



SUBMITTAL INSTRUCTIONS:

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

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

a. VIA SITE CONTROL DROPBOX:

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

a. VIA GROUND MAIL:

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

SITE NAME: 255-261 Douglass Street Development

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

If yes, provide existing site number: _____

☐

Yes

☒

No

Is this a revised submission of an incomplete application?

If yes, provide existing site number: C224475

☒

Yes

☐

No



Department of
Environmental
Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION / MAJOR MODIFICATION FORM

BCP App Rev 18 – July 2026

SECTION I: Property Information						
PROPOSED SITE NAME 255-261 Douglass Street Development						
ADDRESS/LOCATION 255-261 Douglass Street						
CITY/TOWN New York				ZIP CODE 11217		
MUNICIPALITY (LIST ALL IF MORE THAN ONE) Brooklyn						
COUNTY Kings				SITE SIZE (ACRES) 0.298		
LATITUDE			LONGITUDE			
40°	40'	50.46N"	73°	59'	5.05W"	
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	
261 Douglass Street				412	45	
255 Douglass Street				412	48	
1. Do the proposed site boundaries correspond to tax map metes and bounds? If not, please attach an accurate map of the proposed site including a metes and bounds description.					Y ☒	N ☐
2. Are the required property map and high resolution site photo(s) of current site conditions included with the application? See application instructions for photo details (<i>Application will not be processed without map and photos</i>)					☒	☐
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information) If yes, identify census tract: <u>127</u> Percentage of property in En-zone (check one): ☐ 0% ☐ 1-49% ☐ 50-99% ☒ 100%					☒	☐
4. Is the project located within a disadvantaged community? See application instructions for additional information.					☒	☐
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.					☐	☒

SECTION I: Property Information (continued)		Y	N						
6a. 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:		☐	☒						
6b. If you have answered YES to Question 6 above, include a detailed description of how a phased approach will comply with the requirements of DER-32 Section V.A.5. Multiple Applications. b. and c. See application instructions, Multiple Applications, for more details. Is this description included in application attachments? ☐ Yes ☐ No ☒ N/A									
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?		☐	☒						
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.		☐	☒						
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.		☐	☒						
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____		☐	☒						
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: _____		☐	☒						
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information.		☐	☒						
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"><u>Easement/Right-of-Way Holder</u></td> <td style="width: 50%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> </tr> </table>		<u>Easement/Right-of-Way Holder</u>	<u>Description</u>						
<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%;"> <tr> <td style="width: 33%;"><u>Type</u></td> <td style="width: 33%;"><u>Issuing Agency</u></td> <td style="width: 33%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>					
<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>							
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?		☒	☐						
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within New York City.									
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.		☒	☐						
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?		☐	☒						
17. If you have answered YES to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?		☐	☐						
NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.									

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., a NYC HPD or NYS HCR funding deadline, 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 ☒ N/A

SECTION III: Ecological Concerns

1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site?

Y	N
☒	☐

2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?

☐	☒
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3. Is/are there a/any Contaminant(s) of Ecological Concern?

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

SECTION V: Current and Historical Property Owner and Operator Information		
CURRENT OWNER 255 Douglas RE LLC		
CONTACT NAME Anthony Borruso		
ADDRESS 323 East Lexington Avenue		
CITY Oceanside	STATE NY	ZIP CODE 11572
PHONE 516-817-0567	EMAIL anthonyb5051@gmail.com	
OWNERSHIP START DATE 10/4/2018		
CURRENT OPERATOR Band Spaces NYC (Lot 45) / N/A (Lot 48; Vacant)		
CONTACT NAME Tsuyoshi		
ADDRESS 261 Douglass Street		
CITY Brooklyn	STATE NY	ZIP CODE 11217
PHONE 347-628-9613	EMAIL spaces@bandspacesnyc.com	
OPERATION START DATE Circa 2014		

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

*Please describe other known contaminants and the media affected:

3. 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

4. Indicate Past Land Uses (check all that apply):

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

Other:

Lumber Yard

SECTION VII: Requestor Information				
NAME 255 261 Douglas Street LLC				
ADDRESS 1418 65th Street				
CITY/TOWN Brooklyn		STATE NY	ZIP CODE 11219	
PHONE 718-207-4019		EMAIL konstantin@prospectdg.com		
			Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?			☒	☐
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?			☒	☐
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A ☐			☒	☐
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.			☒	☐

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Konstantin Gubareff			
ADDRESS 1418 65th Street			
CITY Brooklyn		STATE NY	ZIP CODE 11219
PHONE 718-207-4019		EMAIL konstantin@prospectdg.com	
REQUESTOR'S CONSULTANT (CONTACT NAME) Suzanne Bell			
COMPANY Haley & Aldrich of New York			
ADDRESS 213 W 35th Street, 7th Floor			
CITY New York		STATE NY	ZIP CODE 10001
PHONE 332-240-0935		EMAIL sbell@haleyaldrich.com	
REQUESTOR'S ATTORNEY (CONTACT NAME) Christine Leas			
COMPANY Sive Paget & Riesel, P.C.			
ADDRESS 560 Lexington Avenue			
CITY New York		STATE NY	ZIP CODE 10022
PHONE 646-378-7267		EMAIL cleas@sprlaw.com	

SECTION IX: Program Fee

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

	Y	N
1. Is the requestor applying for a fee waiver?	☐	☒
2. If yes, appropriate documentation must be provided with the application. See application instructions for additional information.		
Is the appropriate documentation included with this application? ☒ N/A	☐	☐

SECTION X: Requestor Eligibility

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

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

SECTION X: Requestor Eligibility (continued)

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

PARTICIPANT

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

☐**VOLUNTEER**

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

☒

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

Provide a statement describing why the requestor should be considered a volunteer – be specific as to the appropriate care taken.

Conclusory statements of Volunteer status based on no affiliation with prior owners and operators or restating the appropriate care standard, without specifically describing the actions taken by the requestor in its exercise of appropriate care with respect to contamination found at the site, generally will not be sufficient to demonstrate that an applicant qualifies as a Volunteer. Please note that requestors that are owners are Participants unless they show they meet the requirements for Volunteer status.

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: Ground Leasee

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.

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

SECTION XII: Site Contact List
To be considered complete, the application must include the Brownfield Site Contact List in accordance with <i>DER-23: Citizen Participation Handbook for Remedial Programs</i>. Please attach, at a minimum, the names and mailing addresses of the following: - The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located. - Residents, owners, and occupants of the property and adjacent properties. - Local news media from which the community typically obtains information. - The public water supplier which services the area in which the property is located. - Any person who has requested to be placed on the contact list. - The administrator of any school or day care facility located on or near the property. - The location of a document repository for the project (e.g., local library). If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository. In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site. - For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.

SECTION XIII: Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: _____

Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Member (title) of 255 261 Douglas Street 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: 9/14/2026

Signature: 

Print Name: Konstantin Gubareff

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 18

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

From ECL 27-1405(31):

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

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

375-3.2:

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

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

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

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

Check appropriate box below:

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

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

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

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

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

- ☐ Yes – planned renewable energy facility site with documentation
- ☐ Pending – planned renewable energy facility awaiting documentation
*Selecting this option will result in a “pending” status. The appropriate documentation will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.
- ☒ No – not a planned renewable energy facility site

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

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

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

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

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

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

- ☐ Yes - *Selecting this option will result in a “pending” status, as a BOA conformance determination has not yet been made. Proof of conformance will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.
- ☒ No

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

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

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

DETERMINATION OF A COMPLETE APPLICATION

1. The first step in the application review and approval process is an evaluation to determine if the application is complete. To help ensure that the application is determined complete, requestors should review the list of common application deficiencies and carefully read these instructions.
2. DEC will send a notification to the requestor within 30 calendar days of receiving the application, indicating whether such application is complete or incomplete.
3. An application must include the following information relative to the site identified by the application, necessary for making an eligibility determination, or it will be deemed incomplete. (Please note: the application as a whole requires more than the information outlined below to be determined complete). The application must include:
 - a. for all sites, an investigation report sufficient to demonstrate the site requires remediation in order to meet the requirements of the program, and that the site is a brownfield site at which contaminants are present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. Required data includes site drawings requested in Section VI, #3 of the BCP application form.
 - b. for those sites described below, documentation relative to the volunteer status of all requestors, as well as information on previous owners or operators that may be considered responsible parties and their ability to fund remediation of the site. This documentation is required for:
 - i. real property listed in the registry of inactive hazardous waste disposal sites as a class 2 site, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP; or
 - ii. real property that was a hazardous waste treatment, storage or disposal facility having interim status pursuant to the Resource Conservation and Recovery Act (RCRA) program, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP.
 - c. for sites located within the five counties comprising New York City, in addition to (a) and if applicable (b) above, if the application is seeking a determination that the site is eligible for tangible property tax credits, sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a). If this determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion, using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.
 - d. for sites previously remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law, relevant documentation of this remediation.

DETERMINATION OF A COMPLETE APPLICATION (CONTINUED)

4. If the application is found to be incomplete:
 - a. the requestor will be notified via email or phone call regarding minor deficiencies. The requestor must submit information correcting the deficiency to DEC within the 30-day review time frame; or
 - b. the requestor will receive a formal Letter of Incomplete Application (LOI) if an application is substantially deficient, if the information needed to make an eligibility determination identified in #3 above is missing or found to be incomplete, or if a response to a minor deficiency is not received within the 30-day period. The LOI will detail all of the missing information and request submission of the information. If the information is not submitted within 30 days from the date of the LOI, the application will be deemed withdrawn. In this case, the requestor may resubmit the application without prejudice.
5. If the application is determined to be complete, DEC will send a Letter of Complete Application (LOC) that includes the dates of the public comment period. The LOC will:
 - a. include an approved public notice to be sent to all parties on the Contact List included with the application;
 - b. provide instructions for publishing the public notice in the newspaper on the date specified in the letter, and instructions for mailing the notice to the Contact List;
 - c. identify the need for a certification of mailing form to be returned to DEC along with proof of publication documentation; and
 - d. specify the deadline for publication of the newspaper notice, which must coincide with, or occur before, the date of publication in the Environmental Notice Bulletin (ENB).
 - i. DEC will send a notice of the application to the ENB. As the ENB is only published on Wednesdays, DEC must submit the notice by the Wednesday before it is to appear in the ENB.
 - ii. The mailing to parties on the Contact List must be completed no later than the Tuesday prior to ENB publication. If the mailings, newspaper notice and ENB notice are not completed within the timeframes established by the LOC, the public comment period on the application will be extended to ensure that there will be the required comment period.
 - iii. Marketing literature or brochures are prohibited from being included in mailings to the Contact List.

NYSDEC BROWNFIELD CLEANUP PROGRAM APPLICATION

255-261 DOUGLASS STREET REDEVELOPMENT

BLOCK 412, LOTS 45 AND 48
BROOKLYN, NEW YORK
NYSDEC SITE NO. C224475

PREPARED FOR:

255 261 DOUGLAS STREET LLC
4403 15TH AVENUE, SUITE 530
BROOKLYN, NY 11219

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

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ATTACHMENT A

Section I: Property Information

SECTION I: PROPERTY DESCRIPTION NARRATIVE

Site Location

The Site is located at 255-261 Douglass Street, Brooklyn, New York and is currently identified as Block 412, Lots 45 and 48 on the New York City tax map (the “Site”). The Site is approximately 13,000 square feet (sq ft; 0.30 acres) and is located in the Gowanus neighborhood of Brooklyn, New York. Lot 45 encompasses approximately 6,000 sq ft and Lot 48 encompasses approximately 7,000 sq ft.

The Site is bounded to the north by two two-story warehouses and a one-story warehouse divided into three tenant spaces occupied by a one-story manufacturing building, followed by Butler Street; to the east by a commercial building, followed by 3rd Avenue; to the south by Douglass Street, followed by Thomas Greene Playground; and to the west by a mixed use commercial and residential building (currently under construction), followed by Nevins Street.

The Project Locus is shown on Figure 1; the Site Plan is shown on Figure 2; the Tax Lot Map is provided in Figure 3; a map of the surrounding land use and sensitive receptors is included as Figure 4; a map showing the disadvantaged community overlay is included as Figure 5; and a map showing the adjoining properties is included as Figure 6.

Site Features

The Site is currently improved by largely vacant industrial buildings. Lot 45 is improved with a largely vacant one-story building and Lot 48 is currently improved with a vacant one to two-story building

Current Zoning and Land Use

According to the New York City Planning Commission Zoning Map 16c, the Site is in an M1-4/R7X zoning area within the Special Gowanus Mixed-Use District. The Site has been assigned an environmental E-Designation (E-601) for hazardous materials, noise, and air quality as part of the Gowanus Neighborhood Rezoning. The remaining occupants of 261 Douglass (Lot 45) use space for band equipment storage and rehearsal space.

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), the Site was partially developed by 1904 and operated by J.S. Loomis Co. Lumber Yard on Lot 45, which was improved with four sheds, a lumber yard, and a carriage house. Lot 48 was developed with a paint house, a glass storage building, and a two-story dwelling. By 1938, the storage building on Lot 48 had been expanded to incorporate the former dwelling, while the lumber yard on Lot 45 was further developed with a cooperage building. By 1950, the improvements on Lot 48 were converted to a wood box manufacturing operation, including a warehouse and shavings room, while the cooperage building on Lot 45 remained relatively unchanged.

City Directory listings indicate that Douglass Woodworking Corp. operated on Lot 48 from 1945 through 1949, followed by Quality Woodworking Corp. from 1952 through 2022. On Lot 45, Bay Ridge Cooperage Co. is documented as operating from 1928 through 1949. By 1977, the cooperage operation on Lot 45 was depicted as a general manufacturing building, while the warehouse, shavings room, and wood box

manufacturing operations on Lot 48 remained unchanged through 2007. City Directory listings indicate that Lot 45 was operated by Band Spaces NYC from 2014. Limited areas of Lot 45 are still operated by Band Spaces NYC. According to City Directories, Lot 48 was briefly operated by Gemini & Scorpio, an event venue, in 2017. Lot 48 is currently vacant.

Site Geology and Hydrogeology

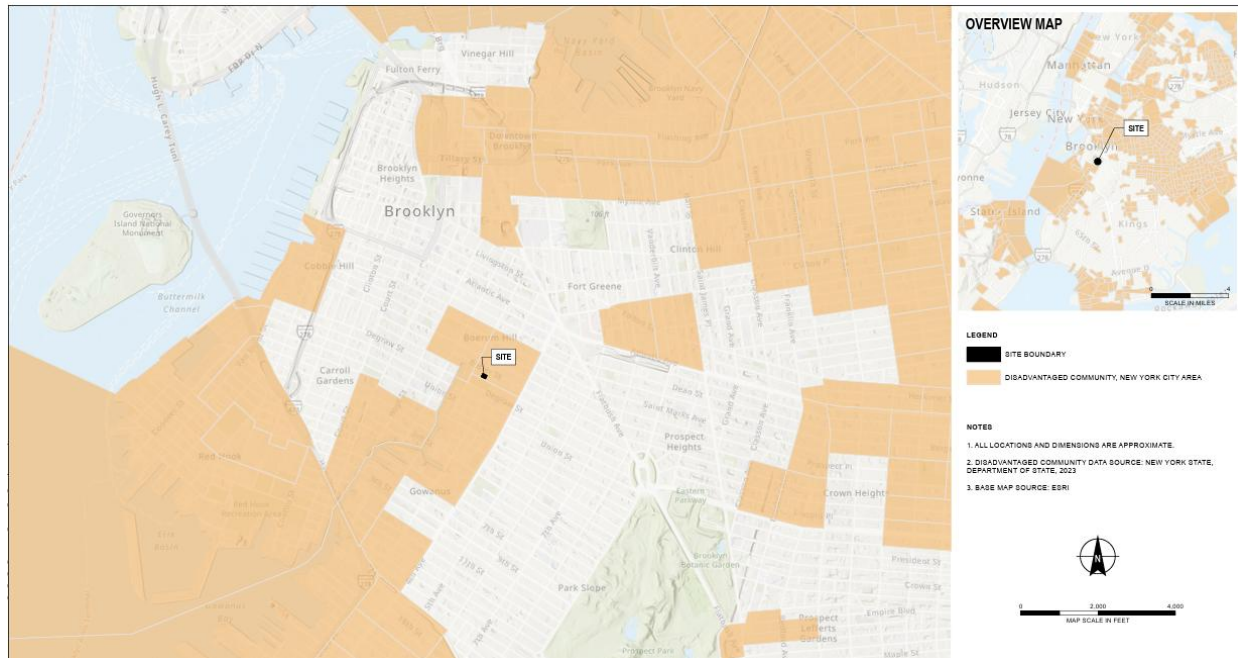
Based on the findings from a Limited Phase II Environmental Site Investigation (ESI) performed by H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York) in May 2026, the Site is underlain by urban fill, generally consisting of tan, grey, light brown to dark brown and black fine to coarse sand with varying amounts of silt, coal, gravel, slag, ceramic, and brick. The urban fill layer was observed at surface grade down to about 10 to 17.5 (ft) below grade surface (bgs), which was the completion depth of some borings. Under the urban fill layer was a potential native layer consisting of grey, dark grey, dark brown, and silty sand with varying amounts of gravel from depths ranging from 8.5 ft bs to the completion depth of some borings at 17.5 ft bgs. The depth to groundwater is approximately 6.5 to 10 ft bgs, with groundwater flow generally to the west towards the Gowanus Canal. The estimated depth to bedrock beneath the Site is greater than 100 ft bgs. The elevation of the Site is approximately 16 ft above mean sea level (amsl). The topography of the Site is relatively flat with a gradual slope to the west.

Environmental Zone Designation

The entire Site footprint (100 percent) is located in EnZone Type A in Census Tract 127 (GEOID 36047012700). The approximate Site boundary is shown in yellow.



The entire Site footprint (100 percent) is located within a designated Disadvantaged Community (DAC).



SECTION I.8: PREVIOUSLY REMEDIATED

No previous remediation has been conducted at the Site.

SECTION I.14: ENVIRONMENTAL ASSESSMENT

The Requestor seeks entry into the NYSDEC Brownfield Cleanup Program (BCP) at the investigation stage. A Limited Phase II ESI was completed in April and May 2026 by Haley & Aldrich of New York.

Based on previous investigations conducted to date, the primary contaminants of concern for the Site are petroleum related volatile organic compounds (VOCs), naphthalene, semi-volatile organic compounds (SVOCs), specifically polycyclic aromatic hydrocarbons (PAHs), and metals in soil; arsenic in groundwater; and chlorinated volatile organic compounds (CVOCs) and petroleum-related VOCs in soil vapor. The suspected source of contamination is related to historical use of the Site and the surrounding area. The existing structures prevented full investigation in select portions of the Site during the 2026 Limited Phase II ESI; building access and the available overhead clearance restricted the type of drilling and sampling equipment able to be used. A summary of findings from the April and May 2026 Limited Phase II ESI is provided below.

Soil

Metals, including arsenic, barium, cadmium, copper, lead and mercury were detected at elevated concentrations above the NYSDEC Title 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs), and Restricted-Residential Use SCOs (RRSCOs) in shallow soil samples, collected from two feet beneath the existing at grade slab and from beneath the existing partial cellar slab (Lot 48), throughout the Site. PAHs were also detected in shallow soils above the RRSCOs in the southern half of Lot 45 and

central western boundary of Lot 48. Intermediate soils (samples collected between 4 and 10 ft bgs) exhibited the same elevated metals and PAHs above RRSCOs throughout the Site. Deeper soil samples also detected metals and PAHs from 12 to 16 ft throughout Lot 48. The northwest corner of Lot 48 was also sampled at intervals ranging from 30.5 to 52.5 ft bgs due to observed Manufactured Gas Plant (MGP) impacts. MGP-related, petroleum-related and chlorinated compounds, specifically naphthalene (maximum concentration 19,000 milligrams per kilogram [mg/kg]) and VOCs including 1,2,4-trimethylbenzene, 1,2-dichloroethane, benzene, ethylbenzene, toluene and total xylenes, were detected at high concentrations from 25.5 ft bgs to 47.5 ft bgs.

Groundwater

Groundwater analytical results were compared to 6 NYCRR Part 703.5 NYSDEC Technical and Operational Guidance Series 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water (AWQS).

Dissolved metals were detected in groundwater samples at concentrations exceeding the AWQS for manganese (maximum concentration of 838 micrograms per liter [µg/L] in sample TWP-1) and sodium (maximum concentration of 309,000 µg/L in sample TWP-4) throughout the Site. In addition, dissolved arsenic (maximum concentration of 41 µg/L in sample TWP-2) was detected above the AWQS in groundwater on the northeastern portion of the Site and dissolved iron (maximum concentration of 319 µg/L in sample TWP-3) was detected above the AWQS along the central western boundary of the Site.

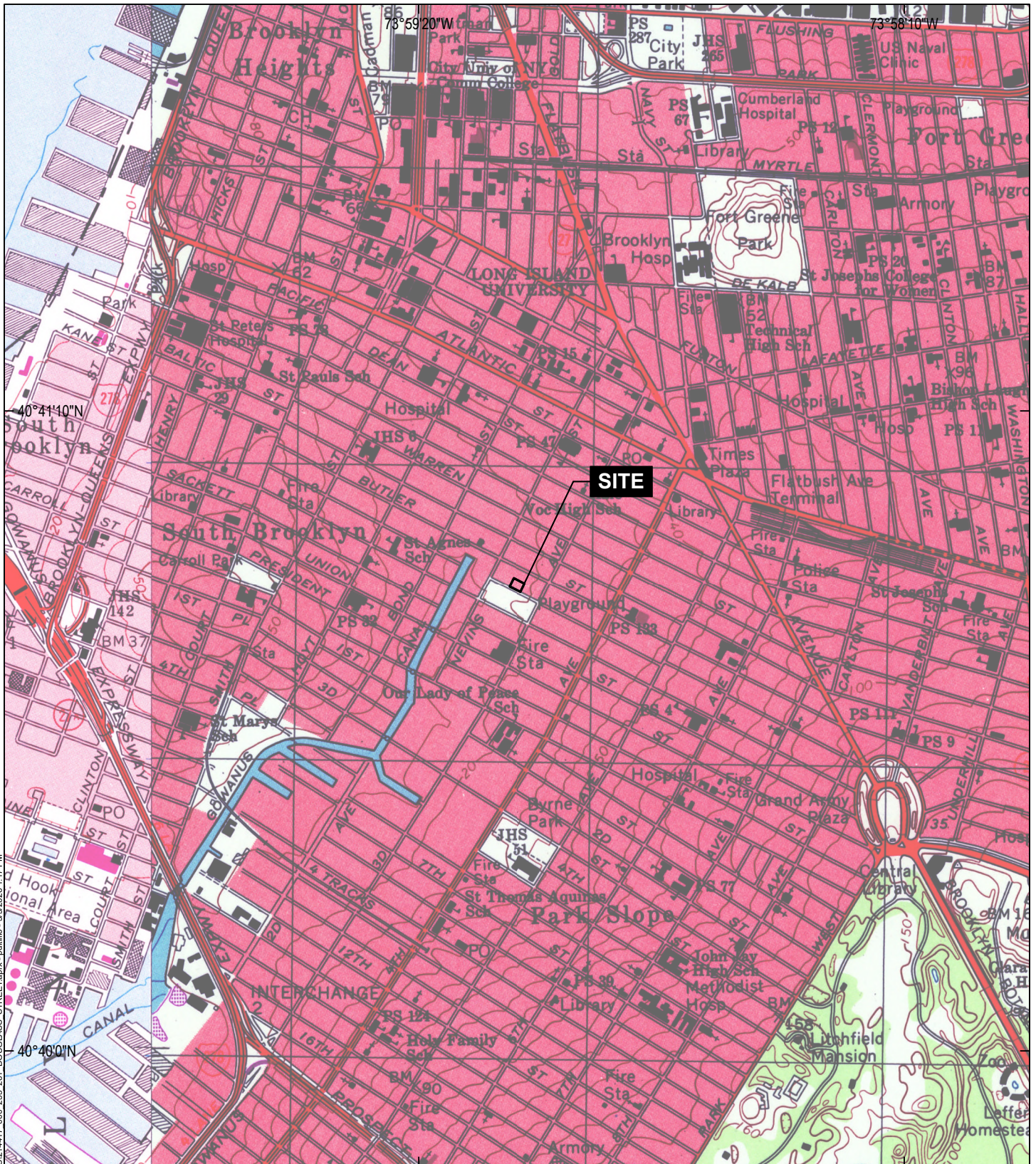
Soil Vapor and Sub-Slab Soil Vapor

Two temporary soil vapor points, SV-1 and SV-2, were installed sub-slab in the cellar in the western portion of the Site and two temporary soil vapor points, SV-3 and SV-4, were installed approximately 2 ft above the observed groundwater level in the eastern section of the building, containing no cellar.

Elevated total chlorinated VOCs (CVOCs), including 1,1,1-trichloroethane and tetrachloroethene (PCE), were detected in soil vapor in the southeast corner of the Site at a concentration of 45.75 µg/ m³. Petroleum related compounds, specifically benzene, ethylbenzene, toluene and xylenes (BTEX), were detected at elevated concentrations on both Lots 45 and 48. Additional petroleum compounds, including 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 1,3-butadiene, 1,4-dichlorobenzene, 2-butanone, isopropyl alcohol, n-butylbenzene, 4-ethyltoluene, hexane, and propylene, were identified as elevated above laboratory detection limits.

Lot Merger

An application for lot merger (RP-602; attached) was accepted by NYC Department of Finance, Tax Map Office on July 28, 2026 to merge Lots 45 and 48 and tentative Lot number 45 was issued for the merged lots, dropping Lot number 48.



GIS: haleyaldrich.com\share\CF\Projects\02\14417\GIS\214417_000_255_261_DOUGLASS_STREET.aprx - patullo - 5/5/2026 1:17 PM



MAP SOURCE: USGS
SITE COORDINATES: 40°40'55"N, 73°59'09"W

**HALEY
ALDRICH**

255-261 DOUGLASS STREET
BROOKLYN, NEW YORK

PROJECT LOCUS

APPROXIMATE SCALE: 1 IN = 2000 FT
MAY 2026

FIGURE 1

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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, APRIL 7, 2026



0 30 60
SCALE IN FEET

**HALEY
ALDRICH**

255-261 DOUGLASS STREET
BROOKLYN, NEW YORK

SITE PLAN

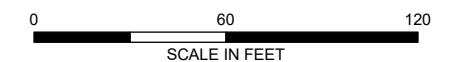
MAY 2026

FIGURE 2

 SITE BOUNDARY

 PARCEL BOUNDARY

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

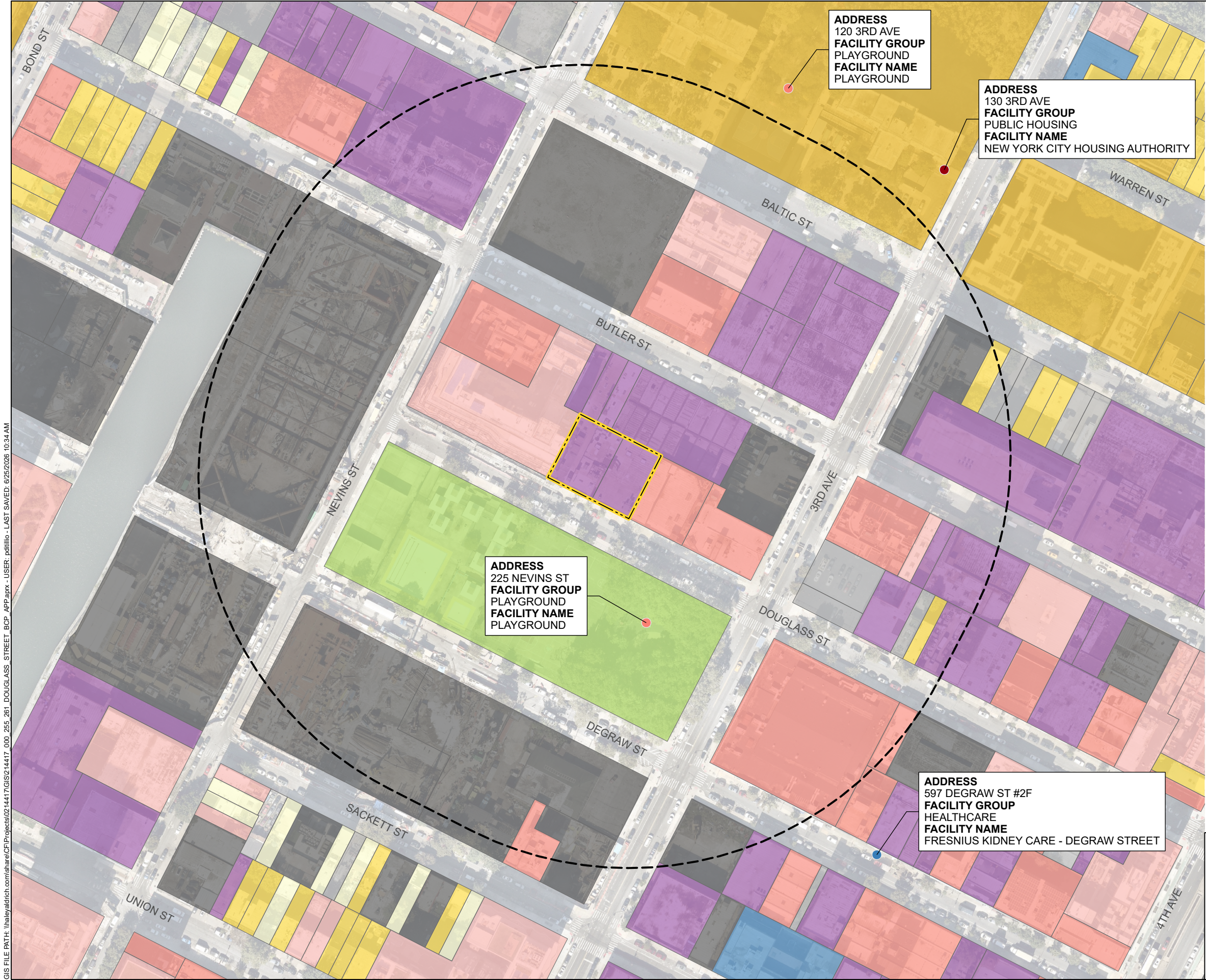


255-261 DOUGLASS STREET
BROOKLYN, NEW YORK

TAX LOT MAP

FIGURE 3

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LEGEND

SENSITIVE RECEPTOR

- HEALTH CARE
- PLAYGROUND
- PUBLIC HOUSING

SITE BOUNDARY

PARCEL BOUNDARY

LAND USE

- 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
- 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



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SCALE IN FEET

**HALEY
ALDRICH**

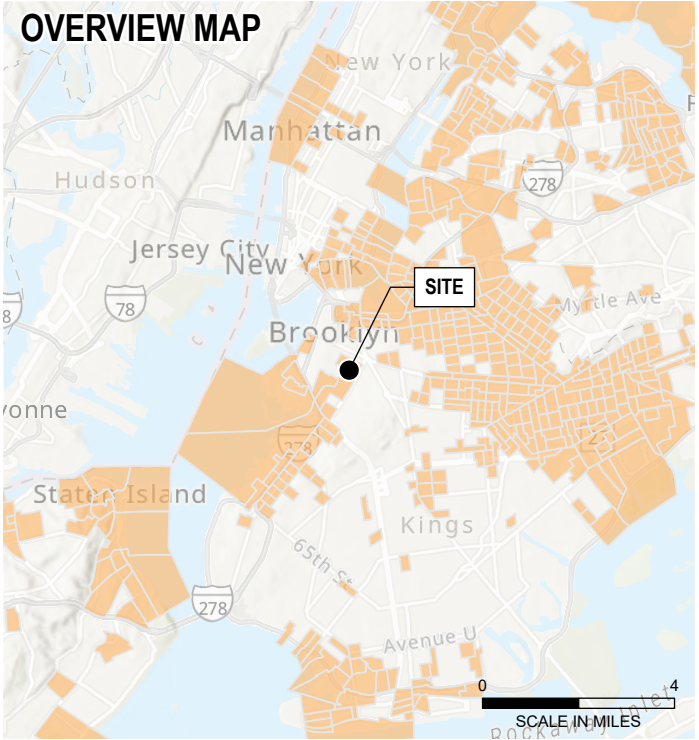
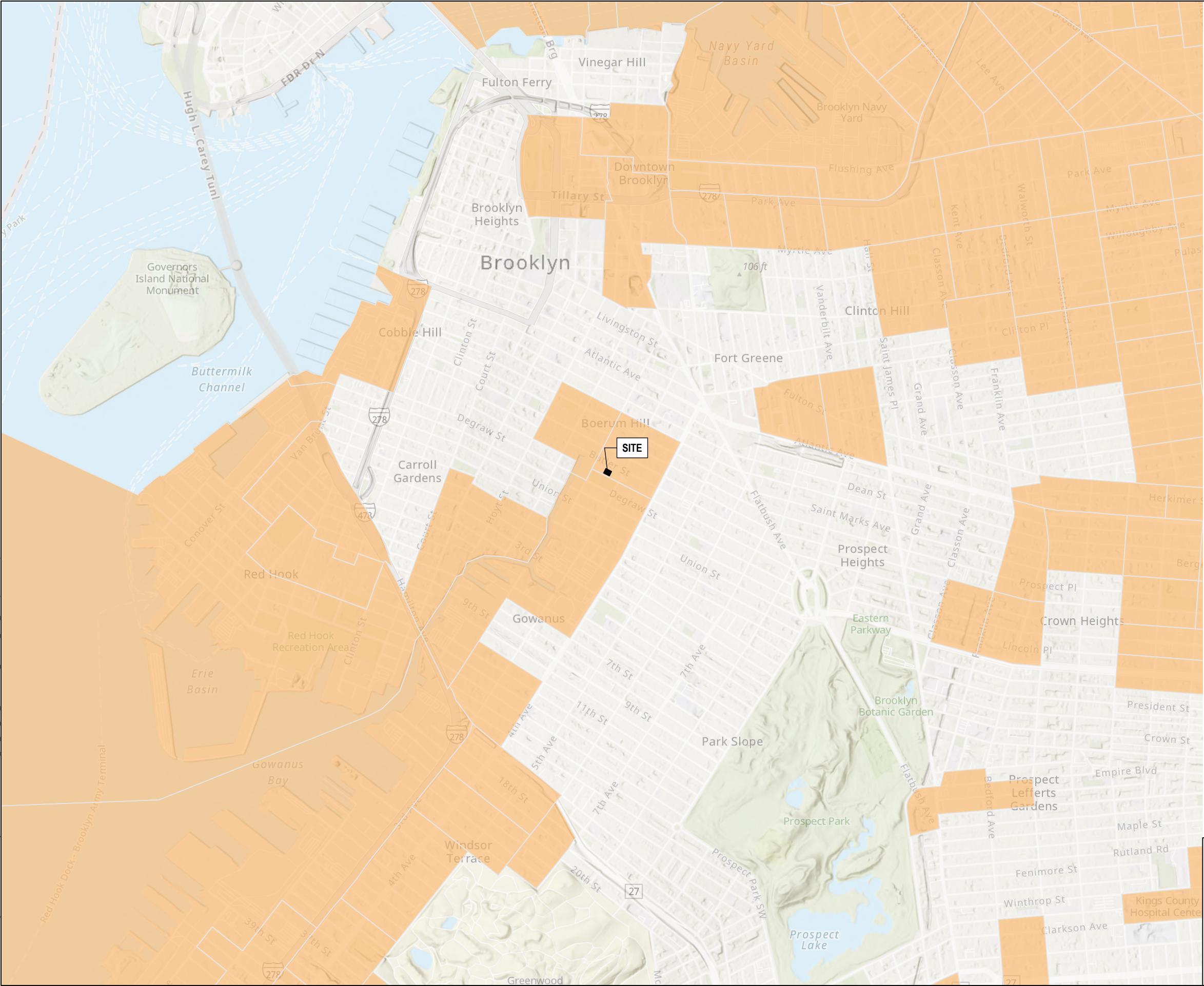
255-261 DOUGLASS STREET
BROOKLYN, NEW YORK

**SURROUNDING LAND USE AND
SENSITIVE RECEPTORS**

JUNE 2026

FIGURE 4

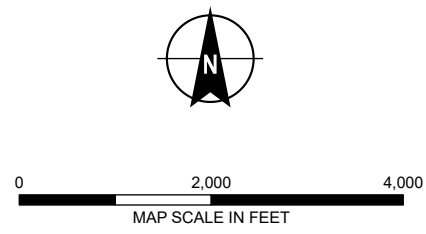
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LEGEND

-  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





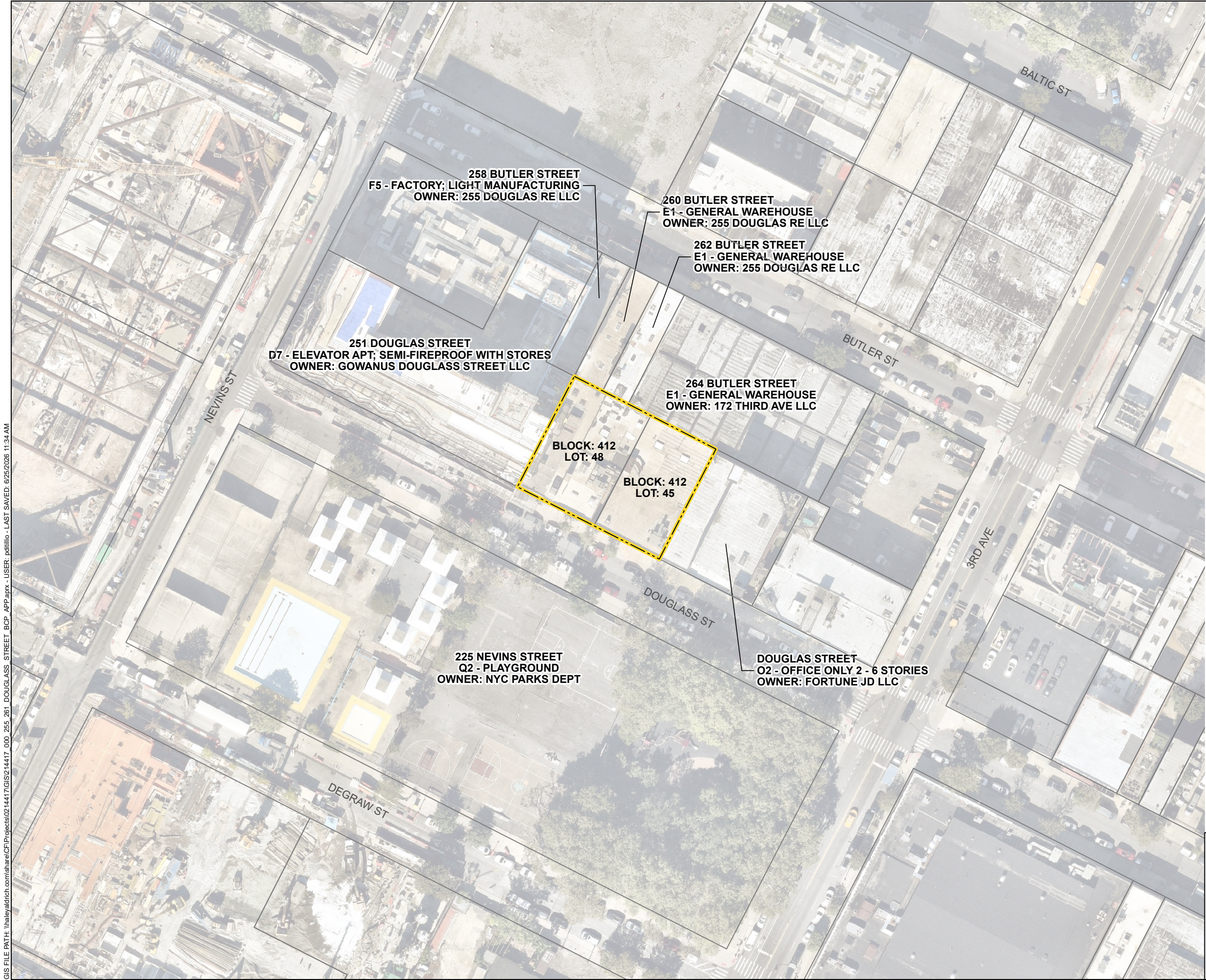
255-261 DOUGLASS STREET
BROOKLYN, NEW YORK

DISADVANTAGED COMMUNITIES

JUNE 2026

FIGURE 5

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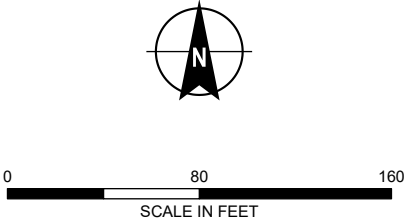


LEGEND

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**

255-261 DOUGLASS STREET
BROOKLYN, NEW YORK

ADJOINING PROPERTIES SITE MAP

JUNE 2026

FIGURE 6

**APPLICATION FOR APPORTIONMENTS OR MERGERS**

Instructions: Please complete this application and *submit in person to:* **Department of Finance, Property Division - Tax Map Office, 66 John Street, 2nd floor, New York, NY 10038.** Please read the instructions for further details before completing this form. Print clearly.

SECTION A: PROPERTY INFORMATION

Borough: Brooklyn Block: 412 Present Lot(s): 45, 48

☒ Merger ☐ Apportionment Number of Lots Requested 1

☐ Air ☐ Subterranean Lot Number: 45

Lot(s) Usage: (check one) ☐ Residential Building Gross Sq/Ft: _____ ☐ Commercial Building Gross Sq/Ft: _____ ☐ Mix (Residential & Commercial) Building Gross Sq/Ft: _____

Property
1. Owner's Name (as per Deed): _____
OR
Company Name: 255 Douglas RE LLC
Property 255 Douglass Street Brooklyn NY 11217
2. Address: _____
NUMBER AND STREET CITY STATE ZIP CODE

3. Filing Representative (if applicable): _____

SECTION B: CERTIFICATION

1. Architect/Engineer/Applicant's Name: Lee Kao Hwa
LAST NAME FIRST NAME

2. Address: 670 Myrtle Ave. Suite #257 Brooklyn NY 11205
NUMBER AND STREET CITY STATE ZIP CODE

3. Telephone Number: 718-489-8242 4. Email Address: kaohwaleearchitects@gmail.com

The applicant hereby certifies that, in making this application for merger/apportionment, s/he is the owner, or acting under the direction of the owner.

Signature of Architect/ Engineer/Applicant: Kao-Hwa Lee Date: 07/17/2026

TAX MAP CHANGE WILL NOT BE MADE UNTIL PRESENTATION OF REQUIRED DOCUMENTS (see reverse for the required documents)

DRAW SKETCH TO SCALE 1" = 50', IF POSSIBLE INDICATE NORTH ARROW

Butler Street

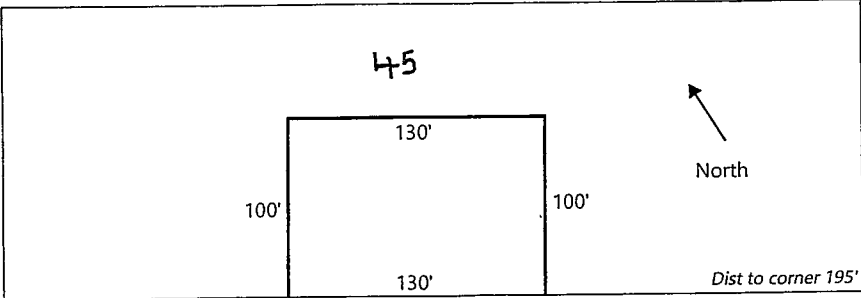
3 Avenue

North

Dist to corner 195'

Douglass Street

(Architect or Engineer's seal)



Tentative Lot(s) issued: _____ Date: 7/28/26 New Lot(s): — Lot(s) Affected: 45 Lot(s) Dropped: 48

Customer Service Representative: _____

Please note: Map changes will not be made until presentation of all required documents is reviewed and approved by the Specialist.
Lots are tentative until final approval is received from the Tax Map Office.

Map Updated: _____ Date: —/—/—

Tax Map Specialist: _____



Department of Finance

Tax Map Unit

BBL: 3-412-45,48

Date Received: 7 / 27 / 2026

Staff: [Signature]

(DO NOT WRITE IN THIS SPACE – OFFICE USE ONLY)

Expediter Name YZ Expediting

Contact Name Yerachmiel Zoldan

Contact Phone/Email 718-412-8510, info@yzexpediting.com

Apportionment / Merger Intake Checklist

☐ **Apportionment**

☒ **Merger**

☐ **Air / Subterranean Rights**

Required Documents

- ☒ RP-602 completed and signed by Tax Map Clerk
 - o Note: Owner listed on RP-602 must match latest deed
- ☒ Receipt for appropriate fees paid
- ☒ Real estate taxes, charges, and outstanding ECB judgement debt paid for all lots affected
- ☒ Latest deed on record for lots affected

Additional Requirements for Apportionments:

- ☐ Approved Subdivision Improved (SI) filing with NYC Department of Buildings (Not needed if lots are vacant)
 - o The RP602 for your application must be scanned into virtual job folder
- ☐ 2 surveys bearing inked/embossed seal with the following information:
 - o Lot lines and metes and bounds for the requested subdivision of lots
 - o House numbers for each lot
 - o Tentative lot numbers for each lot
 - o Area square footage for each existing and tentative tax lots
 - o Must be less than one (1) year old
 - o Vacant lots must say "VACANT" or will require DOB filings
 - o Document page(s) must be 11" x 17" paper format

For Air / Subterranean Rights filings, please request separate list of requirements if needed.

255-261 Douglass Street Development
Brooklyn, New York
File No. 0215954
Date Photographs Taken: April 27, 2026



Photo 1: View of site from Douglass Street entrance, facing northwest.

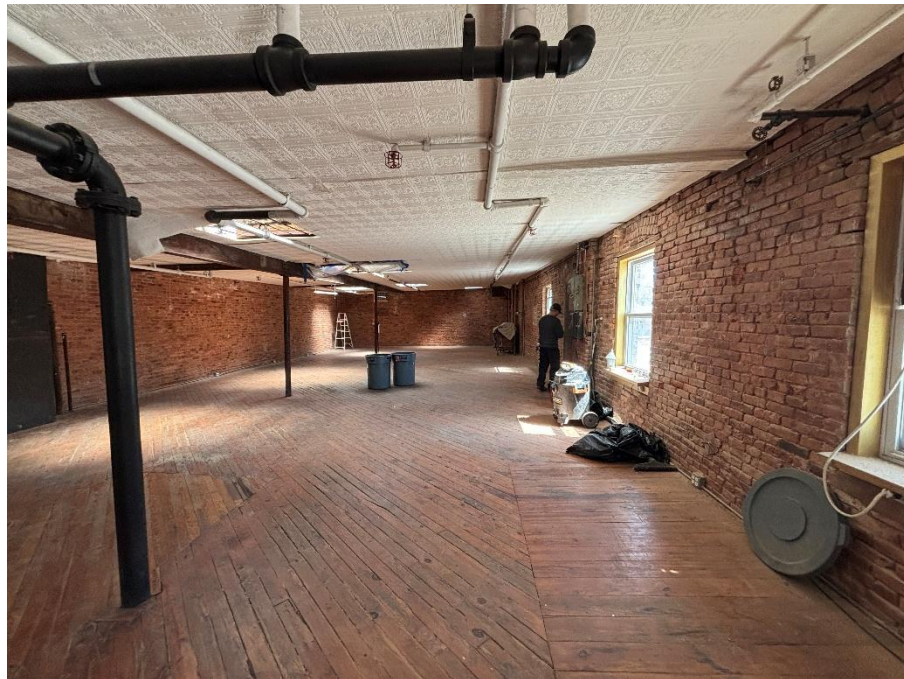


Photo 2: View of vacant second floor of the building on Lot 48 of the site, facing northwest



Photo 3: View of HVAC system on roof of Lot 48 of the site, facing southwest.



Photo 4: View of the cellar on Lot 48 of the site, facing south.



Photo 5: View of the cellar on Lot 48 of the site, facing north.



Photo 6: View of the cellar on Lot 48 of the site, facing west.



Photo 7: View of the cellar on Lot 48 of the site, facing southeast.



Photo 8: View of the cellar on Lot 48 of the site, facing east.



Photo 9: View of internal hallway on Lot 45 of the site, facing east.



Photo 10: View of internal hallway on Lot 45 of the site, facing east.

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 approximately 13,000 sq-ft. The Site is improved with a vacant two-story structure and a one-story industrial building.

The Requestor holds a 99-year ground lease from the current owner of the Site that commenced on September 25, 2025. The building at 261 Douglass Street (Lot 45) is largely vacant, and the two-story building at 255 Douglass Street (Lot 48) has been vacant since 2022.

The proposed project will include:

1. Demolition of the existing buildings to facilitate the Remedial Investigation (RI);
2. Performance of 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 new mixed-use multi-story residential and commercial building with affordable housing. The building will be accessible via Douglass Street. The new development is anticipated to include one cellar level, requiring excavation extending to approximately 12 ft bgs.

Rationale for BCP Program

The Requestors seek to enter the NYSDEC BCP at the investigation stage.

Upon review of analytical results from previous reports, discussed in further detail in Section IV, the Requestor is seeking entry into the NYSDEC BCP due to, among other things: shallow and intermediate soil impacted with VOCs, SVOCs (specifically PAHs) and metals, deeper soil impacted with MGP related compounds, groundwater impacted with arsenic, and soil vapor impacted with CVOCs and petroleum-related VOCs.

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

Project Schedule

Following the NYSDEC's determination that a complete BCP Application has been received, a 30-day public comment period will commence. If the Requestor is accepted into the BCP and the draft RIWP is approved by the NYSDEC, the remedial contractor will mobilize to the Site to begin implementation of the RI. A preliminary BCP timeline and project schedule are presented below. Completion of the remedy is anticipated by December 2027, with a Certification of Completion expected by Summer 2028.

PROJECT SCHEDULE		2026					2027					2028				
Task		Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
1	Preparation and Submission of BCP Application, RIWP and CPP															
2	30-Day Public Comment Period for BCP Application and RIWP															
3	Execute BCA and NYSDEC & NYSDOH Approval of the RIWP															
4	Implementation of Remedial Investigation															
5	Preparation and Submission of RIR and RAWP															
6	NYSDEC & NYSDOH Review of RIR and RAWP															
7	45-Day Public Comment Period for RAWP and Issuance of Decision Document															
8	Implementation of RAWP with Engineering Oversight															
9	Preparation of an Environmental Easement, FER and SMP (if required)															
10	NYSDEC & NYSDOH Review of FER (and SMP, if required)															
11	Issuance of COC															

Notes:

- Schedule is estimated and subject to change.
- Implementation of RAWP does not include completion of building construction
- NYSDEC - New York State Department of Environmental Conservation
- NYSDOH - New York State Department of Health
- BCP - Brownfield Cleanup Program
- RAWP - Remedial Action Work Plan
- FER - Final Engineering Report
- COC - Certificate of Completion
- COC issuance estimated for Summer 2028

Green and Sustainable Remediation (GSR)

NYSDEC's Division of Environmental Remediation (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.

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. The following table outlines GSR principles that will be incorporated into each phase of the project:

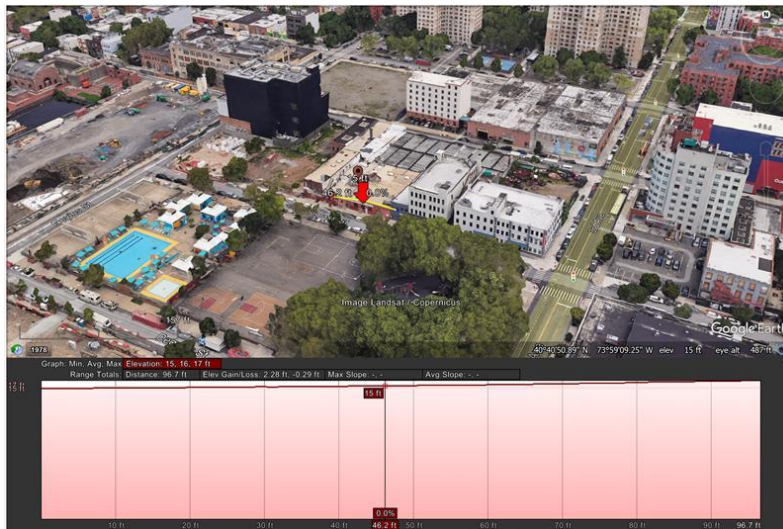
DER-31 Green Remediation/Sustainability Concepts	Applicable Remedial Stage(s)	Site Specific Implementability
Increase energy efficiency/minimize total energy use and direct and indirect CO ₂ /greenhouse gas (GHG) emissions to the atmosphere	Remedial Investigation, Remedial Design, Remedial Action	Priorities will include one mobilization for investigation, carpooling of personnel, identification of local disposal facilities to reduce offsite GHG emission and focus on efficient equipment for vapor mitigation systems.
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, review of equipment when designing vapor mitigation equipment
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

Climate Change Screening

Background Information

- Site Location: 255-261 Douglass Street, Brooklyn, New York 11217
- Site Elevation (average above sea level): Approximately 16 ft amsl (Brooklyn 2019 U.S. Geological Survey [USGS] 7.5 Minute Topographic Map)



- ClimAID Region ([Responding Climate Change in New York State \(ClimAID\) - NYSERDA](#)): Region 4 – New York City and Long Island



- Remedial Stage/Site Classification: BCP Application/Investigation
- Contamination - Media Impacted/ Contaminants of Concern: VOCs, SVOCs (specifically the PAHs), naphthalene, and metals in soil; and CVOCs (specifically PCE and TCE) in soil vapor.
- Is the site in proximity to any sensitive receptors? (e.g., wetlands, waterbodies, residential properties, hospitals, schools, drinking water supplies, etc.) There is one sensitive receptor within a 500-ft radius of the Site: Thomas Greene Playground

Is the site in a disadvantaged community (DAC) or potential environmental justice area (PEJA) (Use DECinfoLocator: [DECinfo Locator \(ny.gov\)](#))?

☒ Yes ☐ No

If the site is in a DAC or PEJA, will climate impacts be magnified? If yes, list how and why.

☐ Yes ☒ No

Should thresholds of concern be lowered to account for magnification of impacts? If yes, indicate how lower thresholds will be used in the screening.

☐ Yes ☒ No

Climate Screening Table*

Potential Climate Hazards	Relevant to the Site Location (Y/N/NA) ¹	Projected Change (Resilience Analysis and Planning Tool; RAPT)/arcgis.com ³	Potential to Impact Remedy (Y/N)	Is remedy/site already resilient? (Y/N) ⁴
Precipitation	N	N/A	N/A	N/A
Temperature ² (Extreme Heat or Cold Weather Impacts)	Y	Y (Resilience Analysis and Planning Tool-RAPT)	N	N/A
Sea Level Rise	N	N/A (NOAA Relative Sea Level Trends)	N/A	N/A
Flooding	N	N/A (FEMA FloodMapper)	N/A	N/A
Storm Surge	N	N/A (NWS Storm Surge Hazard Map)	N/A	N/A
Wildfire	N	N/A (NYSDEC Fire Danger Map)	N/A	N/A
Drought	N	N/A (NYSDEC Drought Condition Map)	N/A	N/A
Storm Severity	Y	N/A (Resilience Analysis and Planning Tool-RAPT)	N	N/A
Landslides	N	N/A	N/A	N/A
Other Hazards:	N/A	N/A	N/A	N/A

Notes:

FEMA = Federal Emergency Management Agency

NOAA = National Oceanic and Atmospheric Administration

NWS = National Weather Service

¹ If the first column is N --> The rest of the columns will be N/A, the hazard is not applicable to the site.

² Extreme Heat: periods of three or more days above 90°F- Extreme Cold: Individual days with minimum temperatures at or below 0 degrees F (NYSERDA ClimAID report)

³ List the projected change in specific terms or units e.g. inches of rainfall, feet of sea level rise, etc.

⁴ If final column is Y, provide reasoning, if the final column is N --> Climate Vulnerability Assessment (CVA) required.

Required Next Steps (If no further action is required, provide justification):

Conduct severe weather storm inspections during the active remedy. Inspect dewatering systems prior to anticipated storm events that could result in a power outage, and after storm events.

ATTACHMENT C

Section III: Ecological Concerns

SECTION III: ECOLOGICAL CONCERNS

Fish and Wildlife Resources Impact Analysis

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

The Site was developed as two separate lots by 1904 for industrial use until 2014, when Lot 45 was operated by Band Spaces NYC. The Site is located in the Gowanus neighborhood of Brooklyn, New York. The Site provides little or no wildlife habitat or food value and/or access to the detected subsurface contamination. No natural waterways are present on or adjacent to the Site. The Gowanus Canal is located approximately 528 ft (0.10 miles) west of the Site. The proposed future use of the Site is residential. Based on the requirements stipulated in Section 3.10 and Appendix 3C of DER-10, a Part 1 FWRIA will be included in the future Remedial Investigation Report.

ATTACHMENT D

Section IV: Land Use Factors

SECTION IV: LAND USE FACTORS

Zoning

According to the New York City Planning Commission Zoning Map 12d, the Site is located within an M1-4 light manufacturing zoning district and a medium-density residential zoning area (R7X). The intended post-development use of the Site is as a new multi-story residential building.

Current Use

The approximately 13,000-sq-ft (0.298-acre) Site is currently largely vacant. The building at 255 Douglass (Lot 48) has been vacant since 2022 and 261 Douglass (Lot 45) is largely vacant with some ongoing use for band equipment storage and rehearsal. The Site is currently at grade with the surrounding area and is capped with concrete. The current uses are not believed to be related to possible contaminant source areas.

Intended Use Post-Remediation

Although future development plans are in preliminary design phases, the proposed development will consist of constructing a new multi-story residential building with approximately 20 percent affordable housing units, pursuant to mandatory inclusionary housing requirements (MIH).

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

According to the New York City Planning Commission Zoning Map 12d, the Site is located within a mixed-use residential and manufacturing zoning area (M1-4/R7X and M1-4/R6A). The proposed development of a new multi-story residential building is consistent with the current zoning.

The applicable zoning map is included as an attachment. The Site is located in a DAC.

The proposed development supports the Gowanus Neighborhood Plan, which focuses on an initiative to transform this formerly industrial Brooklyn corridor into a mixed-use district, by remediation of Site contamination and redevelopment of a former industrial property into a mixed use commercial and residential development with affordable housing. The proposed development is also consistent with recent and ongoing development patterns.

THE NEW YORK CITY PLANNING COMMISSION

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

M - MANUFACTURING DISTRICT

AREA(S) REZONED

03-10-2026 C 260038 ZMK

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

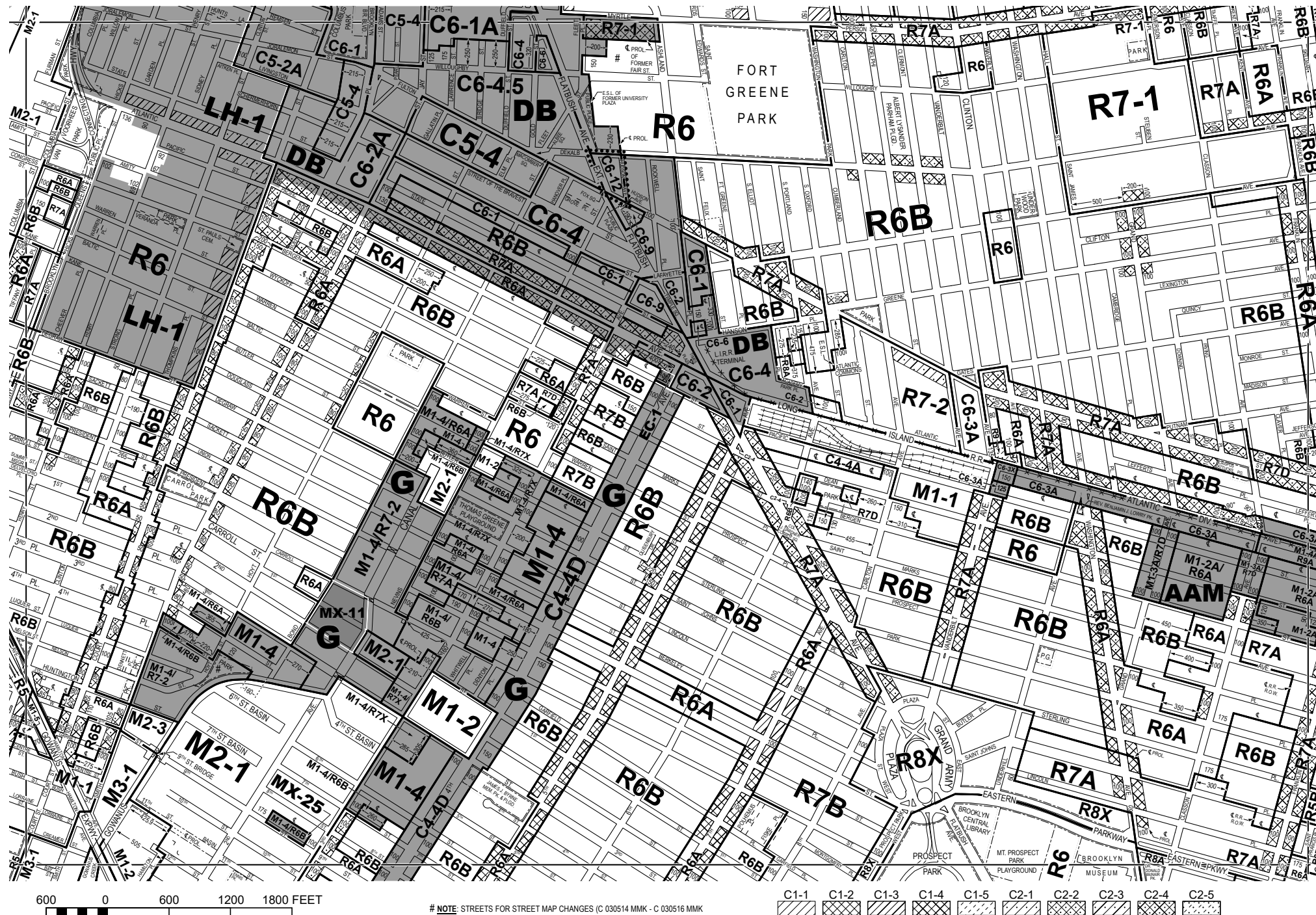
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

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

12b	12d	13b
16a	16c	17a
16b	16d	17b

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



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

ATTACHMENT E

Section V: Current and Historical Property Owner/Operator Information

SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER/OPERATOR INFORMATION

Current Owner and Operator

The current owner is 255 Douglass RE LLC. The Requestor holds a 99-year ground lease agreement with 255 Douglass RE LLC that commenced on September 25, 2025. The 0.298-acre Site is currently largely vacant.

Previous Owners and Operators

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

Date	Document Type	First Party	First Party Address	Second Party	Relationship of First Party to Applicant	First Party Contact Information		
						Name	Address	Phone/Email
10/04/2018	Deed (Lot 45 and 48)	255 Douglas Street Corp	255 Douglass Street Brooklyn, NY 11217	255 Douglas RE LLC	None	Anthony Borruso	255 Douglass Street Brooklyn, NY 11217	Unknown
12/7/1996	Deed (Lot 45 and 48)	Joseph Borruso	84-14 162 nd Avenue, Howard Beach, NY 11414	255 Douglas Street Corp	None	Joseph Borruso	84-14 162 nd Avenue, Howard Beach, NY 11414	Unknown
12/7/1976	Deed (Lot 45 and 48)	Anthony and Josephine Borruso	28-65 Elwell Crescent Forest Hills, NY 11374	Joseph Borruso	None	Anthony and Josephine Borruso	28-65 Elwell Crescent Forest Hills, NY 11374	Unknown

Reference: New York City Department of Finance Automated City Register Information System (ACRIS) website: <https://a836-acris.nyc.gov/DS/DocumentSearch/BBL>. All available current and former names, addresses, and telephone numbers of the previous property operators are provided above.

Current and previous Site operators are provided in the table below.

Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
Band Spaces NYC	Operator (2014 to present)	261 Douglass Street, Brooklyn, NY Phone: 347-628-9613	None
Gemini & Scorpio	Operator (2017)	255 Douglass Street, Brooklyn, NY Phone: Unknown	None
Quality Wood Working Corp.	Operator (1952 to 2022)	255 Douglass Street, Brooklyn, NY Phone: 718-875-3437	None
Bay Ridge Cooperage Co.	Operator (1928 to 1949)	255 Douglass Street, Brooklyn, NY Phone: Unknown	None
Douglass Woodworking Corp.	Operator (1945-1949)	255 Douglass Street, Brooklyn, NY Phone: Unknown	None
J.S. Loomis	Operator (1904)	255 Douglass Street, Brooklyn, NY Phone: Unknown	None

Reference: The EDR City Directory Abstract (inquiry number 7654035.5) is included in the Phase I Environmental Site Assessment (ESA) completed by Haley and Aldrich of New York in August 2024. New York City Department of Finance ACRIIS website: <https://a836-acris.nyc.gov/DS/DocumentSearch/BBL>.

ATTACHMENT F

Section VI: Property's Environmental History

SECTION VI.1: REPORTS

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

1. *ATSM Phase I Environmental Site Assessment*, 255-261 Douglass Street, Brooklyn, New York, prepared by Haley & Aldrich of New York, dated September 2025.
2. *Limited Phase II Environmental Assessment Investigation*, 255-261 Douglass Street, Brooklyn, New York, prepared by Haley & Aldrich of New York, dated May 16, 2026.

ATSM Phase I Environmental Site Assessment, 255-261 Douglass Street, Brooklyn, New York, prepared by Haley & Aldrich of New York, dated September 2025

The following RECs listed below were identified in connection with the subject property.

REC #1: Historical Use of Subject Property

Historical uses of the subject property included operations by J.S. Loomis Co. Lumber Yard in the 1900s, as well as operations associated with a paint house and a glass storage building. Additional historic uses included operations by Bay Ridge Cooperage Co. from the 1920s through 1950, wood box manufacturing, operations by Douglass Woodworking Corp. from 1945 to 1949, and operations by Quality Woodworking Corp. from 1952 to 2022. These historic uses are considered a REC, as potential or undocumented releases of petroleum products, solvents, paints, wood treatment compounds, and other hazardous materials may have adversely affected soil, groundwater, and/or soil vapor at the subject property.

REC #2: Documented Subsurface Contamination at the Adjacent Property

The west adjacent property, located at Block 412, Lot 50, was identified in the Brownfield database for several historical industrial uses that resulted in subsurface contamination. Historical operations at the west adjacent property included Bradley & Son Stone Works, Scranton & Lehigh Coal Co., and a private garage. This site was accepted into the Brownfield Cleanup Program (BCP), with remedial activities commencing in October 2023 and concluding circa December 2025.

Prior to remediation, contaminants of concern included coal tar grossly contaminated material (GCM), semi-volatile organic compounds (SVOCs), and metals in soil; coal tar non-aqueous phase liquid (NAPL), VOCs, SVOCs, and metals in groundwater; and VOCs in soil vapor. Remedial activities included the removal of five underground storage tanks (USTs), contaminated soil disposal, and DNAPL recovery. Post-remedial sampling results indicated that remaining contamination includes SVOCs, and metals in soil, VOCs and SVOCs in groundwater, and VOCs in soil vapor.

The property is currently being managed under a Site Management Plan (SMP) with engineering and institutional controls with requirements for mitigating and controlling vapor intrusion. As this property contains residual impacts in soil, groundwater, and soil vapor, this adjacent property is considered a potential source that may have adversely impacted subsurface conditions at the subject property.

REC #3: Historical and Current Uses of Surrounding Properties

Properties surrounding the subject property were historically utilized for various commercial, industrial, and manufacturing operations, including stone works, clothing manufacturing, wood box manufacturing, supply manufacturing, coal company operations, truck garages, auto repair shops, button manufacturing, bluestone works, the Brooklyn Union Gas Company Fulton Municipal Branch, marble works operations, sash, door, and blind manufacturing, and coal yard operations. Several of these surrounding properties are listed in the Resource Conservation and Recovery Act (RCRA) database as generators of hazardous waste and have also been identified in spill incident databases. The historical uses of these surrounding properties are considered a REC, as potential or undocumented releases from these adjacent and upgradient properties may have adversely impacted soil, groundwater, and/or soil vapor, with the potential to migrate onto the subject property.

Limited Phase II Environmental Assessment Investigation, 255-261 Douglass Street, Brooklyn, New York, prepared by Haley & Aldrich of New York, dated May 16, 2026

Haley & Aldrich of New York conducted a Limited Phase II ESI on 255-261 Douglass Street in April and May of 2026 to investigate soil, groundwater, and soil vapor quality. Ten shallow soil borings were installed across the site, five at grade areas to a depth of 12 ft bgs and five in the cellar to a depth of 17.5 ft bgs. Two deep soil borings were installed across the site to a depth of 50 to 52.5 ft bgs. Two temporary soil vapor points were installed in the cellar sub slab and two more were installed in the eastern portion of the building approximately 2 ft above the observed ground water level. Four temporary groundwater monitoring wells were collocated and installed with four soil borings.

Concrete surface cover was found to extend to approximately 0.5 ft bgs. Underlying the surficial sidewalk grade concrete slab was urban fill generally consisting of tan, grey, light brown to dark brown and black fine to coarse sand with varying amounts of silt, coal, gravel, slag, ceramic, and brick observed to depths of 10 to the completion depth of some borings at 17.5 ft bgs. At all boring locations that were advanced past fill, the fill was underlain by potential native material consisting of grey, dark grey, dark brown and black silty sand with varying amounts of gravel from depths ranging from 8.5 ft bgs to the completion depth of some borings at 17.5 ft bgs. At three of the boring locations, B-1, HA-B1, and HA-B2 a potential peat layer between 1 and 4 ft in thickness was observed beneath the fill layer at depths between 11.5 and 12.5 ft bgs (in B-1), 16.5 and 20.5 ft bgs (in HA-B1), and 25 -27 ft bgs (in HA-B2). All soil borings were screened using a olfactory and instrumental measurements using a photoionization detector (PID). The greatest PID reading was observed in boring HA-B1 at a depth of 30.5 to 52.5 ft bgs with readings ranging from 4.5 to 152 parts per million (ppm) and were accompanied by petroleum-like odors and visible staining.

Soil analytical results identified one VOC, acetone, that exceed UUSCOs in two shallow soil samples, B-2_5.5-7.5 and B-7_14.5-16.5 (maximum concentration of 0.058 mg/kg in B-7_14.5-16.5). Ten VOCs were detected at concentrations exceeding UUSCOs in the two deeper soil borings. Nine of the highest VOC exceedances in deeper soil were detected in soil sample HA-B1_35.5-37.5 after dilution and included 1,2,4-trimethylbenzene (240 mg/kg), 1,2-dichloroethane (13 mg/kg), 1,3,5-trimethylbenzene (73 mg/kg), benzene (590 mg/kg), ethylbenzene (1,600 mg/kg), naphthalene (19,000 mg/kg), n-propylbenzene (23 mg/kg), toluene (1,900 mg/kg), and total xylenes (760 mg/kg). All of these exceedances in HA-B1-35.5-37.5 also exceeded the RRSCOs except for 1,3,5-trimethylbenzene and n-propylbenzene, which only

exceeded UUSCOs. Acetone was detected in the deeper soil borings at a maximum concentration of 0.19 mg/kg, exceeding the UUSCO only, in HA-B1_30.5-32.5.

Fifteen SVOCs, specifically PAHs, were detected at concentrations exceeding UUSCOs and/or RRSCOs in the shallow soil samples analyzed. All fifteen of these SVOCs were detected at maximum concentrations exceeding UUSCOs in soil sample B-5_12.5-14.5 after dilution: anthracene (117 mg/kg), benzo(a)anthracene (95.6 mg/kg), benzo(a)pyrene (57.6 mg/kg), benzo(b)fluoranthene (43.4 mg/kg), benzo(g,h,i)perylene (17.5 mg/kg), benzo(k)fluoranthene (57.4 mg/kg), chrysene (97.4 mg/kg), dibenz(a,h)anthracene (8.29 mg/kg), dibenzofuran (53.4 mg/kg), fluoranthene (286 mg/kg), indeno(1,2,3-cd)pyrene (19.4 mg/kg), phenanthrene (409 mg/kg), and pyrene (210 mg/kg). Four additional SVOCs at maximum concentrations were detected in deeper soil samples exceeding UUSCOs and/or RRSCOs in HA-B1_35.5-37.5: acenaphthene (24.8 mg/kg), acenaphthylene (244 mg/kg), fluorene (109 mg/kg), and naphthalene (1,410 mg/kg).

Nine metals were identified at concentrations exceeding UUSCOs and/or RRSCOs in shallow soil samples: arsenic (maximum concentration of 80.9 mg/kg in B-9_0-2), barium (maximum concentration of 1,230 mg/kg in B-4_6-8), cadmium (maximum concentration of 2.74 mg/kg in B-9_0-2), copper (maximum concentration of 2,040 mg/kg in B-10_0-2), lead (maximum concentration of 1,540 mg/kg in B-10_0-2), mercury (maximum concentration of 5.14 mg/kg in B-2_15.5-17.5), nickel (maximum concentration of 164 mg/kg in B-9_0-2), silver (maximum concentration of 3.18 mg/kg in B-4_6-8), and zinc (maximum concentration of 1,270 mg/kg in B-9_0-2).

No VOCs were detected above AWQS in groundwater samples. Dissolved metal results exceeded AWQS for four metal compounds: dissolved arsenic (maximum concentration of 41 µg/L in TWP-2), dissolved iron (maximum concentration of 319 µg/L in TWP-3), dissolved manganese (maximum concentration of 838 µg/L in TWP-1), and dissolved sodium (maximum concentration of 309,000 µg/L in TWP-4).

Two CVOCs were detected in soil vapor samples above laboratory method detection limits. 1,1,1-Trichloroethane was detected in SV-4 (40.5 µg/m³) and tetrachloroethene (PCE) was detected in three soil vapor samples (maximum concentration of 5.25 µg/m³ in SV-4). Multiple petroleum-related VOCs were detected at elevated concentrations at least one of the four soil vapor samples: 1,2,4-trimethylbenzene (maximum concentration of 33.3 µg/m³ in SV-4), 1,3,5-trimethylbenzene (maximum concentration of 9.6 µg/m³ in SV-4), 1,3-butadiene (maximum concentration of 13.3 µg/m³ in SV-4), 1,4-dichlorobenzene (maximum concentration of 7.63 µg/m³ in SV-1), 2-butanone (maximum concentration of 16.8 µg/m³ in SV-4), 4-ethyltoluene (maximum concentration of 20.5 µg/m³ in SV-4), acetone (maximum concentration of 67.4 µg/m³ in SV-4), acrylonitrile (maximum concentration of 27.1 µg/m³ in SV-3), benzene (maximum concentration of 6.07 µg/m³ in SV-4), carbon disulfide (maximum concentration of 12.1 µg/m³ in SV-4), chloroform (maximum concentration of 51.2 µg/m³ in SV-2), ethyl acetate (maximum concentration of 5.98 µg/m³ in SV-1), ethylbenzene (maximum concentration of 5.6 µg/m³ in SV-3), hexane (maximum concentration of 5.6 µg/m³ in SV-4), isopropyl alcohol (maximum concentration of 62.6 µg/m³ in SV-1), m,p-xylene (maximum concentration of 20.8 µg/m³ in SV-3), o-xylene (maximum concentration of 7.16 µg/m³ in SV-2), n-butylbenzene (maximum concentration of 6.25 µg/m³ in SV-4), propylene (maximum concentration of 123 µg/m³ in SV-4), and toluene (maximum concentration 10.5 µg/m³ in SV-4).

Results from the Limited Phase II ESI identified VOC, PAH, and metal impacts in fill material throughout the Site soil are generally consistent with the characteristics of urban fill found throughout the New York City area.

SECTION VI.2: SAMPLING DATA – ANALYTICAL RESULTS SUMMARY TABLES

Soil Table:

Parameter	Total Number of Detections	Maximum Concentration	Applicable Standard		Sample Name/Depth	Data Source
			RRSCO (mg/kg)	PGWSCO (mg/kg)		
Acenaphthylene	1	244	100	n/a	HA-B1_35.5-37.5	Haley & Aldrich of New York (May 2026)
Anthracene	1	117	100	n/a	B-5_12.5-14.5	Haley & Aldrich of New York (May 2026)
Benzo(a)anthracene	8	95.6	1	n/a	B-5_12.5-14.5	Haley & Aldrich of New York (May 2026)
Benzo(a)pyrene	8	57.6	1	n/a	B-5_12.5-14.5	Haley & Aldrich of New York (May 2026)
Benzo(b)fluoranthene	6	43.4	1	n/a	B-5_12.5-14.5	Haley & Aldrich of New York (May 2026)
Benzo(k)fluoranthene	3	57.4	3.9	n/a	B-5_12.5-14.5	Haley & Aldrich of New York (May 2026)
Benzo(g,h,i)perylene	2	17.5	4.9	n/a	B-5_12.5-14.5	Haley & Aldrich of New York (May 2026)
Chrysene	4	97.4	3.9	n/a	B-5_12.5-14.5	Haley & Aldrich of New York (May 2026)
Dibenz(a,h)anthracene	6	8.29	0.33	n/a	B-5_12.5-14.5	Haley & Aldrich of New York (May 2026)
Dibenzofuran	1	53.4	18	n/a	B-5_12.5-14.5	Haley & Aldrich of New York (May 2026)
Fluoranthene	2	286	100	n/a	B-5_12.5-14.5	Haley & Aldrich of New York (May 2026)
Fluorene	1	109	100	n/a	HA-B1_35.5-37.5	Haley & Aldrich of New York (May 2026)
Indeno(1,2,3-cd)pyrene	4	19.4	0.5	n/a	B-5_12.5-14.5	Haley & Aldrich of New York (May 2026)
Naphthalene (SVOC)	1	1,410	100	n/a	HA-B1_35.5-37.5	Haley & Aldrich of New York (May 2026)
Phenanthrene	6	409	4.9	n/a	B-1_12.5-14.5	Haley & Aldrich of New York (May 2026)
Pyrene	2	210	100	n/a	B-1_12.5-14.5	Haley & Aldrich of New York (May 2026)
1,2,4-Trimethylbenzene	1	240	100	n/a	HA-B1_35.5-37.5	Haley & Aldrich of New York (May 2026)
1,2-Dichloroethane	1	13	5.8	n/a	HA-B1_35.5-37.5	Haley & Aldrich of New York (May 2026)
Benzene	3	590	3.7	n/a	HA-B1_35.5-37.5	Haley & Aldrich of New York (May 2026)
Ethylbenzene	1	1,600	1	n/a	HA-B1_35.5-37.5	Haley & Aldrich of New York (May 2026)
Naphthalene (VOC)	2	19,000	100	n/a	HA-B1_35.5-37.5	Haley & Aldrich of New York (May 2026)
Toluene	1	1,900	0.02	n/a	HA-B1_35.5-37.5	Haley & Aldrich of New York (May 2026)
Xylene (Total)	1	760	100	n/a	HA-B1_35.5-37.5	Haley & Aldrich of New York (May 2026)
Arsenic	3	80.9	16	16	B-9_0-2	Haley & Aldrich of New York (May 2026)
Barium	3	1,230	410	n/a	B-4_6-8	Haley & Aldrich of New York (May 2026)
Cadmium	1	2.74	2.5	n/a	B-9_0-2	Haley & Aldrich of New York (May 2026)
Copper	2	2,040	270	n/a	B-10_0-2	Haley & Aldrich of New York (May 2026)
Lead	8	1,540	400	n/a	B-10_0-2	Haley & Aldrich of New York (May 2026)
Mercury	15	5.14	0.81	n/a	B-2_15.5-17.5	Haley & Aldrich of New York (May 2026)

Groundwater Table:

Parameter	Total Number of Detections	Maximum Concentration (µg/L)	Applicable Standard	Sample Name	Data Source
			AWQS (µg/L)		
Arsenic, Dissolved	1	41	25	TWP-2	Haley & Aldrich of New York (May 2026)
Iron, Dissolved	1	319	300	TWP-3	Haley & Aldrich of New York (May 2026)
Manganese, Dissolved	4	838	300	TWP-1	Haley & Aldrich of New York (May 2026)
Sodium, Dissolved	4	309,000	20,000	TWP-4	Haley & Aldrich of New York (May 2026)

Soil Vapor Table:

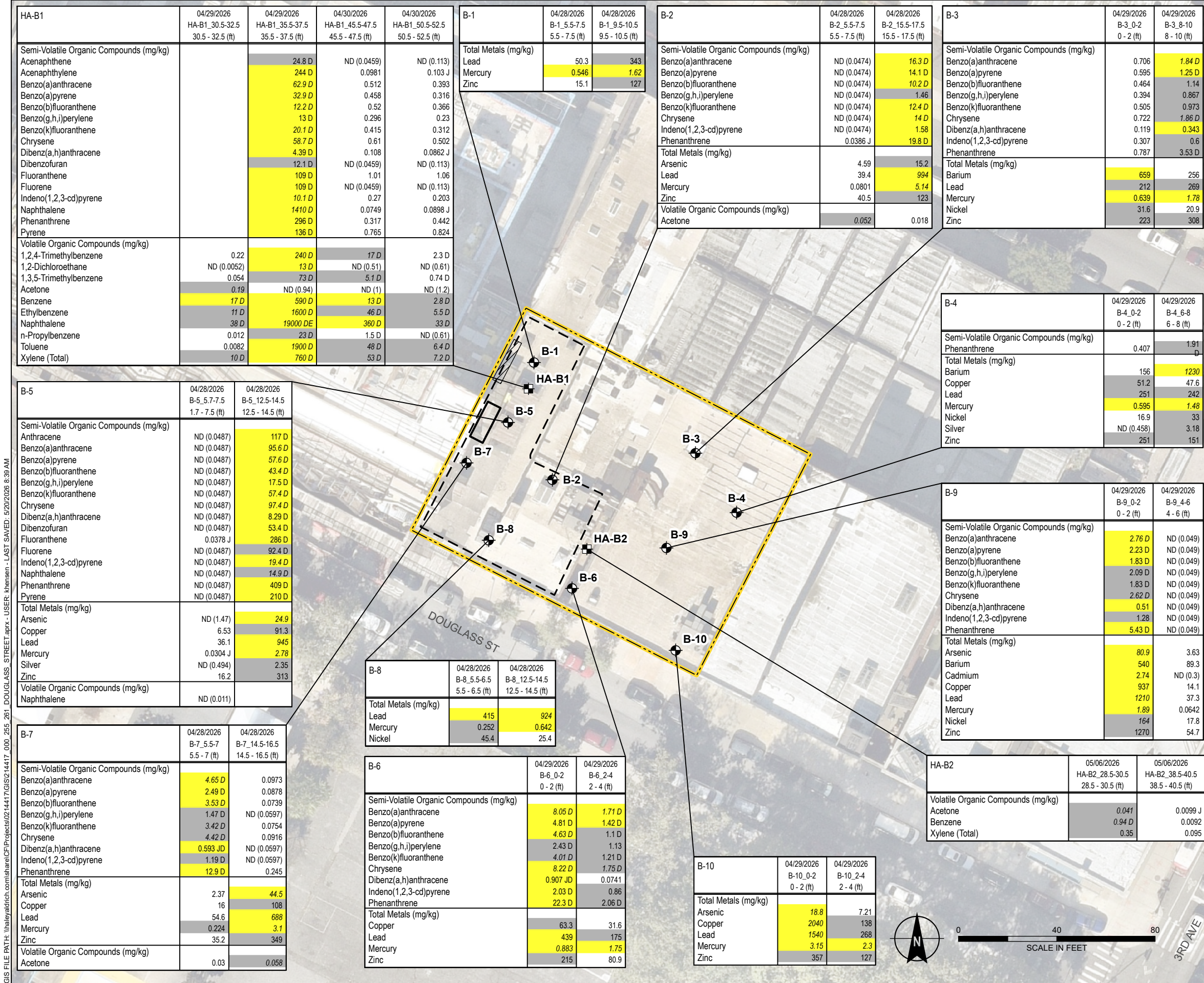
Parameter	Total Number of Detections	Maximum Concentration (µg/m ³)	Applicable Standard	Sample Name	Data Source
1,1,1-Trichloroethane	1	40.5	n/a	SV-4	Haley & Aldrich of New York (May 2026)
1,2,4-Trimethylbenzene	3	33.3	n/a	SV-4	Haley & Aldrich of New York (May 2026)
1,3,5-Trimethylbenzene	3	9.6	n/a	SV-4	Haley & Aldrich of New York (May 2026)
1,3-Butadiene	1	13.3	n/a	SV-4	Haley & Aldrich of New York (May 2026)
1,4-Dichlorobenzene	1	7.63	n/a	SV-1	Haley & Aldrich of New York (May 2026)
2-Butanone	2	16.8	n/a	SV-4	Haley & Aldrich of New York (May 2026)
4-Ethyltoluene	3	20.5	n/a	SV-4	Haley & Aldrich of New York (May 2026)
Acetone	4	67.4	n/a	SV-4	Haley & Aldrich of New York (May 2026)
Acrylonitrile	1	27.1	n/a	SV-3	Haley & Aldrich of New York (May 2026)
Benzene	1	6.07	n/a	SV-4	Haley & Aldrich of New York (May 2026)
Carbon disulfide	3	12.1	n/a	SV-4	Haley & Aldrich of New York (May 2026)
Chloroform	2	51.2	n/a	SV-2	Haley & Aldrich of New York (May 2026)
Ethyl acetate	1	5.98	n/a	SV-1	Haley & Aldrich of New York (May 2026)
Ethylbenzene	1	5.6	n/a	SV-3	Haley & Aldrich of New York (May 2026)
Hexane	1	5.6	n/a	SV-4	Haley & Aldrich of New York (May 2026)
Isopropyl Alcohol	1	62.6	n/a	SV-1	Haley & Aldrich of New York (May 2026)
m,p-Xylenes	3	20.8	n/a	SV-3	Haley & Aldrich of New York (May 2026)
n-Butylbenzene	3	6.25	n/a	SV-4	Haley & Aldrich of New York (May 2026)
o-Xylenes	3	7.16	n/a	SV-2	Haley & Aldrich of New York (May 2026)
Propylene	1	123	n/a	SV-4	Haley & Aldrich of New York (May 2026)
Tetrachloroethane	3	5.25	n/a	SV-4	Haley & Aldrich of New York (May 2026)
Toluene	2	10.5	n/a	SV-2	Haley & Aldrich of New York (May 2026)
Total VOCs	4	392.39	n/a	SV-4	Haley & Aldrich of New York (May 2026)
Total BTEX	3	35.96	n/a	SV-2	Haley & Aldrich of New York (May 2026)
Total CVOCs	3	45.7	n/a	SV-4	Haley & Aldrich of New York (May 2026)

SECTION VI.3: SAMPLING DATA

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

Figures from Previous Environmental Site Investigations for impacted medium, which include all information requested in Application Section VI.3 (Figures 7-9)

G:\GIS\FILE PATH: \\haleyaldrich.com\share\CP\Projects\02\14417\GIS\2-USER: khensen - LAST SAVED: 5/20/2026 8:39 AM



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ALDRICH

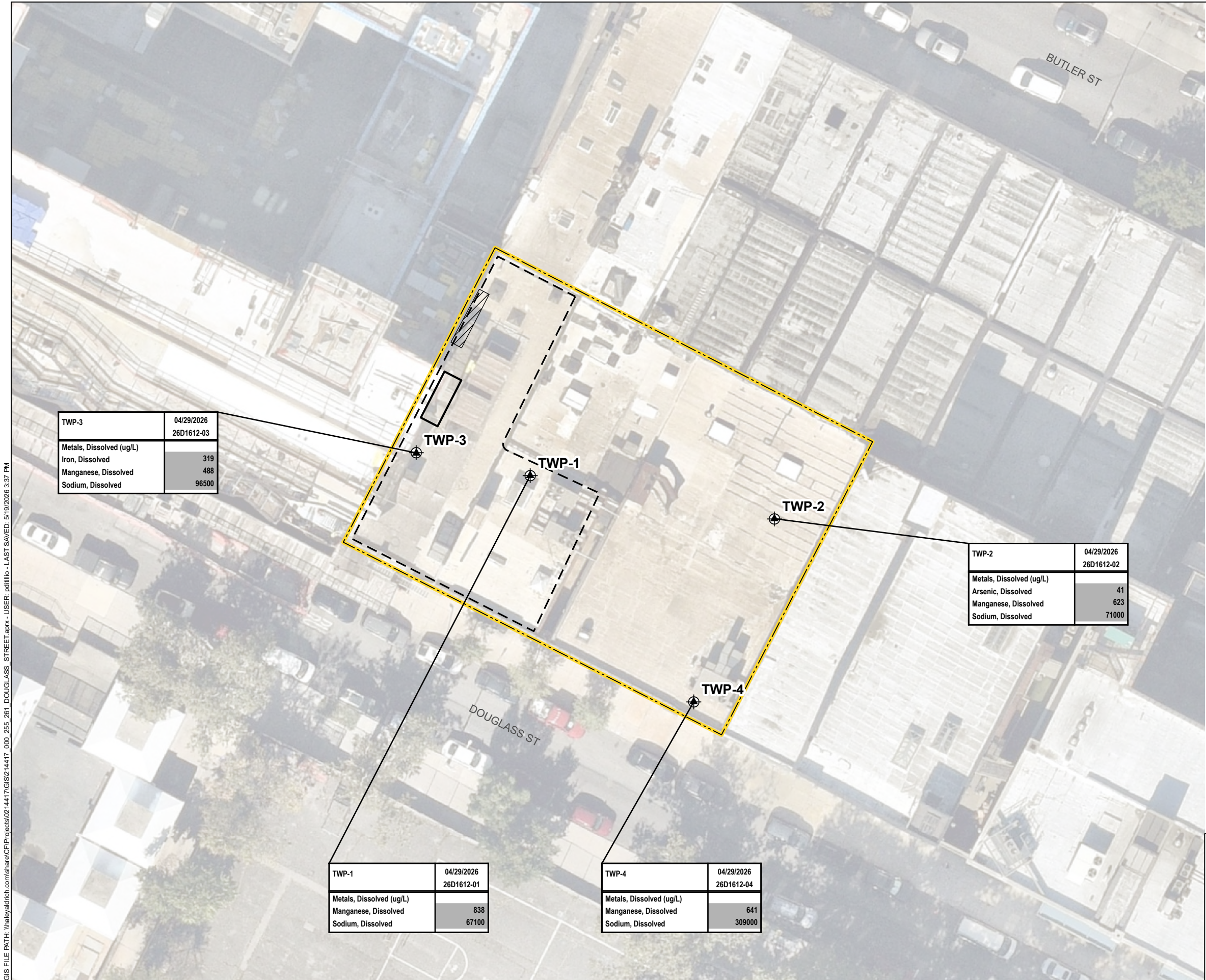
255-261 DOUGLASS STREET
BROOKLYN, NEW YORK

SOIL RESULTS EXCEEDANCE MAP

MAY 2026

FIGURE 7

GIS FILE PATH: \\haleyaldrich.com\share\CFR\Projects\0214417\GIS\214417_000_255_261 DOUGLASS STREET.aprx - USER: pdhillio - LAST SAVED: 5/19/2026 3:37 PM

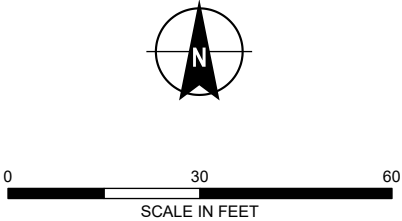


LEGEND

- PARTIAL CELLAR
- BOILER ROOM
- LOCATION OF ABOVE GROUND STORAGE TANK (AST)
- SITE BOUNDARY

	New York TOGS 111 Ambient Water Quality Standards
Metals (ug/L)	
Arsenic	25
Iron	300
Manganese	300
Sodium	20000

- NOTES
- ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
 - DEFINITIONS:
NA: NOT APPLICABLE
ND (2.5): NOT DETECTED, NUMBER IN PARENTHESES IS THE LABORATORY REPORTING LIMIT
GROUNDWATER ANALYTICAL RESULTS ARE COMPARED TO NYSDEC TECHNICAL AND OPERATIONAL GUIDANCE SERIES (TOGS) 1.1.1 AMBIENT WATER QUALITY STANDARDS.
 - EXCEEDANCES OF THE OF THE CRITERIA ARE SHADED GRAY.
 - AERIAL IMAGERY SOURCE: NEARMAP, OCTOBER 1, 2025



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255-261 DOUGLASS STREET
BROOKLYN, NEW YORK

GROUNDWATER RESULTS
EXCEEDANCE MAP

MAY 2026

FIGURE 8

GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\0214417\GIS\214417_000_255_261_DOUGLASS_STREET.aprx - USER: pdhillio - LAST SAVED: 5/19/2026 2:44 PM

SV-2	04/28/2026 26D1541-02
VOCs	
1,2,4-Trimethylbenzene	27.6
1,3,5-Trimethylbenzene	7.96
2-Butanone (Methyl Ethyl Ketone)	8.05
4-Ethyltoluene (1-Ethyl-4-Methylbenzene)	16.9
Acetone	48
Carbon disulfide	7.5
Chloroform (Trichloromethane)	51.2
m,p-Xylenes	18.3
n-Butylbenzene	6.03
o-Xylene	7.16
Tetrachloroethene	4.27
Toluene	10.5
Calculated Totals	
Total BTEXs	35.96
Total CVOCs	4.27
Total VOCs	213.47

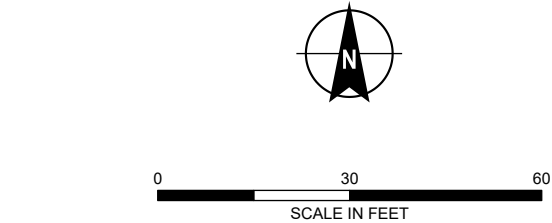
SV-3	04/28/2026 26D1605-01
VOCs	
1,2,4-Trimethylbenzene	24.6
1,3,5-Trimethylbenzene	6.24
4-Ethyltoluene (1-Ethyl-4-Methylbenzene)	13.5
Acetone	31.8
Acrylonitrile	27.1
Carbon disulfide	10.9
Ethylbenzene	5.6
m,p-Xylenes	20.8
n-Butylbenzene	5.38
o-Xylene	5.73
Tetrachloroethene	2
Calculated Totals	
Total BTEXs	32.13
Total CVOCs	2
Total VOCs	153.65

SV-1	04/28/2026 26D1541-01
VOCs	
1,4-Dichlorobenzene	7.63
Acetone	14
Ethyl acetate	5.98
Isopropyl Alcohol (2-Propanol)	62.6
Calculated Totals	
Total BTEXs	ND
Total CVOCs	ND
Total VOCs	90.21

SV-4	04/28/2026 26D1605-02
VOCs	
1,1,1-Trichloroethane	40.5
1,2,4-Trimethylbenzene	33.3
1,3,5-Trimethylbenzene	9.6
1,3-Butadiene	13.3
2-Butanone (Methyl Ethyl Ketone)	16.8
4-Ethyltoluene (1-Ethyl-4-Methylbenzene)	20.5
Acetone	67.4
Benzene	6.07
Carbon disulfide	12.1
Chloroform (Trichloromethane)	8.69
Hexane	5.6
m,p-Xylenes	10.5
n-Butylbenzene	6.25
o-Xylene	6.6
Propylene (Propene)	123
Tetrachloroethene	5.25
Toluene	6.93
Calculated Totals	
Total BTEXs	30.1
Total CVOCs	45.75
Total VOCs	392.39

- LEGEND**
- PARTIAL CELLAR
 - BOILER ROOM
 - LOCATION OF ABOVE GROUND STORAGE TANK (AST)
 - SITE BOUNDARY
 - PARCEL BOUNDARY

- NOTES**
- ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
 - RESULTS ARE DISPLAYED IN MICROGRAMS PER CUBIC METER (ug/m3)
 - 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
 - AERIAL IMAGERY SOURCE: NEARMAP, OCTOBER 1, 2025



**HALEY
ALDRICH**

255-261 DOUGLASS STREET
BROOKLYN, NEW YORK

SOIL VAPOR RESULTS
EXCEEDANCE MAP

MAY 2026

FIGURE 9

ATTACHMENT G

Sections VII and VIII: Requestor Information and Contact Information

SECTION VII AND VIII: REQUESTOR'S INFORMATION AND CONTACT INFORMATION

The entity requesting participation in the BCP (the Requestor) is 255 261 Douglas Street LLC. Konstantin Gubareff is the authorized signatory of 255 261 Douglas Street LLC.

The contact information for the Requestor is:

Konstantin Gubareff
255 261 Douglas Street LLC
1418 65th Street
Brooklyn, NY 11219
Phone: 718-207-4019
Email: konstantin@prospectdg.com

255 261 Douglas Street LLC entered a 99-year ground lease with the Site Owner 255 Douglas RE LLC. The current members of 255 261 Douglas Street LLC are as follows:

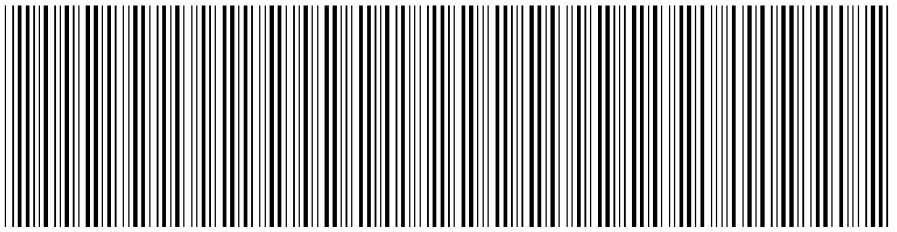
- Joel Wertzberger
- Aron Wolcowitz
- Konstantin Gubareff
- David Weingarten
- Yosef Beer

A printout of the entity information from the New York State Department of State's Corporation & Business Entity Database for 255 261 Douglass Street LLC is included in this attachment.

All BCP submittal 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.

**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 3

Document ID: 2018101100970001

Document Date: 10-04-2018

Preparation Date: 10-11-2018

Document Type: DEED

Document Page Count: 2

PRESENTER:

AIS - PICK UP AIS
3000 MARCUS AVENUE
SUITE 2W02 - HYPSP10101
LAKE SUCCESS, NY 11042
516-918-4600
RECORDINGSERVICES@NYDATA.COM

RETURN TO:

JOSEPH, TERRACCIANO & LYNAM LLP
2 ROOSEVELT AVE
STE 200
SYOSSET, NY 11791

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	412	45	Entire Lot	261 DOUGLASS STREET
Property Type: INDUSTRIAL BUILDING				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

255 DOUGLAS STREET CORP
255 DOUGLASS STREET
BROOKLYN, NY 11217

GRANTEE/BUYER:

255 DOUGLAS RE LLC
323 EAST LEXINGTON AVENUE
OCEANSIDE, NY 11572

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 47.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

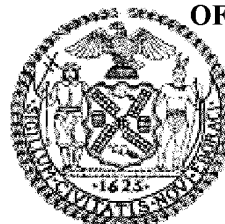
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 10-15-2018 16:11

City Register File No.(CRFN):

2018000342407



Annette McMill

City Register Official Signature

44PSP10101

This indenture, made the 4th, day of October Two Thousand Eighteen
Between

255 Douglas Street Corp, having an address at 255 Douglass Street, Brooklyn, New York

party of the first part, and

255 Douglas RE LLC, having an address at 323 East Lexington Avenue, Oceanside, 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 a point on the northerly side of Douglass Street, 195 feet west of 3rd Avenue; running thence northerly parallel with 3rd Avenue, 100 feet; thence westerly parallel with Douglass Street, 60 feet; thence southerly parallel with 3rd Avenue, 100 feet to the northerly side of Douglass Street; thence easterly along the northerly side of Douglass Street, 60 feet to the point or place of **BEGINNING**.

Said premises being known as 263 Douglass Street, Brooklyn, New York.

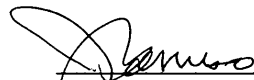
Together with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **Together** with the appurtenances and all the estate and rights of the party of the first part in and to said premises;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


_____

255 DOUGLAS STREET CORP
By: Joseph Borruso, President

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

On the 4 day of October, in the year 2018, before me, the undersigned, personally appeared, **Joseph Borruso**, 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.

PETER J. TERRACCIANO
NOTARY PUBLIC, State of New York
No. 02TE4995534
Qualified in Nassau County
Term Expires April 27, 2022



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

On the ___ day of _____ in the year 2017, before me, the undersigned, personally appeared _____ the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and that he/she/they reside (s) in _____ that he/she/they know(s) to be the individual 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.

Notary Public

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

On the ___ day of _____, in the year 2017, 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.

Notary Public

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

On the ___ day of _____ in the year 2017 before me, the undersigned, personally appeared _____ the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and that he/she/they reside (s) in _____ that he/she/they know(s) to be the individual 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.

Notary Public

**BARGAIN and SALE DEED
WITH COVENANTS**

Title No. 44P-S P-10101

255 DOUGLAS STREET CORP

TO

255 DOUGLAS RE LLC

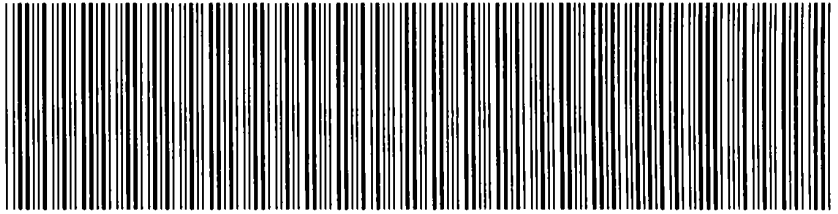
**HYPERION LAND
SERVICES CORP**
2 Roosevelt Avenue, Suite 200
Syosset, NY 11791

DISTRICT:
SECTION:
BLOCK: 412
LOT: 45
COUNTY OR TOWN: Kings

RETURN BY MAIL TO:

Joseph, Terracciano & Lynam LLP
2 Roosevelt Avenue, Suite 200
Syosset, New York 11791

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



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SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2018101100970001
Document Type: DEED

Document Date: 10-04-2018

Preparation Date: 10-11-2018

ASSOCIATED TAX FORM ID: 2018062100458

SUPPORTING DOCUMENTS SUBMITTED:

RP - 5217 REAL PROPERTY TRANSFER REPORT

Page Count
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 261 DOUGLASS STREET BROOKLYN 11217
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

CITY REGISTER

2. Buyer Name 255 DOUGLAS RE LLC
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY

FIRST NAME

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

 LAST NAME / COMPANY FIRST NAME

STREET NUMBER AND STREET NAME

CITY OR TOWN

STATE

ZIP CODE

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

4A. Planning Board Approval - N/A for NYC

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

5. Deed Property Size 70 X 100 OR
 FRONT FEET DEPTH ACRES

Check the boxes below as they apply:

6. Ownership Type is Condominium

7. New Construction on Vacant Land

8. Seller Name 255 DOUGLAS STREET CORP
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY

FIRST NAME

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

A ☐ One Family ResidentialC ☐ Residential Vacant LandE ☐ CommercialG ☐ Entertainment / AmusementI ☒ IndustrialB ☐ 2 or 3 Family ResidentialD ☐ Non-Residential Vacant LandF ☐ ApartmentH ☐ Community ServiceJ ☐ Public Service

SALE INFORMATION

10. Sale Contract Date 10 / 4 / 2018
 Month Day Year

11. Date of Sale / Transfer 10 / 4 / 2018
 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 RelativesB ☒ Sale Between Related Companies or Partners in BusinessC ☐ One of the Buyers is also a SellerD ☐ Buyer or Seller is Government Agency or Lending InstitutionE ☐ 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 DatesH ☐ Sale of Business is Included in Sale PriceI ☐ 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 F, 5 16. Total Assessed Value (of all parcels in transfer) 1 0 7 5 5 0

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

BROOKLYN 412 45

CERTIFICATION

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

BUYER			BUYER'S ATTORNEY	
BUYER SIGNATURE <i>Ang Bono</i>		DATE <i>10/4/18</i>	LAST NAME <i>DERRACCIANO</i>	FIRST NAME <i>PETER</i>
323 EAST LEXINGTON AVENUE		<i>Angela Bono</i>	516	496-0202
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER
OCEANSIDE			SELLER	
CITY OR TOWN	STATE NY	ZIP CODE 11572	SELLER SIGNATURE <i>Joseph Bono</i>	
			DATE <i>10/4/18</i>	

Joseph Bono - Pres.



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: 412 LOT: 45
- (2) Property Address: 261 DOUGLASS STREET, BROOKLYN, NY 11217
- (3) Owner's Name: 255 DOUGLAS RE LLC

Additional Name:

Affirmation:



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

Customer Billing Information:

Please Note:

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

Owner's Approval:

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

Print Name of Owner:

Signature:

10/4/18

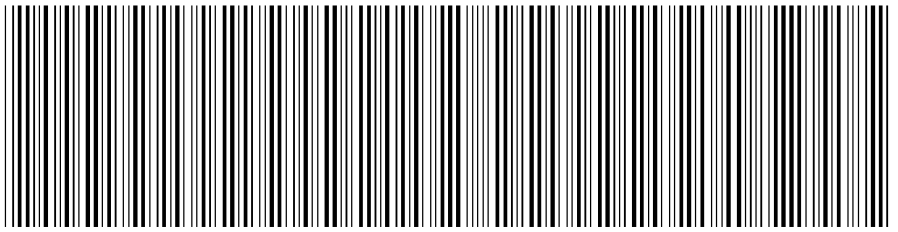
Date (mm/dd/yyyy)

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

ANGELINA BORASO - Prop. Sibling

**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.



2018101100913001001E67CE

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 3

Document ID: 2018101100913001

Document Date: 10-04-2018

Preparation Date: 10-11-2018

Document Type: DEED

Document Page Count: 2

PRESENTER:

AIS - PICK UP AIS
3000 MARCUS AVENUE
SUITE 2W02 - HYPSP10103
LAKE SUCCESS, NY 11042
516-918-4600
RECORDINGSERVICES@NYDATA.COM

RETURN TO:

JOSEPH, TERRACIANNO & LYNAM LLP
2 ROOSEVELT AVE
STE 200
SYOSSET, NY 11791

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	412	48	Entire Lot	255 DOUGLASS STREET
Property Type: INDUSTRIAL BUILDING				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

255 DOUGLAS STREET CORP
255 DOUGLASS STREET
BROOKLYN, NY 11217

GRANTEE/BUYER:

255 DOUGLAS RE LLC
323 EAST LEXINGTON AVENUE
OCEANSIDE, NY 11572

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 47.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

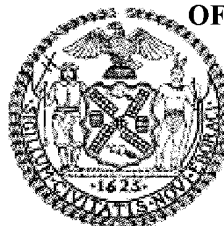
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 10-15-2018 16:11

City Register File No.(CRFN):

2018000342406



Annette McMill

City Register Official Signature

This indenture, made the 4th, day of October Two Thousand Eighteen
 Between

255 Douglas Street Corp, having an address at 255 Douglass Street, Brooklyn, New York

party of the first part, and

255 Douglas RE LLC, having an address at 323 East Lexington Avenue, Oceanside, 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 a point on the northerly side of Douglass Street, distant 255 feet westerly from the northwesterly corner of Douglass Street and 3rd Avenue; running thence northerly parallel with 3rd Avenue; running thence northerly parallel with 3rd Avenue, 100 feet; thence westerly parallel with Douglass Street, 70 feet; thence southerly parallel with 3rd Avenue, 100 feet to the northerly side of Douglass Street; thence easterly, along the northerly side of Douglass Street, 70 feet to the point or place of BEGINNING.

Said Premises being known as and by 255 Douglass 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 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:




 255 DOUGLAS STREET CORP
 By: Joseph Borruso, President

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

On the 4th day of October, in the year 2018, before me, the undersigned, personally appeared, **Joseph Borruso**, 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.

PETER J. TERRACCIANO
NOTARY PUBLIC, State of New York
No. 02TE4995524
Qualified in Nassau County
Term Expires April 27, 2022

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

On the ____ day of _____ in the year 2017, before me, the undersigned, personally appeared _____ the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and that he/she/they reside (s) in _____ that he/she/they know(s) to be the individual 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.

Notary Public



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

On the ____ day of _____, in the year 2017, 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.

Notary Public

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

On the ____ day of _____ in the year 2017 before me, the undersigned, personally appeared _____ the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and that he/she/they reside (s) in _____ that he/she/they know(s) to be the individual 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.

Notary Public

**BARGAIN and SALE DEED
WITH COVENANTS**

Title No. HYP-SP-10103

255 DOUGLAS STREET CORP

TO

255 DOUGLAS RE LLC

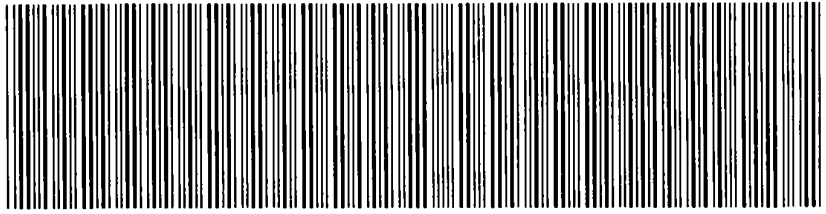
**HYPERION LAND
SERVICES CORP**
2 Roosevelt Avenue, Suite 200
Syosset, NY 11791

DISTRICT:
SECTION:
BLOCK: 412
LOT: 48
COUNTY OR TOWN: Kings

RETURN BY MAIL TO:

Joseph, Terracciano & Lynam LLP
2 Roosevelt Avenue, Suite 200
Syosset, New York 11791

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2018101100913001001SA94F

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2018101100913001
Document Type: DEED

Document Date: 10-04-2018

Preparation Date: 10-11-2018

ASSOCIATED TAX FORM ID: 2018100200057

SUPPORTING DOCUMENTS SUBMITTED:

RP - 5217 REAL PROPERTY TRANSFER REPORT

Page Count
1

C1. County Code C2. Date Deed Recorded / /
Month Day Year
C3. Book C4. Page
OR
C5. CRFN



STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

1. Property Location	255	DOUGLASS STREET	BROOKLYN	11217
	STREET NUMBER	STREET NAME	BOROUGH	ZIP CODE

2. Buyer Name 255 DOUGLAS RE LLC **ATTENTION REGISTER**

NAME	CST NAME / COMPANY	FIRST NAME
	LAST NAME / COMPANY	FIRST NAME

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

LAST NAME / COMPANY	FIRST NAME

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

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

4A. Planning Board Approval - N/A for NYC

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

Check the boxes below as they apply:

6. Ownership Type is Condominium

7. New Construction on Vacant Land

5. Deed Property Size 70 FRONT FEET X 100 DEPTH OR ACRES

8. Seller Name 255 DOUGLAS STREET CORP

LAST NAME / COMPANY _____ **FIRST NAME** _____

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

A ☐ One Family Residential

☐ Residential Vacant Land

F. ☐ Commercial

G ☐ Entertainment / Amusement

I ☒ Industrial

B ☐ 2 or 3 Family Residential

C		
D		Non-Residential Vacant Land

EF Apartment

H  **Community Service**

J ☐ Public Service

10. Sale Contract Date 10 / 4 / 2018
Month Day Year

11. Date of Sale / Transfer 10 / 4 / 2018
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

R ☒ Sale Between Related Companies or Partners in Business

C	One of the Buyers is also a Seller
---	------------------------------------

☐ Buyer or Seller is Government Agency or Lending Institution

F	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
---	--

1	Other Unusual Factors Affecting Sale Price (Specify Below)
---	--

J ☐ None

15. Building Class F 5 16. Total Assessed Value (of all parcels in transfer) 3 8 8 8 0 0

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

BROOKLYN 412 48

CERTIFICATION

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

BUYER**BUYER'S ATTORNEY**

BUYER SIGNATURE		DATE		LAST NAME		FIRST NAME	
323 EAST LEXINGTON AVENUE							
STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE		TELEPHONE NUMBER	
OCEANSIDE		NY		11572		SELLER	
CITY OR TOWN		STATE		ZIP CODE		SELLER SIGNATURE	
						DATE	

2018100200057201

C1. County Code _____ C2. Date Deed Recorded _____
Month Day Year
C3. Book OR _____ C4. Page _____
C5. CRFN _____



**STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES**

RP - 5217NYC

1. Property Location	255 STREET NUMBER	DOUGLASS STREET STREET NAME	BROOKLYN BOROUGH	11217 ZIP CODE
-----------------------------	-------------------------------------	---	------------------------------------	----------------------------------

2. Buyer Name	255 DOUGLAS RE LLC LAST NAME / COMPANY	 FIRST NAME
	 LAST NAME / COMPANY	 FIRST NAME

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

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

5. Deed Property Size	70	X	100	OR	ACRES
------------------------------	----	---	-----	----	--

6. Seller Name	255 DOUGLAS STREET CORP LAST NAME / COMPANY	 FIRST NAME
	 LAST NAME / COMPANY	 FIRST NAME

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

10. Sale Contract Date 10 / 4 / 2018
Month Day Year

11. Date of Sale / Transfer 10 / 4 / 2018
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 _____

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

15. Building Class F 5 16. Total Assessed Value (of all parcels in transfer) 3 8 8 8 0 0

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

BROOKLYN 412 48

CERTIFICATION

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

BUYER			BUYER'S ATTORNEY	
☒ <i>[Signature]</i>	DATE	10/4/18	LAST NAME	FIRST NAME
323 EAST LEXINGTON AVENUE		ANGELINA BORRUSO - AUTH. SIGNARY	516	496-0202
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER
OCEANSIDE			SELLER	
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE	DATE
	NY	11572	<i>[Signature]</i>	10/4/18
			JOSEPH BORRUSO - PARS-	



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: 412 LOT: 48
- (2) Property Address: 255 DOUGLASS STREET, BROOKLYN, NY 11217
- (3) Owner's Name: 255 DOUGLAS RE 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:

Angelina Borruoso

10/4/18

Date (mm/dd/yyyy)

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

ANGELINA BORRUOSO - Airt. Signatory



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: 412 LOT: 48

(2) Property Address: 255 DOUGLASS STREET, BROOKLYN, NY 11217

(3) Owner's Name: 255 DOUGLAS RE LLC

Additional Name:

Affirmation:



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

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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: _____ Date (mm/dd/yyyy)

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



Department of State

Division of Corporations

Entity Information

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

Entity Details



ENTITY NAME: 255 261 DOUGLAS STREET LLC

FOREIGN LEGAL NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

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

DATE OF INITIAL DOS FILING: 06/19/2025

EFFECTIVE DATE INITIAL FILING: 06/19/2025

FOREIGN FORMATION DATE:

COUNTY: KINGS

JURISDICTION: NEW YORK, UNITED STATES

DOS ID: 7640740

FICTITIOUS NAME:

DURATION DATE/LATEST DATE OF DISSOLUTION:

ENTITY STATUS: ACTIVE

REASON FOR STATUS:

INACTIVE DATE:

STATEMENT STATUS: CURRENT

NEXT STATEMENT DUE DATE: 06/30/2027

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: JOEL GREENWALD

Address: 4403 15TH AVENUE SUITE 530, BROOKLYN, NY, UNITED STATES, 11219

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

ATTACHMENT H

Section X: Requestor Eligibility Information

SECTION X: REQUESTORS' ELIGIBILITY INFORMATION

Volunteer Status

The Requestor, 255 261 Douglas Street LLC, qualifies as a Volunteer under 6 NYCRR 375-3.2(c)(2) because its potential liability stems solely from post-disposal operation of the Site, it conducted "all appropriate inquiry" into potential Site contamination prior to the effective date of its ground lease by obtaining an ASTM E1527-21 compliant Phase I ESA from Haley & Aldrich of New York and during its limited time in control of the Site, has been exercising "appropriate care" by taking reasonable steps to address previously released contamination, starting with investigating the identified RECs through a Limited Phase II Environmental Site Investigation performed by Haley & Aldrich of New York. The Limited Phase II ESI confirmed that there is no ongoing or threatened release of contamination to the environment. The Requestor has maintained Site controls, such as the existing building slab and site security, in a manner that minimizes the potential for exposure to Site contamination while taking steps to apply to the BCP. The Requestor intends to go through a full site investigation and remediation pursuant to the BCP.

Proof of Site Access

The Requestor has full access to the Site sufficient to complete remediation. Proof of this Site access and the ability to place an environmental easement on the Site is attached in form of a letter setting forth these requirements that is countersigned by the Site owner acknowledging such access and agreement to grant an environmental easement.

**255 261 Douglas Street LLC
1418 65th Street
Brooklyn, NY 11219**

August 4, 2026

Anthony Borruso
255 Douglas RE LLC
323 East Lexington Avenue
Oceanside, NY 11572

RE: Site Access to Perform Brownfield Cleanup Program Work
BCP SITE: 255-261 Douglass Street, Brooklyn, NY (Block 412, Lots 45 and 48; a/k/a future Lot 45)

Dear Mr. Borruso:

As you are aware, 255 261 Douglas Street LLC is submitting an application to the New York State Department of Environmental Conservation for the Brownfield Cleanup Program (BCP) with respect to the property located at 255-261 Douglass Street, Brooklyn, NY, which is currently owned by 255 Douglas RE LLC. As part of the BCP application process, we are required to obtain access to the property from the current property owner for acceptance into the BCP. In order to file the application, we need written permission from you to access the property throughout the BCP Project and, subject to your reasonable consent, to place an environmental easement on the property, should one be necessary. By execution of this site access confirmation letter, please acknowledge that 255 Douglas RE LLC has granted site access for this purpose.

Sincerely,

255 261 Douglas Street LLC

By: 
Konstantin Gubareff, Authorized Signatory

As the owner of the property at 255-261 Douglass Street, the undersigned hereby agree(s) with the request above that 255 Douglas RE LLC grants access to allow 255 261 Douglas Street LLC, and its contractors, to enter 255-261 Douglass Street, Brooklyn, NY (Block 412, Lots 45 and 48) to perform the required BCP investigation, and/or, subject to the undersigned's reasonable consent, place an environmental easement on the property should one be necessary.

255 Douglas RE LLC

By: 
Anthony Borruso, Authorized Signatory

ATTACHMENT I

Section XII: Contact List Information and Acknowledgement from Repositories

SECTION XII – CONTACT LIST INFORMATION

SITE CONTACT LISTS

Executive

Role	Name	Phone	Mailing Address	Email / Contact
NYC Mayor	Mayor Zohran Mamdani	212-NEW-YORK	City Hall New York, NY 10007	https://www1.nyc.gov/office-of-the-mayor/mayor-contact.page
Director, NYC Mayor's Office of Environmental Remediation	Shaminder Chawla	212-788-8841	100 Gold Street, 2nd Floor, New York, NY 10038	ShaminderC@dep.nyc.gov
NYC Department of City Planning Chairperson	Dan Gardonick	212-720-3300	120 Broadway, 31st Floor New York, NY 10271	https://www.nyc.gov/content/planning/pages/about-us/contact-us
Brooklyn Borough President	Antonio Reynoso	718-802-3700	209 Joralemon Street Brooklyn, NY 11201	askReynoso@brooklynnbp.nyc.gov
Brooklyn Community Board 6 District Manager	Michael Racioppo	718-643-3027	250 Baltic Street Brooklyn, NY 11201	Mike@bkcb6.org
New York City Council District 39	Shahana Hanif	718-499-1090	197 Bond Street Floor 1 Brooklyn, NY 11217	District39@council.ny.gov
NY Senate District 26 Senator	Andrew Gounardes	718-238-6044	497 Carroll Street Suite 31 Brooklyn, NY 11215	gounardes@nysenate.gov
NY State Assembly District 52 Member	Jo Anne Simon	718-246-4889	341 Smith St Brooklyn, NY 11231	simonj@nyassembly.gov
NYC Department of Health and Mental Hygiene (DOHMH)	Michelle Morse, MD, MPH	212-639-9675	42-09 28th Street, Queens, NY 11101	opmc@health.ny.gov

Owners, Residents, Occupants

The tables below provide current contact information for the current owner and occupants of the Site.

Owner	Contact Name	Phone	Mailing Address	Email
255 Douglas RE LLC	Anthony Borruso	516-817-0567	323 East Lexington Avenue Oceanside, NY 11572	anthonyb5051@gmail.com

Operator	Contact Name	Phone	Mailing Address	Email
Band Spaces, NYC	N/A	646-598-2437	261 Douglass Street Brooklyn, NY 11217	spaces@bandspacesnyc.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
Douglass Port at Gowanus Wharf	Gowanus Douglass Street LLC	Residential	251 Douglass Street, Brooklyn, NY	251 Douglass Street, Brooklyn, NY
A.J. Iron Work Innovations Corp.	Augusto Rene Hernandez	Industrial	258 Butler Street, Brooklyn, NY	466 Carroll Street, Brooklyn, NY
Herboganic	172 Third Ave LLC	Commercial	262 Butler Street, Brooklyn, NY	866 Myrtle Ave, Brooklyn, NY
A&H Candy Wholesalers	172 Third Ave LLC	Commercial	264 Butler Street, Brooklyn, NY	866 Myrtle Ave, Brooklyn, NY
South Brooklyn Weightlifting Club	Fortune JD LLC	Commercial	267 Douglass Street, Brooklyn, NY	42 W 48 th Street, Floor 2, New York, NY
UpFit Training Academy Brooklyn	Fortune JD LLC	Commercial	265 Douglass Street, Brooklyn, NY	42 W 48th Street, Floor 2, New York, NY
Thomas Greene Playground	NYC Parks Department	Recreation	225 Nevins Street, Brooklyn, NY	830 Fifth Ave, New York, NY

Local News and Media

Owner/Entity Name	Type	Address	Phone	Website
The Brooklyn Paper	Online Media	N/A	718-260-4577	https://www.brooklynpaper.com/
ABC7NY	Television and Online Media	Abc7NY@abc.com	917-260-7700	https://abc7ny.com/

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	Rohit T. Aggarwala - Chief Operating Officer	59-17 Junction Boulevard, Flushing, NY 11373	718-595-6565	Raggarwala@dep.nyc.gov
NYC Municipal Water Finance Authority	Philip Wasserman - Executive Director	255 Greenwich Street, 6th Floor, New York, NY 10007	212-788-4969	Not Available

Additional Requests

We are unaware of any requests to be included on the contact list for the Site located at 255-261 Douglass Street, Brooklyn, New York.

School or Day Care Located on or Proximal to the Site

The following schools or daycare facilities are located within a 1/2-mile radius of the Site:

School/Day Care Name	Approximate distance from Site (ft; direction)	Administrator	Phone	Address
P.S. 133 William A. Butler School	1,584 ft to the northeast	Heather Foster-Mann (Principal)	718-398-5320	610 Baltic Street, Brooklyn, NY 11217
Alonzo A Daughtry Day Care Center	1,056 ft to the northeast	Karen S. Daughtry (Educational Director)	718-596-1993	565 Baltic Street, Brooklyn, NY 11217
AB See Me Grow Home Day Care	1,056 ft to the northeast	Mrs. Perez	646-221-5668	565 Baltic Street, Brooklyn, NY 11217
Daddys Daycare 357 (6)	1,056 ft to the east	Yenni Vadim (Director)	917-647-4448	357 Douglass Street, Brooklyn, NY 11217
Mildred's Family Daycare	2,112 ft to the northwest	Ms. Risha (Director)	None	426 Baltic Street, Brooklyn, NY 11217
P.S. 032 Samuel Mills Sprole School	2,640 ft to the southwest	Denise Watson-Adin (Principal)	718-222-6400	420 Union Street, Brooklyn, NY 11231
EPIC Academy	1,056 feet to the east	Katerina H Watson	347-457-6609	615 Degraw Street, Brooklyn, NY 11217

School/Day Care Name	Approximate distance from Site (ft; direction)	Administrator	Phone	Address
Ms. Lam Montessori School (Park Slope)	2,112 ft to the southeast	Stephanie Woo	917-991-3036	125 5 th Ave, Brooklyn, NY 11217
P.S. 372- The Children's School	2,112 ft to the south	Rosa Amato (Principal)	718-624-5271	512 Carroll Street, Brooklyn, NY 11215
Rivendell School	1,583 ft to the south	Katy Hill (Executive Director)	718-499-5667	277 3 rd Ave, Brooklyn, NY 11215
Little Brooklyn Pre-K Center @ 305 3 rd Ave	2,640 ft to the south	Cynthia Lascano (PK Principal)	718-237-6720	305-307 3 rd Ave, Brooklyn, NY 11215
Goldfish Swim School-Gowanus (Brooklyn)	1,056 ft to the east	Ms. Billie (General Manager)	929-467-7550	620 Degraw Street, Brooklyn, NY
New Dawn Charter High School	2,640 ft to the west	Lisa DiGuadio (Principal)	347-505-9101	242 Hoyt Street, Brooklyn, NY 11217
Logicus Math School	2,112 ft to the north	Irene Sinyavin (Principal)	917-295-2001	185 1 st Street, Brooklyn, NY 11215

Document Repository

The Brooklyn Public Library – Pacific Branch was contacted on June 23, 2026, with a request to use their branch as a document repository. Documentation of the acknowledgement from the Brooklyn Public Library – Pacific Branch is attached below.

Brooklyn Community Board 6 was contacted on June 23, July 17, and July 28, 2026, with a request to use their branch as a document repository. Documentation of the acknowledgement from the Brooklyn Community Board 6 is attached below.

Repositories

Owner/Entity Name	Contact	Address	Phone	Email
The Brooklyn Public Library- Pacific Branch	Candace Vasquez	25 Fourth Ave. at Pacific St. Brooklyn, NY 11217	718-638-1531	CVasquez@bklynlibrary.org
Brooklyn Community Board 6	Michael Racioppo	250 Baltic St. Brooklyn, NY 11201	718-643-3027	Mike@bkcb6.org

Acknowledgement from Brooklyn Public Library – Pacific Branch



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

June 23, 2026
File No. 0214417

Brooklyn Public Library – Williamsburg Branch
25 Fourth Ave. at Pacific St.
Brooklyn, NY 11217
Via email: CVasquez@bklynlibrary.org
Attn: Candace Vasquez – Managing Librarian

Subject: Brownfield Cleanup Program Application – Request for Repository Use
255-261 Douglass Street Development
255-261 Douglass Street
Brooklyn, New York 11217

Dear Ms. Vasquez:

Haley & Aldrich of New York (Haley & Aldrich), on behalf of 255 261 DOUGLAS STREET LLC, is requesting use of the Brooklyn Public Library – Pacific Branch as a document repository for the anticipated project located at 255-261 Douglass Street, Brooklyn, NY. 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 (929) 761-1900.

Thank you,
H & A OF NEW YORK ENGINEERING AND GEOLOGY, LLP

A handwritten signature in black ink, appearing to read 'Ali Reach'.

Ali Reach
Project Geologist

The Brooklyn Public Library – Pacific Branch is willing to act as a public document repository holding and making available of all provided environmental documents related to the 255-261 Douglass Street Development Brownfield Cleanup Project.

A handwritten signature in blue ink, appearing to read 'Candace Vasquez'.

Name

Branch Manager

Title

Date

A handwritten date in blue ink, '6/24/26', written over a horizontal line.

Acknowledgement from Brooklyn Community Board 6



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

June 23, 2026
File No. 0214417

Brooklyn Community Board 6
250 Baltic Street
Brooklyn, NY 11201
Via email: Mike@bkcb6.org
Attn: Michael Racioppo – District Manager

Subject: Brownfield Cleanup Program Application – Request for Repository Use
255-261 Douglass Street Development
255-261 Douglass Street
Brooklyn, New York 11217

Dear Mr. Racioppo:

Haley & Aldrich of New York (Haley & Aldrich), on behalf of 255 261 DOUGLAS STREET LLC, is requesting use of the Brooklyn Community Board 6 as a document repository for the anticipated project located at 255-261 Douglass Street, Brooklyn, NY. 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 (929) 761-1900.

Thank you,
H & A OF NEW YORK ENGINEERING AND GEOLOGY, LLP

Ali Reach
Project Geologist

The Brooklyn Community Board 6 is willing to act as a public document repository holding and making available of all provided environmental documents related to the 255-261 Douglass Street Development Brownfield Cleanup Project.

Mike Racioppo
Name

9/17/26
Date

DISTRICT Manager
Title

BROOKLYN COMMUNITY BOARD SIX
250 BALTIC STREET
BROOKLYN, NEW YORK 11201-6401