



Brownfield Cleanup Program Application

**Former Hygrade Polishing and Plating Co. Site
22-07 41st Avenue
Long Island City, New York**

October 2014

Prepared for:

**New York State Department of
Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020**

On Behalf of:

**Stalingrad Ventures LLC
320 Northern Blvd.
Great Neck, NY 11021**

Prepared by:

**CA RICH CONSULTANTS, INC.
17 Dupont Street
Plainview, NY 11803-1614
(516) 576-8844**



October 22, 2014

**New York State Department of
Environmental Conservation**
Division of Environmental Remediation
625 Broadway
Albany, New York 12233-7020

Attention: Kelly Lewandowski, Chief, Site Control Section

**Re: Brownfield Cleanup Program Application
Third Submission
Former Hygrade Polishing and Plating Co.
22-07 41st Avenue
Long Island City, New York**

Dear Ms. Lewandowski:

Please find the attached Brownfield Cleanup Program (BCP) Application for the above-referenced project. As requested, one complete paper hardcopy of this Application has been sent to your office along with a digital CD of the same, and one paper hardcopy and CD has also been sent to the Region 2 office.

We thank you for the opportunity to submit this BCP Application on behalf of Stalingrad Ventures, LLC and look forward to moving ahead with the necessary remedial activities under the BCP. If you have questions or need any additional detail regarding the completeness of this Application, please do not hesitate to call us.

Respectfully submitted,

CA RICH CONSULTANTS, INC.

A handwritten signature in black ink that reads "Eric Weinstock".

Eric A. Weinstock
Vice President

cc: Jane O'Connell, NYSDEC Region 2
James Periconi, Esq.
Stalingrad Ventures, LLC

LIST OF ATTACHMENTS AND FIGURES

APPLICATION AND REPOSITORY REQUEST APPROVAL

ATTACHMENTS

- 1 Requestor Information
- 2 Current Site Owner/Operator Information and Tax Map
- 3 Requestor Eligibility Information
- 4 Project Description and Schedule
- 5 Property Environmental History with Reports
- 6 Property Owners and Operators
- 7 Site Contact List
- 8 Land Use Factors

FIGURES

- 1 Site Location Map
- 2 Site Plan
- 3 Land Use Map
- 4 Zoning Map
- 5 FEMA Flood Map



NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM (BCP)

ECL ARTICLE 27 / TITLE 14



08/2013

DEPARTMENT USE ONLY
BCP SITE #:

Section I. Requestor Information

NAME Stalingrad Ventures LLC

ADDRESS 320 Northern Blvd.

CITY/TOWN Great Neck

ZIP CODE 11021

PHONE 631-293-1998

FAX 631-293-7742

E-MAIL uselectroplate@optonline.net

Is the requestor authorized to conduct business in New York State (NYS)?

☒ Yes ☐ No

-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 above, 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 applicant is authorized to do business in NYS.

-Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and New York State Education Law. **Documents that are not properly certified will not be approved under the BCP.**

☒ Yes ☐ No

NAME OF REQUESTOR'S REPRESENTATIVE Robert Birnbaum

ADDRESS 320 Northern Blvd.

CITY/TOWN Great Neck

ZIP CODE 11021

PHONE 631-293-1998

FAX 631-293-7741

E-MAIL uselectroplate@optonline.net

NAME OF REQUESTOR'S CONSULTANT CA Rich Consultants, Inc.

ADDRESS 17 Dupont Street

CITY/TOWN Plainview

ZIP CODE 11803

PHONE 516-576-8844

FAX 516-579-0093

E-MAIL eweinstock@carichinc.com

NAME OF REQUESTOR'S ATTORNEY James Periconi Esq.

ADDRESS Periconi, LLC 260 Madison Avenue, 15th Floor

CITY/TOWN New York, NY

ZIP CODE 10016

PHONE 212-213-5500

FAX 212-448-0066

E-MAIL jpericoni@periconi.com

THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

☐ PARTICIPANT

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

☒ VOLUNTEER

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

NOTE: By checking this box, the requestor 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.

Requestor Relationship to Property (check one):

☐ Previous Owner

☒ Current Owner

☐ Potential /Future Purchaser

☐ Other

If requestor is not the site owner, requestor will have access to the property throughout the BCP project. ☐ Yes ☐ No

-Proof of site access must be submitted for non-owners

Section II. Property InformationCheck here if this application is to request significant changes to property set forth in an existing BCA: ☐

Existing BCP site number: _____

PROPERTY NAME Former Hygrade Polishing and Plating Co.

ADDRESS/LOCATION 22-07 41st Avenue

CITY/TOWN Long Island City

ZIP CODE 11101

MUNICIPALITY(If MORE THAN ONE, LIST ALL):

New York City

COUNTY Queens

SITE SIZE (ACRES) 0.0575

LATITUDE (degrees/minutes/seconds) 40 ° 45 ' 12.5742 "

LONGITUDE (degrees/minutes/seconds) 73 ° 56 ' 27.4842 "

HORIZONTAL COLLECTION METHOD: ☐ SURVEY ☒ GPS ☐ MAP

HORIZONTAL REFERENCE DATUM: NAD 83

COMPLETE TAX MAP INFORMATION FOR ALL TAX PARCELS INCLUDED WITHIN THE PROPERTY BOUNDARIES. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address

Parcel No.

Section No.

Block No.

Lot No.

Acreage

22-07 41st Avenue, Long Island City, New York

409

6

0.0575

1. Do the property boundaries correspond to tax map metes and bounds?

☒ Yes ☐ No

If no, please attach a metes and bounds description of the property.

2. Is the required property map attached to the application? (application will not be processed without map)

☒ Yes ☐ No

3. Is the property part of a designated En-zone pursuant to Tax Law § 21(b)(6)?

☐ Yes ☒ NoFor more information please see Empire State Development's [website](#).

If yes, identify area (name) _____

Percentage of property in En-zone (check one): ☐ 0-49% ☐ 50-99% ☐ 100%

4. Is this application one of multiple applications for a large development project, where the development

☐ Yes ☒ No

project spans more than 25 acres (see additional criteria in BCP application instructions)? If yes, identify name of properties in related BCP applications: _____

5. Property Description Narrative:

The property includes a four-story masonry structure with a basement and was formally occupied by a metal plating facility. The building, which covers the entire parcel, is currently vacant and undergoing restoration. The building fronts on 41st Avenue. The rear of the building adjoins the loading dock for a building occupied by Air-Sea Packing. The west side of the building adjoins a construction site and the east side adjoins a private asphalt-paved driveway.

6. List of Existing Easements (type here or attach information)

Easement HolderDescription

No easements listed on deed.

7. List of Permits issued by the NYSDEC or USEPA Relating to the Proposed Site (type here or attach information)

TypeIssuing AgencyDescription

---none---

If any changes to Section II are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: MS

Section III. Current Property Owner/Operator Information																													
OWNER'S NAME Stalingrad Ventures LLC																													
ADDRESS 320 Northern Blvd.																													
CITY/TOWN Great Neck		ZIP CODE 11021																											
PHONE 631-293-1998	FAX 631-293-7742	E-MAIL uselectroplate@optonline.net																											
OPERATOR'S NAME Stalingrad Ventures LLC																													
ADDRESS 22-07 41st Avenue																													
CITY/TOWN Long Island City		ZIP CODE 11101																											
PHONE 631-293-1998	FAX 631-293-7742	E-MAIL uselectroplate@optonline.net																											
Section IV. Requestor Eligibility Information (Please refer to ECL § 27-1407)																													
<p>If answering "yes" to any of the following questions, please provide an explanation as an attachment.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">1. Are any enforcement actions pending against the requestor regarding this site?</td> <td style="width: 10%; text-align: center;"><input type="checkbox"/> Yes</td> <td style="width: 10%; text-align: center;"><input checked="" type="checkbox"/> No</td> </tr> <tr> <td>2. Is the requestor subject to an existing order relating to contamination at the site?</td> <td style="text-align: center;"><input type="checkbox"/> Yes</td> <td style="text-align: center;"><input checked="" type="checkbox"/> No</td> </tr> <tr> <td>3. Is the requestor subject to an outstanding claim by the Spill Fund for this site?</td> <td style="text-align: center;"><input type="checkbox"/> Yes</td> <td style="text-align: center;"><input checked="" type="checkbox"/> No</td> </tr> <tr> <td>4. Has the requestor been determined to have violated any provision of ECL Article 27?</td> <td style="text-align: center;"><input type="checkbox"/> Yes</td> <td style="text-align: center;"><input checked="" type="checkbox"/> No</td> </tr> <tr> <td>5. Has the requestor previously been denied entry to the BCP?</td> <td style="text-align: center;"><input type="checkbox"/> Yes</td> <td style="text-align: center;"><input checked="" type="checkbox"/> No</td> </tr> <tr> <td>6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving contaminants?</td> <td style="text-align: center;"><input type="checkbox"/> Yes</td> <td style="text-align: center;"><input checked="" type="checkbox"/> No</td> </tr> <tr> <td>7. Has the requestor been convicted of a criminal offense that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration?</td> <td style="text-align: center;"><input type="checkbox"/> Yes</td> <td style="text-align: center;"><input checked="" type="checkbox"/> No</td> </tr> <tr> <td>8. Has the requestor knowingly falsified or concealed material facts or knowingly submitted or made use of a false statement in a matter before the Department?</td> <td style="text-align: center;"><input type="checkbox"/> Yes</td> <td style="text-align: center;"><input checked="" type="checkbox"/> No</td> </tr> <tr> <td>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?</td> <td style="text-align: center;"><input type="checkbox"/> Yes</td> <td style="text-align: center;"><input checked="" type="checkbox"/> No</td> </tr> </table>			1. Are any enforcement actions pending against the requestor regarding this site?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	2. Is the requestor subject to an existing order relating to contamination at the site?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	3. Is the requestor subject to an outstanding claim by the Spill Fund for this site?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	4. Has the requestor been determined to have violated any provision of ECL Article 27?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	5. Has the requestor previously been denied entry to the BCP?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving contaminants?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	7. Has the requestor been convicted of a criminal offense that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	8. Has the requestor knowingly falsified or concealed material facts or knowingly submitted or made use of a false statement in a matter before the Department?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Section VI. Project Description																													
<p>What stage is the project starting at? <input type="checkbox"/> Investigation <input checked="" type="checkbox"/> Remediation</p> <p>Please attach a description of the project which includes the following components:</p> <ul style="list-style-type: none"> Purpose and scope of the project Estimated project schedule 																													

Section VII. Property's Environmental History

To the extent that existing information/studies/reports are available to the requestor, please attach the following:

1. Environmental Reports

A Phase I environmental site assessment report prepared in accordance with ASTM E 1527 (American Society for Testing and Materials: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process), and all environmental reports related to contaminants on or emanating from the site.

If a final investigation report is included, indicate whether it meets the requirements of ECL Article 27-1415(2): ☐ Yes ☐ No

2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum					
Chlorinated Solvents	x	x			
Other VOCs					
SVOCs					
Metals	x	x			
Pesticides					
PCBs					
Other*	x				

*Please describe: Cyanide

3. SUSPECTED CONTAMINANTS: INDICATE SUSPECTED CONTAMINANTS AND THE MEDIA WHICH MAY HAVE BEEN AFFECTED. PROVIDE BASIS FOR ANSWER AS AN ATTACHMENT.

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum					
Chlorinated Solvents	x	x			x
Other VOCs					
SVOCs					
Metals	x	x			
Pesticides					
PCBs					
Other*	x	x			

*Please describe: Cyanide

4. INDICATE KNOWN OR SUSPECTED SOURCES OF CONTAMINANTS (CHECK ALL THAT APPLY). PROVIDE BASIS FOR ANSWER AS AN ATTACHMENT.

- ☐ Above Ground Pipeline or Tank ☐ Lagoons or Ponds ☐ Underground Pipeline or Tank ☐ Surface Spill or Discharge
☐ Routine Industrial Operations ☐ Dumping or Burial of Wastes ☐ Septic tank/lateral field ☐ Adjacent Property
☐ Drums or Storage Containers ☐ Seepage Pit or Dry Well ☐ Foundry Sand ☒ Electroplating
☐ Coal Gas Manufacture ☐ Industrial Accident ☐ Unknown

Other: Operations of the electroplating facility may have contributed to an accidental release. This occurred prior to Stalingrad Ventures LLC's acquisition of the site.

5. 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:

6. PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, IF ANY, TO EACH PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".

Section VIII. Contact List Information

Please attach, at a minimum, the names and addresses of the following:

1. The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. In cities with a population of one million or more, the local community board if the proposed site is located within such community board's boundaries (*note: per the 2010 census, New York City is the only city in NY with a population over one million).
8. The location of a document repository for the project (e.g., local library). In addition, attach a copy of a letter sent to the repository acknowledging that it agrees to act as the document repository for the property.

Section IX. Land Use Factors (Please refer to ECL § 27-1415(3))

1. Current Use: ☐ Residential ☐ Commercial ☐ Industrial ☒ Vacant ☐ Recreational (check all that apply)
Provide summary of business operations as an attachment.

2. Intended Use Post Remediation: ☐ Unrestricted ☐ Residential ☒ Commercial ☐ Industrial (check all that apply)
Provide specifics as an attachment.

3. Do current historical and/or recent development patterns support the proposed use? (See #14 below re: discussion of area land uses) ☒ Yes ☐ No

4. Is the proposed use consistent with applicable zoning laws/maps? ☒ Yes ☐ No

5. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, designated Brownfield Opportunity Area plans, other adopted land use plans? ☒ Yes ☐ No

6. Are there any Environmental Justice Concerns? (See §27-1415(3)(p)). ☐ Yes ☒ No

7. Are there any federal or state land use designations relating to this site? ☐ Yes ☒ No

8. Do the population growth patterns and projections support the proposed use? ☒ Yes ☐ No

9. Is the property accessible to existing infrastructure? ☒ Yes ☐ No

10. Are there important cultural resources, including federal or state historic or heritage sites or Native American religious sites within ½ mile? ☐ Yes ☒ No

11. Are there important federal, state or local natural resources, including waterways, wildlife refuges, wetlands, or critical habitats of endangered or threatened species within ½ mile? ☒ Yes ☐ No

12. Are there floodplains within ½ mile? ☒ Yes ☐ No

13. Are there any institutional controls currently applicable to the property? ☐ Yes ☒ No

14. Describe the proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas in an attachment. See Attachment 8

15. Describe the potential vulnerability of groundwater to contamination that might migrate from the property, including proximity to wellhead protection and groundwater recharge areas in an attachment. See Attachment 8

16. Describe the geography and geology of the site in an attachment. See Attachment 8

Section X. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. 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 an requestor other than an individual)

I hereby affirm that I am President (title) of stalingrad Ventures, LLC (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. 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: 10/21/14 Signature: [Signature] Print Name: Robert Birnbaum

SUBMITTAL INFORMATION:

Three (3) complete copies are required.

- Two (2) copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF) on a CD, must be sent to:

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

- One (1) paper copy must be sent to the DEC regional contact in the regional office covering the county in which the site is located. Please check our [website](#) for the address of our regional offices.

FOR DEPARTMENT USE ONLY

BCP SITE T&A CODE: _____ LEAD OFFICE: _____



September 2, 2014

Phone: (718) 626-1021
Email: lhartmann@cb.nyc.gov

Queens Community Board 1
45-02 Ditmars Boulevard
LL Suite 1025
Astoria, NY 11105

Attn: Lucille Hartmann, District Manager

Dear Ms. Hartmann:

CA RICH Consultants, Inc. (CA RICH) is the Environmental Consulting Firm representing Stalingrad Ventures, LLC. CA RICH will be filing a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program Application for a proposed redevelopment site located at 22-07 41st Avenue, Long Island City, New York (County: Queens; Block: 409; Lot: 6).

CA RICH is requesting to have Queens Community Board 1 serve as the repository to which all pertinent documents generated for this project will be sent. These documents will have to be made available to the public when requested.

Please initial the bottom of this letter as your understanding/agreement to act as public repository.

Should you have any questions, please contact us.

Thank you,

CA RICH CONSULTANTS, INC.

A handwritten signature in cursive script, reading "Eric Weinstock".

Eric A. Weinstock
Vice President

Community Board 1:

A handwritten signature in cursive script, reading "Lucille T. Hartmann".
Signature _____ Print Name _____ Date 9/4/14



September 29, 2014

Phone: (718) 752-3700
Email: tsmith@queenslibrary.org

Queens Library
37-44 21st Street
Long Island City NY 11101

Attn: Tieny Smith

Dear Ms. Smith:

CA RICH Consultants, Inc. (CA RICH) is the Environmental Consulting Firm representing Stalingrad Ventures, LLC. CA RICH will be filing a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program Application for a proposed redevelopment site located at 22-07 41st Avenue, Long Island City, New York (County: Queens; Block: 409; Lot: 6).

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Thank you,

CA RICH CONSULTANTS, INC.

A handwritten signature in cursive script, reading 'Eric A. Weinstock'.

Eric A. Weinstock
Vice President

Queens Library:

A handwritten signature in cursive script, reading 'Tieny A. Smith'.

Signature

Print Name

10-9-14
Date

Attachment 1

Requestor Information

BCP Application Section I

**Former Hygrade Polishing and Plating Co. Site
Brownfield Cleanup Program Application
Supporting Information**

Attachment 1

Section I. Requestor Information

The Stalingrad Ventures LLC development (Site) is located at 22-07 41st Avenue in Long Island City, New York. The Site is comprised of one lot (County: Queens; Block: 409; Lot: 6) totaling 1.03 acres.

The lot is currently owned by:

Stalingrad Ventures LLC
320 Northern Blvd.
Great Neck, NY 11021

The lot is currently undergoing construction.

Unoccupied
22-07 41st Avenue
Long Island City, NY 11101

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through August 29, 2014.

Selected Entity Name: STALINGRAD VENTURES LLC

Selected Entity Status Information

Current Entity Name: STALINGRAD VENTURES LLC

DOS ID #: 4360622

Initial DOS Filing Date: FEBRUARY 14, 2013

County: NASSAU

Jurisdiction: NEW YORK

Entity Type: DOMESTIC LIMITED LIABILITY COMPANY

Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

IRA LEVINE

320 NORTHERN BLVD.

STE. 14

GREAT NECK, NEW YORK, 11021-4807

Registered Agent

NONE

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this information is not recorded and only available by viewing the certificate.

***Stock Information**

# of Shares	Type of Stock	\$ Value per Share
-------------	---------------	--------------------

No Information Available

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
FEB 14, 2013	Actual	STALINGRAD VENTURES LLC

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

[Search Results](#) [New Search](#)

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Attachment 2

**Current Property Owner/Operator Information
and Tax Map**

BCP Application Section III

**Former Hygrade Polishing and Plating Co. Site
Brownfield Cleanup Program Application
Supporting Information**

Attachment 2

Section III. Current Site Owner/Operator Information and Tax Map

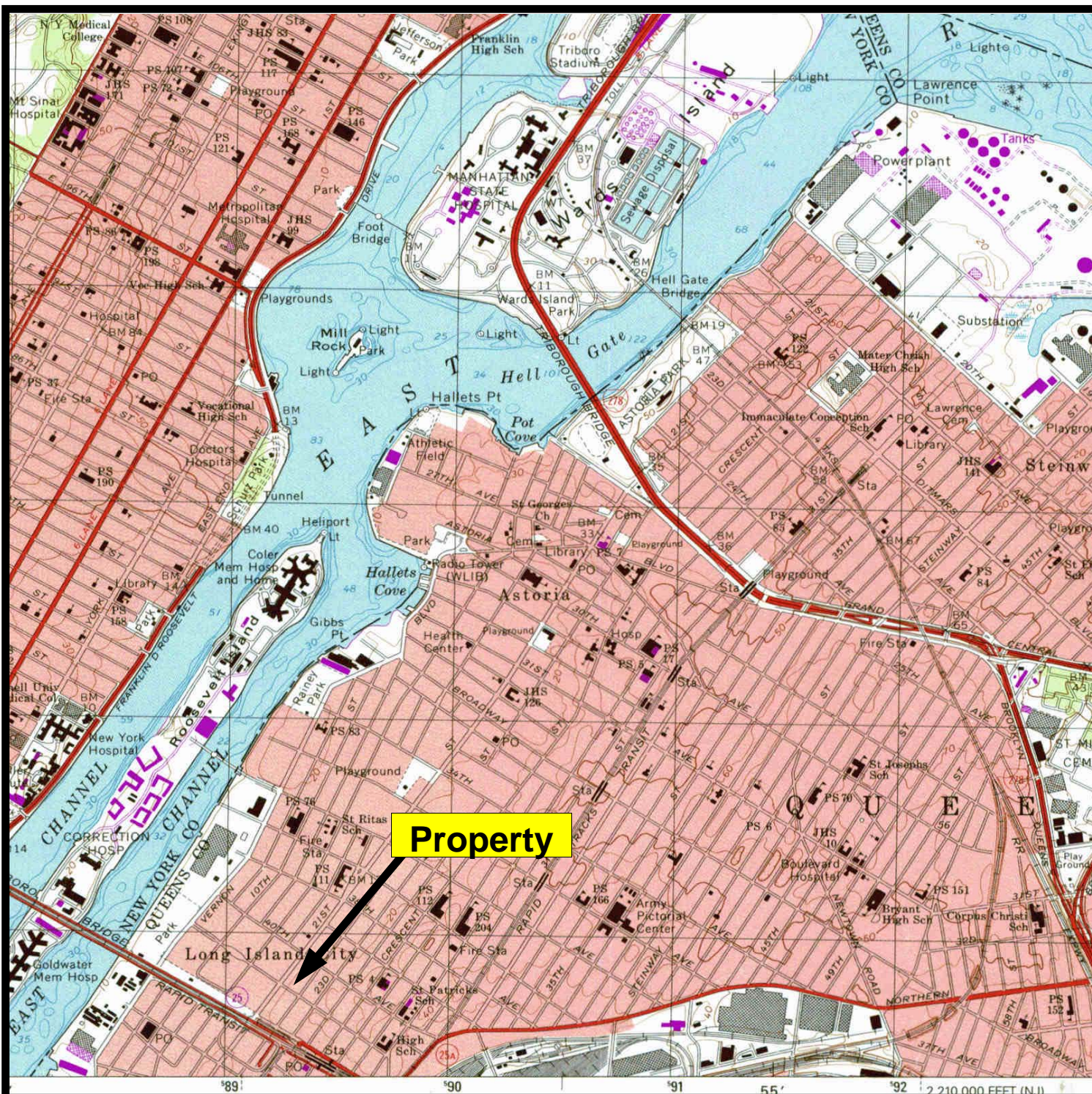
The Stalingrad Ventures LLC development (Site) is located at 22-07 41st Avenue in Long Island City, New York. The Site is comprised of one lot (County: Queens; Block: 409; Lot: 6) totaling 1.03 acres.

The lot is currently owned by:

Stalingrad Ventures LLC
320 Northern Blvd.
Great Neck, NY 11021

The lot is currently undergoing construction.

Unoccupied
22-07 41st Avenue
Long Island City, NY 11101



N

Adapted from USGS Central Park 1995



CA RICH CONSULTANTS, INC.
17 Dupont Street,
Plainview, NY 11803

TITLE:

SITE LOCATION MAP

DATE:

9/23/2014

SCALE:

AS SHOWN

FIGURE: **1**

**Stalingrad Ventures
22-07 41st Avenue
Long Island City, NY**









DRAWN BY:
T.R.B.

DRAWING:

APPR. BY:
E.A.W.

Digital Tax Map - New York City Dept. of Finance



	Borough Boundary	C50	Condo Flag/Condo Number
	Tax Block Boundary	A50	Air Right Flag/Lot Number
50	Tax Block Number	S50	Subterranean Right Flag/Lot Number
	Tax Lot Boundary	R	REUC Flag
50	Tax Lot Number	-----	Under Water Tax Lot Boundary
-50-	Condo FKA Tax Lot Number	-----	Other Boundary
50.5	Tax Lot Dimension		Possession Hook
+/-5.5	Approximate Tax Lot Dimension	Misc	Miscellaneous Text
	Condo Units Range Label		Small Tax Lot Dimension
	Building Footprint		Surface Water

Attachment 3

Requestor Eligibility Information

BCP Application Section V

**Former Hygrade Polishing and Plating Co. Site
Brownfield Cleanup Program Application
Supporting Information**

Attachment 3

Section IV. Requestor Eligibility Information

The current owner, Stalingrad Ventures LLP, (Stalingrad) closed on the purchase of the site on March 8, 2013. Neither the owner nor the Principal of Stalingrad, Robert Birnbaum, have any corporate or individual relationship to the former owner or its Principal (other than the contract of sale). The site is comprised of one tax lot in Queens County (Block 409; Lot 6)

The operations at Hygrade Polishing and Plating (a.k.a. Double E Plating) began in 1962. From 1962 to 2012, Hygrade operated a metal polishing and electroplating facility. The facility conducted its plating operations in tanks and barrels. Chromium, brass (copper and zinc), nickel and zinc plating were commonly performed at this location. Wastes generated by these processes are by definition RCRA hazardous.

Beginning in March 2013, the new owner performed a voluntary cleanup of the above ground portions of the Hygrade facility under a NYCDEP Commissioner's Order. A copy of the Order, which was issued to Edward Byers and Double E Plating Corp., is included as part of this Attachment. This work was overseen by representatives of the NYCDEP along with periodic inspections by representatives of the NYSDEC Region 2 office. As part of the voluntary cleanup effort, the following removal actions were performed by Innovative Recycling Technologies, Inc. (IRT) and Metro Environmental Contracting Corp (MECC). The details of their cleanup program are summarized in a separate report prepared by IRT (Ref 1). At the request of the NYSDEC a RCRA Closure Plan was then prepared and submitted to the NYSDEC to outline the procedures to be used to complete the closure of this facility (Ref. 2). As of the date of this application, the Closure Plan has not been approved. In the meanwhile, Stalingrad has continued the excavation and removal of contaminated soil from this site as part of the renovation of the building for future use.

The site is eligible for the BCP because hazardous waste was released to the soil and groundwater below the site in such as fashion as to complicate the redevelopment of the property. Contaminated groundwater remains below the property. Since the site is comprised on one tax lot, the entire site is eligible for the program. The applicant is a volunteer as they did not own the property or operate the facility while Hygrade was in operation.

Attachment 4

Project Description and Schedule

BCP Application Section VI

**Former Hygrade Polishing and Plating Co. Site
Brownfield Cleanup Program Application
Supporting Information
Attachment 4**

Section VI. Project Description and Schedule

Between 1962 and 2012, the property was used as a metal electroplating facility. The facility conducted its plating operations in tanks and barrels. Chromium, brass (copper and zinc), nickel and zinc plating were commonly performed at this location. Based on sampling results, it appears that chlorinated solvents were also used at this facility.

Beginning in March 2013, the new owner (Stalingrad Ventures LLP) performed a voluntary cleanup of the Hygrade facility performed under a NYCDEP Commissioner's Order. A copy of the Order, which was issued to Edward Byers and Double E Plating Corp., is included in the Draft Closure Plan. This work was overseen by representatives of the NYCDEP along with periodic inspections by representatives of the NYSDEC Region 2 office. As part of the voluntary cleanup effort, removal actions were performed by Innovative Recycling Technologies, Inc. (IRT) and Metro Environmental Contracting Corp (MECC). The details of their cleanup program are summarized in a separate report prepared by IRT (Ref 1) and included the removal and proper disposal of all the plating solution, wastes and bulk product remaining in the facility.

Stalingrad Ventures LLP has continued voluntarily cleaning up and restoring this building. This included removing the entire eastern and western walls on the first floor and replacing them with new concrete block, removing the concrete surfacing from the remaining walls, washing and resurfacing the floors, removal of soil from the basement and sampling the groundwater below the basement.

The owner plans to lease the first, second, third and fourth floors of the building to tenants for use as professional office space or other similar commercial applications. There are currently no plans for this building to be used for residential occupancy. The basement area is planned to be used for storage only by tenants in the building. A section of the basement will be sectioned off for use by the property owner only. If future groundwater remediation is required, this space will be available for placement of remediation products and equipment.

TABLE 1
Former Hygrade Polishing and Plating Co. Site
SCHEDULE FOR ENVIRONMENTAL ACTIVITIES WORKING WITH NYSDEC UNDER THE BCP

Tasks	2014						2015												2016											
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Environmental																														
Preparation of BCP Application																														
DEC completeness check (2 weeks)																														
Public Comment Period (30 days)																														
Execute BCP Agreement (15 days, est.)																														
Citizen Participation Plan (CPP)																														
Remedial Investigation Work Plan																														
Interim Remedial Measures Work Plan																														
DEC review and approval																														
Public Comment Period and Fact Sheet (30 days)																														
Remedial Investigation Field Work																														
Interim Remedial Measures Field Work																														
Remedial Investigation Report																														
DEC review and approval of RI Report																														
Interim Remedial Measures Report																														
DEC review and approval of IRM Report																														
Public Comment Period and Fact Sheet (45 days)																														
Prepare Draft Environmental Easement																														
Preparation of Site Management Plan (SMP)																														
Obtain Final Environmental Easement																														
Certificate of Completion*																														

* This schedule assumes the IRM will serve as the final remedy along with continued post-remediation monitoring

Attachment 5

Property Environmental History with Reports

BCP Application Section VII

**Former Hygrade Polishing and Plating Co. Site
Brownfield Cleanup Program Application
Supporting Information**

**Attachment 5
Section VII. Property Environmental History**

Previous environmental reports have been prepared for the site. They include:

1. IRT, Final Report for the Limited Remediation of the Former Double E Plating Facility, May 2013.
2. CA RICH, Draft RCRA Closure Plan, Former Hygrade Polishing and Plating Co., 22-07 41st Avenue Long Island City, New York, September 2013.
3. IRT, Summary Report of Soil End-Point and Groundwater Samples for the Former Double E Plating Facility, 22-07 41st Avenue, Long Island City, NY, August 2014.

The operations at Hygrade Polishing and Plating (a.k.a. Double E Plating) began in 1962. Prior tenants at this location included Roto Metal Specialties Inc. in 1939. From 1962 to 2012, Hygrade operated a metal polishing and electroplating facility. The facility conducted its plating operations in tanks and barrels. Chromium, brass (copper and zinc), nickel and zinc plating were commonly performed at this location. Based on sampling results, it appears that chlorinated solvents were also used at this facility.

In the electroplating process, parts are either placed in baskets or hung on racks. The parts are then dipped into various tanks of alkaline cleaners, acid etch, plating solutions, stripping solutions and rinses. Plating operations generate a wastewater. Hygrade operated a wastewater treatment unit in the basement of the building and treated effluent was discharged to the NYC municipal sewer system.

Beginning in March 2013, the new owner (Stalingrad Ventures LLP) performed a voluntary cleanup of the Hygrade facility performed under a NYCDEP Commissioner's Order. A copy of the Order, which was issued to Edward Byers and Double E Plating Corp., is included in the Draft Closure Plan. This work was overseen by representatives of the NYCDEP along with periodic inspections by representatives of the NYSDEC Region 2 office. As part of the voluntary cleanup effort, removal actions were performed by Innovative Recycling Technologies, Inc. (IRT) and Metro Environmental Contracting Corp (MECC). The details of their cleanup program are summarized in a separate report prepared by IRT (Ref 1) and included the removal and proper disposal of all the plating solution, wastes and bulk product remaining in the facility.

Stalingrad Ventures LLP has continued voluntarily cleaning up and restoring this building after the NYCDEP Commissioner's Order was satisfied and while the Draft RCRA Closure Plan was under review by the NYSDEC. This included removing the concrete surfacing from the walls, washing and resurfacing the floors, removal of soil from the basement and sampling the groundwater below the basement. The results of the soil and groundwater samples are included in reference 3.

Sampling Data: The history of sampling data collected from this site is included in the referenced reports.

Known Contaminants: The metals cadmium, chromium, copper & nickel and the VOCs perchloroethene, trichloroethene, & 1,2-dichloroethene were detected in the soil below the basement.

The metals chromium and nickel and the VOCs perchloroethene, trichloroethene, 1,2-dichloroethene & vinyl chloride were detected in the groundwater below the basement.

Suspected Contaminants: As the contaminant-impacted soils below the basement floor have been removed and properly disposed of as part of the voluntary cleanup and building renovation, heavy metals and VOCs are no longer suspected in the basement soils.

The metals chromium & nickel and chlorinated VOCs have been detected in the groundwater in the past; these heavy metals and VOCs are suspected in the groundwater below the basement.

Since VOCs are volatile in nature, they are also suspected in the soil vapor below the basement.

Known or Suspected Sources of Contamination: The source of the known and suspected releases is the former plating operations at Hygrade Polishing and Plating Co.

Last Known Contact Information for Prior Operators

Hygrade Polishing and Plating Co.
22-07 41st Avenue
Long Island City, NY 11101
Last Known Telephone Number: (718) 392-4082

Last Known Contact Information for Prior Owners

Edward Byers
521 Normandy Village
Nanuet, NY 10954
Last Known Telephone Number: (845) 624-2934

Attachment 5

**COPIES OF THE ENVIRONMENTAL REPORTS ARE INCLUDED ON
THE ENCLOSED CD**

Attachment 6

Property Owners and Operators

BCP Application Section VII

**Former Hygrade Polishing and Plating Co. Site
Brownfield Cleanup Program Application
Supporting Information**

**Attachment 6
Section VII: Property Owners and Operators**

County: Queens; Block: 409; Lot: 6

Current Property Ownership	Dates
Stalingrad Ventures, LLC 320 Northern Blvd. Great Neck, NY 11021 Telephone Number: (631) 293-1998 Relationship: Owner	2013-Present

Current Property Operator	Dates
Under Construction	

Previous Property Ownership	Dates
Edward Byers 521 Normandy Village Nanuet, NY 10954 Last Known Telephone Number: (845) 624-2934 Relationship to Requestor: None	1984 to 2013
Lar-Mar Reality Co. (A New York Partnership) 4-22 Dorothy Street Fairlawn, NJ 07410 Last Known Telephone Number: Unknown Relationship to Requestor: None	1978 to 1984
Larry Levin Realty Co. 22-07 41 st Avenue, Long Island City, NY 11101 Last Known Telephone Number: Unknown Relationship to Requestor: None	1977 to 1978
Elizabeth Harris 212 West 8 th Street Deer Park, NY 11729 Last Known Telephone Number: Unknown Relationship to Requestor: None	1966 to 1977
Benjamin Tannenbaum 350 Fifth Avenue New York, NY Last Known Telephone Number: Unknown Relationship to Requestor: None	1965-1966

Karman Reality Corp
567 Fort Washington Avenue
New York, NY
Last Known Telephone Number: Unknown
Relationship to Requestor: None

1965

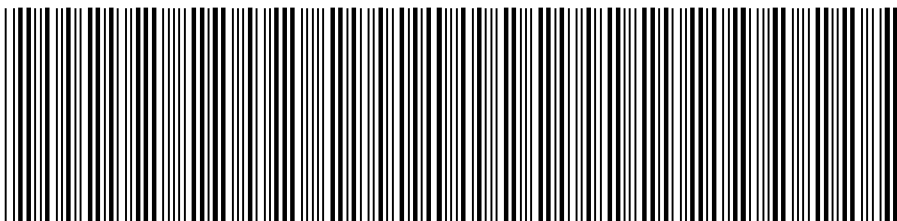
Previous Property Operators	Dates
Hygrade Polishing and Plating Co. 22-07 41 st Avenue Long Island City, NY 11101 Last Known Telephone Number: (718) 392-4082 Relationship to Requestor: None	1962-2012
Roto Metals Specialty, Inc. 22-07 41 st Avenue Long Island City, NY 11101 Last Known Telephone Number: Unknown Relationship to Requestor: None	1939-1962

Note:

New York City online records were researched in the development of this list. Applicable information such as deed and lease information are provided as backup in the following pages.

**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.



2013031301469001001ECF0F

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2013031301469001

Document Date: 03-08-2013

Preparation Date: 03-13-2013

Document Type: DEED

Document Page Count: 3

PRESENTER:

FIDELITY NATIONAL TITLE INSURANCE SERVICES
1415 KELLUM PLACE, SUITE 205
*****PICKUP ANDY - TITLE NO. 64135
GARDEN CITY, NY 11530
516-741-5050
robert.poelker@fnf.com

RETURN TO:

IRA J. LEVINE, ESQ.
320 NORTHERN BOULEVARD
GREAT NECK, NY 11021

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	409	6	Entire Lot	22-07 41ST AVENUE
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

EDWARD BYERS
521 NORMANDY VILLAGE
NANUET, NY 10954

GRANTEE/BUYER:

STALINGRAD VENTURES LLC
C/O IRA LEVINE, ESQ., 320 NORTHERN BOULEVARD
GREAT NECK, NY 11021

FEES AND TAXES

Mortgage		Filing Fee:	
Mortgage Amount:	\$	0.00	\$ 250.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:
Exemption:			\$ 31,056.66
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:
City (Additional):	\$	0.00	\$ 4,734.00
Spec (Additional):	\$	0.00	
TASF:	\$	0.00	
MTA:	\$	0.00	
NYCTA:	\$	0.00	
Additional MRT:	\$	0.00	
TOTAL:	\$	0.00	
Recording Fee:	\$	52.00	
Affidavit Fee:	\$	0.00	



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

Recorded/Filed 03-21-2013 10:47

City Register File No.(CRFN):

2013000115169

Annette McMill

City Register Official Signature

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

THIS INDENTURE, made the 8th day of March, in the year 2013

BETWEEN

EDWARD BYERS

Having an address at 521 Normandy Village, Nanuet, New York 10954

party of the first part, and

STALINGRAD VENTURES LLC

Having an address at c/o Ira Levine, Esq. ,

320 Northern Boulevard, Great Neck, New York 11021

party of the second part,

WITNESSETH, that the party of the first part, in consideration of One Million One Hundred Forty Eight Thousand, Three Hundred Seventy two and 08/100 (\$1,148,372.08) dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Long Island City, in the Borough and County of Queens, City and State of New York, described as Block 409, Lot 6 and more fully described Schedule A attached hereto and made a part hereof.

BEING and intended to be the same premises conveyed to Edward Byers by deed from Edward Byers and Edward Lawner, dated January 4, 1993 and recorded February 4,, 1993 in Reel 3496 page 2121; and by deed from Law-mar Realty Co., dated September 1, 1984 and recorded December 4, 1984 in Reel 1781 page 579.

BEING and intended to be the same premises also known as 22-07 41st Avenue, Long Island City New York.

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

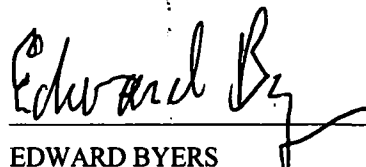
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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

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

IN PRESENCE OF:


HOWARD SEGAL


EDWARD BYERS

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of New York , ss:

On the 8 day of March in the year 2013 , before me, the undersigned, personally appeared EDWARD BYERS

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

HOWARD W. SEGAL
Notary Public, State of New York
No. 02SE3583050
Qualified in New York County
Commission Expires July 29, 2015

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS
TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

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

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

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

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

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

SEAL

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

* State of , County of , ss:

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

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

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

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

Notary Public

Bargain and Sale Deed with
covenant against Grantors Acts

Title No. _____

EDWARD BYERS

TO

STALINGRAD VENTURES LLC

SECTION

BLOCK 409
LOT 6

STREET ADDRESS: 22-07 41th Avenue
Long Island City, NY

COUNTY OR TOWN Queens

RETURN BY MAIL TO:

DISTRIBUTED BY

Ira J. Levine, Esq.
320 Northern Boulevard
Great Neck, NY 11021

Fidelity National Title Insurance Company

TITLE NO. 12-7405-64135Q

SCHEDULE A-1 (Description)

ALL that certain plot, piece or parcel of land, situate, lying and being in the First Ward, Borough and County of Queens, City and State of New York in the former 3rd Ward of Long Island City, Queens County, known as Lot # 49 on a certain map entitled, "Map of Property adjoining Ravenswood in the Town of Newtown, Queens Long Island belonging to Abraham B. Payntar surveyed May __, 1868 by P.G. Van Alst, C.S." and filed in the Office of the Clerk, now Register of Queens County, which according to Long Island City standard of measurements is bounded and described as follows:

BEGINNING at a point on the northeasterly line of 41st Avenue (formerly Wilbur Avenue), 50 feet 3/4 inches southeasterly from the corner formed by the northeasterly line of 41st Avenue and southeasterly line of 22nd Street (formerly Sunswich Street);

RUNNING THENCE northeasterly parallel with 22nd Street 100.01 feet;

THENCE southeasterly parallel with 41st Avenue 25 feet 1/4 inch;

THENCE southwesterly again parallel with 22nd Street 100.01 feet to the northeasterly line of 41st Avenue; and

THENCE northwesterly along same 25 feet 1/4 inches to the point or place of BEGINNING.

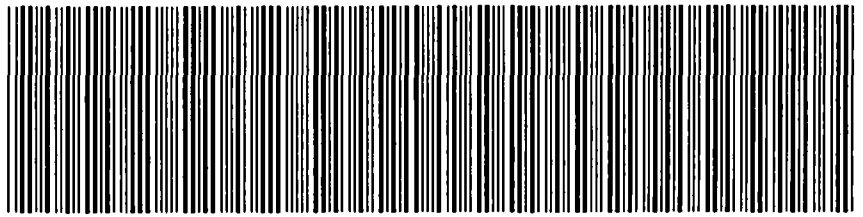
For Information Only: Premises also known as 22-07 41st Avenue, Long Island City, New York.
Block 409 Lot 6

THE POLICY TO BE ISSUED under this commitment will insure the title to such buildings and improvements on the premises which by law constitute real property.

FOR CONVEYANCING ONLY: Together with all the right, title and interest of the party of the first part, of in and to the land lying in the street in front of and adjoining said premises.

SCHEDULE A-1 (Description)

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



2013031301469001001S018E

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2013031301469001

Document Date: 03-08-2013

Preparation Date: 03-13-2013

Document Type: DEED

ASSOCIATED TAX FORM ID: 2013030600239

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

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

1
2



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: QUEENS BLOCK: 409 LOT: 6
- (2) Property Address: 22-07 41ST AVENUE, QUEENS, NY 11101
- (3) Owner's Name: STALINGRAD VENTURES 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: [Signature] 3/8/13 Date (mm/dd/yyyy)

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

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 22-07 41ST AVENUE QUEENS 11101
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name STALINGRAD VENTURES LLC
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

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

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

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

Check the boxes below as they apply:

6. Ownership Type is Condominium ☐7. New Construction on Vacant Land ☐

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

8. Seller Name BYERS EDWARD
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

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

SALE INFORMATION

10. Sale Contract Date 3 / 8 / 2013
 Month Day Year

11. Date of Sale / Transfer 3 / 8 / 2013
 Month Day Year

12. Full Sale Price \$ 1 1 8 3 1 1 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 F 9 16. Total Assessed Value (of all parcels in transfer) 2 1 1 0 5 0

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

QUEENS 409 6



CITY REGISTER

MAR 14 2013

201303060023920103

CERTIFICATION

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

 BUYER SIGNATURE C/O IRA LEVINE, ESQ. 320 NORTHERN BOULEVARD, SUITE 14		BUYER by Mark Birnbaum DATE 3/8/13		BUYER'S ATTORNEY IRA LEVINE, ESQ.	
STREET NUMBER GREAT NECK		STREET NAME (AFTER SALE)		LAST NAME 516	
CITY OR TOWN		STATE NY		TELEPHONE NUMBER 829-7911	
ZIP CODE 11021		SELLER 		DATE 3/18/13	

THIS INDENTURE, made the 4th day of January, nineteen hundred and ninety-
BETWEEN EDWARD BYERS, 14 White Birch Court, New City, New York 10956 and
EDWARD LAWNER, 9 Bender Road, Spring Valley, New York 10977,

party of the first part, and EDWARD BYERS, 14 White Birch Court, New City, New York 10956,

party of the second part,

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

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

first ward, Borough and County of Queens, City and State of New York in the former 3rd Ward of Long Island City, Queens County, known as Lot #49 on a certain map entitled "Map of Property adjoining Ravenswood in the Town of Newtown, Queens Long Island belonging to Abraham B. Paynter surveyed 5/-/1868 by P.G. Van Alst, C.S." and filed in the Office of the Clerk, now Register of Queens County, which according to Long Island City standard of measurements is bounded and described as follows:

BEGINNING at a point on the northeasterly line of 41st Avenue (formerly Wilbur Avenue), 50 feet 3/4 inches southeasterly from the corner formed by the northeasterly line of 41st Avenue and southeasterly line of 22nd Street (formerly Sunswich Street); running thence northeasterly parallel with 22nd Street 100.01 feet; thence southeasterly parallel with 41st Avenue 25 feet 1/4 inch; thence southwesterly again parallel with 22nd Street 100.01 feet to the northeasterly line of 41st Avenue; and then northwesterly along same 25 feet 1/4 inches to the point or place of BEGINNING. Known by street and number as 22-07 41st Avenue, Long Island City, New York.

Being and intended to be the same premises conveyed to said Edward Byers and said Edward Lawner by Lar-Mar Realty Co., a New York Partnership, by deed dated September 1, 1984 and recorded in the office of the New York City Register, Queens County, on September 4, 1984 in Liber/Reel 1781 Page 579.

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

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

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

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

IN PRESENCE OF:

BONNIE S. BENADO
NOTARY PUBLIC, State of New York
No. 485 9007
Certified In Nassau County
Commission Expires May 19, 1994

Edward Byers
EDWARD BYERS

Edward Lawner
EDWARD LAWNER

TAX MAP
DESIGNATION

Dist.

ec. 3

bk. 409

lot(s): 6

STATE OF NEW YORK, COUNTY OF NASSAU
On the 12 day of January 1993, before me

personally came
EDWARD BYERS

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

BONNIE S. BENADO
NOTARY PUBLIC, State of New York
No. 485 9007
Certified in Nassau County
Commission Expires May 19, 1994

No. 485 9007
Certified in Nassau County
Commission Expires May 19, 1994

STATE OF NEW YORK, COUNTY OF NASSAU
On the 14 day of January 1993, before me

personally came
EDWARD LAWNER

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

JAMES E. BRANST
Notary Public, State of New York
No. 487553
Qualified in Nassau County
Commission Expires 01-14-1994

02-04-93 Q-02 DEED 750292
PAID DEED \$19.00

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

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

that he is the
of

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

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

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

that he knows

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

02-04-93 Q-02 CHAFF 750293
PAID CHAFF \$1.00

Bargain and Sale Deed
WITHOUT COVENANT AGAINST GRANTOR'S ACTS
Title No. 4200-1444

EDWARD BYERS
and
EDWARD LAWNER
TO
EDWARD BYERS

SECTION 3
BLOCK 409
LOT 6
COUNTY OR TOWN Queens
STREET ADDRESS 22-07 41st Avenue,
TAX BILLING ADDRESS Long Island City, NY

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

Fink Weinberger p.c.
420 Lexington Avenue
New York, New York 10170
Attn: Richard C. Stein, Esq.

Zip No.

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
**TITLE GUARANTEE-
NEW YORK**
A TICOR TITLE INSURANCE COMPANY

RECORDED IN COUNTY CLERK'S OFFICE
1993 FEB 4 A 11:59
WITH
AND OFFICE
JAN 12 1993
CITY REGISTER

008824
FEB 04 1993
TRANS-
QUEENS
COUNTY

REC- FEB 19 1993
SST \$ 601965
RPT \$

HPD-A

201781 20579

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

THIS INDENTURE, made the 1st day of September, nineteen hundred and eighty four
BETWEEN Lar-Mar Realty Co., 4-22 Dorothy Street, Fairlawn, NJ 07410
(A NEW YORK PARTNERSHIP)

party of the first part, and Edward Byers, 14 White Birch Court, New City, NY 10956 and Edward Lawner, 9 Bender Road, Spring Valley, NY 10977, as tenants in common

party of the second part,

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

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the first ward, Borough and County of Queens, City and State of New York in the former 3rd Ward of Long Island City, Queens County, known as Lot #49 on a certain map entitled "Map of Property adjoining Ravenswood in the Town of Newtown, Queens Long Island belonging to Abraham B. Paynter surveyed 5/-/1888 by P.G. Van Alst, C.S." and filed in the Office of the Clerk, now Register of Queens County, which according to Long Island City standard of measurements is bounded and described as follows:

BEGINNING at a point on the northeasterly line of 41st Avenue (formerly Wilbur Avenue), 50 feet 3/4 inches southeasterly from the corner formed by the northeasterly line of 41st Avenue and southeasterly line of 22nd Street (formerly Sunswich Street); running thence northeasterly parallel with 22nd Street 100.01 feet; thence southeasterly parallel with 41st Avenue 25 feet 1/4 inch; thence southwesterly again parallel with 22nd Street 100.01 feet to the northeasterly line of 41st Avenue; and thence northwesterly along same 25 feet 1/4 inches to the point or place of **BEGINNING**. Known by street and number as 22-07 41st Avenue, Long Island City, New York.

Subject to a purchase money mortgage in the sum of \$270,000.00.

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

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

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires. **IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

John B. Blair
JOHN B. BLAIR
Commissioner of Deeds
City of New York 2-1784
Certificate Filed in New York County
Commission Expires May 1-1978
6/1/85

Lar-Mar Realty Co.

By *Phyllis L. Blair*

By *Mary Jane L. Blair*

AS PARTNERS

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

Wanda Kauer

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

that he, said subscribing witness, was present and saw
execute the same; and that he, said witness,
at the same time subscribed his name as witness thereto.

OFFICE OF CITY REGISTER
Queens County
RECORDED

Witness my hand
and official seal

TITLE NO.

Lar-Mar Realty Co.

SECTION 3
BLOCK 409
LOT 6
COUNTY OR TOWN Queens
TAX BILLING ADDRESS

CITY REGISTER

Edward Byers et al

~~Recorded At Request of City Title Insurance Company~~

RETURN BY MAIL TO:

City Title Insurance Company
32 Broadway
New York, New York 10004

Cyber

59520

National Attorneys' Title Insurance Company
32 Broadway
New York, New York 10004

104 DEC -4 PH 2 15

RECEIVED
\$ 11,440.00
REAL ESTATE
DEC 4 1984
TRANSFER TAX
QUEENS
COUNTY

[illegible]

1146 22466

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

NO
CONSIDER-
ATION
TRANSFER
FROM
NOMINEE
TO TRUE
PARTY IN
INTEREST-
HUSBAND
AND WIFE

THIS INDENTURE, made the 20th day of April, nineteen hundred and seventy-eight
BETWEEN LARRY LEVIN d/b/a/ Hygrade Polishing & Plating Co., 22-07
41st Avenue, Long Island City, New York 11101

party of the first part, and LAR-MAR REALTY CO.,
Long Island City, New York 11101

22-07 41st Avenue,

REEL 1066 PAGE 918

party of the second part,

409
6
WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York in the former 3rd Ward, of Long Island City, Queens County, known as Lot #49 on a certain map entitled "Map of Property adjoining Ravenswood in the Town of Newtown, Queens Long Island belonging to Abraham B. Payntar surveyed 5/-/1868 by P.G. Van Alst, C.S." and filed in the Office of the Clerk, now Register of Queens County, which according to Long Island City standard of measurements is bounded and described as follows:

BEGINNING at a point on the northeasterly line of 41st Avenue (formerly Wilbur Avenue), 50 feet 3/4 inches southeasterly from the corner formed by the northeasterly line of 41st Avenue and southeasterly line of 22nd Street (formerly Sunswich Street); running thence northeasterly parallel with 22nd Street 100.01 feet; thence southeasterly parallel with 41st Avenue 25 feet 1/4 inch; thence southwesterly again parallel with 22nd Street 100.01 feet to the northeasterly line of 41st Avenue; and thence northwesterly along same 25 feet 1/4 inches to the point or place of BEGINNING. Known by street and number as 22-07 41st Avenue, Long Island City, New York.

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

AND the party of the first part, in compliance with Section 12 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

AND the party of the first part covenants as follows: that said party of the first part is seized of the said premises in fee simple, and has good right to convey the same; that the party of the second part shall quietly enjoy the said premises; that the said premises are free from incumbrances, except as aforesaid; that the party of the first part will execute or procure any further necessary assurance of the title to said premises; and that said party of the first part will forever warrant the title to said premises.

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

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

IN PRESENCE OF:


LARRY/LEVIN

STATE OF NEW YORK, COUNTY OF NEW YORK
On the 20 day of April 1978, before me personally came Larry Levin

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

Saul Mildworm

SAM. MILDWORM
Notary Public, State of New York
No. 31-4509515
Qualified in New York County
Commission Expires March 30, 1979

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

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

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

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

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

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

REEL 1066 PAGE 919

Warranty Deed
WITH FULL COVENANTS

TITLE NO.

LARRY LEVIN

TO

LAR-MAR REALTY CO.

SECTION 3

BLOCK 409

LOT 6

COUNTY OR TOWN Queens

22-07 41st Avenue, Long Island City

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

Saul Mildworm, Esq.
135 West 50th Street
New York, New York

Zip No. 10020

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by



TITLE GUARANTEE-
NEW YORK

ATICOR COMPANY

OFFICE OF CITY REGISTER

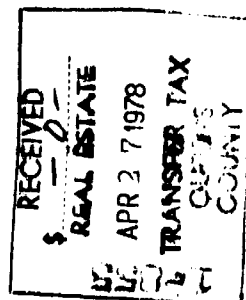
Queens County

RECORDED

Witness my hand
and official seal

Matthew L. Sawyer

CITY REGISTER



REC. FEE

SST #

RPT #

6035

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

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

THIS INDENTURE, made the 10th day of November, nineteen hundred and seventy-seven
BETWEEN

FRANCISCA BERNSTEIN as Administratrix with the Will annexed
of the Estate of Elizabeth Harris, Deceased, 212 West 8th Street,
Deer Park, New York 11729

EXECUTOR OF

JOSEPH CONNOR

OF OR CITY RECORDS

the last will and testament of
late of

who died on the 10th day of December, nineteen hundred and seventy six
party of the first part, and

LARRY LEVIN d/b/a Hygrade Polishing & Plating Co.,
22-07 41st Avenue, Long Island City, New York

RLEL 1031 PAGE 1082

party of the second part,

WITNESSETH, that the party of the first part, to whom letters of administration ^{with the Will an-}
~~testamentary~~ were issued by the Surrogate's Court, New York County, New York
on 8/1/77 and by virtue of the power and authority given in and by said last will
and testament, and/or by Article 11 of the Estates, Powers and Trusts Law, and in consideration of (\$35,198.54)

Thirty five Thousand One Hundred and Ninty Eight Dollars and 54/100
~~cents~~

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

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the

1st Ward of
the Borough and County of Queens, City and State of New York in the
former 3rd Ward of Long Island City, Queens County, known as Lot #49
on a certain map entitled "Map of Property adjoining Ravenswood in
the Town of Newtown, Queens Long Island belonging to Abraham B.
Payntar surveyed 5/-/1868 by P.G. Van Alst, C.S." and filed in the
Office of the Clerk, now Register of Queens County, which according
to Long Island City standard of measurements is bounded and de-
scribed as follows:

BEGINNING at a point on the northeasterly line of
41st Avenue (formerly Wilbur Avenue), 50 feet 3/4
inches southeasterly from the corner formed by the
northeasterly line of 41st Avenue and southeasterly
line of 22nd Street (formerly Sunswich Street); run-
ning thence northeasterly parallel with 22nd Street
100.01 feet; thence southeasterly parallel with 41st
Avenue 25 feet 1/4 inch; thence southwesterly again
parallel with 22nd Street 100.01 feet to the north-
easterly line of 41st Avenue; and thence northwest-
erly along same 25 feet 1/4 inches to the point or
place of BEGINNING. Known by street and number as 22-07
41st Avenue, Long Island City, New York

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and
roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances,
and also all the estate which the said decedent had at the time of decedent's death in said premises, and also
the estate therein, which the party of the first part has or has power to convey or dispose of, whether individ-
ually, or by virtue of said will or otherwise; TO HAVE AND TO HOLD the premises herein granted unto
the party of the second part, the distributees or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything
whereby the said premises have been incumbered in any way whatever, except as aforesaid.
Subject to the trust fund provisions of section thirteen of the Lien Law.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above
written.

IN PRESENCE OF:

Francisca Bernstein
FRANCISCA BERNSTEIN as Adminis-
tratrix with the Will annexed of
the Estate of Elizabeth Harris,
Deceased.

STATE OF NEW YORK, COUNTY OF *New York*
On the *10th* day of *November* 1977, before me
personally came *FRANCISCA BERNSTEIN*

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

Bernadette D. Lankevich

BERNADETTE D. LANKEVICH
Notary Public State of New York
No. 4609976
Qualified in Queens County
Commission Expires March 30, 1979

STATE OF NEW YORK, COUNTY OF
On the day of 19 , before me
personally came
to me known, who, being by me duly sworn, did depose and
say that he resides at No. ;
that he is the
of , the corporation described
in and which executed the foregoing instrument; that he
knows the seal of said corporation; that the seal affixed
to said instrument is such corporate seal; that it was so
affixed by order of the board of directors of said corpora-
tion, and that he signed h name thereto by like order.

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

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

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

RLEL 1031 PAGE 1083

Executor's Deed

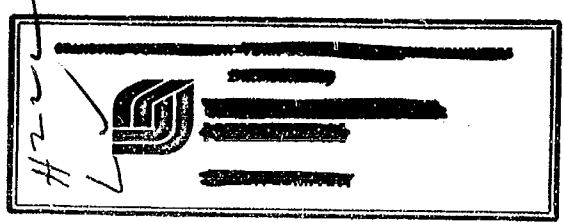
TITLE NO. *1345478*

SECTION
BLOCK *409*
LOT
COUNTY OR TOWN *QUEENS -*
STREET ADDRESS *22-07 41 AVE L.I.C.*

TO

RETURN BY MAIL TO:

Please Record and Return to
CITY TITLE
INSURANCE COMPANY
153 Remsen St., Brooklyn, N. Y. 11201



NOV-17-77 132800
NOV-17-77 132801

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

NOV 17 PM 2 19

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

Marion J. [Signature]

RECEIVED
REAL ESTATE
NOV 17 1977
TRUSTEE TAX
COUNTY

REC. FEE
3905
18546
TAX PAID

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

THIS INDENTURE, made the 1st day of August, nineteen hundred and sixty-six

BETWEEN BENJAMIN TANNENBAUM of 350 Fifth Avenue, New York City, New York,

party of the first part, and ELIZABETH HARRIS, residing at 315 West 70th Street, New York City, New York,

party of the second part,

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

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the First Ward of the Borough and County of Queens, City and State of New York, in the former Third Ward of Long Island City, Queens County, known as Lot #49 on a certain map entitled, "Map of Property adjoining Ravenswood in the Town of Newtown, Queens, Long Island, belonging to Abraham B. Paynter, surveyed May 1868 by P. G. Van Alst, C.S." and filed in the Office of the Clerk, now Register, of Queens County, which according to Long Island City Standard of Measurements is bounded and described as follows:

BEGINNING at a point on the northeasterly line of 41st Avenue (formerly Wilbur Avenue), 50 feet $3/4$ inches southeasterly from the corner formed by the northeasterly line of 41st Avenue and the southeasterly line of 22nd Street (formerly Sunswick Street); running thence northeasterly parallel with 22nd Street, 100.01 feet; thence southeasterly parallel with 41st Avenue, 25 feet $1/4$ inches; thence southwesterly again parallel with 22nd Street, 100.01 feet to the northeasterly line of 41st Avenue; and thence northwesterly along the same, 25 feet $1/4$ inches to the point or place of BEGINNING.

TOGETHER with all right, title and interest of the mortgagor in and to the land lying in the streets and roads in front of and adjoining said premises.

SAID PREMISES being known as and by the street number 22-07 41st Avenue.

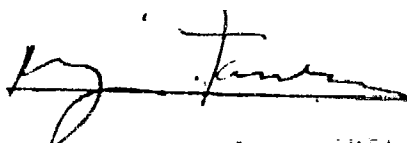
TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;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

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

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

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

IN PRESENCE OF:



STATE OF NEW YORK, COUNTY OF NEW YORK

On the 1st day of August 1966, before me personally came BENJAMIN TANNENBAUM

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

CHARLES COHEN
NOTARY PUBLIC, STATE OF NEW YORK
No. 24-6684375
Qualified in Kings County
Certificate filed in New York County
Commission Expires March 30, 1967

SS:

STATE OF NEW YORK, COUNTY OF

SS:

On the day of 19, before me personally came

REC. 205 PAGE 319

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

STATE OF NEW YORK, COUNTY OF

SS:

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

that he is the of

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

STATE OF NEW YORK, COUNTY OF

SS:

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

that he knows

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

32847

TITLE No.

BENJAMIN TANNENBAUM

TO

NOT SUBJECT TO ESTATE TAX

ELIZABETH HARRIS

Quitclaim Deed

The land affected by the within instrument lies in Section 2 in Block 409 on the Land Map of the County of Queens

TAX

Recorded at Request of

BENJAMIN TANNENBAUM
350 Fifth Avenue
New York 1, New York

STANDARD FORM OF
NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

HOME TITLE DIVISION
CHICAGO TITLE
INSURANCE COMPANY

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

1966 AUG 17 AM 9:22

409-1765 411207

OFFICE OF CITY REGISTER
Queens County
RECORDED
Witness my hand
and official seal
J. M. D. Harris
CITY REGISTER

RETURN RPT #

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

THIS INDENTURE, made the 4th day of May, nineteen hundred and sixty-five, BETWEEN KARMAN REALTY CORPORATION, a New York corporation, having its principal place of business at 567 Fort Washington Avenue, New York, New York,

party of the first part, and BENJAMIN TANNENBAUM of 350 Fifth Avenue, New York 1, New York,

party of the second part,

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

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the First Ward of the Borough and County of Queens, City and State of New York, in the former Third Ward of Long Island City, Queens County, known as Lot #49 on a certain map entitled, "Map of Property adjoining Ravenswood in the Town of Newtown, Queens, Long Island, belonging to Abraham B. Paynter, surveyed May 1868 by P. G. Van Alst, C.S." and filed in the Office of the Clerk, now Register, of Queens County, which according to Long Island City Standard of Measurements is bounded and described as follows:

BEGINNING at a point on the northeasterly line of 41st Avenue (formerly Wilbur Avenue), 50 feet $\frac{3}{4}$ inches southeasterly from the corner formed by the northeasterly line of 41st Avenue and the southeasterly line of 22nd Street (formerly Sunswick Street); running thence northeasterly parallel with 22nd Street, 100.01 feet; thence southeasterly parallel with 41st Avenue, 25 feet $\frac{1}{4}$ inches; thence southwesterly again parallel with 22nd Street, 100.01 feet to the northeasterly line of 41st Avenue; and thence northwesterly along the same, 25 feet $\frac{1}{4}$ inches to the point or place of BEGINNING.

TOGETHER with all right, title and interest of the mortgagor in and to the land lying in the streets and roads in front of and adjoining said premises.

SAID PREMISES being known as and by the street number 22-07 41st Avenue.

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

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

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

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

IN PRESENCE OF:

KARMAN REALTY CORPORATION

Joseph H. Karman
JOSEPH H. KARMAN
CORPORATION
NEW YORK, N.Y.

NO REVENUE STAMPS AFFIXED

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

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

STATE OF NEW YORK, COUNTY OF

On the day of 19 before me personally came REC. 205 PAGE 317

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

STATE OF NEW YORK, COUNTY OF NEW YORK

On the 4th day of May 19 65, before me personally came JOSEPH FREIMAN to me known, who, being by me duly sworn, did depose and say that he resides at No. 567 Fort Washington Avenue, New York, New York that he is the President of

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

Julian M. Ganak
JULIAN M. GANAK
Notary Public, State of New York
No. 41-6453250 Qual. in Queens County
Commission Expires March 30, 1966

STATE OF NEW YORK, COUNTY OF

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

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

Title No.

32846

KARMAN REALTY CORPORATION

TO

BENJAMIN TANNENBAUM

NOT SUBJECT TO MTC TAX

Quitclaim Deed

The land affected by the within instrument lies in Section 5 in Block 409 on the Map of the County of Queens

RECORDED AT REQUEST OF BENJAMIN TANNENBAUM

350 Fifth Avenue
New York 1, New York

STANDARD FORM OF
NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

HOME TITLE DIVISION
CHICAGO TITLE
INSURANCE COMPANY

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

6.00

1965 AUG 17 AM 9:22

AUG 17 65 11 28 AM

CITY REGISTER

OFFICE OF CITY REGISTER
Queens County
RECORDED
Witness by hand
and official seal

RETURN RPT #

Attachment 7

Site Contact List

BCP Application Section VIII

**Former Hygrade Polishing and Plating Co. Site
Brownfield Cleanup Program Application
Supporting Information**

**Attachment 7
Section VIII. Site Contact List (SCL)**

1. Government Contacts

City of New York:

Hon. Bill de Blasio
NYC Mayor
City Hall
New York, NY 10007

Hon. Scott M. Stringer
NYC Comptroller
1 Centre Street
New York, NY 10007
Email: press@comptroller.nyc.gov

Hon. Letitia James
Public Advocate
1 Centre Street
New York, NY 10007
Email: outreach@pubadvocate.nyc.gov.

Dr. Daniel Walsh Director
Mayor's Office of Environmental Coordination
253 Broadway, 14th Floor,
New York, NY 10007

Queens County Clerk's Office
Audrey I. Pheffer, County Clerk
Queens Supreme Court Building
88-11 Sutphin Boulevard
Jamaica New York, 11435

NYCDEP
Emily Lloyd, Commissioner
59-17 Junction Blvd. – 13th Floor
Flushing, NY 11373

New York City Department of City Planning:
Purnima Kapur, Director, Department of City Planning
Carl Weisbrod, Chair, City Planning Commission
Department of City Planning
22 Reade Street
New York, NY 10007-1216

New York City Councilperson:

The Honorable Jimmy Van Bramer, New York City Council
District 26
47-01 Queens Blvd. Suite 205
Sunnyside, NY 11104

Queens Borough President

Honorable Melinda Katz
President of the Borough of Queens
120-55 Queens Blvd.
Kew Gardens, NY 11424

Queens Community Board 1

Lucille Hartmann, District Manager
45-02 Ditmars Boulevard
LL Suite 1025
Astoria, NY 11105

Email: lhartmann@cb.nyc.gov

State of New York:

The Honorable Michael Gianaris
New York State Senate
21-77 31st Street
Astoria, New York 11105
Email: gianaris@nysenate.gov

The Honorable Catherine Nolan
New York State Assembly, District 37
41-02 Queens Blvd
Suite 2B
Sunnyside, NY 11104

New York State Department of Environmental Conservation:

Jane O'Connell
NYSDEC
47-40 21st Street
Long Island City, NY 11101

Email: jhoconne@gw.dec.state.ny.us

United States Government:

The Honorable Charles E. Schumer
US Senate
757 Third Avenue, Room 1702
New York, NY 10017

The Honorable Kirsten E. Gillibrand
US Senate
780 Third Avenue, Suite 2601
New York, NY 10017

The Honorable Carolyn Maloney
US Congresswoman
31-19 Newtown Avenue
Astoria, NY 11102

2. Residents, owners, and occupants of site and properties immediately adjacent

Owner of Site

Stalingrad Ventures, LLC
320 Northern Boulevard
Great Neck, NY 11021

Current Occupant

Under Construction

Adjacent to North

County: Queens; Block: 409; Lot: 11

Current Occupant

Air-Sea Packing
40-31 22nd Street
Long Island city, NY 11101

Owner Address

Air-Sea Packing
40-31 22nd Street
Long Island City, NY 11101

Adjacent to North West

County: Queens; Block: 409; Lot: 7

Current Occupant

Construction Site: 22nd Street Hotel
40-47 22nd Street
Long Island City, NY 11101

Owner Address

Ratan Realty Three, LLC
1128 Springs Street,
Elizabeth, NJ, 07201-2114

Adjacent to South East

County: Queens; Block: 409; Lot: 1

Current Address

Cooper Electric Supply Company
22-19 41st Avenue
Long Island City, NY 11101

Owner Address
Spar-Knitwear Corp
22-19 41st Avenue
Long Island City, NY 11101

Adjacent to South

County: Queens; Block: 412; Lot: 25

Current Address
Large Parking Lot/Construction Area
22-09 41 Avenue
Long Island City, NY 11101

Owner Address
New York City Industrial Agency
110 William Street
New York, NY 10038

3. Local news media

New York Post
1211 Avenue of the Americas
New York, New York 10036

New York Daily News
450 West 33rd Street
New York, NY 10001

The Long Island City/Astoria Journal
69-60 Grand Avenue
Maspeth, NY 11378

Email: ads@queensledger.com

4. Administrator of Any School or Day Care facility located on or near the Site

Academy For New Americans Is 235
28-04 41st Avenue
Long Island City, NY 11101
Betty Cartegena, Principal
(718) 433-2557

Newcomers High School
28-01 41st Avenue
Long Island City, NY 11101
German Sarmiento, Principal
(718) 937-6005

Growing up Green Charter School
39-37 28th Street
Long Island City, NY 11101
Ms. Massomeh Muhammad, Director of Operations
(347) 642-4310

PS 112 Elementary School
25-05 37th Avenue
Long Island City, NY 11101
Rafael Campos-Gätjens, Principal
(718) 383-6489

Voice Charter School of NY
37-15 13th Street
Long Island City, NY 11101
Frank Headley, Principal
(718) 349-1583

Western Queens Nursery School
10-26 41st Avenue
Long Island City, NY 11101
Carmecita Fiesta, Director
(718) 784-2092

Queens Paideia School
44-02 23rd Street
Long Island City, NY 11101
Dr. Francis Mechner, Director
(718) 361-0070

HS Q725
21-16 44th Road
Long Island City, NY 11101
Joseph Reed, Principal
(718) 349-2138

Long Island City Day Care, Inc.
40-34 28th street
Long Island City, NY 11101
Marcia Madrid, Director
(347) 669-4009

Evangel Christian School
39-21 Crescent Street
Long Island City, NY 11101
Rev. Dr. Robert Johannsen, Headmaster, Founder
(718) 937-9600

Queensbridge Day Care Center
3811 27th Street
Long Island City, NY 11101
Brenda Forian, Director
(718) 937-7640

IS 204 Oliver W. Holmes School
36-41 28th Street
Long Island City, NY 11106
Yvonne Leimsider, Principal
(718) 937-1463

Joseph DiMarco Child Care Center
3609 11th Street
Long Island City, NY 11101
Robert Seibel, Executive Director
(718) 786-1166

5. Document Repository

Queens Community Board 1
Lucille Hartmann, District Manager
45-02 Ditmars Boulevard
Astoria, NY 11105

Email: lhartmann@cb.nyc.gov

Queens Library, Long Island City Branch
Tienya Smith, Community Library Manager
37-44 21st Street
Long Island City, NY 11101

Email: tsmith@queenslibrary.org

6. Community, Civic, Religious and other Educational Institutions

Astoria Community Church PCA
4214 Crescent Street
Long Island City, 11101

Center of Hope International
1211 40th Avenue
Long Island City, NY 11101

Friendship Baptist Church
3835 12th Street
Long Island City, NY 11101

Evangel Christian Church
3920 27th Street
Long Island City, New York, 11101

Brazilian Missionary Church
3922 30th Street
Long Island City, NY 11101

St. Patrick's Church
3938 29th Street
Long Island City, NY 11101

New Age Initmates
2107 41st Avenue
Long Island City, NY 11101

Attachment 8

Land Use Factors

BCP Application Section IX

**Former Hygrade Polishing and Plating Co. Site
Brownfield Cleanup Program Application
Supporting Information**

Attachment 8

Section IX. Land Use Factors, Physical Setting & Hydrogeology

Current Use (question 1)

The Site is located in a developed area consisting of a mixed-use of commercial and residential buildings with few undeveloped parcels of land. The Site is located within a manufacturing zone (M1-3). As shown on Figure 2, other current businesses surrounding the property include:

- An electric supply company;
- a gas station;
- a lighting company;
- a parking garage;
- auto repair shops;
- a restaurants;
- a packing company; and
- office space.

Local Zoning and Land Use Plans (questions 4 & 5)

Copies of the applicable zoning resolution and land use plan are attached.

Proximity to Real Property (question 14)

The Site is comprised of one existing building on 41st Avenue located between 22nd and 23rd Streets in the Long Island City Section of Queens, New York. The Site is located in a developed area consisting of a mixed-use of commercial and residential buildings with few undeveloped parcels of land. The Site is located within a manufacturing zone (M1-3). There are no residences adjoining the site. A land use map is enclosed as Figure 3 and a Zoning map is enclosed as Figure 4.

Specific neighboring property usage is outlined below:

North: Air-Sea Packing
South: Construction Site
East: Cooper Electric Supply Company
West: Construction Site 22nd Street Hotel; Stephanie Odegard Collection

Waterways and Flood Plains (question 11 & 12)

The site is within a ½ mile of the East River and a floodplain is located within ½ mile from the site (see Flood Map at end of this Attachment).

Hydrogeology (question 15)

The Site is relatively level and has no natural or artificial surface water bodies or impoundments. Water from rain events runs off into street storm drains.

The uppermost groundwater surface occurs at a depth ranging from 10 to 15 feet below sidewalk grade within the unconsolidated materials. The regional direction of groundwater flow is believed to be westerly towards the East River. Underlying groundwater in this area of the Queens is not used for potable supply purposes. New York City currently utilizes upstate reservoirs for its municipal water supply. As the underlying groundwater is not used for potable supply purposes, no potable resources appear to be threatened by local groundwater contamination.

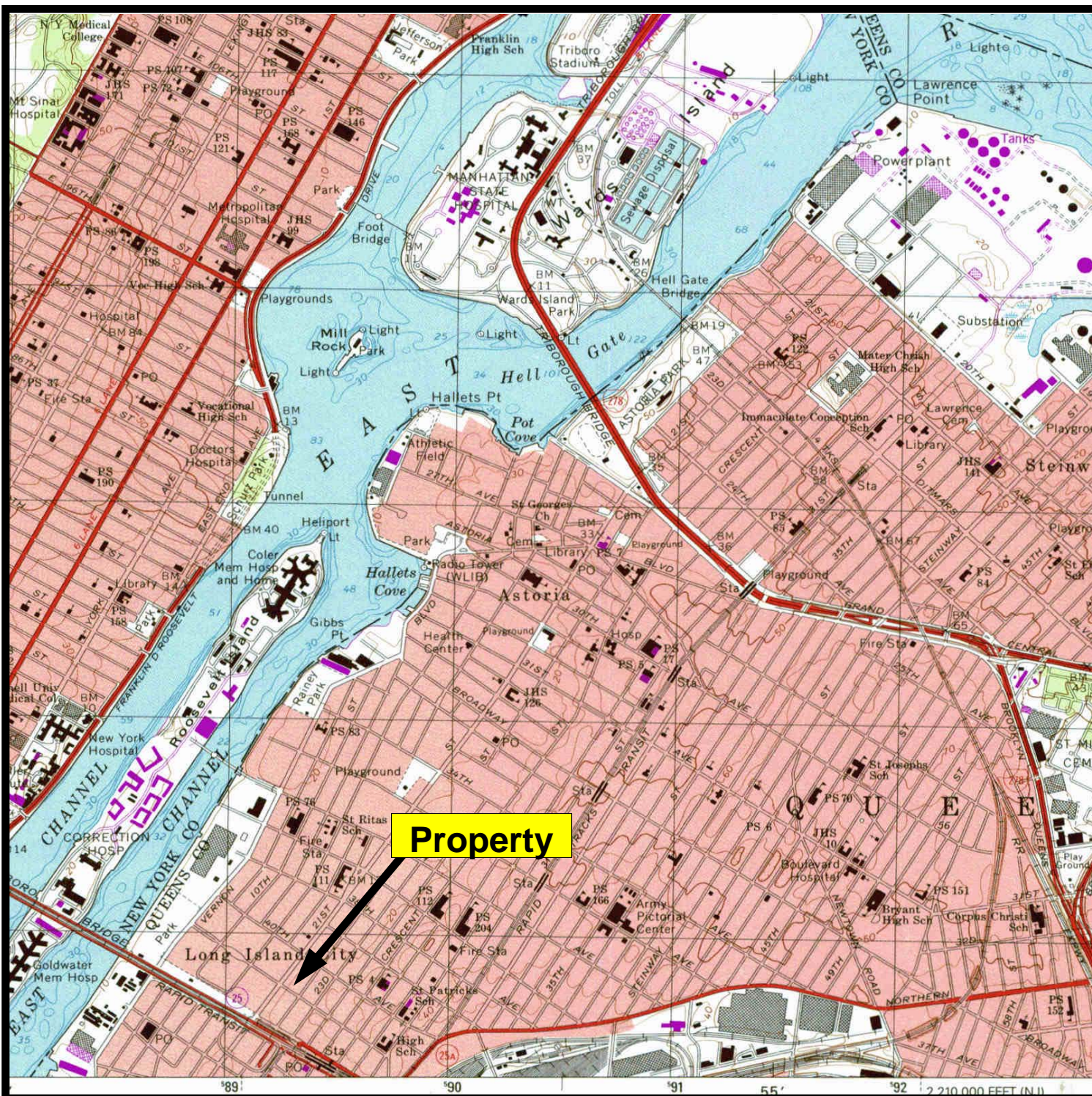
Geography and Geology of the Site (question 16)

The Site elevation is approximately 19 feet above mean sea level. The on-site topography is relatively level.

According to maps and reports published by the United States Geological Survey (USGS), the Property is underlain by Quaternary age glacial and alluvial deposits with Harrison Gneiss underlying.

There are no surface bodies of water onsite. The East River is located approximately a half-mile west of the Property. Public water is supplied to the Property and there is no on-site use of the shallow water beneath the Property.

FIGURES



N

Adapted from USGS Central Park 1995



CA RICH CONSULTANTS, INC.
17 Dupont Street,
Plainview, NY 11803

TITLE:

SITE LOCATION MAP

DATE:

9/23/2014

SCALE:

AS SHOWN

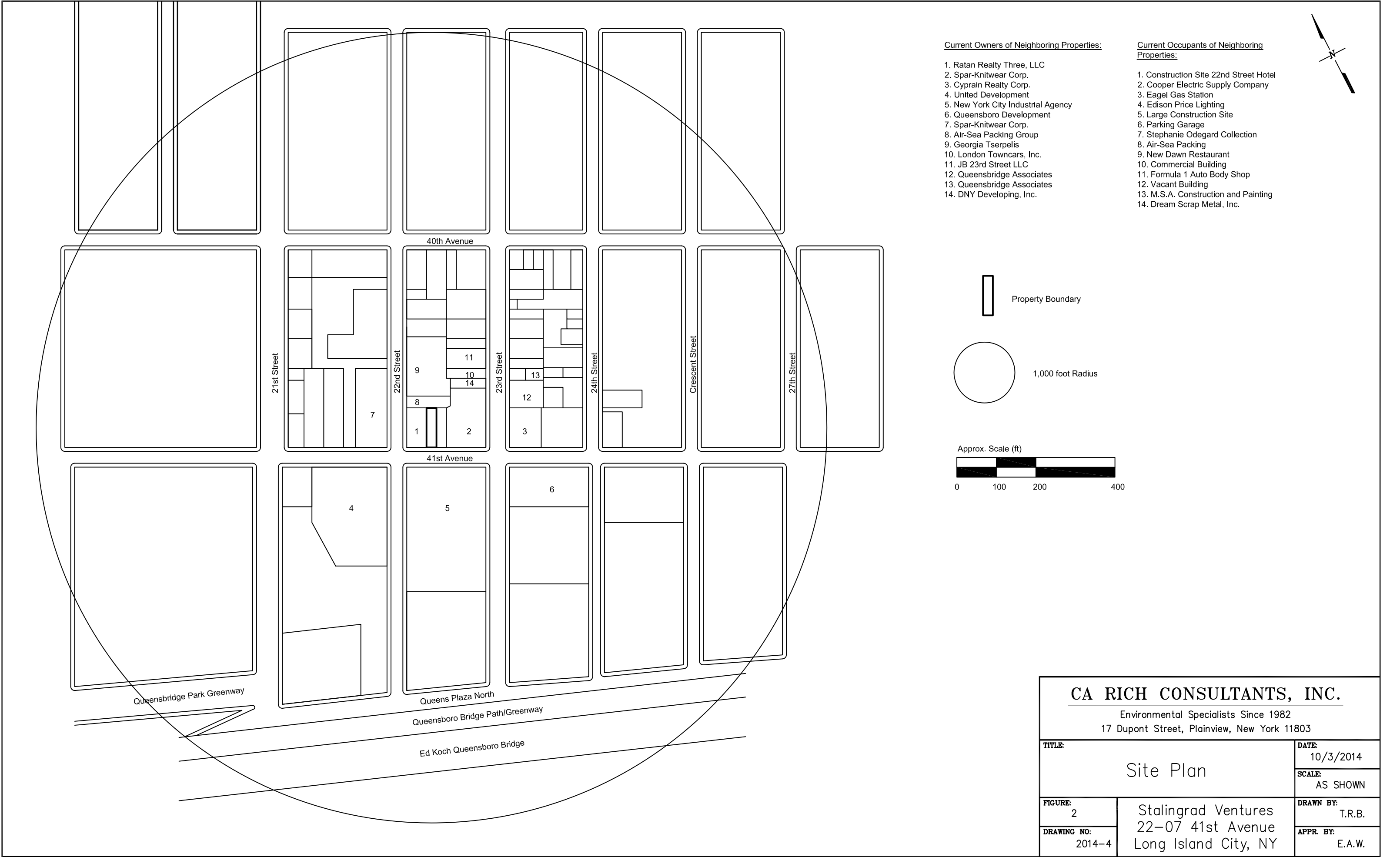
FIGURE: **1**

**Stalingrad Ventures
22-07 41st Avenue
Long Island City, NY**

DRAWN BY:
T.R.B.

DRAWING:

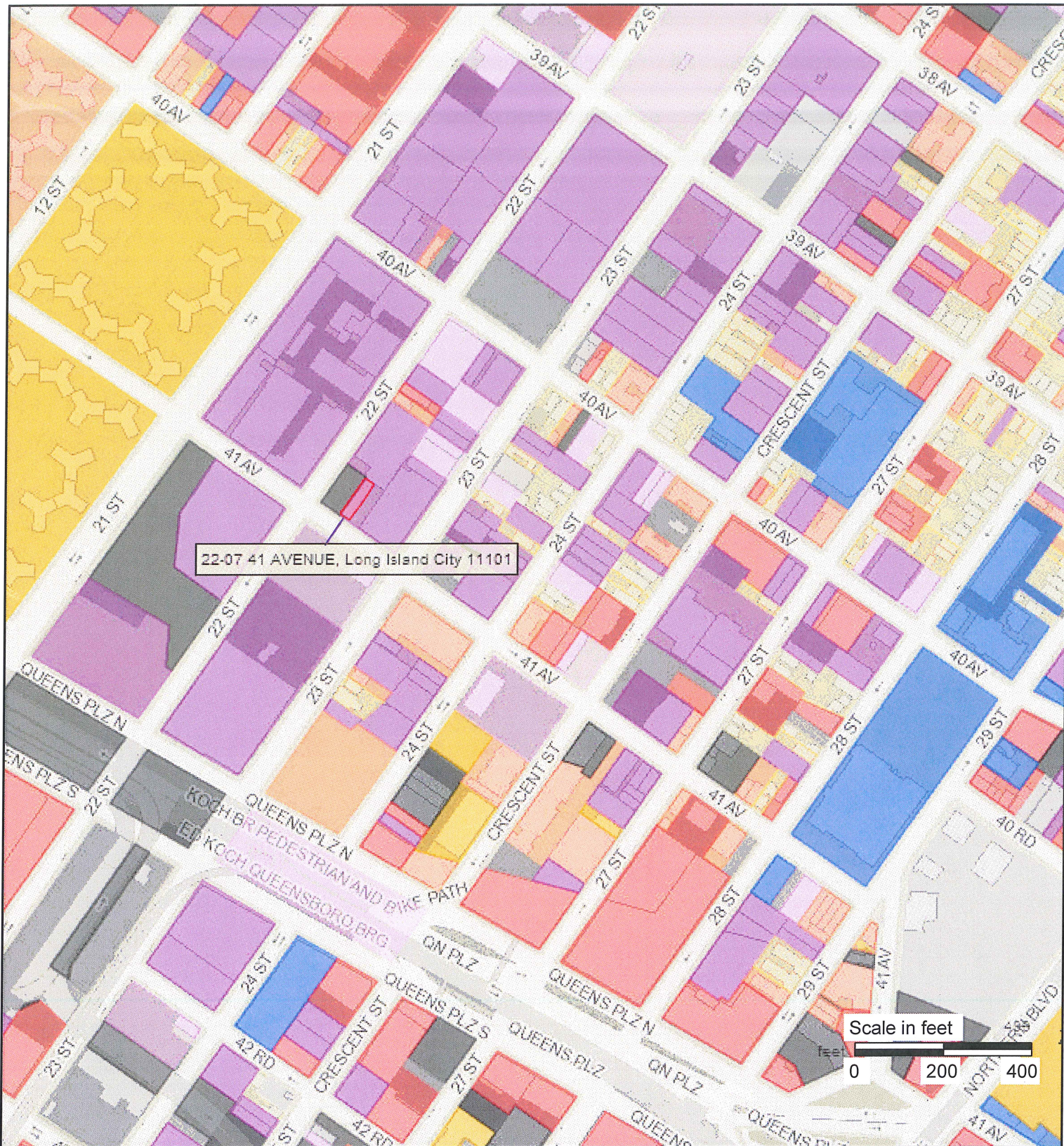
APPR. BY:
E.A.W.



CA RICH CONSULTANTS, INC.

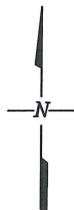
Environmental Specialists Since 1982
17 Dupont Street, Plainview, New York 11803

TITLE: Site Plan		DATE: 10/3/2014
		SCALE: AS SHOWN
FIGURE: 2	Stalingrad Ventures 22-07 41st Avenue Long Island City, NY	DRAWN BY: T.R.B.
DRAWING NO: 2014-4		APPR. BY: E.A.W.



Primary Land Use

- One & Two Family Residence
- Multi-Family Residence (Walkup)
- Multi-Family Residence (Elevator)
- Mixed Residential & Commercial
- Commercial Use
- Industrial / Manufacturing
- Transportation / Utility
- Public Facilities and Institutions
- Open Space & Recreation
- Parking
- Vacant Land



CA RICH CONSULTANTS, INC.

Environmental Specialists Since 1982
17 Dupont Street, Plainview, New York 11803

TITLE:

Land Use Map

DATE:

9/3/2014

SCALE:

As Shown

FIGURE:

3

Stalingrad Ventures
22-07 41st Avenue
Long Island City, NY

DRAWING NO:

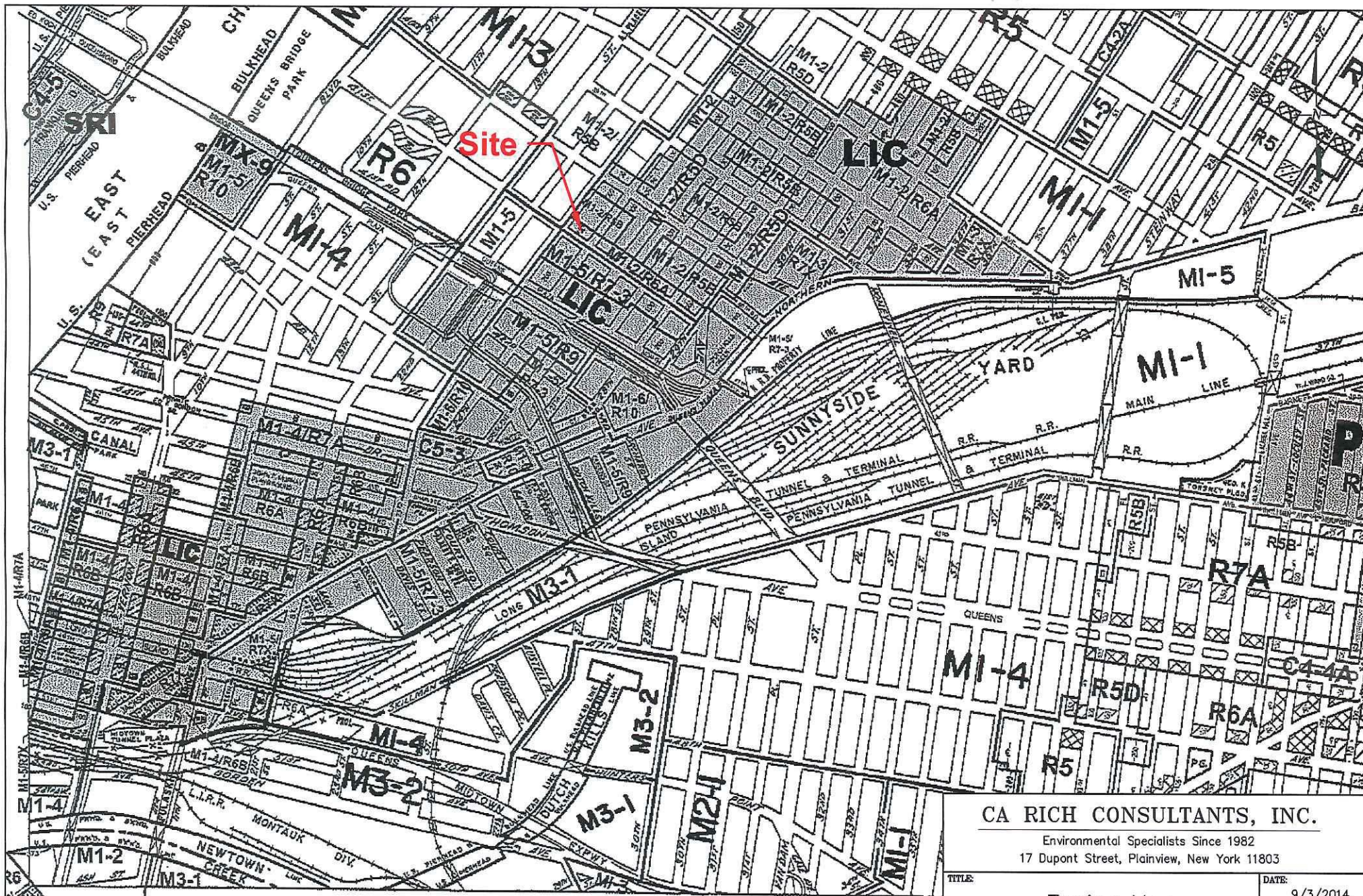
2014-1

DRAWN BY:

T.R.B.

APPR. BY:

E.A.W.



600 0 600 1200 1800 FEET

Note:
Zoning map adapted from New York City Zoning Map 9b

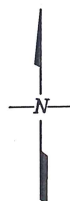
CA RICH CONSULTANTS, INC.

Environmental Specialists Since 1982
17 Dupont Street, Plainview, New York 11803

TITLE: Zoning Map		DATE: 9/3/2014
FIGURE: 4		SCALE: As Shown
DRAWING NO: 2014-2	Stalingrad Ventures 22-07 41st Avenue Long Island City, NY	DRAWN BY: T.R.B.
		APPR BY: E.A.W.



◆ Property Outline



Adapted from NYC Flood Insurance Rate Map

CA RICH CONSULTANTS, INC.

Environmental Specialists Since 1982
17 Dupont Street, Plainview, New York 11803

TITLE:

FEMA Flood Map

DATE:

9/3/2014

SCALE:

As Shown

FIGURE:

5

DRAWING NO:

2014-3

Stalingrad Ventures
22-07 41st Avenue
Long Island City, NY

DRAWN BY:

T.R.B.

APPR. BY:

E.A.W.