NEW YORK STATE | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
   a. one file in non-fillable PDF which includes a Table of Contents, the application form, and supplemental information (excluding the previous environmental reports and work plans, if applicable);
   b. one individual file (PDF) of each previous environmental report; and,
   c. one file (PDF) of each work plan being submitted with the application, if applicable.
2. *OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.
   Please select only ONE submittal method – do NOT submit both via dropbox and ground mail.
   a. VIA SITE CONTROL DROPBOX:
      - Request an invitation to upload files to the Site Control submittal dropbox.
      - In the "Title" field, please include the following: "New BCP Application - *Proposed Site Name*".
      - After uploading files, an automated email will be sent to the submitter's email address with a link to verify the status of the submission. Please do not send a separate email to confirm receipt.
      - Application packages submitted through third-party file transfer services will not be accepted.
   a. VIA GROUND MAIL:
      - Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
      - Mail the external storage device to the following address:
        Chief, Site Control Section
        Division of Environmental Remediation
        625 Broadway, 12th Floor
        Albany, NY 12233-7015

SITE NAME: 50-58 Cliff Street	
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: C231169	◉ **Yes** ○ **No**

Table of Contents

Contents	Page No.
COVER PAGE	1
TABLE OF CONTENTS	2
BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM	3
SECTION I: Property Information	3
SECTION II: Project Description	5
SECTION III: Ecological Concerns	5
SECTION IV: Land Use Factors	6
SECTION V: Current and Historical Property Owner and Operator Information	6
SECTION VI: Property's Environmental History	7
SECTION VII: Requestor Information	8
SECTION VIII: Requestor Contact Information	8
SECTION IX: Program Fee	9
SECTION X: Requestor Eligibility	9
SECTION XI: Property Eligibility Information	11
SECTION XII: Site Contact List	11
SECTION XIII: Statement of Certification and Signatures	12
ATTACHMENTS	32
Attachment A: Section I: Property Information	32
Attachment B - Section II - Project Description	45
Attachment C: Section III: Ecological Concerns	50
Attachment D: Section IV: Land Use Factors	53
Attachment E: Section V: Current and Historical Property Owner/Operator Information	59
Attachment F: Section VI: Property's Environmental History	107
Attachment G: Section VII: Requestor Contact Information and Section IX: Program Fee	121
Attachment H: Section X: Requestor Eligibility	129
Attachment I: Section XII: Contact List Information	133

NEW YORK STATE | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

SECTION I: Property Information	See Attachment A
PROPOSED SITE NAME 50-58 Cliff Street	
ADDRESS/LOCATION 50-58 Cliff Street	
CITY/TOWN New York	ZIP CODE 10038
MUNICIPALITY (LIST ALL IF MORE THAN ONE) Manhattan	
COUNTY New York	SITE SIZE (ACRES) 0.142

LATITUDE			LONGITUDE		
40 °	42 ‘	30.7 “	-74 °	00 ‘	14.5 “

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

ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section	Block	Lot	Acreage
50-58 Cliff Street		95	35	0.142

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

SECTION I: Property Information (continued)	Y	N
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?	○	◉
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.	○	◉
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	○	◉
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____	○	◉
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: ___	○	◉
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. Easement/Right-of-Way Holder — Description St. Margaret's House Housing Development Fund Corporation — Egress Easement - See Attachment A	○	◉
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): Type — Issuing Agency — Description	○	◉
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? **See Attachment A**	◉	○

Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.

	Y	N
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.	◉	○
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?	○	◉
17. If you have answered *YES* to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?	○	○

NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.

If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.
Initials of each Requestor:

_____ _____ _____ _____ _____ _____

SECTION II: Project Description

See Attachment B

1. The project will be starting at: (●) Investigation ( ) Remediation

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

2. If a final RIR is included, does it meet the requirements in ECL Article 27-1415(2)?

( ) Yes ( ) No (●) N/A

3. Have any draft work plans been submitted with the application (select all that apply)?

[✓] RIWP [ ] RAWP [ ] IRM [ ] No

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

4b. Please include in the project schedule the dates of any outside public or private funding source deadlines with the associated BCP milestones, e.g., NYC HPD or NYS HCR funding deadlines, or private funding interim milestones from loan documents, that depend on a particular BCP milestone such as a work plan or report approval, decision document issuance, etc.

Is this information clearly identified in the BCP project schedule? (●) Yes ( ) No ( ) N/A

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

5. Please provide a description of how Green and Sustainable Remediation will be evaluated and incorporated throughout the remedial phases of the project including Remedial Investigation, Remedial Design/Remedial Action, and Site Management and reporting efforts.

Is this information attached? (●) Yes ( ) No

6. If the project is proposed to start at the remediation stage (Section 2, Item 1, above), a climate change screening or vulnerability assessment must have been completed. Is this attached?

( ) Yes (●) No

SECTION III: Ecological Concerns

See Attachment C

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

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

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

SECTION IV: Land Use Factors		
1. What is the property's current municipal zoning designation? C6-4/LM **See Attachment D**		
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 ☑		
	Y	**N**
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?	◉	○
5. Reasonably anticipated post-remediation use (check all that apply): Residential ☑ Commercial ☐ Industrial ☐		
If residential, does it qualify as single-family housing? N/A ○	○	◉
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	◉	○
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	○	◉
8. Do current and/or recent development patterns support the proposed use?	◉	○
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	◉	○
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	◉	○

SECTION V: Current and Historical Property Owner and Operator Information **See Attachment E**		
CURRENT OWNER SMH Development LLC		
CONTACT NAME Thehbia Hiwot		
ADDRESS 76 Trinity Place, 10th Floor		
CITY New York	STATE NY	ZIP CODE 10006
PHONE (212) 242-7165	EMAIL thiwot@trinitychurchnyc.org	
OWNERSHIP START DATE 2/28/2023		
CURRENT OPERATOR SMH Development LLC		
CONTACT NAME Thehbia Hiwot		
ADDRESS 76 Trinity Place, 10th Floor		
CITY New York	STATE NY	ZIP CODE 10006
PHONE (212) 242-7165	EMAIL thiwot@trinitychurchnyc.org	
OPERATION START DATE 2/28/2023		

SECTION VI: Property's Environmental History

See Attachment F

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

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

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	☐	☐	☑
Chlorinated Solvents	☐	☐	☐
Other VOCs	☐	☐	☑
SVOCs	☑	☑	☐
Metals	☑	☑	☐
Pesticides	☐	☐	☐
PCBs	☐	☐	☐
PFAS	☐	☐	☐
1,4-dioxane	☐	☐	☐
Other – indicated below	☐	☐	☐

*Please describe other known contaminants and the media affected:

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: Metal works, boiler and tank manufacturing company, essential oils operations, and parking

SECTION VII: Requestor Information	See Attachment G		
NAME SHF Cliff Street LLC			
ADDRESS 247 West 37th St, 4th Floor			
CITY/TOWN New York		STATE NY	ZIP CODE 10018
PHONE (212) 265-6530	EMAIL cbullock@shfinc.org		

	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 Caylin Bullock			
ADDRESS 247 West 37th St, 4th Floor			
CITY New York		STATE NY	ZIP CODE 10018
PHONE (212) 265-6530	EMAIL cbullock@shfinc.org		
REQUESTOR'S CONSULTANT (CONTACT NAME) Paul McMahon			
COMPANY Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.			
ADDRESS 368 9th Avenue, 8th Floor			
CITY New York		STATE NY	ZIP CODE 10001
PHONE (212) 479-5451	EMAIL PMcMahon@Langan.com		
REQUESTOR'S ATTORNEY (CONTACT NAME) Michael Bogin			
COMPANY Sive, Paget, and Riesel			
ADDRESS 560 Lexington Avenue, 15th Floor			
CITY New York		STATE NY	ZIP CODE 10022
PHONE (646) 378-7210	EMAIL mbogin@sprlaw.com		

SECTION IX: Program Fee

See Attachment G

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

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

SECTION X: Requestor Eligibility

See Attachment H

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

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	○	◉
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	○	◉
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	○	◉
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?	○	◉
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	○	◉
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?	○	◉
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting or contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	○	◉
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 ☐	VOLUNTEER ☑
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.	A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum. NOTE: By selecting this option, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste. **If a requestor whose liability arises solely as a result of ownership, operation of, or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.**

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

◉ Yes ○ No ○ N/A

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

○ Previous Owner ○ Current Owner ◉ Potential/Future Purchaser ○ Other: _____

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

Is this proof attached? ◉ Yes ○ No ○ N/A

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

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

SECTION XII: Site Contact List **See Attachment I**

To be considered complete, the application must include the Brownfield Site Contact List in accordance with *DER-23: Citizen Participation Handbook for Remedial Programs*. Please attach, at a minimum, the names and mailing addresses of the following:

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

SECTION XIII: Statement of Certification and Signatures

(By requestor who is an individual)

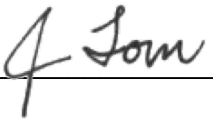
If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3)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

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Authorized Signatory (title) of SHF Cliff 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: 1/30/26 Signature: 

Print Name: Jacqueline Tom

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

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY
Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27-1407(1-a) must be submitted if requestor is seeking this determination.
BCP App Rev 17

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

From ECL 27-1405(31):
"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.

From 6 NYCRR 375-3.2(l) 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:

(l) "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

BROWNFIELD CLEANUP PROGRAM (BCP)
INSTRUCTIONS FOR COMPLETING AND SUBMITTING A BCP APPLICATION

The New York State Department of Environmental Conservation (DEC) strongly encourages all applicants to schedule a pre-application meeting with DEC staff to review the benefits, requirements, and procedures for completing a project in the BCP. Contact your Regional Office to schedule a meeting. To add a party to an existing BCP Agreement, use the BCP Agreement Amendment Application.

For further information regarding the determination of a complete application, please refer to the guidance following these instructions, as well as the NYSDEC BCP website.

SUBMITTAL INSTRUCTIONS – Revision 17 – October 2025

- Compile the application package in the following manner:
  - one file in non-fillable portable document format (PDF) which includes a Table of Contents, the application form, and supplemental information (excluding the previous environmental reports and work plans, if applicable);
  - one individual file (PDF) of each previous environmental report; and,
  - one file (PDF) of each work plan being submitted with the application, if applicable.
- *OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
- 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 via ground mail.

VIA SITE CONTROL DROPBOX:

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

VIA GROUND MAIL:

- Save the application file and cover letter to an external storage device (e.g., 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

SECTION I: Property Information	
PLEASE NOTE	**If any changes to SECTION I are required prior to application approval, a new page 2, initialed by each requestor, must be submitted with the revisions.**
Proposed Site Name	Provide a name for the proposed site. The name could be an owner's name, current or historical operations (i.e., ABC Furniture) or the general location of the property. Consider whether the property is known by DEC by a particular name, and if so, use that name.
Site Address	Provide a street address, city/town, zip code, and each municipality and county in which the site is located.
Site Size	Provide the approximate acreage of the site.
GIS Information	Provide the latitude and longitude for the approximate center of the property. Show the latitude and longitude in degrees, minutes and seconds.
Tax Parcel Information	Provide the tax parcel address/section/block/lot information and map. Tax map information may be obtained from the tax assessor's office for all tax parcels that are included in the property boundaries. Attach a county tax map with identifier numbers, along with any figures needed to show the location and boundaries of the property. Include a USGS 7.5-minute quad map on which the property appears and clearly indicate the proposed site's location.
Tax Map Boundaries	State whether the boundaries of the site correspond to the tax map boundaries. If no, a metes and bounds description of the property must be attached. The site boundary can occupy less than a tax lot or encompass portions of one or more tax lots and may be larger or smaller than the overall redevelopment/ reuse project area. A site survey with metes and bounds will be required to establish the site boundaries before the Certificate of Completion can be issued.
Site Map	Provide a property base map(s) of sufficient detail, clarity and accuracy to show the following: (i) map scale, north arrow orientation, date, and location of the property with respect to adjacent streets and roadways; and (ii) proposed brownfield property boundary lines, with adjacent property owners clearly identified.
En-zone	If any part of the site is located within an En-zone, please provide a map showing the location of the site with the En-zone overlay. For information on En-zones, please see DEC's website. Note that new En-zone boundaries are effective January 1, 2023.
Disadvantaged Communities	If the site is located within a Disadvantaged Community, please provide a map showing the location of the site with the Disadvantaged Community overlay. For additional information on disadvantaged communities, please refer to the Climate Leadership and Community Protection Act website.

SECTION I: Property Information (continued)	
Brownfield Opportunity Area (BOA)	If the site is located within a NYS Department of State designated Brownfield Opportunity Area, please provide a map showing the location of the site with the BOA overlay. For more information on designated BOAs, please refer to the NYS DOS website. Additional information on BOA conformance determinations can be found at the Office of Planning and Development website. A BOA conformance determination cannot be made until a Decision Document has been issued for the site.
Multiple Applications	Generally, only one application can be submitted, and one BCA executed, for a development project. In limited circumstances, the DEC may consider multiple applications/BCAs for a development project where (1) the development project spans more than 25 acres; (2) the approach does not negatively impact the remedial program, including timing, ability to appropriately address areas of concern, and management of off-site concerns; and (3) the approach is not advanced to increase the value of future tax credits (i.e., circumvent the tax credit caps provided under New York State Tax Law Section 21).
Previous BCP Applications	If all or part of the proposed site has been the subject of a previous BCP application (whether accepted, denied or withdrawn), please provide the assigned DEC site number from the previous application as well as any relevant information regarding why the property is not currently in the program.
Registry Listing and P-site Status	If all or part of the proposed site is now or ever was listed on the Registry of Inactive Hazardous Waste Disposal Sites or is currently the subject of investigation as a Potential Site, please provide the assigned DEC site number.

SECTION I: Property Information (continued)	
Property Description Narrative	Provide a property description in the format provided below. Each section should be no more than one paragraph long. Location: Example: "The XYZ Site is located in an {urban, suburban, rural} area." {Add reference points if address is unspecific; e.g., "The site is approximately 3.5 miles east of the intersection of County Route 55 and Industrial Road."} Site Features: Example: "The main site features include several large, abandoned buildings surrounded by former parking areas and roadways. About one quarter of the site area is wooded. Little Creek passes through the northwest corner." Current Zoning and Land Use: (Ensure the current zoning is identified) Example: "The site is currently inactive and is zoned for commercial use. The surrounding parcels are currently used for a combination of commercial, light industrial, and utility rights-of-way. The nearest residential area is 0.3 miles east on Route 55." Past Use of the Site: include source(s) of contamination and remedial measures (site characterizations, investigations, Interim Remedial Measures, etc.) completed outside of the current remedial program (e.g., work under a petroleum spill incident). Example: "Until 1992 the site was used for manufacturing wire and wire products (e.g., conduit, insulators) and warehousing. Prior uses that appear to have led to site contamination include metal plating, machining, disposal in a one-acre landfill north of Building 7, and releases of wastewater into a series of dry wells." When describing the investigations/actions performed outside of the remedial program, include the major chronological remedial events that lead to the site entering a remedial program. The history should include the first involvement by government to address hazardous waste/petroleum disposal. Do not cite reports. Only include remedial activities which were implemented PRIOR to the BCA. Do not describe sampling information. Site Geology and Hydrogeology: As appropriate, provide a very brief summary of the main hydrogeological features of the site including depth to water, groundwater flow direction, etc.

SECTION I: Property Information (continued)	
Environmental Assessment	The goal of this section is to describe the nature and extent of contamination at the site. When describing the nature of contamination, identify just the primary contaminants of concern (i.e., those that will likely drive remedial decisions/ actions). If there are many contaminants present within a group of contaminants (i.e., volatile organic compounds, semi-volatile organic compounds, metals), identify the group(s) and one or two representative contaminants within the group. When addressing the extent of contamination, identify the areas of concern at the site, contaminated media (i.e., soil, groundwater, etc.), relative concentration levels, and a broad-brush description of contaminated areas/depths. The reader should be able to know if contamination is widespread or limited and if concentrations are marginally or greatly above Standards, Criteria and Guidance (SGCs) for the primary contaminants. If the extent is described qualitatively (e.g., low, medium, high), representative concentrations should be given and compared with appropriate SCGs. For soil contamination, the concentrations should be compared with the soil cleanup objectives (SCOs) for the intended use of the site. **A typical Environmental Assessment would look like the following:** Based upon investigations conducted to date, the primary contaminants of concern for the site include cadmium and trichloroethene (TCE). *Soil* - Cadmium is found in shallow soil, mostly near a dry well at the northeast end of the property. TCE is found in deeper soil, predominantly at the north end of the site. Concentrations of cadmium found on site (approximately 5 ppm) slightly exceed the soil cleanup objective (SCO) for unrestricted use (2.5 ppm). Concentrations of TCE found on site (5 ppm to 300 ppm) significantly exceed the soil cleanup objectives for the protection of groundwater (0.47 ppm). *Groundwater* - TCE and its associated degradation products are also found in groundwater at the north end of the site, moderately exceeding groundwater standards (typically 5 ppb), with a maximum concentration of 1500 ppb. A moderate amount of TCE from the site has migrated 300 feet down-gradient off-site. The primary contaminant of concern for the off-site area is TCE, which is present at a maximum concentration of 500 ppb, at 10 feet below the groundwater table near Avenue A. *Soil Vapor & Indoor Air* - TCE was detected in soil vapor at elevated concentrations and was also detected in indoor air at concentrations up to 1,000 micrograms per cubic meter.
Questions 15-17: New York City Sites	These questions pertain ONLY to sites located within the five counties comprising New York City. If the requestor is seeking a determination that the site is eligible for tangible property tax credits, this section and the *Supplemental Questions for Sites Seeking Tangible Property Credits in New York City* **must** be completed.

<table>
<tr><th colspan="3">SECTION II: Project Description</th></tr>
<tr><td>Question 3: Inclusion of Work Plans</td><td colspan="2">If a work plan is to be released for public comment concurrently with the BCP application, the work plan must be submitted at the time of application submittal. Work plans submitted during the completeness review phase will require a separate public comment period and will not be released with the application.</td></tr>
<tr><td>Question 4: Post-Remediation Use and Project Schedule</td><td colspan="2">As a separate attachment, provide complete and detailed information about the project (remedial and post-remediation development), including the purpose of the project, a full project schedule with all key milestones as outlined further below, and including, but not limited to, the date the remedial program is to start, and the date the issuance of the Certificate of Completion is anticipated, and any interim or final funding deadlines with the corresponding BCP milestone(s).

**Include in the project schedule any public or private funding source deadlines and the associated BCP milestone that you should be considering in order to meet your remedial work planning goals. The schedule should include appropriate review times for DEC/DOH staff for each submittal. Per 6 NYCRR Part 375-3.6(b), DEC will make best efforts to review submittals within 45 days. It is the applicant's responsibility to work all deadlines into a comprehensive BCP schedule.

TIP – work backwards from the desired Certificate of Completion date to determine whether the schedule is feasible.

*Note: if a document requires significant revisions, the DEC/DOH 45-day review clock resets.</td></tr>
<tr><td rowspan="4">Questions 5-6: Green and Sustainable Remediation</td><td colspan="2">As a separate attachment, provide complete and detailed information about the GSR principles to be evaluated and incorporated into each phase of the project.</td></tr>
<tr><td>Remedial Investigation/ Alternatives Analysis</td><td>The description must provide information on how GSR will be incorporated into RI project planning, the proposed environmental footprint analysis tool, and how climate resiliency will be included. Potential end uses such as greenways and pollinator habitats should be considered as appropriate.</td></tr>
<tr><td>Remedial Design</td><td>The description must provide information on how GSR will be incorporated into RD project planning and refine the environmental footprint analysis as the baseline to track metrics. RD documents should add or incorporate GSR techniques to ensure reduced impacts on core metrics. Climate resiliency design measures should also be incorporated.</td></tr>
<tr><td>Remedial Action</td><td>The description must provide information on how GSR will be implemented into the construction and how metrics will be tracked. Methods of reporting should be included.</td></tr>
<tr><td>Site Management</td><td>The description must provide information on how GSR will be incorporated into SM, including use of DEC's SM template, resource and energy consumption reduction, waste minimization, and climate resiliency evaluation within PRRs and RSOs.</td></tr>
</table>

SECTION II: Project Description (continued)		
Questions 5-6: Green and Sustainable Remediation (continued)	**Redevelopment**	The description must provide details of any planned renewable energy, energy efficient equipment, greenways, green roofs, community spaces and any re-use or recycling of on-site materials in redevelopment or remediation.
	Climate Screening/ Climate Vulnerability Assessment	The description must provide an initial Climate Screening checklist. If the screening suggests a Climate Vulnerability Assessment will be required, list additional references for the assessment.

SECTION III: Ecological Concerns
Please refer to DER-10 Section 3.10.1 for the requirements of a Fish and Wildlife Impact Assessment.

SECTION IV: Land Use Factors	
In addition to eligibility information, site history, and environmental data/reports, the application requires information regarding the current, intended and reasonably anticipated future land use. This information consists of responses to the “land use” factors to be considered relative to the “Land Use” section of the BCP application. The information will be used to determine the appropriate land use in conjunction with the investigation data provided, in order to establish eligibility for the site based on the definition of a “brownfield site” pursuant to ECL 27-1405(2). This land use information will be used by DEC, in addition to all other relevant information provided, to determine whether the proposed use is consistent with the currently identified, intended and reasonably anticipated future land use of the site at this stage. Further, this land use finding is subject to information regarding contamination at the site or other information which could result in the need for a change in this determination being borne out during the remedial investigation.	
Zoning and Current Use	Provide the current municipal zoning designation and uses permitted by that designation. Provide a summary of the current use of the site, including identifying possible contaminant source areas. If the site is no longer in use, provide the date by which operations ceased.
Anticipated Use	Identify the anticipated post-remediation use of the site and provide a detailed description of the specific anticipated post-remediation use as an attachment.

SECTION IV: Land Use Factors (continued)	
Renewable Energy Facility Site	Indicate if the post-remediation use of the site is proposed to be a renewable energy facility. A “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. Section 66-p of the Public Service Law: "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. Provide any detailed plans or documentation to support this. Appropriate documentation must be provided as follows: for planned renewable energy facilities generating/storing less than twenty-five (25) megawatts, a local land use approval must be provided. For planned renewable energy facilities generating/storing twenty-five (25) megawatts or greater, a permit issued by the Office of Renewable Energy Siting must be provided.
Compliance with Zoning Laws, Recent Development, and Community Master Plans	Provide an explanation to support the responses to each of these items. Attach additional documentation if applicable.

SECTION V: Current and Historical Property Owner and Operator Information	
Owner Information	Provide requested information of the current owner of the property. List <u>all</u> parties holding an interest in the property and, if the requestor is not the current owner, describe the requestor’s relationship to the current owner. If the property consists of multiple parcels, be sure to include the ownership start date of each.
Operator Information	Provide requested information of the current operator(s). If multiple operators, attach the requested information for each operator, including the date each operator began utilizing the property.
Historical Owners and Operators	Provide a list of previous owners and a list of previous operators, including dates of ownership or operation and last-known addresses and phone numbers. Describe the requestor’s relationship to each previous owner and operator; if no relationship, indicate “none”. When describing the requestor’s relationship to current and historical owners and operators, include any relationship between the requestor’s corporate members and the previous owners and operators.

SECTION VI: Property's Environmental History
For all sites, an investigation report is required that is 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 include site drawings and data summary tables requested in Section VI, #3 of the BCP application form. Specific instructions regarding the data summary tables are attached at the end of these instructions.

SECTION VII: Requestor Information	
Requestor Name	Provide the name of the person(s)/entity requesting participation in the BCP (if more than one, attach additional sheets with requested information.) The requestor is the person or entity seeking DEC review and approval of the remedial program. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear exactly as given in the *NYS Department of State's Corporation & Business Entity Database*. A print-out of entity information from the database must be submitted to DEC with the application, to document that the requestor is authorized to do business in NYS.
Address, etc.	Provide the requestor's mailing address, telephone number and e-mail.
LLC Information	If the requestor(s) is/are an LLC, the names of the members/owners need to be provided on a separate attachment.
Document Certification	All documents, which are prepared in final form for submission to DEC for approval, are to be prepared and certified in accordance with Section 1.5 of *DER-10*. Persons preparing and certifying the various work plans and reports identified in Section 1.5 include: • New York State licensed professional engineers (P.E.s), as defined at 6 NYCRR 375-1.2(aj) and paragraph 1.3(b)47. Engineering documents must be certified by a P.E. with current license and registration for work that was done by them or those under their direct supervision. The firm by which the P.E. is employed must also be authorized to practice engineering in New York State; • qualified environmental professionals as defined at 6 NYCRR 375-1.2(ak) and DER-10 paragraph 1.3(b)49; • remedial parties, as defined at 6 NYCRR 375-1.2(ao) and DER-10 paragraph 1.3(b)60; or • site owners, which are the owners of the property comprising the site at the time of the certification.

SECTION VIII: Requestor Contact Information	
Requestor's Representative	Provide information for the requestor's authorized representative. This is the person to whom all correspondence, notices, etc. will be sent, and who will be listed as the contact person in the BCA. Invoices will be sent to the representative of applicants determined to be Participants unless another contact name and address is provided with the application.
Requestor's Consultant and Requestor's Attorney	Provide all requested information.

SECTION IX: Program Fee
If the requestor is applying for a fee waiver, sufficient documentation must be provided to demonstrate the basis for such request. Depending on the basis for the fee waiver, this may be provided in the form of financial statements, not-for-profit designation paperwork, a statement waiving the requestor's right to tax credits, a statement that the project will be a 100% affordable housing project, or any other documentation that the Department may require. Some bases for the fee waiver will be memorialized in the Brownfield Cleanup Agreement, and may result in termination of the Agreement if not complied with.
If the requestor is applying for a fee waiver based on the requestor's status as a not-for-profit entity, please provide documentation of non-profit designation.

SECTION X: Requestor Eligibility	
As a separate attachment, provide complete and detailed information in response to any eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that such information be summarized. For properties with multiple addresses or tax parcels, please include this information for each address or tax parcel.	
Volunteer Statement	If the requestor's liability arises solely as a result of ownership, operation of, or involvement with the site, and requests consideration for volunteer status, the requestor must submit a statement describing why they should be considered a volunteer. Describe in detail how the requestor's potential liability arose subsequent to the discharge of contaminants at the potential site and how the requestor took reasonable steps to (i) stop any continuing release; (ii) prevent any threatened future release; and (iii) prevent or limit human, environmental or natural resource exposure to any previously released contamination. Be specific as to the appropriate action taken, and provide information to support this, such as date of purchase, date and source of knowledge of contamination, and steps taken to protect human health and the environment from such contaminants (e.g., notification of authorities of the contamination, restricting site access, monitoring and addressing lessee conduct, preventing deterioration of site conditions, etc.).

SECTION X: Requestor Eligibility (continued)	
Proof of Site Access	If a requestor is not the current owner of the entirety of the site, a site access agreement **must be provided** that demonstrates that the requestor will have access to the property before signing the BCA and throughout the BCP project. Additionally, the access agreement must include language allowing the requestor the ability to place an environmental easement on the site should the requestor not be the owner at the time remediation is complete and a Track 1 cleanup has not been achieved. If the requestor is the current property owner, include a copy of the deed as proof of ownership and access.

SECTION XI: Property Eligibility Information	
As a separate attachment, provide complete and detailed information in response to the following eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that that information be summarized.	
CERCLA / NPL Listing	Has any portion of the property ever been listed on the National Priorities List (NPL) established under CERCLA? If so, provide relevant information.
Registry Listing	Has any portion of the property ever been listed on the New York State Registry of Inactive Hazardous Waste Disposal Sites established under ECL 27-1305? If so, please provide the site number and classification. See the Division of Environmental Remediation (DER) website for a database of sites with classifications.
RCRA Listing	Does the property have a Resource Conservation and Recovery Act (RCRA) TSDF Permit in accordance with the ECL 27-0900 et seq? If so, please provide the EPA Identification Number, the date the permit was issued, and its expiration date. Note: for purposes of this application, interim status facilities are not deemed to be subject to a RCRA permit.
Registry/RCRA Sites Owned by Volunteers	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? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation.
Existing Order	Is the property subject to an order for cleanup under Article 12 of the Navigation Law or Article 17 Title 10 of the ECL? If so, please provide information on an attachment. Note: if the property is subject to a stipulation agreement, relevant information should be provided; however, property will not be deemed ineligible solely on the basis of the stipulation agreement.
Pending Enforcement Actions	Is the property subject to an enforcement action under Article 27, Titles 7 or 9 of the ECL or subject to any other ongoing state or federal enforcement action related to the contamination which is at or emanating from the property? If so, please provide information as an attachment.

SECTION XII: Site Contact List

Provide the names and addresses of the parties on the Site Contact List (SCL) and a letter from the repository acknowledging agreement to act as the document repository for the proposed BCP project. For sites located in a city with a population of one million or more, the appropriate community board must be included as an additional document repository, and acknowledgement of their agreement to act as such must also be provided.
For sites located in Region 2 (the five counties comprising New York City), the Site Contact List must also include the Director of the Mayor's Office of Environmental Remediation.

SECTION XIII: Statement of Certification and Signatures

The requestor must sign the application or designate a representative who is authorized to sign. The requestor's consultant or attorney cannot sign the application. If there are multiple parties applying, then each requestor must sign a signature page. If the requestor is a Corporation, LLC, LLP, or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the entity's name must appear exactly as given in the NYS Department of State's Corporation & Business Entity Database.

DATA SUMMARY TABLE INSTRUCTIONS

Data summary tables should include the following columns:

Soil Table:

Analytes > SCOs[a]	Detections > SCOs[b]	Max. Detection (ppm)[c]	SCO (ppm)[d]	Depth (ft bgs)

Groundwater Table:

Analytes > AWQS[e]	Detections > AWQS[f]	Max. Detection (ppb)[c]	AWQS (ppb)[g]

Soil Gas Table:

Analytes[h]	Total Detections	Max. Detection (ug/m3)[c]	Type[i]

[a] Include all contaminants over the applicable soil cleanup objectives (SCOs). Column header should specify which SCOs are being compared to. (i.e., "RRSCOs" for Restricted Residential SCOs)

[b] Number of detections over applicable SCOs. Specify which SCOs are being compared to in column header.

[c] Maximum detection in parts per million (ppm) for soil, parts per billion (ppb) for groundwater, or micrograms per cubic meter (ug/m3) for soil gas.

[d] List the respective SCO. Specify which SCOs are being compared to in column header.

[e] Include all contaminants over Class GA Ambient Water Quality Standards (AWQS).

[f] Number of detections over AWQS.

[g] List the respective AWQS.

[h] Include all chlorinated volatile organic compound (VOCs) detections.

[i] Specify type: soil vapor, sub-slab or indoor air.

Example Data Summary Tables

Soil Table:

Analytes > RR SCOs	Detections > RR SCOs	Maximum Detection (ppm)	RR SCO (ppm)	Depth (ft bgs)
Benzo(a)anthracene	3	11	1	5 – 7
Benzo(a)pyrene	4	15	1	5 – 7
Benzo(b)fluoranthene	5	15	1	5 – 7
Benzo(k)fluoranthene	1	5.3	3.9	5 – 7
Indeno(1,2,3-cd)pyrene	7	8.4	0.5	5 – 7
barium	2	967	400	0.5 – 2.5
cadmium	2	94.1	4.3	6 – 8
lead	3	1,790	400	0.5 – 2.5

Groundwater Table:

Analytes > AWQS	Detections > AWQS	Max. Detection (ppb)	AWQS (ppb)
Benz(a)anthracene	2	0.2	0.002
Benzo(a)pyrene	2	0.221	ND
Benzo(b)fluoranthene	2	0.179	0.002
Benzo(k)fluoranthene	2	0.189	0.002
Indeno(1,2,3-cd)pyrene	2	0.158	0.002
Tetrachloroethene (PCE)	1	12	5

Soil Gas Table:

Analytes	Total Detections	Max. Detection (µg/m³)	Type
Carbon tetrachloride	1	0.84	Soil vapor
Methylene chloride	1	2.6 J	Soil vapor
Tetrachloroethene	2	47	Soil vapor
Trichloroethene	1	1.2	Soil vapor
Trichlorofluoromethane	1	21	Soil vapor

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.

ATTACHMENT A
SECTION I: PROPERTY INFORMATION

Tax Map Information

Parcel Address	Block	Lot	Acreage
50-58 Cliff Street	95	35	0.142

Item 1 – Location and Metes and Bounds Description

The about 6,172-square-foot (0.142-acre) proposed New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) site is located at 50-58 Cliff Street in Manhattan, New York (site), and is defined on the New York County Tax Map as Tax Block 95, Lot 35.

GIS Information (degrees/minutes/seconds):

- Latitude: 40°42’30.7”
- Longitude: -74°00’14.5”

Item 2 – Property Maps

The following Figures are provided in Attachment A1:

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

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

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

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

Item 12 – Easements

The project site is subject to a 628-square-foot "Egress Easement" for the benefit of the east-adjoining Tax Lot 27. The egress agreement was made by and between St. Margaret's House Housing Development Fund Corporation and St. Margaret's House Housing Development Fund Corporation, dated 30 November 2021 and recorded 7 December 2021. The easement grants egress to the east-adjoining property owner, as shown in the survey provided in Attachment A2. The easement will not preclude investigation or remediation of the proposed BCP Site.

Item 14 – Property Description Narrative

Location

The about 6,172-square-foot (0.142-acre) site is at 50-58 Cliff Street and is identified as Block 95, Lot 35 on the Manhattan Borough Tax Map. The site is located on the northwestern corner of Block 95, and is bound by a pedestrian street (extension of Cliff Street) to the northwest, a pedestrian street (extension of Beekman Street) to the northeast, a one-story building (part of Saint Margaret's House facility) to the southeast, and a New York City Transit Authority substation to the southwest. Fulton Street borders Block 95 to the southwest. The area surrounding the site consists of mixed-use buildings, subway tunnels, parkland, and school facilities.

Site Features

The site is improved with a garden, including paved walkways and landscaping, that is situated about 4 feet below the surrounding sidewalks; there are no buildings on the site. According to a 24 October 2025 site survey prepared by Control Point Associates Inc, ground surface elevations within the site vary from about elevation (el) 14 to 16 (North American Vertical Datum of 1988 [NAVD88]). Surrounding sidewalk elevations range from about el 18 in the northeastern adjoining sidewalk to about el 20 in the northwestern adjoining sidewalk. The topography at the site is generally flat and the surrounding area slopes southeast towards the East River, which is located about 1,000 feet southeast of the site.

Current Zoning and Land Use

According to New York City's Zoning and Land Use Map (ZOLA), the site is in a C6-4 commercial zoning district. C6 zoning districts are characterized by corporate headquarters, large hotels, and department stores in high-rise mixed buildings, and C6-4 is a contextual district with maximum building height. C6-4 areas are typically mapped within a major business district. C6-4 has a residential equivalent (R10), indicating that residential uses can be developed within the district. The proposed use is consistent with applicable zoning laws and maps.

Land use within a half-mile of the site is urban in nature and includes multi-story residential and commercial buildings; religious institutions; school and day care facilities; parking lots; and transportation uses (e.g., NYC Transit Authority, Brooklyn Bridge). The adjoining parcels are used as mixed-use commercial, and residential buildings, with the surrounding area generally consisting of mixed-use commercial, retail, and residential, multi-family residential, commercial, institutional uses (e.g., schools and churches), and transportation uses. The closest ecological receptor is the East River, located about 1,000 feet southeast of the site.

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

Name (Approximate distance from Site)	Address
St. Margaret's House Senior Living Facility (southeast-adjoining to the site)	49 Fulton Street, New York, NY 10038
Pearl Street Playground (about 0.04-mile south of the site)	49 Fulton Street, New York, NY 10038
KinderCare FiDi NYC (about 0.10 mile west of the site)	101 John Street, New York, NY 10038
The Peck Slip School (about 0.11-mile northeast of the site)	1 Peck Slip New York, NY 10038
Imagination Playground (about 0.15-mile south of the site)	165 John Street, New York, NY 10038
Spruce Street School (about 0.19-mile north of the site)	12 Spruce Street, New York, NY 10038
Gotham Park (about 0.22-mile northeast of the site)	1 Rose Street, New York, NY 10038
AVNA Learning Center (about 0.23-mile northwest of the site)	139 Fulton Street # 605, New York, NY 10028
Murry Bergtraum High School for Business Careers (about 0.23-mile north of the site)	411 Pearl Street New York, NY 10038
Manhattan Early College School for Marketing and Media Arts (about 0.23-mile north of the site)	411 Pearl Street New York, NY 10038
The Urban Assembly Early College High School of Emergency Medicine (about 0.23-mile north of the site)	411 Pearl Street New York, NY 10038
Urban Assembly Maker Academy (about 0.24-mile north of the site)	411 Pearl Street New York, NY 10038
Success Academy Charter Schools (about 0.27-mile southwest of the site)	95 Pine Street, New York, NY 10005
Bright Horizons (about 0.30-mile west of the site)	20 Pine Street, New York, NY 10005
Millennium Park (about 0.30-mile northwest of the site)	1 Park Row, New York, NY 10038
Pine Street School (about 0.31-mile west of the site)	25 Pine Street, New York, NY 10005
Zuccotti Park (about 0.38-mile west of the site)	84 Liberty Street, New York, NY 10006
P.S. 126 Jacob August Riis (about 0.41-mile northeast of the site)	80 Catherine Street New York, NY 10038
Leman Manhattan Preparatory School (about 0.41-mile southwest of the site)	41 Broad Street, New York, NY 10004
Vivvi World Trade Center (about 0.46-mile northwest of the site)	50 Park Place, New York, NY 10007
Millennium High School (about 0.47-mile southwest of the site)	75 Broad Street, 13th Floor, New York, NY 10004

Past Use of the Site

The site was used by commercial and industrial retailers from the early 1890s, including an essential oils operation, plumber supply, boiler and tank manufacturing company, metal works, wire and bronze manufacturing company, bag and burlap manufacturing company, and vehicle storage. Garden construction and concrete pathways were observed as early as 1981, and landscaped areas continue to increase through 2017 through the present-day configuration.

Site Geology and Hydrogeology

Based on a review of the "Bedrock and Engineering Geologic Maps of New York County and Parts of Kings and Queens Counties, New York, and Parts of Bergen and Hudson Counties, New Jersey" by Charles A. Baskerville, et al., the bedrock underlying the site is of the Manhattan Schist formation, which is described as a gray sillimanite-muscovite-tourmaline schist. Bedrock is estimated to be over 150 feet below grade surface (bgs).

According to the Sanitary and Topographical Map of the City and Island of New York (Viele Map) created by Egert L. Viele in 1865, the site is within a former meadow on a slope close to the edge of the historic shoreline, and the area was likely backfilled with material of an unknown origin for development purposes. Non-native urban fill typically includes ash, demolition debris, and municipal waste products and may contain contamination at concentrations above current regulatory levels, including volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), and metals.

According to the December 2024 Phase II ESI Report completed by Langan, the soil profile generally consists of a non-native fill layer consisting of fine- to medium-grained sand with varying amounts of silt, gravel, and anthropogenic materials (brick and wood) from surface grade to between about 8 and 9.25 feet bgs; followed by a native soil layer primarily consisting of brown, fine- to medium-grained sand with varying amounts of silt, clay, and gravel from between about 8 and 9.25 feet bgs to the termination of each boring.

The inferred regional groundwater flow direction, based on regional topography and proximity to water bodies, is to the southeast towards the East River. According to a December 2024 Phase II ESI Report completed by Langan, groundwater was encountered at about 15.3 feet bgs, or between about el. -0.5 and 0 feet relative to NAVD88 in two temporary groundwater monitoring wells.

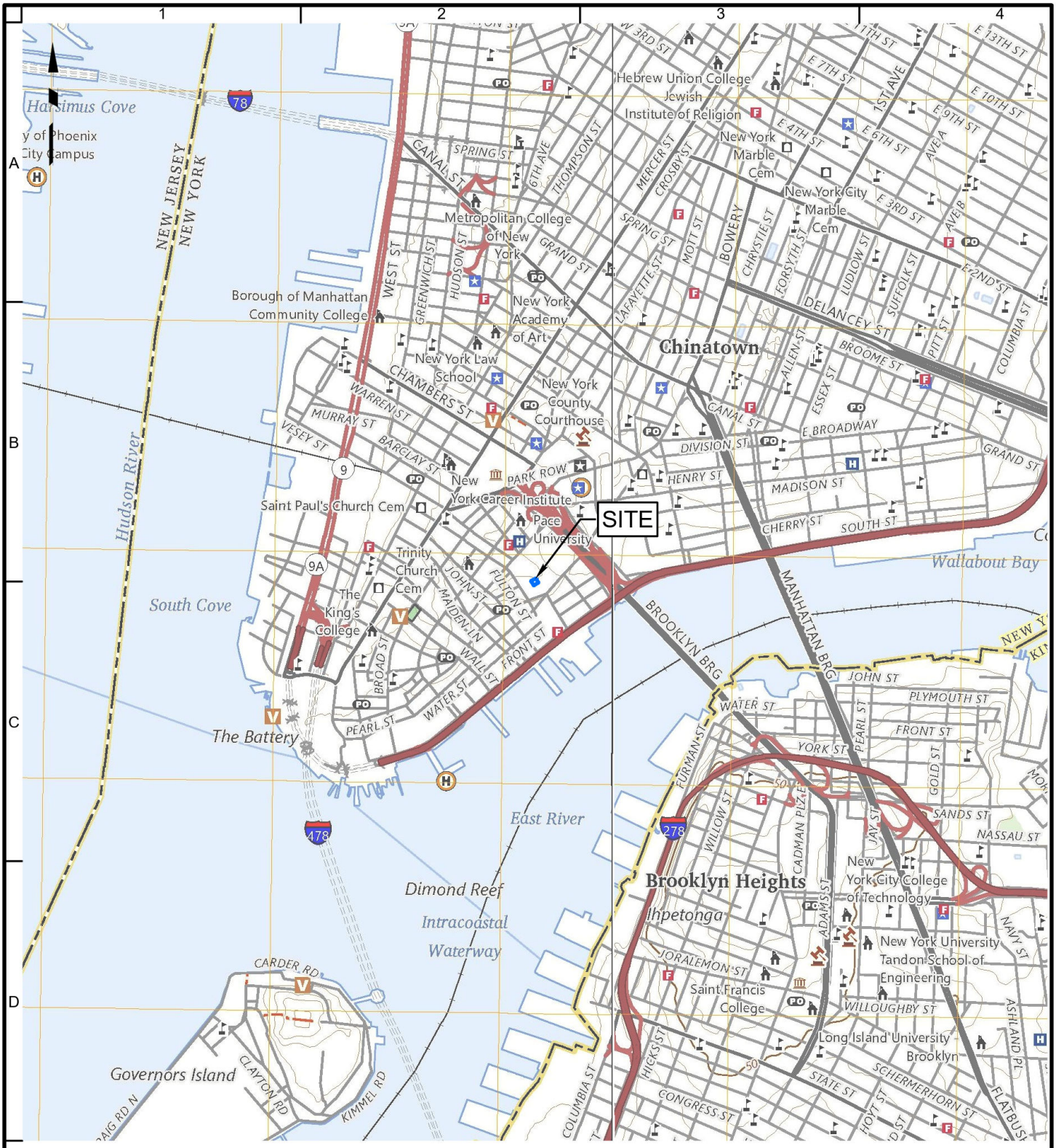
Environmental Assessment

A Phase I ESA was completed by Langan in December 2022, which identified the historical uses of the site and potential environmental concerns. Based on the findings of the Phase I ESA, Langan performed a Phase II ESI to evaluate soil, groundwater, and soil vapor quality. During the Phase II ESI, non-native fill was encountered in soil borings from surface grade to about 8 to 9.25 feet bgs, and soil, groundwater, and soil vapor contaminants were identified on-site. The primary

contaminants of concern include SVOCs and metals in soil and groundwater. On-site contamination is attributed to the historical site use, non-native fill quality, and/or regional groundwater conditions. A more detailed discussion of the findings of the Phase I and Phase II is provided in Attachment F. A Remedial Investigation Work Plan (RIWP) has been prepared to summarize the investigation planned to evaluate the nature and extent of contamination at the site, and the RIWP is being submitted with this BCP Application.

ATTACHMENT A1: PROPERTY INFORMATION

FIGURES



Legend

Approximate Site Boundary

2,000 0 2,000

SCALE IN FEET

Notes:

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

LANGAN

368 Ninth Avenue, 8th Floor
New York, NY 10001-2727
T: 212.479.5400 F: 212.479.5444 www.langan.com

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

Collectively known as Langan

Project

50-58 CLIFF STREET

BLOCK No. 95, LOT No. 35
MANHATTAN

NEW YORK NEW YORK

Figure Title

SITE LOCATION MAP

Project No. 170755201	Figure No. A-1
Date 10/13/2025	
Scale 1"=2,000'	
Drawn By MG	
Submission Date	

© 2024 Langan

Path: \\langan.com\data\NYC\data2\170755201\Project Data\ArcGIS\APRX\170755201\170755201.aprx Date: 10/13/2025 User: mgeorgalas Time: 12:15 PM



Legend

Approximate Site Boundary

Notes:
1. Aerial imagery provided by Langan's subscription to Near Map, dated 07/03/2025.

20 0 20
SCALE IN FEET

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
368 Ninth Avenue, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
50-58 CLIFF STREET
BLOCK No. 95, LOT No. 35
MANHATTAN
NEW YORK NEW YORK

Figure Title
SITE PLAN

Project No. 170755203
Date 11/6/2025
Scale 1"=20'
Drawn By MG

Figure No. A-2

© 2024 Langan

Path: \\langan.com\data\NYC\data2\170755201\Project Data\ArcGIS\APRX\170755201\170755201.aprx Date: 11/6/2025 User: mgeorgalas Time: 3:53 PM



Legend

- Approximate Site Boundary
- One & Two Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-Family Elevator Buildings
- Mixed Residential & Commercial Buildings
- Commercial & Office Buildings
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking Facilities
- Vacant Land
- Other/No Data

Notes:
1. World topographic basemap is provided through Langan's Esri and ArcGIS software licensing and ArcGIS online.
2. Tax parcel data provided by the New York City Department of City Planning.

200 0 200
SCALE IN FEET

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
368 Ninth Avenue, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
50-58 CLIFF STREET
BLOCK No. 95, LOT No. 35
MANHATTAN
NEW YORK NEW YORK

Figure Title
SURROUNDING LAND-USE AND SENSITIVE RECEPTORS MAP

Project No. 170755203	Figure No. A-3
Date 10/13/2025	
Scale 1"=200'	
Drawn By MG	

© 2024 Langan

Path: \\langan.com\data\NYC\data2\170755201\Project Data\ArcGIS\APRX\170755201\170755201.aprx Date: 10/13/2025 User: mgeorgalas Time: 12:50 PM



Notes:
1. World topographic basemap is provided through Langan's Esri and ArcGIS software licensing and ArcGIS online.
2. Tax parcel data provided by the New York City Department of City Planning.

100 0 100
SCALE IN FEET

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
368 Ninth Avenue, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
50-58 CLIFF STREET
BLOCK No. 95, LOT No. 35
MANHATTAN
NEW YORK NEW YORK

Figure Title
TAX MAP

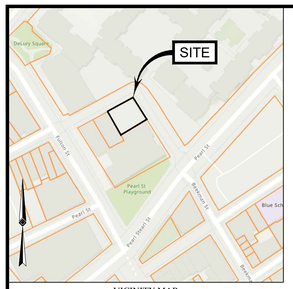
Project No.	170755203
Date	11/6/2025
Scale	1"=100'
Drawn By	MG
Figure No.	A-4

© 2024 Langan

Path: \\langan.com\data\NYC\data2\170755201\Project Data\ArcGIS\APRX\170755201\170755201.aprx Date: 11/6/2025 User: mgeorgalas Time: 3:53 PM

ATTACHMENT A2: PROPERTY INFORMATION

EASEMENT



VICINITY MAP

© 2022 ESRI WORLD LIGHT GRAY CANVAS

(NOT TO SCALE)

LEGEND

- 174 — EXISTING CONTOUR
- 125 — EXISTING SPOT ELEVATION
- × 123.45 — EXIST. TOP OF CURB ELEVATION
- BC 123.45 — EXIST. BOTTOM OF CURB ELEVATION
- TW 123.45 — EXIST. TOP OF WALL ELEVATION
- BW 123.45 — EXIST. BOTTOM OF WALL ELEVATION
- FF 123.45 — EXIST. FINISHED FLOOR ELEVATION
- DS 123.45 — EXIST. DOOR SILL ELEVATION
- C — APPROX. LOC. UNDERGROUND CABLE LINE
- E — APPROX. LOC. UNDERGROUND ELECTRIC LINE
- W — APPROX. LOC. UNDERGROUND WATER LINE
- S — APPROX. LOC. UNDERGROUND SANITARY LINE
- SUBSURFACE UTILITY QUALITY LEVEL B
- SUBSURFACE UTILITY QUALITY LEVEL C
- DEPRESSED CURB
- HYDRANT
- WATER VALVE
- CABLE MANHOLE
- DRAINAGE/STORM MANHOLE
- ELECTRIC MANHOLE
- SANITARY/SEWER MANHOLE
- WATER MANHOLE
- CATCH BASINS
- CLEAN OUT
- POST
- STREET LIGHT
- DETECTABLE WARNING PAD
- METAL COVERS
- SIGN
- BOLLARD
- U-BOLLARD
- SECURITY CAMERA
- SPEAKER BOX
- GROUND FLOOD LIGHT
- LAMP
- AREA LIGHT ON BUILDING
- DECIDUOUS TREE & TRUNK SIZE
- CONIFEROUS TREE & TRUNK SIZE
- BFPM — BUILDING FOOTPRINT AREA
- BLDG — BUILDING
- DC — DEPRESSED CURB
- EOC — EDGE OF CONC.
- EOG — EDGE OF GRAVEL
- EOP — EDGE OF PAVEMENT
- HT — HEIGHT
- TOD — TOP OF DEBRIS
- ? — UNKNOWN TERMINUS
- 1.0' OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
- 0.0' OFFSET OF STRUCTURE AT GROUND LEVEL IS ON PROPERTY LINE
- BC — BUILDING CORNER
- BL — BUILDING LINE
- WC — WALL CORNER
- WL — WALL LINE
- SC — SHED CORNER
- UTO — UNABLE TO OPEN
- TOH — TOP OF HOOD
- BOS — BOTTOM OF STRUCTURE
- NVP — NO VISIBLE PIPE
- TOD — TOP OF DEBRIS
- (D) — DIMENSION FROM DEED (CRFN:2023000066877)
- (S) — DIMENSION AS SURVEYED
- FLOW DIRECTION
- P.O.C. — POINT OF COMMENCEMENT
- P.O.B. — POINT OF BEGINNING
- 6 — TITLE REPORT EXCEPTION

NOTES:

1. PROPERTY KNOWN AS LOT 35, BLOCK 95, AS SHOWN ON THE NEW YORK CITY DIGITAL TAX MAP OF THE BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK.
2. AREA = 6,172± SQUARE FEET OR 0.142± ACRES.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ANY OR ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.

   A QUALITY LEVEL SYSTEM IS UTILIZED TO IDENTIFY THE SOURCE OF THE UNDERGROUND UTILITY INFORMATION. THE METHOD OF DETERMINATION IS BASED ON CONTRACTUAL AGREEMENT WITH THE CLIENT AND IS DEPICTED ON THE SURVEY BY THE LINE TYPES SHOWN IN THE DRAWING LEGEND. FOR REFERENCE, THE QUALITY LEVELS ARE AS FOLLOWS:

   QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.

   QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
4. THIS PLAN IS BASED ON A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. (THE SURVEYOR). INFORMATION PROVIDED BY THE CLIENT AND OTHER REFERENCE MATERIAL AS LISTED HEREON. CHANGES TO THE PROPERTY AFTER THE FIELD DATE ARE NOT THE RESPONSIBILITY OF THE SURVEYOR.
5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY ALL NEW YORK TITLE AGENCY, INC. AN AGENT FOR STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. ANY2025-8030C, WITH A COMMITMENT DATE OF 8/22/2025. SEE EXCEPTIONS LIST FOR SURVEY RELATED EXCEPTIONS THAT APPEAR IN SCHEDULE B, PART II.

   THIS SURVEY DOES NOT ADDRESS OWNERSHIP AND POSSIBLE RIGHTS OF ADJOINING PROPERTIES.

   THIS SURVEY IS THE OPINION OF THE SURVEYOR AND IS NOT A LEGAL DECISION REGARDING PROPERTY BOUNDARY OR RIGHTS.

   THIS SURVEY DOES NOT ADDRESS OWNERSHIP AND POSSIBLE RIGHTS OF ADJOINING PROPERTIES.

   THIS SURVEY IS THE OPINION OF THE SURVEYOR AND IS NOT A LEGAL DECISION REGARDING PROPERTY BOUNDARY OR RIGHTS.
6. PRELIMINARY FIRM: BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) PER MAP REF #2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY. SURVEY DOES NOT ADDRESS ENVIRONMENTAL CONDITIONS OR LAND SUITABILITY.
8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) WHICH IS 1.65 FEET BELOW THE MANHATTAN BOROUGH PRESIDENT'S DATUM. ELEVATIONS ARE BASED UPON MANHATTAN BOROUGH BENCHMARK#67, MANHATTAN BOROUGH PRESIDENT'S DATUM IS REPUTED TO BE 2.75 FEET ABOVE MEAN SEA LEVEL AT SANDY HOOK.

   TO CONVERT TO MANHATTAN BOROUGH PRESIDENT'S DATUM SUBTRACT 1.65 FEET FROM THE ELEVATIONS LISTED, TO CONVERT TO NGVD 1929 ADD 1.1 FEET TO THE ELEVATIONS LISTED.
   TEMPORARY BENCHMARKS SET:
   TBM-A: X-CUT SET IN CONCRETE WALK WITHIN SUBJECT LOT 35 BLOCK 95, ELEVATION= 14.66'
   TBM-B: X-CUT SET IN CONCRETE WALK ON THE SOUTHERLY SIDE OF PEDESTRIAN STREET, ELEVATION= 20.15'

   SEVEN (7) DAYS PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SURVEY HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED.
   ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION. SURVEYOR IS NOT RESPONSIBLE FOR CONTRACTOR'S FAILURE TO COMPLY.
9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
10. ANY DISCREPANCIES FOUND ON THE SURVEY SHOULD BE REPORTED TO THE SURVEYOR IMMEDIATELY.
11. THIS SURVEY WAS PREPARED FOR THE CLIENT, SETTLEMENT HOUSING FUND INC. AND INTENDED ONLY FOR THE USE BY THE CLIENT AS CONTRACTED FOR THE PROJECT AND THE PURPOSE ORIGINALLY INTENDED. NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED HEREON SHALL RELY ON IT FOR ANY PURPOSE.
12. THERE WERE NO NATURAL STREAMS OR WATERCOURSES VISIBLE AT THE TIME OF THE FIELD SURVEY.
13. ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
14. NO DESIGNATED PARKING SPACES OBSERVED AT TIME OF SURVEY.
15. PROPERTY CORNERS WERE NOT SET PER CONTRACTUAL AGREEMENT.
16. ACCESS TO THE PREMISES HEREIN IS OVER A PORTION OF PEDESTRIAN STREET FORMERLY KNOWN AS CLIFF STREET (VARIABLE WIDTH PUBLIC R.O.W.) AND A PORTION OF PEDESTRIAN STREET FORMERLY KNOWN AS BEEKMAN STREET (VARIABLE WIDTH PUBLIC R.O.W.), WHICH ARE PEDESTRIAN STREETS ONLY.

SCHEDULE A DESCRIPTION:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF MANHATTAN, COUNTY OF NEW YORK AND STATE OF NEW YORK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF PEDESTRIAN STREET (FORMERLY CLIFF STREET) SAID POINT BEING THE FOLLOWING DISTANCE FROM THE INTERSECTION OF SAID EASTERLY LINE OF PEDESTRIAN STREET (FORMERLY CLIFF STREET) AND THE NORTHERLY LINE OF FULTON STREET;

A. NORTHERLY, ALONG THE EASTERLY LINE OF PEDESTRIAN STREET (FORMERLY CLIFF STREET), 54.00 FEET TO AN ANGLE POINT, THENCE;

B. STILL NORTHERLY, ALONG THE EASTERLY LINE OF PEDESTRIAN STREET (FORMERLY CLIFF STREET), FORMING AN ANGLE OF 177 DEGREES 28' 21" ON ITS WESTERLY SIDE WITH THE PRECEDING COURSE 49.66 FEET (49.72 FEET TAX MAP) TO THE POINT OF BEGINNING.

RUNNING THENCE NORTHERLY, ALONG THE EASTERLY LINE OF PEDESTRIAN STREET (FORMERLY CLIFF STREET), 25.09 FEET (25.28 FEET TAX MAP) TO AN ANGLE POINT;

THENCE STILL NORTHERLY, ALONG THE EASTERLY LINE OF PEDESTRIAN STREET (FORMERLY CLIFF STREET), FORMING AN ANGLE OF 178 DEGREES 30' 18" ON ITS WESTERLY SIDE WITH THE PRECEDING COURSE 56.42 FEET (56.85 FEET TAX MAP) TO THE SOUTHERLY LINE OF ANOTHER PEDESTRIAN STREET (FORMERLY BEEKMAN STREET);

THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF PEDESTRIAN STREET (FORMERLY BEEKMAN STREET) FORMING AN ANGLE OF 92 DEGREES 24' 42" ON ITS SOUTHERLY SIDE WITH THE PRECEDING COURSE, 74.26 FEET TO A POINT;

THENCE SOUTHERLY ON A LINE FORMING AN ANGLE OF 89 DEGREES 14' 05" ON ITS SOUTHERLY SIDE WITH THE PRECEDING COURSE, 82.01 FEET TO A POINT;

THENCE WESTERLY, ON A LINE FORMING AN ANGLE OF 90 DEGREES 19' 30" ON ITS WESTERLY SIDE WITH THE PRECEDING COURSE, 77.25 FEET TO THE POINT OR PLACE OF BEGINNING.

THIS DESCRIPTION IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY ALL NEW YORK TITLE AGENCY, INC. AN AGENT FOR STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. ANY2025-8030C, WITH A COMMITMENT DATE OF 8/22/2025.

SURVEYOR'S DESCRIPTION:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF MANHATTAN, CITY, COUNTY, AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF PEDESTRIAN STREET (FORMERLY KNOWN AS CLIFF STREET) (VARIABLE WIDTH PUBLIC RIGHT OF WAY) AND THE NORTHERLY RIGHT OF WAY LINE OF FULTON STREET (VARIABLE WIDTH PUBLIC RIGHT OF WAY);

THENCE NORTHERLY, ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF PEDESTRIAN STREET, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
1) 54.00 FEET TO A POINT;
2) THENCE, ALONG A LINE FORMING AN ANGLE OF 177 DEGREES 28 MINUTES 21 SECONDS ON ITS WESTERLY SIDE WITH THE PREVIOUS COURSE, A DISTANCE OF 49.66 FEET (49.72 TAX MAP) TO **THE POINT OR PLACE OF BEGINNING**.

THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE OF PEDESTRIAN STREET, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
1) CONTINUING WITH THE PREVIOUS COURSE, A DISTANCE OF 25.09 FEET TO A POINT;
2) THENCE, ALONG A LINE FORMING AN ANGLE OF 178 DEGREES 30 MINUTES 18 SECONDS ON ITS WESTERLY SIDE WITH THE PREVIOUS COURSE, A DISTANCE OF 56.42 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ANOTHER PEDESTRIAN STREET (FORMERLY KNOWN AS BEEKMAN STREET) (VARIABLE WIDTH RIGHT OF WAY);

THENCE EASTERLY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF PEDESTRIAN STREET (FORMERLY KNOWN AS BEEKMAN STREET), FORMING AN INTERIOR ANGLE OF 92 DEGREES 24 MINUTES 42 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 74.26 FEET TO A POINT ON THE DIVISION LINE BETWEEN LOT 35, BLOCK 95 (LANDS NOW OR FORMERLY OF SMH DEVELOPMENT LLC), TO THE WEST, AND LOT 27, BLOCK 95 (LANDS NOW OR FORMERLY OF ST MARGARET'S HOUSE HOUSING DEVELOPMENT FUND CORPORATION), TO THE EAST;

THENCE SOUTHERLY, ALONG SAID DIVISION LINE, FORMING AN INTERIOR ANGLE OF 89 DEGREES 14 MINUTES 5 SECONDS, A DISTANCE OF 82.01 FEET TO A POINT OF THE DIVISION LINE BETWEEN SAID LOT 35, BLOCK 95 TO THE NORTH, AND LOT 43, BLOCK 95 (LANDS NOW OR FORMERLY OF NEW YORK CITY TRANSIT), TO THE SOUTH;

THENCE WESTERLY, ALONG SAID DIVISION LINE, FORMING AN INTERIOR ANGLE OF 90 DEGREES 19 MINUTES 30 SECONDS, A DISTANCE OF 77.25 FEET TO **THE POINT OR PLACE OF BEGINNING**.

CONTAINING 6,172± SQUARE FEET OR 0.142± ACRES

THIS PARCEL IS SUBJECT TO AN **"EGRESS EASEMENT"** FOR THE BENEFIT OF TAX LOT 27, BLOCK 95 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE AFOREMENTIONED POINT OR PLACE OF BEGINNING FOR THE PARCEL DESCRIBED ABOVE;

THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE OF PEDESTRIAN STREET (FORMERLY KNOWN AS CLIFF STREET), THE FOLLOWING TWO (2) COURSES AND DISTANCES:
1) A DISTANCE OF 25.09 FEET TO A POINT;
2) THENCE, ALONG A LINE FORMING AN ANGLE OF 178 DEGREES 30 MINUTES 18 SECONDS ON ITS WESTERLY SIDE WITH THE PREVIOUS COURSE, A DISTANCE OF 56.42 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ANOTHER PEDESTRIAN STREET (FORMERLY KNOWN AS BEEKMAN STREET) (VARIABLE WIDTH RIGHT OF WAY);

THENCE EASTERLY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF PEDESTRIAN STREET (FORMERLY KNOWN AS BEEKMAN STREET), FORMING AN INTERIOR ANGLE OF 92 DEGREES 24 MINUTES 42 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 74.26 FEET TO A POINT ON THE DIVISION LINE BETWEEN LOT 35, BLOCK 95 (LANDS NOW OR FORMERLY OF SMH DEVELOPMENT LLC), TO THE WEST, AND LOT 27, BLOCK 95 (LANDS NOW OR FORMERLY OF ST MARGARET'S HOUSE HOUSING DEVELOPMENT FUND CORPORATION), TO THE EAST, SAID POINT ALSO BEING **THE POINT OR PLACE OF BEGINNING**;

THENCE SOUTHERLY, ALONG SAID DIVISION LINE, FORMING AN INTERIOR ANGLE OF 89 DEGREES 14 MINUTES 5 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 82.01 FEET TO A POINT OF THE DIVISION LINE BETWEEN SAID LOT 35, BLOCK 95 TO THE NORTH, AND LOT 43, BLOCK 95 (LANDS NOW OR FORMERLY OF NEW YORK CITY TRANSIT), TO THE SOUTH;

THENCE WESTERLY, ALONG SAID DIVISION LINE, FORMING AN INTERIOR ANGLE OF 90 DEGREES 19 MINUTES 30 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 6 FEET TO A POINT;

THENCE NORTHERLY, THROUGH SAID LOT 35, BLOCK 95, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) NORTHERLY, ALONG A LINE FORMING AN INTERIOR ANGLE OF 89 DEGREES 40 MINUTES 30 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 73.96 FEET TO A POINT;

2) THENCE WESTERLY, ALONG A LINE FORMING AN EXTERIOR ANGLE OF 89 DEGREES 14 MINUTES 05 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 16.99 FEET TO A POINT;

3) THENCE NORTHERLY, ALONG A LINE FORMING AN INTERIOR ANGLE OF 89 DEGREES 18 MINUTES 19 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 8.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF PEDESTRIAN STREET (FORMERLY KNOWN AS BEEKMAN STREET);

THENCE EASTERLY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF PEDESTRIAN STREET (FORMERLY KNOWN AS BEEKMAN STREET), A DISTANCE OF 23.00 FEET TO **THE POINT OR PLACE OF BEGINNING**.

CONTAINING 628± SQUARE FEET OR 0.014± ACRES

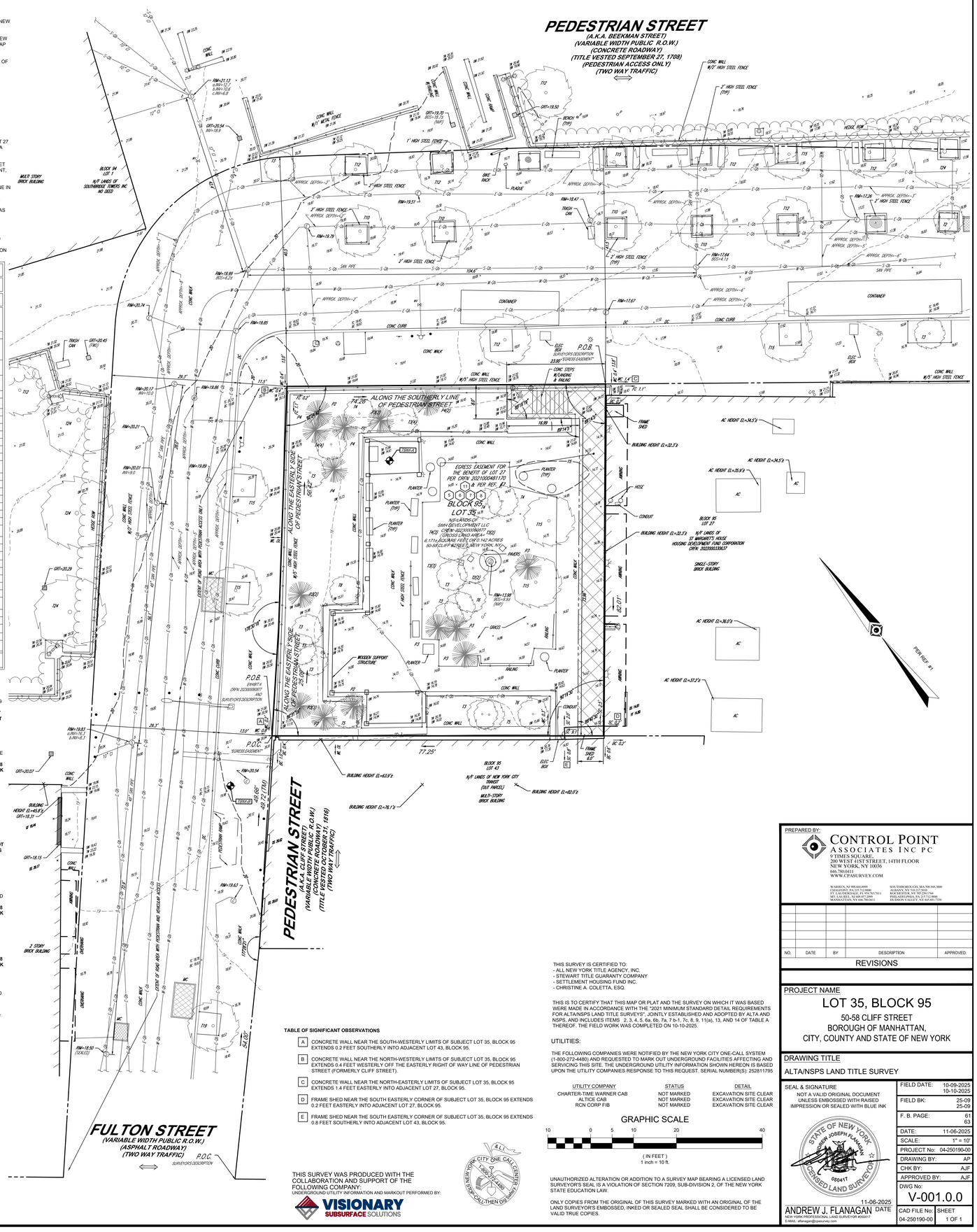
REFERENCES:

1. THE NEW YORK CITY DIGITAL TAX MAP OF THE BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, CITY OF NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS AND KINGS COUNTIES" PANEL 184 OF 457", MAP NUMBER 36049701184G, REVISED PRELIMINARY: DECEMBER 5, 2013.
3. SECTIONAL MAP #4 OF THE BOROUGH OF MANHATTAN PROVIDED BY THE CITY OF NEW YORK PRESIDENT OF THE BOROUGH OF MANHATTAN TOPOGRAPHICAL BUREAU.
4. SEWER MAPPING PROVIDED BY THE NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF WATER AND SEWER OPERATIONS.
5. WATER MAPPING PROVIDED BY THE NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF WATER AND SEWER OPERATIONS.
6. SUBDIVISION PLAN A-001.00 PROVIDED BY CURTIS + GINSBERG ARCHITECTS DATED 12/4/2020
7. EASEMENT DIAGRAM, ED-1, TRINITY CHURCH 1932 ST. MARGARETS, PROVIDED BY CURTIS + GINSBERG ARCHITECTS DATED 09/17/2021.
8. MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, ST. MARGRET'S HOUSE, 49 FULTON STREET, LOT 27 BLOCK 95, BOROUGH OF MANHATTAN, COUNTY, CITY, AND STATE OF NEW YORK" DATED 04/13/2017 WITH A LAST REVISION DATE OF 07/29/22 AS REVISION No. 5, PREPARED BY CONTROL POINT ASSOCIATES
9. MAP ENTITLED "MAP SHOWING A CHANGE IN THE STREET SYSTEM, BY ELIMINATING AND WIDENING STREET LINES, BY LAYING OUT A PEDESTRIAN STREET, AND BY ESTABLISHING GRADES AND ROADWAY TREATMENT, IN THE AREA GENERALLY BOUNDED BY, FRANKFORT STREET, PEARL STREET, FULTON STREET, GOLD STREET, BEEKMAN STREET, AND NASSAU STREET; BY LAYING OUT THE LINES AND DIMENSIONS OF A PERMANENT AND PERPETUAL SIDEWALK EASEMENT, PART OF WHICH IS BELOW AN UPPER LIMITING PLANE IN SPRUCE STREET, BETWEEN NASSAU STREET AND GOLLD STREET; AND BY LAYING OUT THE LINES AND DIMENSIONS OF A SEWER EASEMENT IN THE BE OF . FERRY STREET BETWEEN GOLD STREET AND PEARL STREET; ALL IN CONNECTION WITH THE BROOKLY BRIDGE SOUTHWEST HOUSES" PREPARED BY THE MAHATTAN TOPOGRAPHICAL BUREAU, DATED MARCH 14. 1966 AND APPROVED ON AUG 25, 1966, KNOWN AS ACC. NO. 29832.
10. ZONING REPORT ENTITLED "ZONING ANALYSIS", RECEIVED FROM CLIENT, DATED 10-07-2025.
11. MAP ENTITLED " ALTA/NSPS LAND TITLE SURVEY ST. MARGARET'S HOUSE FHA PROJECT NO.: 012-11578 49 FULTON STREET LOT 27 BLOCK 95 BOROUGH OF MANHATTAN , COUNTY CITY AND STATE OF NEW YORK", PREPARED BY CONTROL POINT ASSOCIATES INC PC, DATED 07-29-2022, LAST REVISED 02-17-2023 (REVISION #6).

ZONING TABLE		
ZONING INFORMATION DISTRICT C6-4 (R-10 EQUIVALENT) IN LM SPECIAL DISTRICT (ART. IX, CH 1) , PER REF #10		
BULK REQUIREMENTS		
ITEM		**REQUIRED**
LOT COVERAGE		
ZR 23-362	RESIDENTIAL LOT COVERAGE (CORNER LOT)	100%
ZR 91-33	LOT COVERAGE ABOVE BASE UP TO 300 FT	65%
	LOT COVERAGE ABOVE BASE ABOVE 300 FT	50%
FAR		
ZR 23-22, 91-22	MAX. RESIDENTIAL QAH	12.00
	COMMUNITY FACILITY	4.00
	TOTAL FAR	12.00
ZONING FLOOR AREA		
ZR 23-23	RESIDENTIAL	389,782 SF
	COMMUNITY FACILITY (OFFICE)	129,927 SF
	TOTAL ZFA	389,782 SF
DENSITY		
ZR 23-22	DWELLING UNITS (680 UNIT FACTOR USED, BUT N/A TO QAH)	176
YARD REQUIREMENTS		
ZR 23-322	FRONT YARD	NOT REQUIRED
ZR 23-334	SIDE YARD	NOT REQ'D IS FT IF PROVIDED
ZR 23-342	MINIMUM REAR YARD DEPTH	N/A FOR FULL BLOCK LOT
HEIGHT AND SETBACK REQUIREMENTS		
ZR 91-31	STREET WALL REGULATIONS	N/A
ZR 91-31	BASE HEIGHT - MIN	60 FT
	MAX BASE HT - GREATER OF 85 FT OR 1.5 X STREET WIDTH	85 FT
	BUILDING HEIGHT	N/A
	MAX NUMBER OF STORIES	N/A
ZR 23-413(B)	DORMER: MAX 40% STREET WALL AT MAX. BASE HT	40%
	@ CLIFF STREET - 82 FT. FRONTAGE	32.8 FT
	@ BEEKMAN STREET 74.26 FT. FRONTAGE	29.7 FT
ZR 91-32	SETBACK FOR LOTS 15,000-30,000 SF	15 FT
ZR 91-32	SETBACK FOR LOTS GREATER THAN 30,000 SF	20 FT
ZR 91-42, 37-51	PEDESTRIAN CIRCULATION SPACE	399 SF
ZR 91-35	1 SF PER 300 SF NEW FLOOR AREA FOR LOT > 20,000 SF	300 SF
ACCESSORY OFF-STREET PARKING AND LOADING REGULATIONS		
PARKING WITHIN MANHATTAN CORE		
ZR 13-10	NO PARKING REQUIRED WITHIN MANHATTAN CORE	0
ZR 25-80	BICYCLE PARKING SPACES	1 BICYCLE SPr 2 DU'S
ZR 25-80	COMMUNITY FACILITY & ARS BICYCLE PARKING SPACES	1 SP/10,000 SF
NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.		

SCHEDULE B EXCEPTIONS:

5. TERMS, COVENANTS AND CONDITIONS OF THAT CERTAIN DEED FROM THE CITY OF NEW YORK TO ST. MARGARET'S HOUSE HOUSING DEVELOPMENT FUND CORPORATION DATED DECEMBER 4, 1979 AND RECORDED DECEMBER 12, 1979 AS REEL 505 PAGE 1228.
   THE PREMISES DESCRIBED IN REEL 505 PAGE 1228 AND CRFN 2020000307398 IS FORMER TAX LOT 27, BLOCK 95 WHICH ENCAPSULATED THE LIMITS OF SUBJECT LOT 35, BLOCK 95 AND IS SUBJECT TO TERMS, COVENANTS AND CONDITIONS INCLUDED THEREIN - BLANKET IN NATURE - NOT SHOWN.
6. TERMS, COVENANTS AND CONDITIONS OF THAT CERTAIN AGREEMENT MADE BY AND BETWEEN THE CITY OF NEW YORK AND ST. MARGARET'S HOUSE HOUSING DEVELOPMENT FUND CORPORATION DATED AS OF JULY 19, 1979 AND RECORDED DECEMBER 12, 1979 AS REEL 505 PAGE 1242.
   THE PREMISES DESCRIBED IN REEL 505 PAGE 1242, REEL 601 PAGE 1174 AND CRFN 2020000307398 IS FORMER TAX LOT 27, BLOCK 95 WHICH ENCAPSULATED THE LIMITS OF SUBJECT LOT 35, BLOCK 95 AND IS SUBJECT TO TERMS, COVENANTS AND CONDITIONS INCLUDED THEREIN - BLANKET IN NATURE - NOT SHOWN.
7. THE LAST DEED OF RECORDED FROM ST. MARGARET'S HOUSE HOUSING DEVELOPMENT FUND CORPORATION TO SMH DEVELOPMENT LLC DATED FEBRUARY 28, 2023 AND RECORDED MARCH 9, 2023 AS CRFN 2023000060877.
   THE PREMISES DESCRIBED IN 2023000060877 IS SUBJECT LOT 35, BLOCK 95 AND IS SUBJECT TO THE TERMS AND CONDITIONS THEREIN - SHOWN.
8. FOR INFORMATION ONLY: COURT DECREES GRANTING CONDEMNATION OF THE PREMISES HEREIN AND MORE IN FAVOR OF THE CITY OF NEW YORK RECORDED IN REEL 144 PAGE 265 AND REEL 302 PAGE 66.
   THE PREMISES DESCRIBED IN REEL 144 PAGE 265 AND REEL 302 PAGE 66 INCUDES SUBJECT LOT 35, BLOCK 95, WHICH IS SUBJECT TO THE TERMS, CONDITIONS, COVENANTS AND RESTRICTIONS MENTIONED IN THE AFOREMENTIONED DOCUMENTS- SHOWN.
9. CERTIFICATION PURSUANT TO ZONING LOT SUBDIVISION (EXHIBIT I) MADE BY CHICAGO TITLE INSURANCE COMPANY DATED AS OF JULY 21, 2020 AND RECORDED AUGUST 18, 2020 AS CRFN 2020000232493.
   IN CONNECTION THEREWITH:
   ZONING LOT DESCRIPTION AND OWNERSHIP STATEMENT (EXHIBIT III) MADE BY ST. MARGARET'S HOUSE HOUSING DEVELOPMENT FUND CORPORATION DATED AS OF JULY 30, 2020 AND RECORDED AUGUST 18, 2020 AS CRFN 2020000232494.
   THE PREMISES DESCRIBED IN REEL 505 PAGE 1242, REEL 601 PAGE 1174 AND CRFN 2020000307398 IS FORMER TAX LOT 27, BLOCK 95 WHICH ENCAPSULATED THE LIMITS OF SUBJECT LOT 35, BLOCK 95 AND IS SUBJECT TO TERMS, COVENANTS AND CONDITIONS INCLUDED THEREIN - BLANKET IN NATURE - NOT SHOWN.
10. DECLARATION OF ZONING LOT RESTRICTIONS MADE BY ST. MARGARET'S HOUSE HOUSING DEVELOPMENT FUND CORPORATION AND THE RECTOR, CHURCH WARDENS AND VESTRYMEN OF TRINITY CHURCH IN THE CITY OF NEW YORK DATED AS OF AUGUST 4, 2020 AND RECORDED AUGUST 18, 2020 AS CRFN 2020000232495.
    THE PREMISES DESCRIBED IN REEL 505 PAGE 1242, REEL 601 PAGE 1174 AND CRFN 2020000307398 IS FORMER TAX LOT 27, BLOCK 95 WHICH ENCAPSULATED THE LIMITS OF SUBJECT LOT 35, BLOCK 95 AND IS SUBJECT TO TERMS, COVENANTS AND CONDITIONS INCLUDED THEREIN - BLANKET IN NATURE - NOT SHOWN.
11. EGRESS EASEMENT AGREEMENT MADE BY AND BETWEEN ST. MARGARET'S HOUSE HOUSING DEVELOPMENT FUND CORPORATION AND ST. MARGARET'S HOUSE HOUSING DEVELOPMENT FUND CORPORATION DATED AS OF NOVEMBER 30, 2021 AND RECORDED DECEMBER 7, 2021 AS CRFN 2021000481170.
    THE PREMISES DESCRIBED IN CRFN 2021000481170 IS AN EGRESS EASEMENT AREA ON SUBJECT LOT 35, BLOCK 95 GRANTED BY THE OWNER OF SUBJECT LOT 35, BLOCK 95 FOR THE BENEFIT OF THE OWNER OF ADJOINING LOT 27, BLOCK 95, UPON THE TERMS AND CONDITIONS MENTIONED THEREIN. - SHOWN.


PEDESTRIAN STREET
(A.K.A. BEEKMAN STREET)
(VARIABLE WIDTH PUBLIC R.O.W.)
(CONCRETE ROADWAY)
(TITLE VESTED SEPTEMBER 27, 1708)
(PEDESTRIAN ACCESS ONLY)
(TWO WAY TRAFFIC)
ALONG THE SOUTHERLY LINE OF PEDESTRIAN STREET (40')
74.26'
N89°14'05"E
82.01'
ALONG THE EASTERLY SIDE OF PEDESTRIAN STREET
S0°45'55"E
56.42'
N89°30'18"W
54.00'
ALONG THE EASTERLY SIDE OF PEDESTRIAN STREET
S0°29'42"E
25.09'
N89°30'18"W
77.25'
N0°29'42"W
82.01'
S89°14'05"W
74.26'
P.O.B.
ELEV. BOX
SURVEYOR'S DESCRIPTION
23.00' "EGRESS EASEMENT"
P.O.C.
SURVEYOR'S DESCRIPTION
P.O.B.
ERNEST A. CRFN: 2023000066877
AND SURVEYOR'S DESCRIPTION
P.O.B.
"EGRESS EASEMENT"
BLOCK 95
LOT 35
N/F LANDS OF SMH DEVELOPMENT LLC
(40') CRFN: 2022000068870
(ORDER) 2ND AREA
6,171± SQUARE FEET OR 0.142 ACRES
50-58 CLIFF STREET, NEW YORK, NY
BLOCK 95
LOT 27
N/F LANDS OF
ST MARGARET'S HOUSE
HOUSING DEVELOPMENT FUND CORPORATION
CRFN: 2021000339927
EGRESS EASEMENT FOR THE BENEFIT OF LOT 27 PER CRFN 2021000481170
N/F
BLOCK 95
LOT 35
BLOCK 95
LOT 43
N/F LANDS OF NEW YORK CITY TRANSIT
(SUF PARCEL)
MULTI-STORY BRICK BUILDING
BLOCK 94
LOT 1
N/F LANDS OF SOUTHBRIDGE TOWERS INC
NO DEED
MULTI STORY BRICK BUILDING
2 STORY BRICK BUILDING
SINGLE-STORY BRICK BUILDING
FULTON STREET
(VARIABLE WIDTH PUBLIC R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)
P.O.C.
SURVEYOR'S DESCRIPTION
PEDESTRIAN STREET
(A.K.A. CLIFF STREET)
(VARIABLE WIDTH PUBLIC R.O.W.)
(TITLE VESTED OCTOBER 31, 1916)
(TWO WAY TRAFFIC)
CONC WALL W/2' HIGH STEEL FENCE (TYP)
2' HIGH STEEL FENCE (TYP)
1' HIGH STEEL FENCE
CONC WALL W/ WOOD FENCE
CONC WALL W/5' HIGH STEEL FENCE
HEDGE ROW
WOOD SUPPORT STR

ATTACHMENT B
SECTION II: PROJECT DESCRIPTION

Item 4 - Purpose and Scope of the Project

The site is currently comprised of a garden, including paved walkways and landscaping, that is situated about 4 feet below the surrounding sidewalk grades. There are no buildings on the site.

The proposed redevelopment includes construction of a multi-story affordable housing building with a partial cellar and an exterior garden space fronting the southeast-adjacent Saint Margaret's House (SMH) building. The contemplated use for purposes of the BCP would be restricted-residential.

The project is starting at the investigation stage. A Phase II Environmental Site Investigation (ESI) was performed in October 2024 by Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology D.P.C. (Langan) and is summarized in Attachment F. A Remedial Investigation Work Plan (RIWP) summarizing a forthcoming Remedial Investigation (RI) is being submitted concurrently with this application for New York State Department of Environmental Conservation (NYSDEC) review. Findings of the investigation outlined in the RIWP will be documented in a Remedial Investigation Report (RIR). Future remediation plans to address any identified impacts will be detailed in the RAWP, which will be implemented concurrently with the contemplated development. The RIR and RAWP will be prepared in accordance with NYSDEC guidelines.

As part of the BCP, RAWP approval and Decision Document issuance will be needed by June 2027, which is required for closing with the New York State Department of Homes and Community Renewal (HCR) and the New York City Department of Housing Preservation and Development (HPD) in the Summer of 2027. An estimated timeline of anticipated Brownfield Cleanup Program (BCP) milestones is provided in the following schedule, including the funding deadline discussed above (Item No. 14):

Estimated Project Schedule

Item	Action	2025 AUG	SEP	OCT	NOV	DEC	2026 JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2027 JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1	BCP Pre-Application and Meeting																													
2	BCP Application and RIWP Preparation																													
3	BCP Application and RIWP Submission																													
4	BCP Application Completeness Determination																													
5	BCP Public Comment Period (30 days)																													
6	Brownfield Cleanup Agreement																													
7	CPP - Preparation and Submittal																													
8	RIWP Approval																													
9	RI Implementation, RIR Preparation and Submission																													
10	RIR Review and Approval																													
11	RAWP - Preparation and Submittal																													
12	RAWP - NYSDEC Review																													
13	RAWP - 45-Day Public Comment Period																													
14	Issuance of Decision Document																													
15	RAWP Implementation/Construction																													
16	Preparation and Submittal of Environmental Easement (Due June 1st)																													
17	SMP Preparation and Submittal (Due Aug 1st)																													
18	SMP Review and Approval																													
19	FER Preparation and Submittal (Due Oct 1st)																													
20	FER Review and Approval																													
21	Certificate of Completion																													

NYSDEC: New York State Department of Environmental Conservation
BCP: Brownfield Cleanup Program
CPP: Citizen Participation Plan
RI: Remedial Investigation
RIWP: Remedial Investigation Work Plan
RAWP: Remedial Action Work Plan
SMP: Site Management Plan
FER: Final Engineering Report

Item 5 - Green and Sustainable Remediation (GSR) Principles

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

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

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

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

Waste Generation

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

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

Electrical Energy Use

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

Emissions

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

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

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

Water Usage

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

Land and/or Ecosystems

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

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

ATTACHMENT C
SECTION III: ECOLOGICAL CONCERNS

Fish and Wildlife Assessment

New York State Department of Environmental Conservation (NYSDEC) Division of Environmental Remediation (DER) Technical Guidance for Site Investigation and Remediation (DER-10) requires an on-site and off-site Fish and Wildlife Resources Impact Analysis (FWRIA) if certain criteria are met. The East River is within ½ mile of the site, is an estuarine and marine deepwater wetland, and is mapped as an endangered habitat for Atlantic Sturgeon and Shortnose Sturgeon. While the East River is located approximately 1,000-feet southeast of the site (within ½ mile), the site is separated from the East River by several mixed-use buildings and FDR Drive. Based on the requirements stipulated in Section 3.10 and Appendix 3C of DER-10, there was no need to prepare an FWRIA for the site, as the East River is not considered "proximate" to the site, and there is no pathway for potential surface water discharge from the site. A completed Fish and Wildlife Resources Impact Analysis Decision Key from DER-10 Appendix 3C is enclosed as Attachment C1.

ATTACHMENT C1: ECOLOGICAL CONCERNS

FISH AND WILDLIFE RESOURCES IMPACT AND ANALYSIS DECISION KEY

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

ATTACHMENT D
SECTION IV: LAND USE FACTORS

Item 1 – Current Zoning

According to New York City's Zoning and Land Use Map (ZOLA), the site is in a C6-4 commercial zoning district. C6 zoning districts are characterized by corporate headquarters, large hotels, and department stores in high-rise mixed buildings, and C6-4 is a contextual district with maximum building height. C6-4 areas are typically mapped within a major business district. C6-4 has a residential equivalent (R10), indicating that residential buildings can be developed within the district. A copy of the current zoning map is included in Attachment D1.

Item 4 – Current Use

The about 6,172-square-foot (0.142-acre) site is at 50-58 Cliff Street and is identified as Block 95, Lot 35 on the Manhattan Borough Tax Map. The site is improved with a garden, including paved walkways and landscaping, that is situated about 4 feet below the surrounding sidewalks; there are no buildings on the site. The site is bound by bound by a pedestrian street (extension of Cliff Street) to the northwest, a pedestrian street (extension of Beekman Street) to the northeast, a one-story building (part of the Saint Margaret's House [SMH] facility) to the southeast, and a New York City Transit Authority substation to the southwest. Fulton Street borders Block 95 to the southwest. According to a 24 October 2025 site survey prepared by Control Point Associates Inc, ground surface elevations within the site vary from about elevation (el) 14 to 16 (North American Vertical Datum of 1988 [NAVD88]). Surrounding sidewalk elevations range from about el 18 in the northeastern adjoining sidewalk to about el 20 in the northwestern adjoining sidewalk. The topography at the site is generally flat and the surrounding area slopes southeast towards the East River (located about 1,000 feet southeast of the site).

The site was used for commercial and industrial uses from the early 1890s, including an essential oils company, plumber supply, boiler and tank manufacturing company, metal works, wire and bronze manufacturing company, bag and burlap manufacturing company, and vehicle storage. Garden construction and concrete pathways were observed as early as 1981, and landscaped areas continue to increase from 2017 through the present-day.

Item 6 – Intended Use Post Remediation

The proposed redevelopment includes construction of a multi-story affordable housing building with a partial cellar and an exterior garden space fronting the southeast-adjacent SMH building.

The contemplated use for the purposes of the Brownfield Cleanup Program (BCP) is restricted-residential.

Item 9 – Consistency with Applicable Zoning Laws/Maps

According to New York City's ZOLA, the site is in a C6-4 commercial zoning district. C6 zoning districts are characterized by corporate headquarters, large hotels, and department stores in high-rise mixed buildings, and C6-4 is a contextual district with maximum building height. C6-4 areas are typically mapped within a major business district. C6-4 has a residential equivalent (R10), indicating that residential buildings can be developed within the district. Since the proposed redevelopment is for residential use with a community garden space and affordable housing, this project is fully consistent with the goals of the New York City Department of City Planning and applicable zoning.

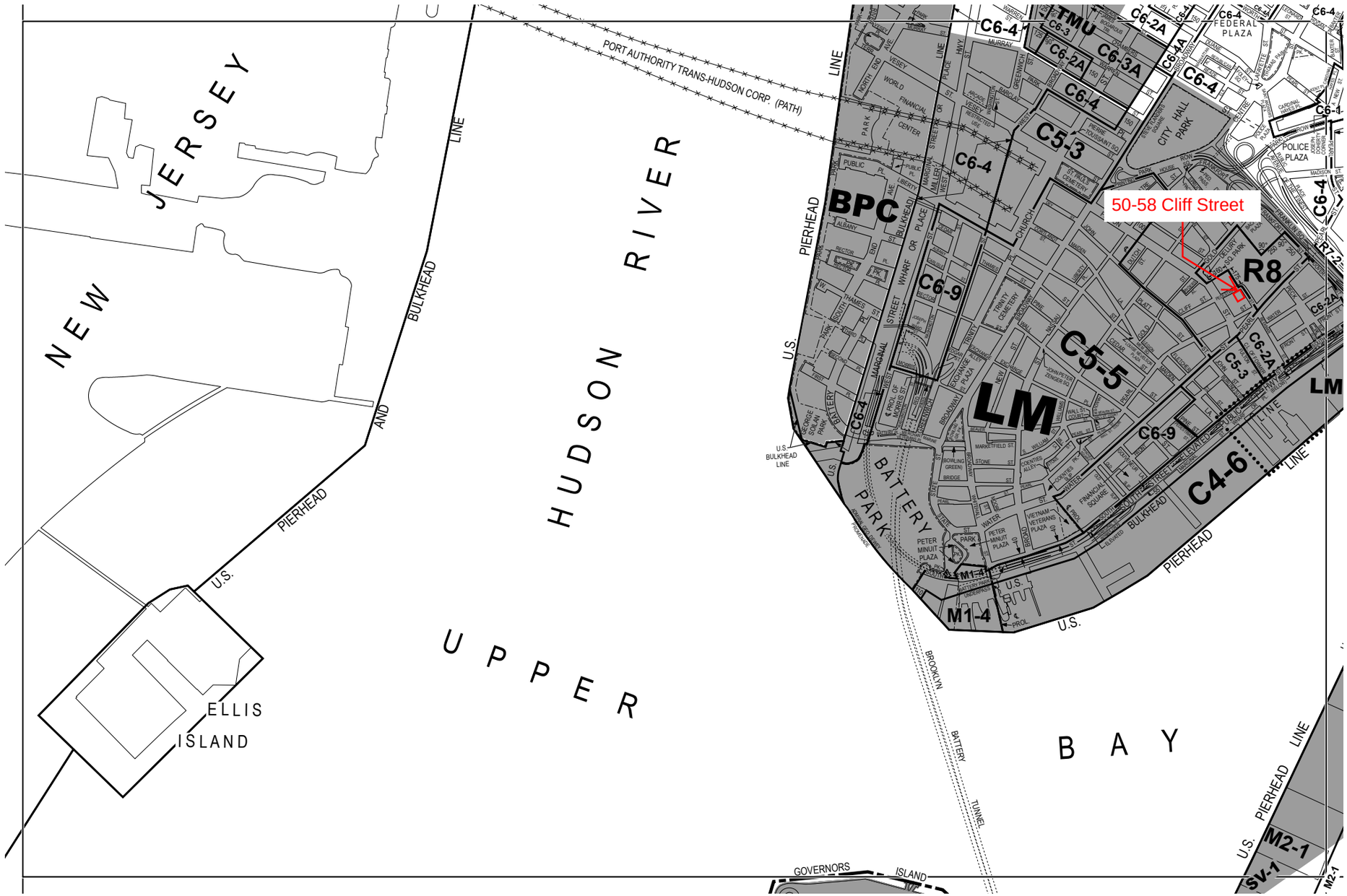
Item 10 – Comprehensive Plans

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

.

ATTACHMENT D1: LAND USE FACTORS

ZONING MAP



C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

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

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

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

R - RESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT

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

AREA(S) REZONED

Effective Date(s) of Rezoning:
03-20-2013 C 130052 ZMM

Special Requirements:

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

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

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

MAP KEY

	12a	12c
	12b	12d
	16a	16c

© Copyrighted by the City of New York

ZONING MAP **12b**

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.

ATTACHMENT D2: LAND USE FACTORS

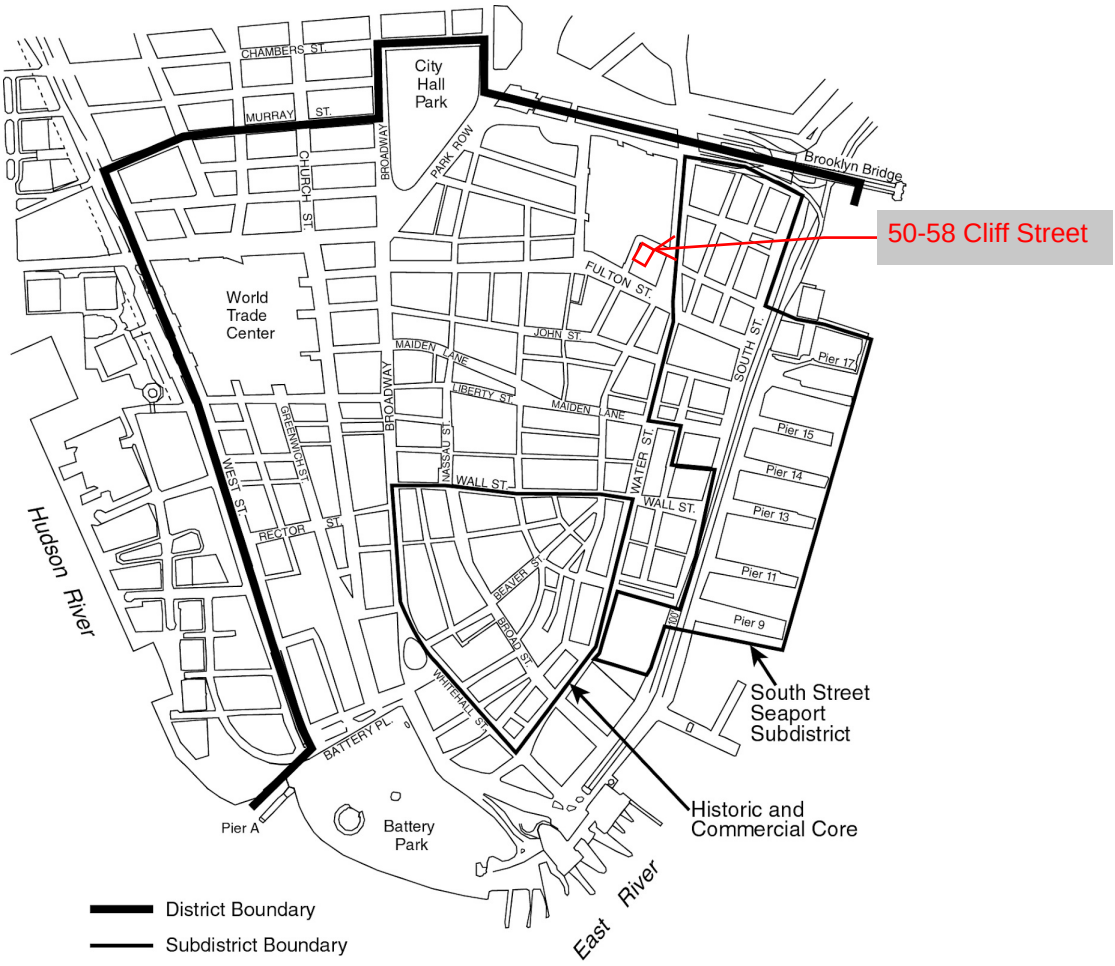
SPECIAL LOWER MANHATTAN DISTRICT MAP

Appendix A - Lower Manhattan District Plan Maps

LAST AMENDED
6/12/2013

(12/11/01)

Map 1 — Special Lower Manhattan District (91-A1)



ATTACHMENT E
SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER/OPERATOR INFORMATION

The Requestor, SHF Cliff Street, LLC, is not affiliated with the past or current property owners, past or current operators, or the release of contaminants associated with prior uses. A copy of the most recent property deed is included as Attachment E1.

Ownership and Operator Records

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

Owner and Operator:
Current Owner: SMH Development LLC
Owner Since: 28 February 2023
Address: 76 Trinity Place, Tenth Floor
New York, NY 10006
Attn: Thehbia Hiwot
(212) 242-7165
thiwot@trinitychurchnyc.org

Previous Site Owners

There is a condemnation proceeding dated 11 January 1967 that indicates that the City of New York owned the site. According to a December 2022 Phase I Environmental Site Assessment (ESA) Report prepared by Langan and a deed, the site was owned by St. Margaret's House Housing Development Fund Corp. since at least 4 August 2022. On 28 February 2023, SMH Development LLC acquired the site and is the current owner to date.

Deeds prior to 1967 were not available on the New York City Department of Finance Automated City Register Information System (ACRIS) website. Property transactions after 1967 are summarized in the table on the following page.

Date	Document Type	First Party	Second Party	Relationship of First Party to Applicant
11 January 1967	Condemnation Proceedings	City of New York	N/A	None
4 August 2022	Deed	St. Margaret's House Housing Development Fund Corp	St. Margaret's House Housing Development Fund Corp	None
4 August 2022	Deed	St. Margaret's House Housing Development Fund Corp	St. Margaret's House Housing Development Fund Corp	None
28 February 2023	Deed	St. Margaret's House Housing Development Fund Corp	SMH Development LLC	None

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

A copy of current and previous deeds and the condemnation proceedings are included in Attachments E1 through E4.

Previous Site Operators

Historical occupants included an essential oils company, plumber supply, boiler and tank manufacturing company, metal works, wire and bronze manufacturing company, bag and burlap manufacturing company, and vehicle storage. Garden construction and concrete pathways were observed as early as 1981, and landscaped areas continue to increase through 2017 through the present-day configuration.

Langan reviewed publicly available records on the New York City ACRIS website and historical records including Sanborn Fire Insurance Maps, City Directories, and an Environmental Data Resources radius map report that were included in a December 2022 Phase I ESA for 50-58 Cliff Street, prepared by Langan.

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

Operator Name	Relationship to Property	Address	Relationship to Applicant
Automatic Butter Servers Inc.	Occupant (1920)	50 Cliff Street New York, NY 10038	None
Johnson Co Plumbers Metals	Occupant (1920)	54 Cliff Street New York, NY 10038	None
Koven LO & Bro Boilers and Tanks	Occupant (1920)	50 Cliff Street New York, NY 10038	None
Ingram Hill Burlap and Cotton Bags	Occupant (1920-1942)	50 Cliff Street New York, NY 10038	None
Post E L & Co Metals & Oil	Occupant (1920-1963)	50 Cliff Street New York, NY 10038	None
Stein Henry Plumbers Supplies	Occupant (1920-1968)	50 Cliff Street New York, NY 10038	None
Post E Russel Electric Co	Occupant (1923)	50 Cliff Street New York, NY 10038	None
Schulze Heine & Co Essential Oils	Occupant (1923-1956)	52 and 54 Cliff Street New York, NY 10038	None
Foster Ronald EL Post & Co	Occupant (1934)	50 Cliff Street New York, NY 10038	None
Tucker & Fickeisen Inc Wire & Bronze Works	Occupant (1934-1958)	50 Cliff Street New York, NY 10038	None
Interlock Metal Units Inc	Occupant (1938)	50 Cliff Street New York, NY 10038	None
Nulene MFG Co	Occupant (1938)	50 Cliff Street New York, NY 10038	None
Milwaukee Stamping Shower Cabinets Co	Occupant (1942)	50 Cliff Street New York, NY 10038	None
Tucker Frank Hardwire Works	Occupant (1942-1958)	50 Cliff Street New York, NY 10038	None
Blaif Export Corp	Occupant (1947-1958)	50 Cliff Street New York, NY 10038	None
Estey Wire Works Co	Occupant (1947-1958)	50 Cliff Street New York, NY 10038	None
Estey Metal Products	Occupant (1950-1958)	50 Cliff Street New York, NY 10038	None
Fickeisen Louis Wire Works	Occupant (1950-1958)	50 Cliff Street New York, NY 10038	None
Wheeling Mach Prods Co Export	Occupant (1950)	50 Cliff Street New York, NY 10038	None
Glass Louis Paper Supply Company	Occupant (1956)	58 Cliff Street New York, NY 10038	None
Allied City Express	Occupant (1968)	50 Cliff Street New York, NY 10038	None
Bergen Express Co	Occupant (1968)	50 Cliff Street New York, NY 10038	None
Selonjas C Q	Occupant (1968)	50 Cliff Street New York, NY 10038	None
Angela Giancaspro	Occupant (2009)	56 Cliff Street New York, NY 10038	None

ATTACHMENT E1: OWNER OPERATOR INFORMATION

MOST RECENT PROPERTY DEED

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.

2023030700367002002E9481

RECORDING AND ENDORSEMENT COVER PAGE **PAGE 1 OF 5**

Document ID: 2023030700367002 Document Date: 02-28-2023 Preparation Date: 03-08-2023
Document Type: DEED
Document Page Count: 4

PRESENTER:
CHICAGO TITLE INSURANCE COMPANY
711 THIRD AVE, 8TH FLOOR
CT16-01385-NY (CES)
NEW YORK, NY 10017
212-880-1453
CTINYRECORDING@CTT.COM

RETURN TO:
NIXON PEABODY LLP
MEGHAN C. ALTIDOR, ESQ.
55 WEST 46TH STREET
NEW YORK, NY 10036

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	95	35	Entire Lot	50-58 CLIFF STREET

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

CRFN_____ *or* DocumentID_____ *or* _____ Year_____ Reel____ Page_____ *or* File Number_____

PARTIES

GRANTOR/SELLER:
ST. MARGARET'S HOUSE HOUSING DEVELOPMENT FUND CORP
49 FULTON STREET
NEW YORK, NY 10038

GRANTEE/BUYER:
SMH DEVELOPMENT LLC
76 TRINITY PLACE
NEW YORK, NY 10006

FEES AND TAXES

Mortgage :

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

Filing Fee:	$	250.00
NYC Real Property Transfer Tax:	$	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 03-09-2023 09:56
City Register File No.(CRFN): **2023000060877**

City Register Official Signature

(4)
C716-01385-NM

Deed

THIS INDENTURE, made as of February 28, 2023, between **ST. MARGARET'S HOUSE HOUSING DEVELOPMENT FUND CORPORATION**, having an address at 49 Fulton Street, New York NY 10038 ("Grantor"), and **SMH DEVELOPMENT LLC**, having an address at 76 Trinity Place, New York, New York 10006 ("Grantee").

WITNESSETH:

That Grantor, for nominal and other good consideration paid by Grantee, does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee forever:

ALL that certain plot, piece or parcel of land with the building and improvements thereon erected, situate, lying and being in the Borough of Manhattan, County of New York and State of New York, more particularly described on Exhibit A annexed hereto and made a part hereof (the "Premises");

TOGETHER with all right, title and interest, if any, of Grantor 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 Grantor in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto Grantee, the heirs or successors and assigns of Grantee forever.

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

AND Grantor, in compliance with Section 13 of the Lien Law, covenants that Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

[THE SIGNATURE PAGE IS THE NEXT PAGE]

GRANTOR:

ST. MARGARET'S HOUSE HOUSING FUND CORPORATION

By: _____
Name: Susan Hewitt
Title: President and Chair

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

On the 15th day of February in the year 2023 before me, the undersigned, personally appeared Susan Hewitt, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person or entity upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

MICHAEL A FONTEBOA
Registration #01FO6298368
Qualified in Queens County
My Commission Expires
March 10, 20 26

[Signature Page to Lot 35 Deed]

Deed

BLOCK: 95
LOT: 35
COUNTY: New York

St. Margaret's House Housing Fund Corporation

TO

SMH DEVELOPMENT LLC

STREET ADDRESS: 49 Fulton Street

RETURN BY MAIL TO:

Nixon Peabody LLP
55 West 46th Street
New York, New York 10036
Attention: Meghan Altidor, Esq.

4866-8889-8373.5

Exhibit A

Legal Description

LOT 35

ALL STREET LINES REFERRED TO IN THE FOLLOWING DESCRIPTION ARE IN ACCORDANCE WITH THE PROPOSED STREET LAYOUT ON MAP ENTITLED "MAP SHOWING A CHANGE IN THE STREET SYSTEM, ETC. IN CONNECTION WITH THE BROOKLYN BRIDGE SOUTHWEST HOUSES" DATED MARCH 14, 1966, ADOPTED BY THE BOARD OF ESTIMATE AUGUST 25, 1966, ACC. NO. 29832.

BEGINNING AT A POINT ON THE EASTERLY LINE OF PEDESTRIAN STREET (FORMERLY CLIFF STREET) SAID POINT BEING THE FOLLOWING DISTANCE FROM THE INTERSECTION OF SAID EASTERLY LINE OF PEDESTRIAN STREET (FORMERLY CLIFF STREET) AND THE NORTHERLY LINE OF FULTON STREET:

A. NORTHERLY, ALONG THE EASTERLY LINE OF PEDESTRIAN STREET (FORMERLY CLIFF STREET), 54.00 FEET TO AN ANGLE POINT, THENCE;

B. STILL NORTHERLY, ALONG THE EASTERLY LINE OF PEDESTRIAN STREET (FORMERLY CLIFF STREET), FORMING AN ANGLE OF 177°-28'-21" ON ITS WESTERLY SIDE WITH THE PRECEDING COURSE 49.66 FEET (49.72 FEET TAX MAP) TO THE POINT OF BEGINNING;

1. RUNNING THENCE NORTHERLY, ALONG THE EASTERLY LINE OF PEDESTRIAN STREET (FORMERLY CLIFF STREET), 25.09 FEET (25.28 FEET "TAX MAP) TO AN ANGLE POINT THENCE;

2. STILL NORTHERLY, ALONG THE EASTERLY LINE OF PEDESTRIAN STREET (FORMERLY CLIFF STREET, FORMING AN ANGLE OF 178"-30'-18" ON ITS WESTERLY SIDE WITH THE. PRECEDING COURSE 56.42 FEET (56.85 FEET "TAX MAP) TO THE SOUTHERLY LINE OF ANOTHER PEDESTRIAN STREET (FORMERLY BEEKMAN STREET) THENCE;

3. EASTERLY, ALONG THE SOUTHERLY LINE OF PEDESTRIAN STREET (FORMERLY BEEKMAN STREET) FORMING AN ANGLE OF 92°-24'-42" ON ITS SOUTHERLY SIDE WITH THE PRECEDING COURSE, 74.26 FEET TO A POINT THENCE;

4. SOUTHERLY ON A LINE FORMING AN ANGLE OF 89°-14'-05" ON ITS SOUTHERLY SIDE WITH THE PRECEDING COURSE, 82.01 FEET TO A POINT THENCE;

5. WESTERLY, ON A LINE FORMING AN ANGLE OF 90°-19'-30" ON ITS WESTERLY SIDE WITH THE PRECEDING COURSE, 77.25 FEET; TO THE POINT OR PLACE OF BEGINNING.

SOURCE: Deed dated August 4, 2022 and recorded August 23, 2022 as CRFN 2022000330607.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

2023030700367002002S5A00

SUPPORTING DOCUMENT COVER PAGE **PAGE 1 OF 1**

Document ID: 2023030700367002 Document Date: 02-28-2023 Preparation Date: 03-08-2023
Document Type: DEED

ASSOCIATED TAX FORM ID: 2023021400171

SUPPORTING DOCUMENTS SUBMITTED:

	Page Count
DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING	2
RP - 5217 REAL PROPERTY TRANSFER REPORT	4

FOR CITY USE ONLY

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

C3. Book OR C5. CRFN | | C4. Page | |

REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location: 50-58 (STREET NUMBER) | CLIFF STREET (STREET NAME) | MANHATTAN (BOROUGH) | 10038 (ZIP CODE)

2. Buyer Name: SMH DEVELOPMENT 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: (FRONT FEET) X (DEPTH) OR (ACRES)

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 ☐

8. Seller Name: ST. MARGARET'S HOUSE HOUSING DEVELOPMENT FUND 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

SALE INFORMATION

10. Sale Contract Date: 6 / 21 / 2022 (Month Day Year)

11. Date of Sale / Transfer: 2 / 28 / 2023 (Month Day Year)

12. Full Sale Price: $ 0

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

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

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

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

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

15. Building Class: V 1

16. Total Assessed Value (of all parcels in transfer): 7,130,000

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

MANHATTAN 95 35

20230214001712010 1

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and 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

See attached		
BUYER SIGNATURE		DATE

76 TRINITY PLACE	
STREET NUMBER	STREET NAME (AFTER SALE)

NEW YORK	NY	10006
CITY OR TOWN	STATE	ZIP CODE

BUYER'S ATTORNEY

Altidor	Meghan
LAST NAME	FIRST NAME

212	940-3021
AREA CODE	TELEPHONE NUMBER

SELLER

See attached	
SELLER SIGNATURE	DATE

2023021400171201

SELLER

ST. MARGARET'S HOUSE HOUSING DEVELOPMENT FUND CORPORATION, a New York not-for-profit corporation

By: _____
Name: Susan Hewitt
Title: President

STATE OF NEW YORK }
} ss:
COUNTY OF NEW YORK }

On this 15 day of February 2023, before me, the undersigned, personally appeared Susan Hewitt, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public
Commission expires: 3-10-2026

STATE OF NOTARY PUBLIC NEW YORK
MICHAEL A FONTEBOA
Registration #01FO6298368
Qualified in Queens County
My Commission Expires
March 10, 20 26

[Buyer Signature Page – RP-5217NYC]

BUYER

SMH DEVELOPMENT LLC, a
New York limited liability company

By: _____
Name: Meredith Jenkins
Title: Chief Investment Officer

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

On this 15 day of February 2023, before me, the undersigned, personally appeared Meredith Jenkins, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public
Commission expires: 3-10-2026

STATE OF NOTARY PUBLIC NEW YORK
MICHAEL A FONTEBOA
Registration #01FO6298368
Qualified in Queens County
My Commission Expires
March 10, 2026

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: MANHATTAN BLOCK: 95 LOT: 35

(2) Property Address: 50-58 CLIFF STREET, NEW YORK, NY 10038

(3) Owner's Name: SMH DEVELOPMENT 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: See attached Date (mm/dd/yyyy)

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

BCS-7CRF-ACRIS REV. 8/08

2023021400171101

GRANTEE

SMH DEVELOPMENT LLC, a
New York limited liability company

By: _____
Name: Meredith Jenkins
Title: Chief Investment Officer

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

On this 15 day of February 2023, before me, the undersigned, personally appeared Meredith Jenkins, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public
Commission expires: 3-10-2026

STATE OF NOTARY PUBLIC NEW YORK
MICHAEL A FONTEBOA
Registration #01FO6298368
Qualified in Queens County
My Commission Expires
March 10, 20 26

ATTACHMENT E2: OWNER OPERATOR INFORMATION

PROPERTY DEED

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.

2022081601216001001E766F

RECORDING AND ENDORSEMENT COVER PAGE **PAGE 1 OF 6**

Document ID: 2022081601216001 Document Date: 08-04-2022 Preparation Date: 08-16-2022
Document Type: DEED
Document Page Count: 5

PRESENTER:
CHICAGO TITLE INSURANCE COMPANY
711 THIRD AVE, 8TH FLOOR
CT22-00297-NY CB
NEW YORK, NY 10017
212-880-1453
CTINYRECORDING@CTT.COM

RETURN TO:
FRIED FRABK HARRIS SHRIVER & JACOBSON LLP
ATTN: ZACHARY BERNSTEIN, ESQ.
ONE HARRIS NEW YORK PLAZA
NEW YORK, NY 10004

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	95	35	Entire Lot	50-58 CLIFF STREET

Property Type: NON-RESIDENTIAL VACANT LAND

CROSS REFERENCE DATA

CRFN_____ *or* DocumentID_____ *or* _____ Year_____ Reel____ Page_____ *or* File Number_____

PARTIES

GRANTOR/SELLER:
ST. MARGARET'S HOUSE HOUSING DEVELOPMENT FUND CORP
74 TRINITY PLACE
NEW YORK, NY 10006

GRANTEE/BUYER:
ST. MARGARET'S HOUSE HOUSING DEVELOPMENT FUND CORP
74 TRINITY PLACE
NEW YORK, NY 10006

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:	$	62.00
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 08-23-2022 12:40
City Register File No.(CRFN): **2022000330607**

City Register Official Signature

Confirmatory Deed

THIS INDENTURE, made as of August 4, 2022, between **ST. MARGARET'S HOUSE HOUSING DEVELOPMENT FUND CORPORATION**, having an address at 74 Trinity Place, New York, New York 10006 ("Grantor"), and **ST. MARGARET'S HOUSE HOUSING DEVELOPMENT FUND CORPORATION**, having an address at 74 Trinity Place, New York, New York 10006 ("Grantee").

WITNESSETH:

That Grantor does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee forever:

ALL that certain plot, piece or parcel of land with the building and improvements thereon erected, situate, lying and being in the Borough of Manhattan, County of New York and State of New York, more particularly described on Exhibit A annexed hereto and made a part hereof (the "Premises");

TOGETHER WITH all right, title and interest, if any, of Grantor in and to any streets and roads abutting the Premises to the center lines thereof;

TOGETHER WITH the appurtenances and all the estate and rights of Grantor in and to the Premises;

TO HAVE AND TO HOLD the Premises herein granted unto Grantee, the heirs or successors and assigns of Grantee, forever.

[THE SIGNATURE PAGE IS THE NEXT PAGE]

IN WITNESS WHEREOF, Grantor has duly executed this confirmatory deed the day and year first above written.

GRANTOR:

ST. MARGARET'S HOUSE HOUSING FUND CORPORATION

By: _____
Name: Matthew Knisely
Title: Vice President and Secretary

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

On the 4th day of August in the year 2022 before me, the undersigned, personally appeared Matthew Knisely, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person or entity upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

JONATHAN CHEDDIE
Notary Public, State of New York
No. 01CH6408040
Qualified in Queens County
Commission Expires 8/3/2024

GRANTEE:

ST. MARGARET'S HOUSE HOUSING FUND CORPORATION

By: _____
Name: Matthew Knisely
Title: Vice President and Secretary

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

On the 4th day of August in the year 2022 before me, the undersigned, personally appeared Matthew Knisely, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person or entity upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

JONATHAN CHEDDIE
Notary Public, State of New York
No. 01CH6408040
Qualified in Queens County
Commission Expires 8/3/2024

Confirmatory Deed

BLOCK: 95
LOT: 35
COUNTY: New York

St. Margaret's House Housing Fund Corporation

TO

St. Margaret's House Housing Fund Corporation

RETURN BY MAIL TO:

Fried, Frank, Harris, Shriver & Jacobson LLP
One New York Plaza
New York, New York 10004
Attention: Zachary Bernstein, Esq.

Exhibit A

Legal Description

LOT 35

ALL STREET LINES REFERRED TO IN THE FOLLOWING DESCRIPTION ARE IN ACCORDANCE WITH THE PROPOSED STREET LAYOUT ON MAP ENTITLED "MAP SHOWING A CHANGE IN THE STREET SYSTEM, ETC. IN CONNECTION WITH THE BROOKLYN BRIDGE SOUTHWEST HOUSES" DATED MARCH 14, 1966, ADOPTED BY THE BOARD OF ESTIMATE AUGUST 25, 1966, ACC. NO. 29832.

BEGINNING AT A POINT ON THE EASTERLY LINE OF PEDESTRIAN STREET (FORMERLY CLIFF STREET) SAID POINT BEING THE FOLLOWING DISTANCE FROM THE INTERSECTION OF SAID EASTERLY LINE OF PEDESTRIAN STREET (FORMERLY CLIFF STREET) AND THE NORTHERLY LINE OF FULTON STREET:

A. NORTHERLY, ALONG THE EASTERLY LINE OF PEDESTRIAN STREET (FORMERLY CLIFF STREET), 54.00 FEET TO AN ANGLE POINT, THENCE;

B. STILL NORTHERLY, ALONG THE EASTERLY LINE OF PEDESTRIAN STREET (FORMERLY CLIFF STREET), FORMING AN ANGLE OF 177°-28'-21" ON ITS WESTERLY SIDE WITH THE PRECEDING COURSE 49.66 FEET (49.72 FEET TAX MAP) TO THE POINT OF BEGINNING;

1. RUNNING THENCE NORTHERLY, ALONG THE EASTERLY LINE OF PEDESTRIAN STREET (FORMERLY CLIFF STREET), 25.09 FEET (25.28 FEET TAX MAP) TO AN ANGLE POINT THENCE;

2. STILL NORTHERLY, ALONG THE EASTERLY LINE OF PEDESTRIAN STREET (FORMERLY CLIFF STREET, FORMING AN ANGLE OF 178°-30'-18" ON ITS WESTERLY SIDE WITH THE PRECEDING COURSE 56.42 FEET (56.85 FEET TAX MAP) TO THE SOUTHERLY LINE OF ANOTHER PEDESTRIAN STREET (FORMERLY BEEKMAN STREET) THENCE;

3. EASTERLY, ALONG THE SOUTHERLY LINE OF PEDESTRIAN STREET (FORMERLY BEEKMAN STREET) FORMING AN ANGLE OF 92°-24'-42" ON ITS SOUTHERLY SIDE WITH THE PRECEDING COURSE, 74.26 FEET TO A POINT THENCE;

4. SOUTHERLY ON A LINE FORMING AN ANGLE OF 89°-14'-05" ON ITS SOUTHERLY SIDE WITH THE PRECEDING COURSE, 82.01 FEET TO A POINT THENCE;

5. WESTERLY, ON A LINE FORMING AN ANGLE OF 90°-19'-30" ON ITS WESTERLY SIDE WITH THE PRECEDING COURSE, 77.25 FEET; TO THE POINT OR PLACE OF BEGINNING.

SOURCE: SURVEY ENTITLED "ST. MARGARET'S HOUSE, 49 FULTON STREET, LOT 27 / BLOCK 95, BOROUGH OF MANHATTAN, COUNTY, CITY AND STATE OF NEW YORK", PROJECT No. 04-210028-01, PREPARED BY CONTROL POINT ASSOCIATES, INC. PC, LAST REVISED 08-04-2022.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

2022081601216001001SB8EE

SUPPORTING DOCUMENT COVER PAGE **PAGE 1 OF 1**

Document ID: 2022081601216001 Document Date: 08-04-2022 Preparation Date: 08-16-2022
Document Type: DEED

ASSOCIATED TAX FORM ID: 2022081600523

SUPPORTING DOCUMENTS SUBMITTED:

	Page Count
RP - 5217 REAL PROPERTY TRANSFER REPORT	3

FOR CITY USE ONLY

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

C3. Book OR C5. CRFN | C4. Page

REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location: 50-58 (STREET NUMBER) | CLIFF STREET (STREET NAME) | MANHATTAN (BOROUGH) | 10038 (ZIP CODE)

2. Buyer Name: ST. MARGARET'S HOUSE HOUSING DEVELOPMENT FUND CORP (LAST NAME / COMPANY) (FIRST NAME)

(LAST NAME / COMPANY) (FIRST NAME)

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

(STREET NUMBER AND STREET NAME) (CITY OR TOWN) (STATE) (ZIP CODE)

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

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

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

5. Deed Property Size: (FRONT FEET) X (DEPTH) OR (ACRES)

Check the boxes below as they apply:

6. Ownership Type is Condominium ☐

7. New Construction on Vacant Land ☐

8. Seller Name: ST. MARGARET'S HOUSE HOUSING DEVELOPMENT FUND 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

SALE INFORMATION

10. Sale Contract Date: 8 / 4 / 2022 (Month / Day / Year)

11. Date of Sale / Transfer: 8 / 4 / 2022 (Month / Day / Year)

12. Full Sale Price: $ 0

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

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

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

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

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

15. Building Class: V1

16. Total Assessed Value (of all parcels in transfer): 7,130,000

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

MANHATTAN 95 35

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 SIGNATURE | DATE

74 TRINITY PLACE

STREET NUMBER | STREET NAME (AFTER SALE)

NEW YORK | NY | 10006

CITY OR TOWN | STATE | ZIP CODE

BUYER'S ATTORNEY

LAST NAME | FIRST NAME

AREA CODE | TELEPHONE NUMBER

SELLER

SELLER SIGNATURE | DATE

2022081600523201

SIGNATURE RIDER TO

GRANTOR:

ST. MARGARET'S HOUSE HOUSING DEVELOPMENT FUND CORPORATION

By: _____
Name: Matthew Knisely
Title: Vice President and Secretary

[Signatures continue on the following page.]

SIGNATURE RIDER TO

GRANTEE:

ST. MARGARET'S HOUSE HOUSING DEVELOPMENT FUND CORPORATION

By: _____
Name: Matthew Knisely
Title: Vice President and Secretary

ATTACHMENT E3: OWNER OPERATOR INFORMATION

PROPERTY DEED

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.

2022080301426001001E5D97

RECORDING AND ENDORSEMENT COVER PAGE **PAGE 1 OF 6**

Document ID: 2022080301426001 Document Date: 08-04-2022 Preparation Date: 08-09-2022
Document Type: DEED
Document Page Count: 5

PRESENTER:
CHICAGO TITLE INSURANCE COMPANY
711 THIRD AVE, 8TH FLOOR
CT22-00297-NY CB
NEW YORK, NY 10017
212-880-1453
CTINYRECORDING@CTT.COM

RETURN TO:
FRIED FRANK FRANK HARRIS SHRIVER & JACOBSON LLP
ATTENTION: ZACHARY BERNSTEIN, ESQ.
ONE NE WYORK PLAZA
NEW YORK, NY 10004

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	95	35	Entire Lot	50-58 CLIFF STREET

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

CRFN_____ *or* DocumentID_____ *or* _____ Year_____ Reel____ Page_____ *or* File Number_____

PARTIES

GRANTOR/SELLER:
ST. MARGARET'S HOUSE HOUSING DEVELOPMENT FUND CORP
74 TRINITY PLACE
NEW YORK, NY 10006

GRANTEE/BUYER:
ST. MARGARET'S HOUSE HOUSING DEVELOPMENT FUND CORP
74 TRINITY PLACE
NEW YORK, NY 10006

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:	$	62.00
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 08-15-2022 12:39
City Register File No.(CRFN): **2022000320323**

City Register Official Signature

Confirmatory Deed

THIS INDENTURE, made as of August 4, 2022, between **ST. MARGARET'S HOUSE HOUSING DEVELOPMENT FUND CORPORATION**, having an address at 74 Trinity Place, New York, New York 10006 ("Grantor"), and **ST. MARGARET'S HOUSE HOUSING DEVELOPMENT FUND CORPORATION**, having an address at 74 Trinity Place, New York, New York 10006 ("Grantee").

WITNESSETH:

That Grantor does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee forever:

ALL that certain plot, piece or parcel of land with the building and improvements thereon erected, situate, lying and being in the Borough of Manhattan, County of New York and State of New York, more particularly described on Exhibit A annexed hereto and made a part hereof (the "Premises");

TOGETHER WITH all right, title and interest, if any, of Grantor in and to any streets and roads abutting the Premises to the center lines thereof;

TOGETHER WITH the appurtenances and all the estate and rights of Grantor in and to the Premises;

TO HAVE AND TO HOLD the Premises herein granted unto Grantee, the heirs or successors and assigns of Grantee, forever.

[THE SIGNATURE PAGE IS THE NEXT PAGE]

IN WITNESS WHEREOF, Grantor has duly executed this confirmatory deed the day and year first above written.

GRANTOR:

ST. MARGARET'S HOUSE HOUSING FUND CORPORATION

By: _____
Name: Matthew Knisely
Title: Vice President and Secretary

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

On the 4th day of August in the year 2022 before me, the undersigned, personally appeared Matthew Knisely, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person or entity upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

JONATHAN CHEDDIE
Notary Public, State of New York
No. 01CH6408040
Qualified in Queens County
Commission Expires 8/3/2024

GRANTEE:

ST. MARGARET'S HOUSE HOUSING FUND CORPORATION

By: _____
Name: Matthew Knisely
Title: Vice President and Secretary

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

On the 4th day of August in the year 2022 before me, the undersigned, personally appeared Matthew Knisely, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person or entity upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

JONATHAN CHEDDIE
Notary Public, State of New York
No. 01CH6408040
Qualified in Queens County
Commission Expires 8/3/2024

Confirmatory Deed

St. Margaret's House Housing Fund Corporation

TO

St. Margaret's House Housing Fund Corporation

BLOCK: 95
LOT: 35
COUNTY: New York

STREET ADDRESS: 50-58 Cliff Street
91-103 Beekman Street

RETURN BY MAIL TO:

Fried, Frank, Harris, Shriver & Jacobson LLP
One New York Plaza
New York, New York 10004
Attention: Zachary Bernstein, Esq.

Exhibit A

Legal Description

LOT 35

ALL STREET LINES REFERRED TO IN THE FOLLOWING DESCRIPTION ARE IN ACCORDANCE WITH THE PROPOSED STREET LAYOUT ON MAP ENTITLED "MAP SHOWING A CHANGE IN THE STREET SYSTEM, ETC. IN CONNECTION WITH THE BROOKLYN BRIDGE SOUTHWEST HOUSES" DATED MARCH 14, 1966, ADOPTED BY THE BOARD OF ESTIMATE AUGUST 25, 1966, ACC. NO. 29832.

BEGINNING AT A POINT ON THE EASTERLY LINE OF PEDESTRIAN STREET (FORMERLY CLIFF STREET) SAID POINT BEING THE FOLLOWING DISTANCE FROM THE INTERSECTION OF SAID EASTERLY LINE OF PEDESTRIAN STREET (FORMERLY CLIFF STREET) AND THE NORTHERLY LINE OF FULTON STREET:

A. NORTHERLY, ALONG THE EASTERLY LINE OF PEDESTRIAN STREET (FORMERLY CLIFF STREET), 54.00 FEET TO AN ANGLE POINT, THENCE;

B. STILL NORTHERLY, ALONG THE EASTERLY LINE OF PEDESTRIAN STREET (FORMERLY CLIFF STREET), FORMING AN ANGLE OF 177°-28'-21" ON ITS EASTERLY SIDE WITH THE PRECEDING COURSE 49.66 FEET (49.72 FEET TAX MAP) TO THE POINT OF BEGINNING;

1. RUNNING THENCE NORTHERLY, ALONG THE EASTERLY LINE OF PEDESTRIAN STREET (FORMERLY CLIFF STREET), 25.09 FEET (25.28 FEET TAX MAP) TO AN ANGLE POINT THENCE;

2. STILL NORTHERLY, ALONG THE EASTERLY LINE OF PEDESTRIAN STREET (FORMERLY CLIFF STREET, FORMING AN ANGLE OF 178°-30'-18" ON ITS EASTERLY SIDE WITH THE PRECEDING COURSE 56.42 FEET (56.85 FEET TAX MAP) TO THE SOUTHERLY LINE OF ANOTHER PEDESTRIAN STREET (FORMERLY BEEKMAN STREET) THENCE;

3. EASTERLY, ALONG THE SOUTHERLY LINE OF PEDESTRIAN STREET (FORMERLY BEEKMAN STREET) FORMING AN ANGLE OF 92°-24'-72" ON ITS SOUTHERLY SIDE WITH THE PRECEDING COURSE, 74.26 FEET TO A POINT THENCE;

4. SOUTHERLY ON A LINE FORMING AN ANGLE OF 89°-13'-53" ON ITS SOUTHERLY SIDE WITH THE PRECEDING COURSE, 82.01 FEET TO A POINT THENCE;

5. WESTERLY, ON A LINE FORMING AN ANGLE OF 90°-19'-30" ON ITS WESTERLY SIDE WITH THE PRECEDING COURSE, 77.25 FEET; TO THE POINT OR PLACE OF BEGINNING

SOURCE: SURVEY ENTITLED "ST. MARGARET'S HOUSE, 49 FULTON STREET, LOT 27 / BLOCK 95, BOROUGH OF MANHATTAN, COUNTY, CITY AND STATE OF NEW YORK", PROJECT No. 04-210028-01, PREPARED BY CONTROL POINT ASSOCIATES, INC. PC, LAST REVISED 08-XX-2022.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

2022080301426001001S9316

SUPPORTING DOCUMENT COVER PAGE **PAGE 1 OF 1**

Document ID: 2022080301426001 Document Date: 08-04-2022 Preparation Date: 08-09-2022
Document Type: DEED

ASSOCIATED TAX FORM ID: 2022080400477

SUPPORTING DOCUMENTS SUBMITTED:

	Page Count
RP - 5217 REAL PROPERTY TRANSFER REPORT	4

FOR CITY USE ONLY

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

C3. Book OR C4. Page | | |

C5. CRFN | |

REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location: 50-58 (STREET NUMBER) | CLIFF STREET (STREET NAME) | MANHATTAN (BOROUGH) | 10038 (ZIP CODE)

2. Buyer Name: ST. MARGARET'S HOUSE HOUSING DEVELOPMENT FUND CORP (LAST NAME / COMPANY) | (FIRST NAME)

(LAST NAME / COMPANY) | (FIRST NAME)

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

(LAST NAME / COMPANY) | (FIRST NAME)

(STREET NUMBER AND STREET NAME) | (CITY OR TOWN) | (STATE) | (ZIP CODE)

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

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

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

5. Deed Property Size: (FRONT FEET) X (DEPTH) OR (ACRES)

Check the boxes below as they apply:

6. Ownership Type is Condominium ☐

7. New Construction on Vacant Land ☐

8. Seller Name: ST. MARGARET'S HOUSE HOUSING DEVELOPMENT FUND 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

SALE INFORMATION

10. Sale Contract Date: 8 / 4 / 2022 (Month Day Year)

11. Date of Sale / Transfer: 8 / 4 / 2022 (Month Day Year)

12. Full Sale Price $ 0

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

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

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

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

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

15. Building Class: K 6

16. Total Assessed Value (of all parcels in transfer): 7,130,000

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

MANHATTAN 95 35

2022080400477201O2

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 SIGNATURE | DATE

74 TRINITY PLACE

STREET NUMBER | STREET NAME (AFTER SALE)

NEW YORK | NY | 10006

CITY OR TOWN | STATE | ZIP CODE

BUYER'S ATTORNEY

LAST NAME | FIRST NAME

AREA CODE | TELEPHONE NUMBER

SELLER

SELLER SIGNATURE | DATE

2022080400477201

RP-527

SIGNATURE RIDER TO NEW YORK CITY RPT FORM

GRANTOR:

TAX IDENTIFICATION NUMBER:

ST. MARGARET'S HOUSE HOUSING DEVELOPMENT FUND CORPORATION

13-2947394

By: _____
Name: Matthew Knisely
Title: Vice President and Secretary

Sworn to and subscribed to before me on
this 4th day of August, 2022

_____
Notary Public

JONATHAN CHEDDIE
Notary Public, State of New York
No. 01CH6408040
Qualified in Queens County
Commission Expires 8/3/2024

[Signatures continue on the following page.]

RP-5217

SIGNATURE RIDER TO NEW YORK CITY ~~RPT~~ FORM (con't)

GRANTEE:

TAX IDENTIFICATION NUMBER:

ST. MARGARET'S HOUSE HOUSING DEVELOPMENT FUND CORPORATION

13-2947394

By: _____
Name: Matthew Knisely
Title: Vice President and Secretary

Sworn to and subscribed to before me on
this 4th day of August, 2022

_____
Notary Public

JONATHAN CHEDDIE
Notary Public, State of New York
No. 01CH6408040
Qualified in Queens County
Commission Expires 8/3/2024

ATTACHMENT E4: OWNER OPERATOR INFORMATION

CONDEMNATION PROCEEDINGS

REC. 144 PAGE 265

At a Special Term, Part V, for the Hearing of Condemnation Proceedings of the Supreme Court of the State of New York, First Judicial District, held in and for the County of New York, at the Criminal Court Building, 100 Centre Street, in the Borough of Manhattan, City of New York, on the 11th day of January, 1967.

P R E S E N T :

HON. ABRAHAM N. GELLER

Justice.

In the Matter of the Application of The City of New York, relative to acquiring title, in fee simple absolute, to real property required for a project known as

BROOKLYN BRIDGE SOUTHWEST URBAN RENEWAL PROJECT
(Project No. NYR-67)

within the area bounded generally by Frankfort Street, Pearl Street, Fulton Street, Gold Street, Ann Street, Beekman Street and Nassau Street, including Lots 34, 35 and 36 in Block 93; Blocks 94 and 95 and Blocks 98 to 105, inclusive; and excluding therefrom Lot 43 in Block 95; Lot 12 in Block 100; Lots 3 and 26 in Block 101, and including the acquisition of the fee in public streets where not already owned by the City for street purposes, in the Borough of Manhattan, City of New York.

SECOND SEPARATE AND PARTIAL FINAL DECREE

THE City of New York having heretofore made application to this Court for an order authorizing the condemnation of the real property acquired in the above entitled proceeding and directing that the compensation to the owners of the said real property be determined by this Court without a jury, and said application having been granted by an order of this Court, dated the 29th day of October, 1964, and entered in the office of the Clerk of the County of New York on the 2nd day of November, 1964; and pursuant to resolution (Cal. No. 8D) adopted by the Board of Estimate on the 9th day of April, 1964, and approved by the Mayor of the City of New York on the 11th day of May, 1964 (Certificate No. CBX-1485) pursuant to Section 228 and 381 of the New York City Charter title to the real

property acquired herein vested in The City of New York on the date of the entry of the order granting the City's application to condemn, to wit the 2nd day of November, 1964; and four similar surveys, diagrams, maps, or plans of the real property acquired having been prepared and filed upon which was stated the amount or valuation at which each parcel of real property acquired had been assessed for purposes of taxation on the City Tax Rolls for each of the three years preceding the date of the selection of such property; and one of such surveys, diagrams, maps or plans having been duly filed in the office of the agency submitting the departmental estimate, the second in the office of the Corporation Counsel, the third in the office of the Register of the County of New York, and the fourth in the office of the Director of Real Estate; and the Corporation Counsel having duly filed in the office of the Clerk of the County of New York, a notice of the pendency of this proceeding, describing the property affected and the persons interested therein, all pursuant to the statutory provisions applicable thereto; and thereafter the Corporation Counsel having caused to be published in the City Record, a corporation newspaper, the notice required by statute, requiring the owners of the property acquired to serve and file their claims and to submit proof of title in the manner prescribed by law; and claims having been filed herein and proofs of title having been submitted to the Corporation Counsel by various parties or persons; and the Corporation Counsel having duly served all parties or attorneys for said purpose appearing with a Note of Issue, designating the County of New York as the County in which the trial of said proceeding should be had; and the proceeding having been regularly brought on for trial before Hon. Abraham N. Geller, one of the Justices

of this Court, at Special Term, Part V, for the Hearing of Condemnation Proceedings, held in the County of New York at the Criminal Court Building, 100 Centre Street, in the Borough of Manhattan, City of New York, on the 4th day of April, 1966, adjourned and continued from time to time and concluded on the 11th day of October, 1966,; and The City of New York and various claimants having appeared upon the trial in person or by counsel; and the Court having heard the allegations and proofs of the claimants and of The City of New York, and the arguments of counsel; and the Justice presiding at the trial having viewed the property acquired and, after considering the proofs and testimony of The City of New York and the claimants herein, having made a Second Separate and Partial Tentative Decree dated the 18th day of October, 1966, containing an estimate of the compensation which should justly be made to the owners of and the persons interested in said property; and the said Justice having annexed to said Tentative Decree, by reference to the First Separate and Partial Final Decree, a copy of the Damage Map of the property prepared for and used by the Court upon the trial; and each and every parcel of land having been designated in said Tentative Decree by a Damage Parcel number with reference to said Damage Map; and the names of the owners of and persons interested in said lands and premises, so far as the same could be ascertained, having been stated in the said Tentative Decree; and said Tentative Decree, together with the maps annexed thereto by reference, having been duly filed in the office of the Clerk of the County of New York on the 18th day of October, 1966, for the inspection of whomsoever it might concern; and the Corporation Counsel of The City of New York having caused to be published

in the City Record the notice required by statute of such filing of said Tentative Decree, and that objections thereto by any party aggrieved might be filed and served in the manner prescribed by law; and objections thereto, pursuant to said notice, having been filed by various parties and persons; and objections having duly come on to be heard before this Court at a Special Term, Part V, for the Hearing of Condemnation Proceedings on the 14th day of November, 1966, and concluded on the same day;

N O W, on reading the objections filed by the various claimants and The City of New York; and on reading the testimony, proofs and evidence taken upon the trial, which were filed together with said Tentative Decree; and the Court having heard the arguments of the various parties and counsel herein upon the aforesaid hearing of such objections; and upon the filing of the opinion of the Court; and the alterations, changes and corrections of the Tentative Decree directed to be made in the instructions of this Court and the Court having directed the preparation of the Second Separate and Partial Final Decree herein in instructions contained in its Memorandum decision published in the New York Law Journal on the 14th day of December, 1966, having been made in accordance therewith; it is

ORDERED, ADJUDGED AND DECREED, that the following objections are hereby allowed to the extent herewith indicated:

DAMAGE PARCEL NO.	TENTATIVE AWARD	FINAL AWARD
2	76,500.00	81,750.00
23, 24	211,500.00	225,000.00 A.V.S.
67	176,000.00	169,000.00

all as more fully shown in the tabular abstract of awards; and it is further

ORDERED, ADJUDGED AND DECREED, that all other objections filed herein be and the same hereby are in all respects overruled; and it is further

ORDERED, ADJUDGED AND DECREED, that the amounts set opposite the respective damage parcels in the column headed "FINAL AWARDS," in the tabular abstract annexed to and made part of this Final Decfee, amounting in the aggregate to the sum of Seven Million, Eight Hundred Twenty ~~Seven~~ Eight Thousand Two Hundred Fifty Dollars and No Cents. . . $7,828,250.00 constitute and are the just compensation which the respective owners of said damage parcels are entitled to receive from The City of New York for the taking of the property in this proceeding, which amounts have been ascertained and determined as of the 2nd day of November, 1964, the date of vesting of title in The City of New York; and it is further

ORDERED, ADJUDGED AND DECREED, that each of the awards as set forth in the said tabular abstract is subject to all taxes, assessments, water rates, and other lawful charges due and unpaid and a lien on the property acquired herein on the 2nd day of November, 1964; and it is further

ORDERED, ADJUDGED AND DECREED, that pursuant to Chapter 1055 of the Laws of 1960, the owner of a condemned parcel of real prope ty herein who has paid taxes, water rates, sewer rents or other lawful charges covering a period subsequent to the vesting of title therein in The City of New York, shall be reimbursed therefor in the sum which is allocable to the period subsequent to the vesting of title; and it is further

REC. 144 PAGE 270

ORDERED, ADJUDGED AND DECREED, that the Comptroller of The City of New York, upon payment of any of the awards herein to the Director of Finance of The City of New York as required by law, shall deduct from such awards all unpaid taxes, assessments, water rates and other lawful charges which are liens upon said awards, and upon making such payment to the Director of Finance of The City of New York, The City of New York shall be discharged from any and all liability in respect to said awards so paid.

ENTER IN NEW YORK COUNTY

Abraham N. Geller

J. S. C.

DATE JUN 13 1967

I hereby certify that the foregoing is a true copy of the original thereof and in my office and the

19th Jan 1967

County Clerk and Clerk of the Supreme Court, New York County

NO FEE - OFFICIAL USE

https://a836-acris.nyc.gov/DS/DocumentSearch/DocumentImageView?doc_id=FT_1350008669735

1967 JAN 20 PM 2:22

CITY REGISTER-N.Y. COUNTY

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

S. Michael Monroe

ACTING CITY REGISTER

BLOCK AND LOT VER

Borough	Subtract	Checker
1	A	Gee Gee
Block Corrected To		
Lot Corrected To		
Notice Sent		

Index No. 42067 Year 1964 936

NEW YORK SUPREME COURT
NEW YORK COUNTY

NO CHARGE

In the matter of acquiring title, in fee simple absolute to real property required for a project known as BROOKLYN BRIDGE SOUTHWEST URBAN RENEWAL PROJECT (Project No. NYR-67) within the area bounded generally by Frankfort St., Pearl St., etc. in the Borough of Manhattan, City of New York.

SECOND SEPARATE AND PARTIAL FINAL DECREE

Record & File

J. LEE RANKIN,
Corporation Counsel,
Attorney for.....

6 Blocks

Municipal Building,
New York, N. Y. 10007

Due and timely service of a copy of the within is hereby admitted.

New York, ...*19*.....

.....
Attorney for

To

....., *Esq.,*
Attorney for

24.00
Incl. amended 10.00

3-50M-701768(66) 114

Please index against the following Blocks and lots

Block	Lot
93	34, 35, 36
94	1, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 17, 19, 20, 21, 22, 23, 24, 25, 27, 31
95	27 to 42 incl, 45, 46, 48
98	52, 54, 56, 57, 58, 59, 60, 62, 64, 65, 68
99	1, 7 to 23 inclusive
100	1, 2, 3, 4, 6, 7, 8, 9, 23, 24, 25, 26, 27.

Yours truly,
J. LEE RANKIN
Corporation Counsel
By John J. Kenny

JAN 20 1967

REC. 144 PAGE 274

ATTACHMENT F
SECTION VI: PROPERTY'S ENVIRONMENTAL HISTORY

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

Historical occupants included an essential oils company, plumber supply, boiler and tank manufacturing company, metal works, wire and bronze manufacturing company, bag and burlap manufacturing company, and vehicle storage. Garden construction and concrete pathways were observed as early as 1981, and landscaped areas continue to increase from 2017 through the present-day.

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

- *Phase I Environmental Site Assessment (ESA) – 50-58 Cliff Street, prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan), dated 7 December 2022*
- *Phase II Environmental Site Investigation (ESI) Report – St. Margaret's House, 50-58 Cliff Street, prepared by Langan, dated 9 December 2024*

Phase I ESA, prepared by Langan

Langan completed a Phase I ESA for 50-58 Cliff Street, dated 7 December 2022, to identify Recognized Environmental Conditions (RECs) in connection with the site. A site reconnaissance was conducted on 31 August 2022. It was noted that the property was improved with a sub-grade garden, and included paved walkways and landscaping. The Phase I ESA identified one REC and one Business Environmental Condition (BER) associated with the property.

The REC identified in the Phase I ESA is regarding historical uses of the subject property, including metal works and essential oil operations. Known or undocumented releases of petroleum products or hazardous substances associated with these historical uses may have impacted soil, groundwater, and/or soil vapor quality.

The BER identified in the Phase I ESA is for non-native soil/fill. Based on previous subsurface investigations at neighboring properties and observations during the site reconnaissance, a layer of non-native fill of unknown origin is present beneath the site. Non-native fill typically contains contaminants, particularly metals and semivolatile organic compounds (SVOCs) at concentrations that exceed applicable state and/or federal standards.

Phase II ESI Report, prepared by Langan

Langan completed a Phase II ESI between 23 and 28 October 2024 to investigate the RECs identified in Langan's 7 December 2022 Phase I ESA, and to generate a dataset sufficient to evaluate eligibility of the site for enrollment in the New York State Department of Environmental

Conservation (NYSDEC) Brownfield Cleanup Program (BCP). The investigation included completion of a geophysical survey; advancement of three soil borings; installation of two temporary groundwater monitoring wells; installation of two soil vapor points; and collection of soil, groundwater, and soil vapor samples for laboratory analysis.

Findings of the Phase II ESI were as follows:

- Soil borings were advanced to a depth of 20 ft below grade surface (bgs). Langan visually classified the soil and performed instrumental screening for the presence of organic vapor using a photoionization detector (PID). Two samples were collected from each boring (with the exception of SB-04); and were collected from a two-foot interval within non-native fill, and a two-foot interval straddling the observed groundwater table. No visual, olfactory, or PID evidence of a chemical or petroleum release was identified in the borings.
    - SVOCs were detected in soil at concentrations exceeding the NYSDEC Title 6 of the New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use (UU), Protection of Groundwater (PGW), and/or Restricted Use Restricted-Residential (RURR) Soil Cleanup Objectives (SCOs) in two samples collected from 2 to 4 and 4 to 6 feet bgs in two borings (SB-01 and SB-02). Metals were detected at concentrations exceeding the UU, PGW, and/or RURR SCOs in three samples collected from 2 to 4, 4 to 6, and 6 to 8 feet bgs in three borings (SB-01, SB-02, and SB-03).
- Two temporary monitoring wells were installed in two boring locations (SB-02 and SB-03) to about 20 feet bgs. One groundwater sample was collected from each temporary monitoring well using low flow procedures. A third sample was collected as a duplicate for quality assurance and quality control (QA/QC) purposes.
    - SVOCs were detected at concentrations exceeding the NYSDEC Title 6 NYCRR Part 703.5 and the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water (collectively the NYSDEC SGVs) in all three groundwater samples. Dissolved metals were detected at concentrations exceeding the NYSDEC SGVs in three groundwater samples.
- Two soil vapor sampling points (SV-02 and SV-03) were installed to about 5 feet bgs in accordance with the New York State Department of Health (NYSDOH) Soil Vapor Guidance.
    - Two soil vapor samples were collected and submitted for laboratory analysis of volatile organic compounds (VOC) via United States Environmental Protection Agency (USEPA) method TO-15. Total VOCs were detected at a maximum

concentration of 90.5 micrograms per cubic meter (µg/m^3) and total BTEX was detected at a maximum concentration of 12.97 µg/m^3in soil vapor sample SV-03_102824.

Item 2 - Sampling Data

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

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

Soil

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

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

Analyte	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	Minimum Detected Concentration above SCOs (ppm)		Maximum Detected Concentration above SCOs (ppm)	
SVOCs							
Benzo(a)anthracene	**1**	1	1.4	**10**	**SB-01_2-4**	**76**	**SB-02_4-6**
Benzo(a)pyrene	**1**	22	1	**9.6**	**SB-01_2-4**	**70**	**SB-02_4-6**
Benzo(b)fluoranthene	**1**	2.1	1.4	**11**	**SB-01_2-4**	**82**	**SB-02_4-6**
Benzo(g,h,i)Perylene	**0.64**	1000	4.9	**6.2**	**SB-01_2-4**	**49**	**SB-02_4-6**
Benzo(k)fluoranthene	**0.8**	2	4.9	**2.2**	**SB-01_2-4**	**24**	**SB-02_4-6**
Chrysene	**1**	1	4.9	**9.6**	**SB-01_2-4**	**68**	**SB-02_4-6**
Dibenz(a,h)anthracene	**0.33**	1000	0.33	**2**	**SB-01_2-4**	**9.5**	**SB-02_4-6**
Dibenzofuran	**2.1**	110	18	**3.7**	**SB-02_4-6**	**3.7**	**SB-02_4-6**
Fluoranthene	**85**	1000	100	**170**	**SB-02_4-6**	**170**	**SB-02_4-6**
Indeno(1,2,3-cd)pyrene	**0.5**	6.6	1.4	**4.6**	**SB-01_2-4**	**38**	**SB-02_4-6**
Phenanthrene	**1.1**	1000	4.9	**20**	**SB-01_2-4**	**100**	**SB-02_4-6**
Pyrene	**64**	1000	100	**150**	**SB-02_4-6**	**150**	**SB-02_4-6**
Metals							
Copper	**50**	1720	280	**199**	**SB-02_4-6**	**199**	**SB-02_4-6**
Lead	**63**	450	400	**426**	**SB-02_4-6**	**932**	**SB-01_2-4**
Mercury	**0.18**	0.73	0.3	**0.552**	**SB-01_2-4**	**2.41**	**SB-02_4-6**
Zinc	**109**	2480	6600	**162**	**SB-02_4-6**	**498**	**SB-01_2-4**

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

Groundwater

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

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

Analyte	NYSDEC SGVs	Minimum Detected Concentration above SGVs (ug/L or ppb)		Maximum Detected Concentration above SGVs (ug/L or ppb)	
SVOCs					
Benzo(a)anthracene	0.002	0.09	MW-02_102824	7.8	MW-03_102824
Benzo(a)pyrene	0	3.6	GWDUP01_102824	7.8	MW-03_102824
Benzo(b)fluoranthene	0.002	5.1	GWDUP01_102824	9.4	MW-03_102824
Benzo(k)fluoranthene	0.002	1.6	GWDUP01_102824	3.1	MW-03_102824
Chrysene	0.002	0.07	MW-02_102824	7.3	MW-03_102824
Indeno(1,2,3-cd)pyrene	0.002	3	GWDUP01_102824	5.1	MW-03_102824
Dissolved Metals					
Antimony	3	3.13	MW-03_102824	12.15	MW-02_102824
Magnesium	35,000	40,900	GWDUP01_102824	53,600	MW-02_102824
Selenium	10	10.4	GWDUP01_102824	10.5	MW-03_102824

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

Soil Vapor

Two soil vapor samples (SV-02_102824 and SV-03_102824) were collected and submitted for laboratory analysis of VOCs via USEPA method TO-15. No regulatory standard currently exists for soil vapor samples in New York State. Petroleum-related compounds were detected at low levels in soil vapor samples across the site. Total VOCs were detected at a maximum concentration of 90.5 µg/m^3 and total BTEX was detected at a maximum concentration of 12.97 µg/m^3 in soil vapor sample in soil vapor sample SV-03_102824.

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

Conclusions

Soil Results

- The non-native fill layer contains SVOCs and metals at concentrations above the UU, PGW, and RURR SCOs. The presence of SVOCs and metals are attributed to the quality of non-native fill quality and historical site use.
- Native soil did not contain contaminants including VOCs, SVOCs, or metals exceeding the UU, PGW, or RURR SCOs.

- SVOCs and metals were detected in soil at concentrations above the PGW and RURR SCOs, which are the relevant soil cleanup objectives for the reasonably anticipated future use of the property.

Groundwater Results

- Groundwater contained six SVOCs exceeding the NYSDEC SGVs. The source of SVOCs in groundwater is likely non-native fill.
- Groundwater contained three metals exceeding the NYSDEC SGVs. The metals detected above SGVs in groundwater are naturally occurring or representative of regional groundwater conditions.

Soil Vapor Results

- No on-site source of petroleum was identified. The soil vapor results do not indicate that active mitigation will likely be required under the future development scenario.

Item 3 – Site Figures

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

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

ATTACHMENT F1: PROPERTY'S ENVIRONMENTAL HISTORY

TABLES

Table F-1
Soil Data Summary

50-58 Cliff Street
New York, NY
Langan Project No.: 170755201

Analytes > UU SCOs	Detections > UU SCOs	Max Detection (ppm)	UU SCOs (ppm)	Depth (feet bgs)
SVOCs				
Benzo(a)anthracene	2	76	1	4-6
Benzo(a)pyrene	2	70	1	4-6
Benzo(b)fluoranthene	2	82	1	4-6
Benzo(k)fluoranthene	2	24	0.8	4-6
Chrysene	2	68	1	4-6
Dibenz(a,h)anthracene	2	9.5	0.33	4-6
Fluoranthene	1	170	100	4-6
Indeno(1,2,3-cd)pyrene	2	38	0.5	4-6
Pyrene	1	150	100	4-6
Metals				
Copper	1	199	50	4-6
Lead	3	932	63	2-4
Mercury	3	2.41	0.18	4-6
Zinc	3	498	109	2-4

Analytes > PGW SCOs	Detections > PGW SCOs	Max Detection (ppm)	PGW SCOs (ppm)	Depth (feet bgs)
SVOCs				
Benzo(a)anthracene	2	76	1	4-6
Benzo(a)pyrene	1	70	22	4-6
Benzo(b)fluoranthene	2	82	1.7	4-6
Benzo(k)fluoranthene	2	24	1.7	4-6
Chrysene	2	68	1	4-6
Indeno(1,2,3-cd)pyrene	1	38	8.2	4-6
Metals				
Lead	2	932	450	2-4
Mercury	1	2.41	0.73	4-6

Analytes > RURR SCOs	Detections > RURR SCOs	Max Detection (ppm)	RURR SCOs (ppm)	Depth (feet bgs)
SVOCs				
Benzo(a)anthracene	2	76	1	4-6
Benzo(a)pyrene	2	70	1	4-6
Benzo(b)fluoranthene	2	82	1	4-6
Benzo(k)fluoranthene	1	24	3.9	4-6
Chrysene	2	68	3.9	4-6
Dibenz(a,h)anthracene	2	9.5	0.33	4-6
Fluoranthene	1	170	100	4-6
Indeno(1,2,3-cd)pyrene	2	38	0.5	4-6
Pyrene	1	150	100	4-6
Metals				
Lead	3	932	400	2-4
Mercury	1	2.41	0.81	4-6

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

Table F-2
Groundwater Data Summary

50-58 Cliff Street
New York, NY
Langan Project No.: 170755201

Analytes > SGVs	Detections > SGVs	Max Detection (ppb)	SGVs (ppb)
SVOCs			
Benzo(a)anthracene	3	7.8	0.002
Benzo(a)pyrene	2	7.8	0
Benzo(b)fluoranthene	2	9.4	0.002
Benzo(k)fluoranthene	2	3.1	0.002
Chrysene	3	7.3	0.002
Indeno(1,2,3-cd)pyrene	2	5.1	0.002
Metals			
Antimony	3	12.15	3
Magnesium	3	53600	35000
Selenium	2	10.5	10

Notes:
1. ppb = parts per billion
2. one ppb is equivalent to one microgram per liter (µg/L)

3. Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 Codes, Rules, and Regulations (NYCRR) Part 703.5 and the NYSDEC Technical and Operation Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water and published addenda (herein collectively referenced as "NYSDEC SGVs").

Table F-3
Soil Vapor Data Summary

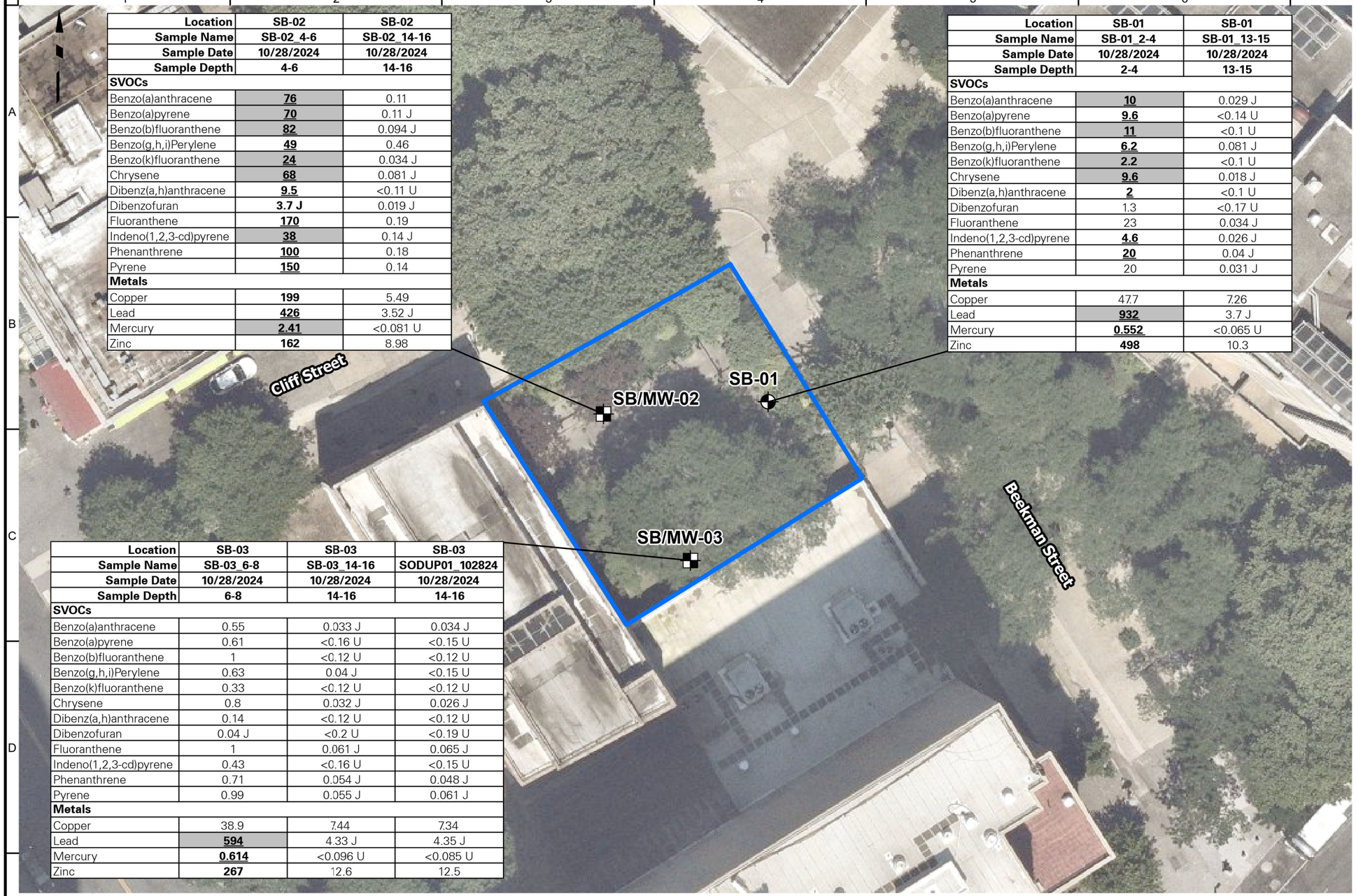
50-58 Cliff Street
New York, NY
Langan Project No.: 170755201

Analyte	Total Detections	Max Detection (µg/m3)	Type
VOCs			
1,2,4-Trimethylbenzene	2	1.42	Soil Vapor
Acetone	2	41.8	Soil Vapor
Benzene	2	2.96	Soil Vapor
Carbon Disulfide	1	4.45	Soil Vapor
Chloroform	1	7.72	Soil Vapor
Cyclohexane	1	1.28	Soil Vapor
Dichlorodifluoromethane	2	2.22	Soil Vapor
Ethylbenzene	1	1.03	Soil Vapor
Isopropanol	2	1.96	Soil Vapor
M,P-Xylene	1	4.09	Soil Vapor
Methyl Ethyl Ketone (2-Butanone)	1	3.78	Soil Vapor
n-Heptane	1	0.996	Soil Vapor
n-Hexane	1	1.36	Soil Vapor
o-Xylene (1,2-Dimethylbenzene)	1	1.76	Soil Vapor
Tert-Butyl Alcohol	2	5.73	Soil Vapor
Toluene	2	3.13	Soil Vapor
Total Xylenes	1	5.86	Soil Vapor
Trichlorofluoromethane	2	4.95	Soil Vapor

Notes:
1. µg/m3 = microgram per cubic meter

ATTACHMENT F2: PROPERTY'S ENVIRONMENTAL HISTORY

FIGURES



Location	SB-02	SB-02
Sample Name	SB-02_4-6	SB-02_14-16
Sample Date	10/28/2024	10/28/2024
Sample Depth	4-6	14-16
SVOCs		
Benzo(a)anthracene	**76**	0.11
Benzo(a)pyrene	**70**	0.11 J
Benzo(b)fluoranthene	**82**	0.094 J
Benzo(g,h,i)Perylene	**49**	0.46
Benzo(k)fluoranthene	**24**	0.034 J
Chrysene	**68**	0.081 J
Dibenz(a,h)anthracene	**9.5**	<0.11 U
Dibenzofuran	**3.7 J**	0.019 J
Fluoranthene	**170**	0.19
Indeno(1,2,3-cd)pyrene	**38**	0.14 J
Phenanthrene	**100**	0.18
Pyrene	**150**	0.14
Metals		
Copper	**199**	5.49
Lead	**426**	3.52 J
Mercury	**2.41**	<0.081 U
Zinc	**162**	8.98

Location	SB-01	SB-01
Sample Name	SB-01_2-4	SB-01_13-15
Sample Date	10/28/2024	10/28/2024
Sample Depth	2-4	13-15
SVOCs		
Benzo(a)anthracene	**10**	0.029 J
Benzo(a)pyrene	**9.6**	<0.14 U
Benzo(b)fluoranthene	**11**	<0.1 U
Benzo(g,h,i)Perylene	**6.2**	0.081 J
Benzo(k)fluoranthene	**2.2**	<0.1 U
Chrysene	**9.6**	0.018 J
Dibenz(a,h)anthracene	**2**	<0.1 U
Dibenzofuran	1.3	<0.17 U
Fluoranthene	23	0.034 J
Indeno(1,2,3-cd)pyrene	**4.6**	0.026 J
Phenanthrene	**20**	0.04 J
Pyrene	20	0.031 J
Metals		
Copper	47.7	7.26
Lead	**932**	3.7 J
Mercury	**0.552**	<0.065 U
Zinc	**498**	10.3

Location	SB-03	SB-03	SB-03
Sample Name	SB-03_6-8	SB-03_14-16	SODUP01_102824
Sample Date	10/28/2024	10/28/2024	10/28/2024
Sample Depth	6-8	14-16	14-16
SVOCs			
Benzo(a)anthracene	0.55	0.033 J	0.034 J
Benzo(a)pyrene	0.61	<0.16 U	<0.15 U
Benzo(b)fluoranthene	1	<0.12 U	<0.12 U
Benzo(g,h,i)Perylene	0.63	0.04 J	<0.15 U
Benzo(k)fluoranthene	0.33	<0.12 U	<0.12 U
Chrysene	0.8	0.032 J	0.026 J
Dibenz(a,h)anthracene	0.14	<0.12 U	<0.12 U
Dibenzofuran	0.04 J	<0.2 U	<0.19 U
Fluoranthene	1	0.061 J	0.065 J
Indeno(1,2,3-cd)pyrene	0.43	<0.16 U	<0.15 U
Phenanthrene	0.71	0.054 J	0.048 J
Pyrene	0.99	0.055 J	0.061 J
Metals			
Copper	38.9	7.44	7.34
Lead	**594**	4.33 J	4.35 J
Mercury	**0.614**	<0.096 U	<0.085 U
Zinc	**267**	12.6	12.5

Legend

- Approximate Site Boundary
- Approximate Soil Boring Location
- Approximate Soil Boring and Monitoring Well Location

Analyte	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs
SVOCs			
Benzo(a)anthracene	1	1	1.4
Benzo(a)pyrene	1	22	1
Benzo(b)fluoranthene	1	2.1	1.4
Benzo(g,h,i)Perylene	0.64	1000	4.9
Benzo(k)fluoranthene	0.8	2	4.9
Chrysene	1	1	4.9
Dibenz(a,h)anthracene	0.33	1000	0.33
Dibenzofuran	2.1	110	18
Fluoranthene	85	1000	100
Indeno(1,2,3-cd)pyrene	0.5	6.6	1.4
Phenanthrene	1.1	1000	4.9
Pyrene	64	1000	100
Metals			
Copper	50	1720	280
Lead	63	450	400
Mercury	0.18	0.73	0.3
Zinc	109	2480	6600

Exceedance Summary:

10 - Result exceeds Unrestricted Use SCOs
10 - Result exceeds Protection of Groundwater SCOs
10 - Result exceeds Restricted Use Restricted-Residential SCOs

Notes:
1. Aerial imagery provided by Langan's subscription to Near Map, dated 06/18/2024.
2. Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use and Restricted Use Restricted-Residential Soil Cleanup Objectives (SCO).
3. mg/kg - milligram per kilogram
4. RL - Reporting limit
5. <RL - Not detected

Qualifiers:
J - The analyte was detected above the method detection limit (MDL), but below the RL; therefore, the result is an estimated concentration.
U - The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

30 0 30
SCALE IN FEET

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
368 Ninth Avenue, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

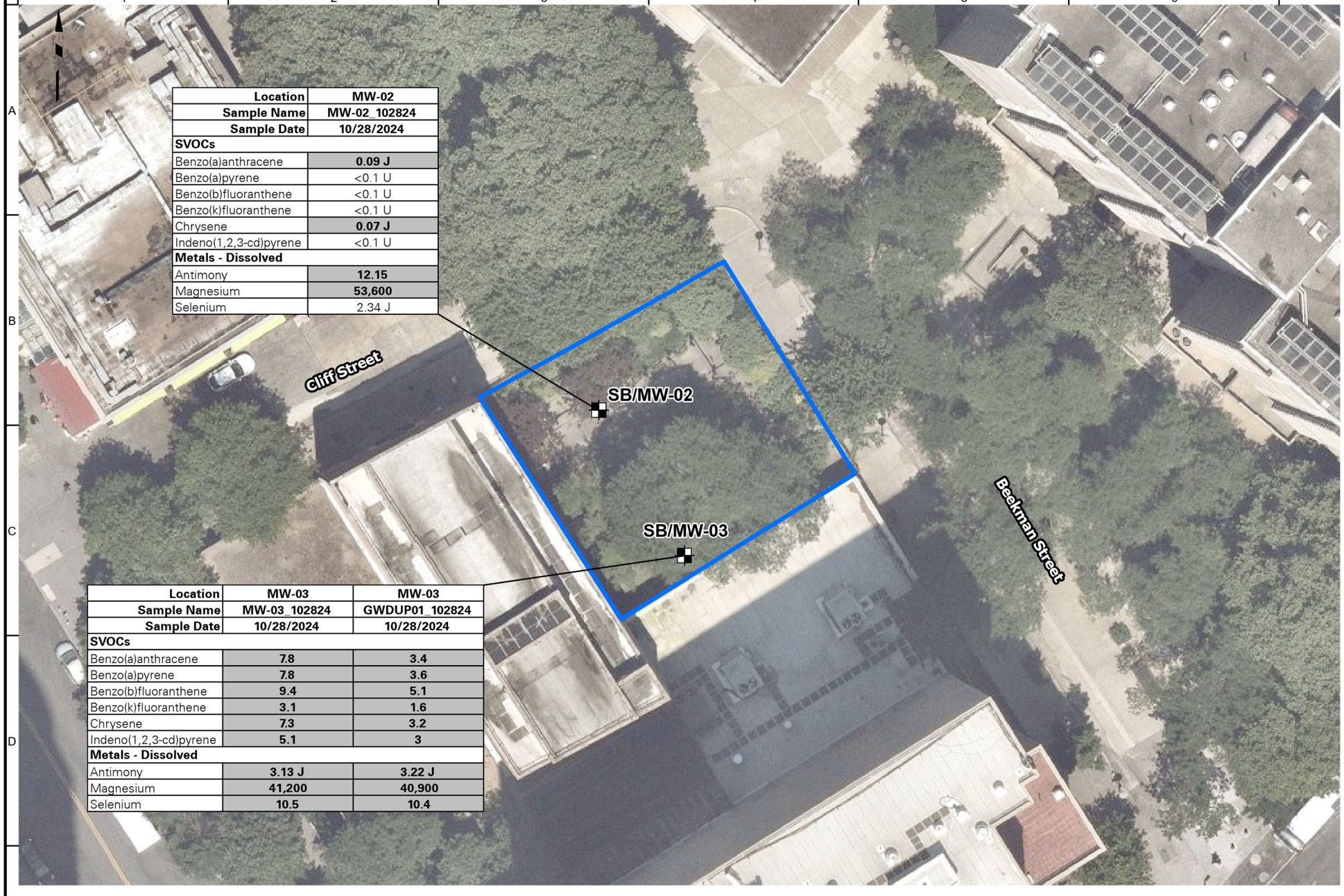
Project
50-58 CLIFF STREET
BLOCK No. 95, LOT No. 35
MANHATTAN
NEW YORK NEW YORK

Figure Title
SOIL SAMPLE LOCATION AND ANALYTICAL RESULTS MAP

Project No. 170755201
Date 1/12/2026
Scale 1"=30'
Drawn By MG
Figure No. F-1

© 2026 Langan

Path: \\langan.com\data\NYC\data2\170755201\Project Data\ArcGIS\APRX\170755201\170755201.aprx Date: 1/12/2026 User: Gsajbel Time: 2:39 PM



Location	MW-02
Sample Name	MW-02_102824
Sample Date	10/28/2024
SVOCs	
Benzo(a)anthracene	**0.09 J**
Benzo(a)pyrene	<0.1 U
Benzo(b)fluoranthene	<0.1 U
Benzo(k)fluoranthene	<0.1 U
Chrysene	**0.07 J**
Indeno(1,2,3-cd)pyrene	<0.1 U
Metals - Dissolved	
Antimony	**12.15**
Magnesium	**53,600**
Selenium	2.34 J

Location	MW-03	MW-03
Sample Name	MW-03_102824	GWDUP01_102824
Sample Date	10/28/2024	10/28/2024
SVOCs		
Benzo(a)anthracene	**7.8**	**3.4**
Benzo(a)pyrene	**7.8**	**3.6**
Benzo(b)fluoranthene	**9.4**	**5.1**
Benzo(k)fluoranthene	**3.1**	**1.6**
Chrysene	**7.3**	**3.2**
Indeno(1,2,3-cd)pyrene	**5.1**	**3**
Metals - Dissolved		
Antimony	**3.13 J**	**3.22 J**
Magnesium	**41,200**	**40,900**
Selenium	**10.5**	**10.4**

Legend

- Approximate Soil Boring and Monitoring Well Location
- Approximate Site Boundary

Analyte	NYSDEC SGVs
SVOCs	
Benzo(a)anthracene	0.002
Benzo(a)pyrene	0
Benzo(b)fluoranthene	0.002
Benzo(k)fluoranthene	0.002
Chrysene	0.002
Indeno(1,2,3-cd)pyrene	0.002
Metals - Dissolved	
Antimony	3
Magnesium	35000
Selenium	10

Exceedance Summary:

10 - Result exceeds NYSDEC SGVs

Notes:
1. Aerial imagery provided by Langan's subscription to Near Map, dated 06/18/2024.
2. Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 Codes, Rules, and Regulations (NYCRR) Part 703.5 and the NYSDEC Technical and Operation Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water and published addenda (herein collectively referenced as "NYSDEC SGVs").
3. ug/l - microgram per liter
4. RL - Reporting limit
5. <RL - Not detected

Qualifiers:
J - The analyte was detected above the method detection limit (MDL), but below the RL; therefore, the result is an estimated concentration.
U - The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

30 0 30
SCALE IN FEET

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
368 Ninth Avenue, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

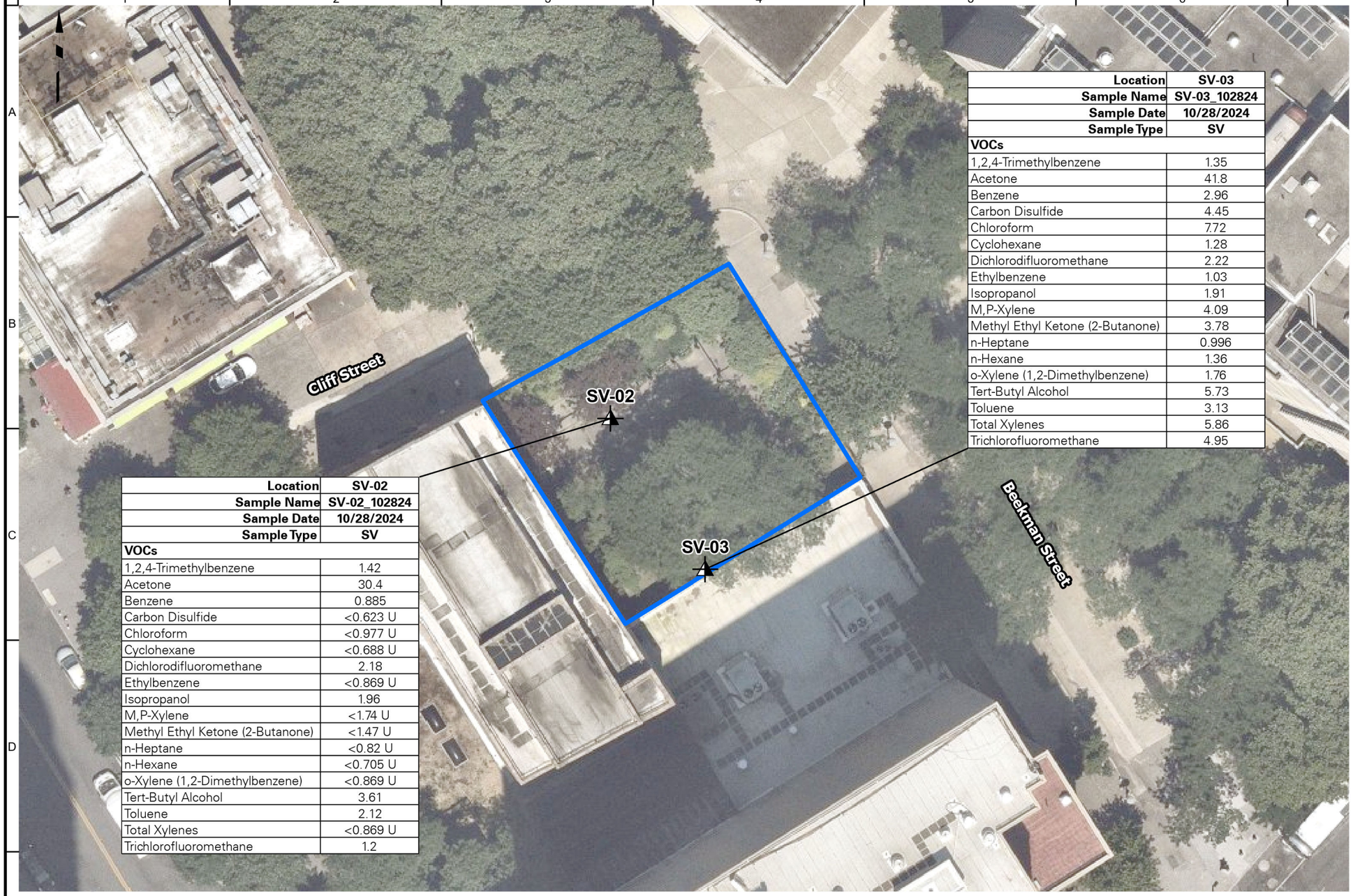
Project
50-58 CLIFF STREET
BLOCK No. 95, LOT No. 35
MANHATTAN
NEW YORK NEW YORK

Figure Title
GROUNDWATER SAMPLE LOCATION AND ANALYTICAL RESULTS MAP

Project No. 170755201
Date 10/14/2025
Scale 1"=30'
Drawn By MG
Figure No. F-2

© 2024 Langan

Path: \\langan.com\data\NYC\data2\170755201\Project Data\ArcGIS\APRX\170755201\170755201.aprx Date: 10/14/2025 User: mgeorgalas Time: 3:51 PM



Location	SV-02
Sample Name	SV-02_102824
Sample Date	10/28/2024
Sample Type	SV
VOCs	
1,2,4-Trimethylbenzene	1.42
Acetone	30.4
Benzene	0.885
Carbon Disulfide	<0.623 U
Chloroform	<0.977 U
Cyclohexane	<0.688 U
Dichlorodifluoromethane	2.18
Ethylbenzene	<0.869 U
Isopropanol	1.96
M,P-Xylene	<1.74 U
Methyl Ethyl Ketone (2-Butanone)	<1.47 U
n-Heptane	<0.82 U
n-Hexane	<0.705 U
o-Xylene (1,2-Dimethylbenzene)	<0.869 U
Tert-Butyl Alcohol	3.61
Toluene	2.12
Total Xylenes	<0.869 U
Trichlorofluoromethane	1.2

Location	SV-03
Sample Name	SV-03_102824
Sample Date	10/28/2024
Sample Type	SV
VOCs	
1,2,4-Trimethylbenzene	1.35
Acetone	41.8
Benzene	2.96
Carbon Disulfide	4.45
Chloroform	7.72
Cyclohexane	1.28
Dichlorodifluoromethane	2.22
Ethylbenzene	1.03
Isopropanol	1.91
M,P-Xylene	4.09
Methyl Ethyl Ketone (2-Butanone)	3.78
n-Heptane	0.996
n-Hexane	1.36
o-Xylene (1,2-Dimethylbenzene)	1.76
Tert-Butyl Alcohol	5.73
Toluene	3.13
Total Xylenes	5.86
Trichlorofluoromethane	4.95

Legend

- Approximate Soil Vapor Point Location
- Approximate Site Boundary

Notes:
1. Aerial imagery provided by Langan's subscription to Near Map, dated 06/18/2024.
2. ug/m3 - microgram per cubic meter
3. RL - Reporting limit
4. <RL - Not detected

30 0 30
SCALE IN FEET

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
368 Ninth Avenue, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
50-58 CLIFF STREET
BLOCK No. 95, LOT No. 35
MANHATTAN
NEW YORK NEW YORK

Figure Title
SOIL VAPOR SAMPLE LOCATION AND ANALYTICAL RESULTS MAP

Project No. 170755201
Date 10/14/2025
Scale 1"=30'
Drawn By MG
Figure No. F-3

© 2024 Langan

Path: \\langan.com\data\NYC\data2\170755201\Project Data\ArcGIS\APRX\170755201\170755201.aprx Date: 10/14/2025 User: mgeorgalas Time: 3:52 PM

ATTACHMENT G
SECTION VII: REQUESTOR CONTACT INFORMATION AND SECTION IX: PROGRAM FEE

Section VII: Requester Contact Information

The Requestor, SHF Cliff Street LLC, is a domestic not-for-profit corporation authorized to conduct business in New York State and the developer of the proposed Brownfield Cleanup Program (BCP) site at 50-58 Cliff Street (herein referred to as "the site"). A copy of the New York State Department of State Division of Corporations entity information for SHF Cliff Street LLC (herein referred to as the "Requestor") is included as Attachment G1. The Requestor certifies that it is a Volunteer per ECL 27-1405(1). An organizational chart showing members of SHF Cliff Street LLC is included as Attachment G2.

Section IX: Program Fee

The Requestor is a supportive affordable housing developer based in New York City and is applying for a program fee waiver. Documentation for the fee waiver request is included as Attachment G3.

ATTACHMENT G1: REQUESTOR INFORMATION

NYS DEPARTMENT OF STATE DIVISION OF CORPORATIONS

An official website of New York State.
Here's how you know

Department of State
Division of Corporations

Entity Information

Return to Results | Return to Search

Entity Details

ENTITY NAME: SHF CLIFF STREET LLC
DOS ID: 7747875
FOREIGN LEGAL NAME:
FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY
DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTIONOF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 10/31/2025
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 10/31/2025
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: CURRENT
COUNTY: NEW YORK
NEXT STATEMENT DUE DATE: 10/31/2027
JURISDICTION: NEW YORK, UNITED STATES
NFP CATEGORY:

ENTITY DISPLAY | NAME HISTORY | FILING HISTORY | MERGER HISTORY | ASSUMED NAME HISTORY

Service of Process on the Secretary of State as Agent

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

Name: C/O SETTLEMENT HOUSING FUND, INC.

Address: 247 W. 37TH STREET 4TH FLOOR, NEW YORK, NY, UNITED STATES, 10018

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

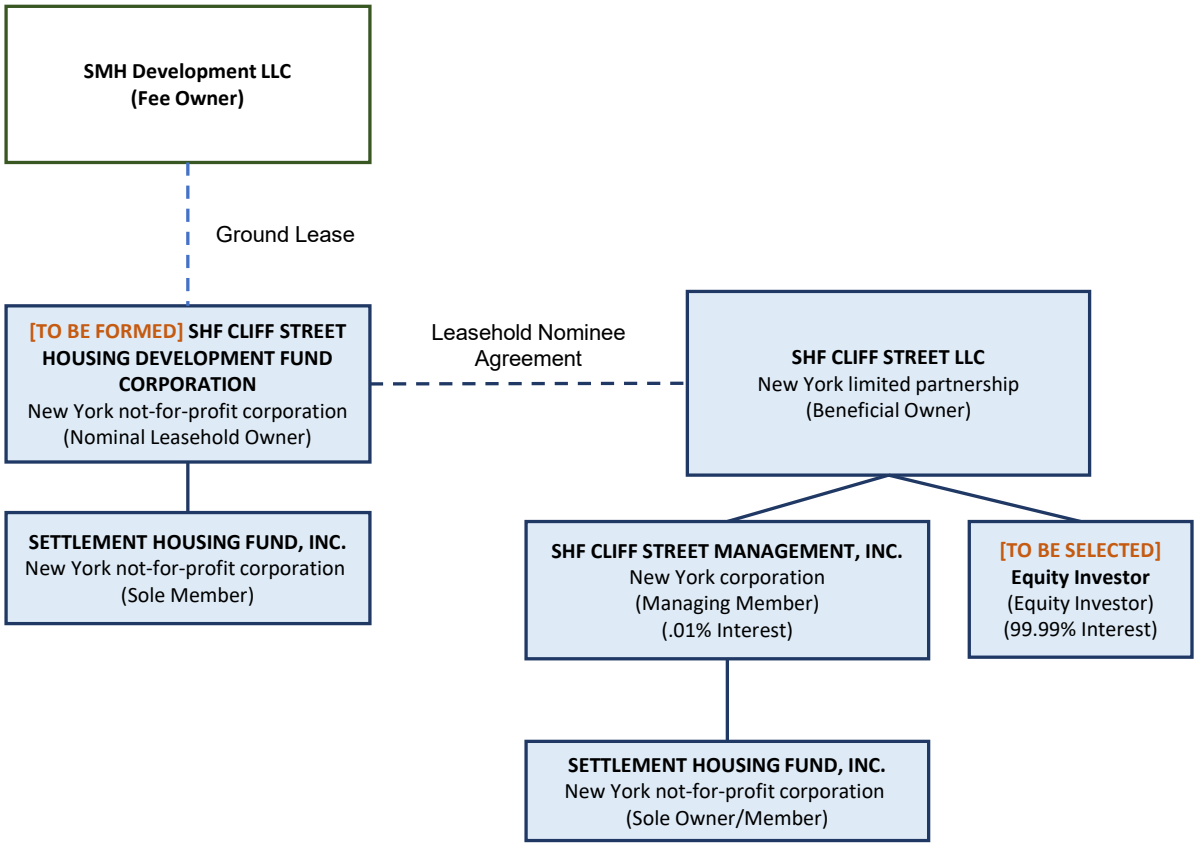
Share Value	Number Of Shares	Value Per Share

NEW YORK STATE

Agencies App Directory Counties Events Programs Services

ATTACHMENT G2: REQUESTOR INFORMATION

ORGANIZATIONAL CHART


SMH Development LLC
(Fee Owner)
Ground Lease
[TO BE FORMED] SHF CLIFF STREET HOUSING DEVELOPMENT FUND CORPORATION
New York not-for-profit corporation
(Nominal Leasehold Owner)
Leasehold Nominee Agreement
SHF CLIFF STREET LLC
New York limited partnership
(Beneficial Owner)
SETTLEMENT HOUSING FUND, INC.
New York not-for-profit corporation
(Sole Member)
SHF CLIFF STREET MANAGEMENT, INC.
New York corporation
(Managing Member)
(.01% Interest)
[TO BE SELECTED]
Equity Investor
(Equity Investor)
(99.99% Interest)
SETTLEMENT HOUSING FUND, INC.
New York not-for-profit corporation
(Sole Owner/Member)

ATTACHMENT G3: REQUESTOR INFORMATION

FEE WAIVER

APPLICANT'S AFFIDAVIT

STATE OF NEW YORK

ss:

COUNTY OF NEW YORK

Jacqueline Tom, being duly sworn, deposes and says:

1. I am the Authorized Signatory of SHF CLIFF STREET MANAGEMENT CORP. , which is the managing member of SHF CLIFF STREET LLC (the "Company"), a New York limited liability company and the applicant for the Brownfield Cleanup Program ("BCP").

2. I have authority to bind the Company as an Authorized Signatory of the Company.

3. The Company is the developer of certain real property located at 50-58 CLIFF STREET New York, NY 10038 (New York City Tax Map Block 95, Lot 35) (the "Site").

4. The Company has submitted a BCP application pending with the New York State Department of Environmental Conservation for the Site, known as 50-58 Cliff Street.

5. The Site is being developed and will be operated as an affordable housing project, as defined in 6 NYCRR § 375-3.2, with the dedication of 15% of the units for formerly homeless households(i.e. affordable housing with social services in place for formerly homeless households) and 100% of the units to affordable housing for tenants earning up to 80% of AMI.

6. The Site will have a Regulatory Agreement with NYC Housing Preservation and Development (HPD) that will memorialize the affordability requirements.

7. Accordingly, the Site is eligible for a BPC fee waiver as an affordable housing project.

8. I have reviewed this statement, and it is true and correct to the best of my knowledge.

J Tom

Jacqueline Tom

Sworn to before me this 6th day of January 2026

Notary Public

SONJA L. PINEDA
Notary Public, State of New York
No. 01PI6172910
Qualified in New York County
Commission Expires August 20, 2027

ATTACHMENT H
SECTION X: REQUESTOR ELIGIBILITY

Volunteer Status

Pursuant to ECL § 27-1405(1), the Requestor, SHF Cliff Street LLC., is properly designated as a Volunteer because their liability arises solely from involvement with the site after discharge or disposal of contaminants at the site and there is no indication of any contribution to or exacerbation of site conditions during the time of Requestor's involvement with the site. The Requestor anticipates entering a 99-year ground lease with the current property owners in June 2027. The Requestor has no relationship with the prior owners or operators of the site. The Requestor has dispatched and continues to dispatch its obligations of due care with respect to the site. For the foregoing reasons, the Requestor qualifies as a Volunteer.

Proof of Site Access

The site is currently owned by SMH Development LLC. The property owners have provided authorization for SHF Cliff Street LLC to take all actions necessary to enter into and carry out the obligations of the BCP. A copy of a signed access agreement is included in Attachment H1.

ATTACHMENT H1: REQUESTOR ELIGIBILITY

SITE ACCESS AGREEMENT

Docusign Envelope ID: 9057CDEF-4F17-4AB0-8C9C-03F815203CFF

ACCESS AGREEMENT

ACCESS AGREEMENT made as of this 4 day of March 2026, by and between SMH DEVELOPMENT LLC **("Grantor")**, and SHF CLIFF STREET LLC **("Grantee")**.

WHEREAS, Grantor owns that certain real property located at 50-58 Cliff Street, New York, New York 10038, Block 95, Lot 35 (**"Grantor's Property**"); and

WHEREAS, Grantee will apply to have Grantor's Property accepted into the New York State Brownfield Cleanup Program ("**BCP**"); and

WHEREAS, following admission of Grantor's Property to the BCP, Grantee will require access to Grantor's Property to carry out certain investigatory, remedial and other related tasks required by the BCP (collectively, the "**Work**") and consistent with the BCP and any work plans issued thereunder; and

WHEREAS, Grantor desires to grant Grantee such access.

NOW, THEREFORE, in consideration of the foregoing and for good and valuable consideration, the receipt of which is hereby acknowledged, Grantor and Grantee agree as follows:

1. Grantor hereby grants reasonable access and a license upon, into, under or through Grantor's Property for the purpose of the entry thereon by Grantee, its agents, employees, architects, engineers, contractors and consultants (collectively, the "**Grantee Related Parties**" and each a "**Grantee Related Party**"), vehicles, equipment and materials required by Grantee to satisfy tasks and obligations required by any Brownfield Cleanup Agreement ("**BCA**") entered into between Grantee and the New York State Department of Environmental Conservation ("**DEC**"), and consistent with the BCP and any work plans issued thereunder.

2. Grantee Related Parties shall perform the Work in a workmanlike manner and in accordance with industry standards and in accordance with applicable laws, rules and regulations. The rights granted pursuant to paragraph 1 of this Agreement are nonexclusive, nontransferable, and shall not be assigned absent Grantor's written consent in its sole discretion, it being understood and agreed that Grantor, its agents, employees, workers, and contractors will have full authority to come upon and have unfettered access to Grantor's Property during the performance of the Work. Grantor agrees that it will use commercially reasonable efforts to avoid unreasonable interference with Grantee's exercise of its rights hereunder.

3. Grantee shall provide reasonable notice to Grantor prior to Grantee's need for access to Grantor's Property to perform the Work.

4. Grantee shall be responsible for obtaining all federal, state or local governmental approvals and providing all notices in relation to the Work.

5. Grantor hereby also grants Grantee the right and authority to place an environmental easement pursuant to Article 71, Title 36 of the Environmental Conservation Law ("**ECL**") on

Docusign Envelope ID: 9057CDEF-4F17-4AB0-8C9C-03F815203CFF

Grantor's Property, should an environmental easement be deemed necessary by DEC as an element of the site remediation under the BCP, and to record such environmental easement with the Office of the City Register of New York City.

6. This Agreement shall be governed by and construed in accordance with the laws of the State of New York. Any proceedings initiated by either party to enforce the terms of or otherwise related to this Agreement shall be brought in the Supreme Court, State of New York.

7. Access under this Agreement shall become effective simultaneously with and upon DEC's acceptance of Grantee's BCP application.

IN WITNESS WHEREOF, this Agreement has been executed by Grantor and Grantee and is effective as of the date set forth above.

GRANTOR:

SMH DEVELOPMENT LLC

Signed by:
By: Meredith B Jenkins
A09E7D56612E4C4...

Name: Meredith B Jenkins

Title: Authorized Signatory

GRANTEE:

SHF CLIFF STREET LLC

DocuSigned by:
By: Jacqueline Tom
284D8691ED654A9...

Name: Jacqueline Tom

Title: Authorized Signatory

ATTACHMENT I
SECTION XII: CONTACT LIST INFORMATION

Item 1 – Chief Executive Officer and Planning Board

Chief Executive Officer
Mayor Zohran Mamdani
City Hall
New York, New York 10007

New York City Planning Commission
Dan Garodnick, Chair
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Borough of Manhattan, Borough President
Brad Hoylman-Sigal
1 Centre Street, 19th Floor
New York, NY 10007

Borough of Manhattan, Department of City Planning
Edith Hsu-Chen, Executive Director (Chair to be appointed)
120 Broadway, 31st Floor
New York, NY 10271

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

The contact information of the current owner is:

SMH Development LLC
76 Trinity Place, 10th Floor
New York, NY 10006
(212) 242-7165
thiwot@trinitychurchnyc.org

Adjacent properties include:

Address/ Block and Lot	Owner/Mailing Address
41-53 Fulton Street Block 95, Lot 27	St. Margaret's House Housing Development Fund Corp. 74 Trinity Place New York, NY 10006
80 Gold Street Block 94, Lot 1	Southbridge Towers Inc. 90 Beekman Street New York, NY 10038
46 Cliff Street Block 95, Lot 43	NYC Transit Authority 2 Broadway New York, NY 10004-2207

Item 3 - Local News Media

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

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

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

Downtown Express (The Villager)
330 W 34th Street, Floor 17
New York, NY 10001
(212) 457-7735

The Broadsheet
395 South End Avenue
New York, NY 10280
(917) 929-8375

The Tribeca Tribune
14 Murray Street, #232
New York, NY 10007
(212) 219-9709

Downtown Alliance
120 Broadway, Suite 3340
New York, NY 10271
(212) 566-6700

WPIX11 New York
220 East 42nd Street
New York, NY 10017
(212) 949-1100

Item 4 - Public Water Supply

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

New York City Department of Environmental Protection
Rohit T. Aggarwala, Commissioner
59-17 Junction Boulevard
Flushing, NY 11373

New York City Municipal Water Finance Authority
255 Greenwich Street, 6th Floor
New York, NY 10007

New York City Water Board
Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
Queens, NY 11373

Item 5 - Request for Contact

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

Item 6 - Schools and Day Care Facilities

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

St. Margaret's House Senior Living Facility
(southeast-adjoining to the site)
Claire Guerette
49 Fulton Street
New York, NY 10038
(212) 349-2423

KinderCare FiDi NYC
(about 0.10 mile west of the site)
Lalaine Aclao
101 John Street
New York, NY 10038
(212) 349-2423

The Peck Slip School
(about 0.11-mile northeast of the site)
Casey Corey
1 Peck Slip
New York, NY 10038
(212) 312-6260

Spruce Street School
(about 0.19-mile north of the site)
Nancy Harris
12 Spruce Street,
New York, NY 10038
(212) 266-4800

Manhattan Early College School for Marketing and Media Arts
(about 0.23-mile north of the site)
Sarah Kaplan
411 Pearl Street
New York, NY 10038
(212) 225-0880

Murry Bergtraum High School for Business Careers
(about 0.23-mile north of the site)
Joyell Simmons
411 Pearl Street
New York, NY 10038
(212) 964-9610

Urban Assembly Maker Academy
(about 0.24-mile north of the site)
Amy Piller
411 Pearl Street
New York, NY 10038
(212) 225-0890

The Urban Assembly Early College High School of Emergency Medicine
Rasheed Bility
(about 0.23-mile north of the site)
411 Pearl Street
New York, NY 10038
(212) 225-0998

Success Academy Charter Schools
(about 0.27-mile southwest of the site)
Eva Moskowitz
95 Pine Street
New York, NY 10005
(646) 597-4641

Bright Horizons
(about 0.30-mile west of the site)
Ariana Ramirez
25 Pine Street
New York, NY 10005
(212) 542-8472

Pine Street School
(about 0.31-mile west of the site)
Anna Rita Pergolizzi-Wentworth
25 Pine Street
New York, NY 10005
(212) 235-2325

P.S. 126 Jacob August Riis
(about 0.41-mile northeast of the site)
Carlos Romero
80 Catherine Street
New York, NY 10038
(212) 962-2188

Leman Manhattan Preparatory School
(about 0.41-mile southwest of the site)
Maria Castelluccio
41 Broad Street
New York, NY 10004
(212) 232-0266

Vivvi World Trade Center
(about 0.46-mile northwest of the site)
Zenaida Ellis
50 Park Place
New York, NY 10007
(212) 602-0829

Millennium High School
(about 0.47-mile southwest of the site)
Colin McEvoy
75 Broad Street, 13th Floor
New York, NY 10004
(212) 825-9008

Item 7 - Document Repository

The location and contacts for the document repositories for the project are provided below. Signed letters from Manhattan Community Board 1 and New Amsterdam Library indicating acceptance as a document repository are included as Attachment I1.

New Amsterdam Library
9 Murray Street
New York, NY 10007
(212) 732-8186

Hours

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

Manhattan Community Board 1
Zach Bommer, District Manager
1 Centre Street, Room 2202-North
New York, NY 10007
(212) 602-6300

ATTACHMENT I1: CONTACT LIST INFORMATION

REPOSITORY LETTERS

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

23 October 2025

New Amsterdam Library
9 Murray Street
New York, NY 10007
212-732-8186

RE: Brownfield Cleanup Program Application
50-58 Cliff Street
Block 95, Lot 35
New York, New York 10038

To Whom this May Concern:

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

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

Elizabeth Adkins, PE
Senior Project Engineer

Yes, the New Amsterdam Library is willing and able to act as a public repository on behalf of Settlement Housing Fund, Inc. in the cleanup of the 50-58 Cliff Street project under the NYSDEC BCP. The library agrees to act as a repository for electronic documents only, and not as a physical document repository.

(Name)

11/7/25
(Date)

Library Manager
(Title)

19 November 2025

Zach Bommer, District Manager
Manhattan Community Board 1
1 Centre Street, Room 2202-North
New York, NY 10007
212-602-6300

RE: Brownfield Cleanup Program Application
50-58 Cliff Street
Block 95, Lot 35
New York, New York 10038

To Mr. Bommer:

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

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



Maxine Brannon
Staff Scientist

Yes, the Manhattan Community Board 1 is willing and able to act as a public repository on behalf of Settlement Housing Fund, Inc. in the cleanup of the 50-58 Cliff Street project under the NYSDEC BCP.

Zach Bommer _____ (Name)
District Manager
_____ (Title)

11/19/2025 _____ (Date)