfield Cleanup Program Application – Request for Repository Use
392 Leonard Street Redevelopment Site

Dear Managing Librarian:

H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), on behalf of 392 Leonard LLC, is requesting use of the Brooklyn Public Library – Leonard Branch as a document repository for the anticipated redevelopment project located at 392 Leonard Street, Brooklyn, NY 11211. The New York State Department of Environmental Conservation (NYSDEC) requires a letter certifying that the proposed document repository is able to serve as a public repository for all documents pertaining to the environmental cleanup at the Site. Please sign below denoting that your facility would be amenable to serving as a temporary public repository.

Should you have any questions, please do not hesitate to give me a call at (646) 568-9278.

Thank you,

H&A OF NEW YORK ENGINEERING AND GEOLOGY, LLP

Thomas Giordano
Project Manager

The Brooklyn Public Library Leonard Library Branch is willing to act as a public document repository holding and making available of all provided environmental documents related to the 392 Leonard Street Redevelopment Brownfield Cleanup Project.


Name

3/3/2026
Date

Branch Manager
Title

Brownfield Cleanup Application
392 Leonard Street Redevelopment Site
Site No. C224470
392 Leonard Street and 112 Richardson Street
Brooklyn, New York

Acknowledgement from Brooklyn Public Library – Greenpoint Library to Act as Document Repository



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

April 2, 2026
File No. 0214964

Brooklyn Public Library – Greenpoint Library
107 Norman Avenue at Leonard Street
Brooklyn, NY 11222
Via email athompson@bklynlibrary.org
Attn: Abigail Garnett, Managing Librarian
Acacia Thompson, Environmental Justice Coordinator

Subject: Brownfield Cleanup Program Application – Request for Repository Use
392 Leonard Street Redevelopment Site

Dear Abigail and Acacia:

H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), on behalf of 392 Leonard LLC, is requesting use of the Brooklyn Public Library – Greenpoint Library as a document repository for the anticipated redevelopment project located at 392 Leonard Street, Brooklyn, NY 11211. The New York State Department of Environmental Conservation (NYSDEC) requires a letter certifying that the proposed document repository is able to serve as a public repository for all documents pertaining to the environmental cleanup at the Site. Please sign below denoting that your facility would be amenable to serving as a temporary public repository.

Should you have any questions, please do not hesitate to give me a call at (646) 568-9278.

Thank you,

H&A OF NEW YORK ENGINEERING AND GEOLOGY, LLP

Thomas Giordano
Project Manager

The Brooklyn Public Library Greenpoint Library is willing to act as a public document repository holding and making available of all provided environmental documents related to the 392 Leonard Street Redevelopment Brownfield Cleanup Project.

Abigail Garnett
Name
Branch Manager
Title

4/7/26
Date

Brownfield Cleanup Application
392 Leonard Street Redevelopment Site
Site No. C224470
392 Leonard Street and 112 Richardson Street
Brooklyn, New York

Acknowledgement from Brooklyn Community Board #1 to Act as Document Repository



Re: Brownfield Cleanup Program Application - Request for Repository Use (392 Leonard Street Redevelopment Site)

From Giordano, Thomas <TGiordano@haleyaldrich.com>

Date Thu 3/19/2026 10:33 AM

To bk01@cb.nyc.gov <bk01@cb.nyc.gov>

Good morning,

Reaching out to confirm if this was received - thank you!

Tom

Thomas Giordano

Project Manager

H & A of New York Engineering and Geology, LLP

213 West 35th Street, 7th Floor

New York, NY 10001

T: (646) 568-9278

C: (929) 243-6762

From: Giordano, Thomas <TGiordano@haleyaldrich.com>

Sent: Friday, March 6, 2026 8:34 AM

To: bk01@cb.nyc.gov <bk01@cb.nyc.gov>

Subject: Re: Brownfield Cleanup Program Application - Request for Repository Use (392 Leonard Street Redevelopment Site)

Good morning,

Following up on this request regarding the use of Brooklyn Community Board 1 as a temporary public repository for the proposed 392 Leonard Street redevelopment site under the NYSDEC Brownfield Cleanup Program.

Thank you!

Tom

Thomas Giordano

Project Manager

H & A of New York Engineering and Geology, LLP

213 West 35th Street, 7th Floor

New York, NY 10001

T: (646) 568-9278

C: (929) 243-6762

From: Giordano, Thomas

Sent: Monday, March 2, 2026 2:04 PM

To: bk01@cb.nyc.gov <bk01@cb.nyc.gov>

Subject: Brownfield Cleanup Program Application - Request for Repository Use (392 Leonard Street Redevelopment Site)

Good afternoon,

On behalf of 392 Leonard LLC, we are requesting use of the Brooklyn Community Board 1 as a document repository for the anticipated redevelopment project under the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) located at 392 Leonard Street, Brooklyn, NY, 11211 (the Site). As requested by NYSDEC, a letter certifying that a proposed document repository is able to serve as a temporary public repository for all documents pertaining to the environmental cleanup of the Site is required as part of the program.

If amendable, please sign and return the following PDF letter denoting that Community Board 1 is able to serve as a temporary public repository for this project. If you have any questions - please feel free to give me a call in the meantime.

Best,

Tom

Thomas Giordano

Project Manager

H & A of New York Engineering and Geology, LLP

213 West 35th Street, 7th Floor

New York, NY 10001

T: (646) 568-9278

C: (929) 243-6762

Re: Brownfield Cleanup Program App - Request for Repository Use (392 Leonard Street Redevelopment Site)

From: Giordano, Thomas <TGiordano@haleyaldrich.com>
Date: Fri 5/15/2026 1:30 PM
To: Steve Chesler <stevechesler@me.com>; bk01@cb.nyc.gov <bk01@cb.nyc.gov>
Cc: Bellew, James <JBellew@haleyaldrich.com>; Dealice Fuller <saufpaudf@gmail.com>

Good afternoon all,

Thank you for confirming - we'll reach out regarding any future correspondence related to this project.

Best,

Tom

Thomas Giordano
Project Manager

H & A of New York Engineering and Geology, LLP
213 West 35th Street, 7th Floor
New York, NY 10001

T: (646) 568-9278
C: (929) 243-6762

From: Steve Chesler <stevechesler@me.com>
Sent: Friday, May 15, 2026 1:17 PM
To: bk01@cb.nyc.gov <bk01@cb.nyc.gov>
Cc: Giordano, Thomas <TGiordano@haleyaldrich.com>; Bellew, James <JBellew@haleyaldrich.com>; Dealice Fuller <saufpaudf@gmail.com>
Subject: Re: Brownfield Cleanup Program App - Request for Repository Use (392 Leonard Street Redevelopment Site)

External Sender: Use extra caution with links and actions.

Dear Luis and Mr. Giordano,

Adding Chair Fuller.

I approve this request for the board to serve as a document repository for this project.

Thank you.

Steve Chesler
Chair, Environmental Protection Committee
Brooklyn CB #1

On May 13, 2026, at 3:24 PM, Giordano, Thomas <TGiordano@haleyaldrich.com> wrote:

Good afternoon all,

Kindly following up on the status of this request.

Best,

Tom

Thomas Giordano
Project Manager

H & A of New York Engineering and Geology, LLP
213 West 35th Street, 7th Floor
New York, NY 10001

T: (646) 568-9278
C: (929) 243-6762

From: Steve Chesler <stevechesler@me.com>
Sent: Tuesday, May 12, 2026 12:34 PM
To: bk01@cb.nyc.gov <bk01@cb.nyc.gov>
Cc: Giordano, Thomas <TGiordano@haleyaldrich.com>; Bellew, James <JBellew@haleyaldrich.com>
Subject: Re: Brownfield Cleanup Program App - Request for Repository Use (392 Leonard Street Redevelopment Site)

External Sender: Use extra caution with links and actions.

Dear Johana, Luis, Jimmy,

Please provide the confirmation that Mr. Giordano has requested below.

Thank you.

Best,

Steve Chesler

On May 8, 2026, at 2:48 PM, Giordano, Thomas <TGiordano@haleyaldrich.com> wrote:

Good afternoon Steve,

Our office is assisting with an application for a potential New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) project for a site located at 392 Leonard Street, Brooklyn, NY. As part of the application requirements, the NYSDEC has requested confirmation that Community Board 1 can serve as a document repository for the project prior to submission of our project application.

I was given your contact information from fellow colleagues as we have some other potential sites in the area, most recently including 72 West Street and 60 Thropp Avenue, where similar requests to Community Board 1 were made.

For our application, no documents would need to be placed into the repository, and we would not need any signatures at this time. Ultimately, the NYSDEC is looking to confirm that in the event the site enters the BCP program, that Community Board 1 can serve as a future repository for project documentation for public access.

If possible, can Community Board 1 confirm that it can serve as a repository for future project documents once they are received?

We appreciate your consideration - please feel free to call me in the meantime if you have any questions.

Thank you,

Tom

Thomas Giordano
Project Manager

H & A of New York Engineering and Geology, LLP
213 West 35th Street, 7th Floor
New York, NY 10001

T: (646) 568-9278
C: (929) 243-6762

Brownfield Cleanup Application
392 Leonard Street Redevelopment Site
Site No. C224470
392 Leonard Street and 112 Richardson Street
Brooklyn, New York

DRAFT REMEDIAL INVESTIGATION WORK PLAN