

# EXHIBITS

13-12 Beach Channel Drive, Far Rockaway, NY

BCP Application



**IMPACT ENVIRONMENTAL**  
170 Keyland Court  
Bohemia, New York 11716  
TEL: (631) 268-8800  
FAX: (631) 269-1599

# Exhibit A

## DOS Entity Information

BCP Application



**IMPACT ENVIRONMENTAL**  
170 Keyland Court  
Bohemia, New York 11716  
TEL: (631) 268-8800  
FAX: (631) 269-1599

**ARTICLES OF ORGANIZATION  
OF  
BCD Owner LLC**

Under Section 203 of the Limited Liability Company Law

**FIRST:** The name of the limited liability company is:

**BCD Owner LLC**

**SECOND:** The county, within this state, in which the office of the limited liability company is to be located is NEW YORK.

**THIRD:** The Secretary of State is designated as agent of the limited liability company upon whom process against it may be served. The address within or without this state to which the Secretary of State shall mail a copy of any process against the limited liability company served upon him or her is:

Camber Property Group LLC  
419 Park Avenue South  
Suite 401  
New York, NY 10016

I certify that I have read the above statements, I am authorized to sign these Articles of Organization, that the above statements are true and correct to the best of my knowledge and belief and that my signature typed below constitutes my signature.

Rick Gropper (signature)

\_\_\_\_\_  
Rick Gropper , ORGANIZER  
419 Park Avenue South  
Suite 401  
New York, NY 10016

**Filed by:**  
Cynthia Bullock  
419 Park Avenue South  
Suite 401  
New York, NY 10016

**FILED WITH THE NYS DEPARTMENT OF STATE ON: 02/17/2021  
FILE NUMBER: 210217020137; DOS ID: 5943648**

## BCD OWNER LLC

### OPERATING AGREEMENT

This Operating Agreement (this “Agreement”) is adopted, executed, and agreed to as of February 17, 2021 by Camber Property Group LLC, a New York limited liability company with an address at 419 Park Ave South, 4<sup>th</sup> Floor, New York, New York, 10016, as sole member (the “Sole Member”).

#### WITNESSETH:

**WHEREAS**, the Sole Member desires to set forth its intentions with regard to the business and affairs of the Company (as defined below) and its rights and obligations with respect to the Company; and

**NOW, THEREFORE**, the Sole Member states its intention to operate the Company (as defined below) under the Law (as defined below), upon the following terms and conditions:

#### **Article I.**

##### **Formation and Name; Office; Purpose; Term**

1.1. *Organization.* The Sole Member is organizing a limited liability company pursuant to the New York Limited Liability Company Law, as amended from time to time (the “Law”), and pursuant to the provisions of this Agreement and, for that purpose, has caused the Articles of Organization to be prepared, executed, and filed with the New York Department of State on February 17, 2021.

1.2. *Name of the Company.* The name of the limited liability company shall be BCD Owner LLC (the “Company”). The Company may do business under that name and under any other name or names upon which the Sole Member decides. If the Company does business under a name other than that set forth in its Articles of Organization, then the Company shall file a certificate as required by General Business Law §130.

1.3. *Purpose.* The Company is organized for any purpose for which a limited liability company may be organized under applicable law.

1.4. *Term.* The Company shall have a perpetual existence, unless its existence is sooner terminated pursuant to Article VII of this Agreement.

1.5. *Registered Agent.* The Company shall not have a registered agent.

1.6. *Members.* The name and present mailing address of the Sole Member is as follows:

<u>Name</u>	<u>Address</u>
Camber Property Group LLC	c/o Camber Property Group LLC 419 Park Avenue South, 4 <sup>th</sup> Floor New York, New York 10016

**Article II.  
Member; Capital; Capital Account**

2.1. *Initial Capital Contribution.* Upon the execution of this Agreement, the Sole Member is contributing to the company cash in the amount of \$100.00.

2.2. *No Additional Capital Contributions Required.* The Sole Member shall not be required to contribute any additional capital to the Company. The Sole Member shall not have any personal liability for any debt, obligation or liability of the Company.

2.3. *No Interest on Capital Contributions.* The Sole Member shall not be paid interest on its Capital Contribution.

2.4. *Return of Capital Contributions.* Except as otherwise provided in this Agreement, the Sole Member shall not have the right to receive any return of its Capital Contribution.

2.5. *Form of Return of Capital.* If the Sole Member is entitled to receive a return of its Capital Contribution, the Company may distribute cash, notes, property, or a combination thereof to the Sole Member in return of the Capital Contribution.

2.6. *Loans.* The Sole Member may, at any time, make or cause a loan to be made to the company in any amount and on those terms as determined by the Sole Member.

**Article III.  
Profit, Loss, and Distributions**

3.1. *Distributions of Cash Flow.* Cash Flow for the Company may be distributed to the Sole Member at such times and in such amounts as determined by the Sole Member. Such distributions shall be allocated to the Sole Member in the same proportion as its membership interest.

**Article IV.  
Management: Rights, Powers, and Duties**

4.1. *Management.*

4.1.1. The Company shall be managed by the Sole Member. The Sole Member shall have the full and exclusive right and power to act for and bind the Company.

4.1.2. The Sole Member may cause the Company to employ and retain such other persons as may be necessary or appropriate for the conduct of the Company's business, on such terms as the Sole Member shall determine, including persons who may be designated as officers. The officers of the Company shall have the titles, powers and duties delegated to them by the Sole Member. Any number of titles may be held by the same officer.

4.1.3. The Sole Member shall have the power and authority to delegate his or her right and power to manage and control the business and affairs of the Company to one or more other persons (including one or more committees, managers and agents, employees and/or affiliates of a manager), including delegation by management agreement or other arrangement.

#### 4.2. *Liability and Indemnification.*

4.2.1. Except as otherwise provided by law, the Sole Member shall not be liable, responsible or accountable in any way for damages or otherwise to the Company or to any members (if any are admitted after the date hereof and pursuant to the terms of this Agreement) for any act or failure to act pursuant to this Agreement or otherwise unless there is a judicial determination that (i) such person acted in bad faith, (ii) the conduct of such person constituted intentional misconduct or a knowing violation of law, (iii) such person gained a financial benefit to which he or she was not legally entitled or (iv) such person failed to perform his or her duties, specifically with respect to distributions under Section 508(a) of the Law, in good faith and with that degree of care that an ordinarily prudent person in a like position would use under similar circumstances.

4.2.2. The Company shall indemnify, defend and hold harmless the Sole Member and any delegate, employee or officer of the Sole Member (severally, the "Indemnitee" and collectively, the "Indemnitees"), from and against any claims, losses, liabilities, damages, fines, penalties, costs and expenses (including, without limitation, reasonable fees and disbursements of counsel and other professionals) arising out of or in connection with any act or failure to act by an Indemnitee pursuant to this Agreement, or the business and affairs of the Company, to the fullest extent permitted by law; provided, however, that an Indemnitee shall not be entitled to indemnification hereunder if there is a judicial determination that (a) such Indemnitee's actions or omissions to act were made in bad faith or were the result of active and deliberate dishonesty and were material to the cause of action so adjudicated, or (b) such Indemnitee personally gained a financial benefit to which the Indemnitee was not legally entitled.

### **Article V. Transfers of Interest**

5.1. *Transfers.* The Sole Member may transfer in whole or in part its interest in the Company.

### **Article VI. Admission of Additional Members**

6.1. *Admission of Additional Members.* The Sole Member may admit one or more additional members to the Company in its sole discretion.

**Article VII.**  
**Dissolution, Liquidation, and Termination of the Company**

7.1. *Events of Dissolution.* The Company shall be dissolved upon the happening of any of the following events:

7.1.1. upon the consent of the Sole Member;

7.1.2. upon the death or retirement of the Sole Member; or

7.1.3. upon the entry of a decree of judicial dissolution under Section 702 of the Law.

**Article VIII.**  
**General Provisions**

8.1. *Applicable Law.* All questions concerning the construction, validity, and interpretation of this Agreement and the performance of obligations imposed by this Agreement shall be governed by the internal law, not the law of conflicts, of the State of New York.

8.2. *Article and Section Titles.* The headings herein are inserted as a matter of convenience only and do not define, limit, or describe the scope of this Agreement or the intent of the provisions hereof.

8.3. *Separability of Provisions.* Each provision of this Agreement shall be considered separable; and if, for any reason, any provision or provisions herein are determined to be invalid and contrary to any existing or future law, such invalidity shall not impair the operation of or affect those portions of this Agreement which are valid.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Sole Member has executed, or caused this Agreement to be executed as of the date set forth hereinabove.

SOLE MEMBER:

**CAMBER PROPERTY GROUP LLC**, a New York limited liability company

By:  \_\_\_\_\_

Name: Rick Gropper

Title: Authorized Signatory



## CERTIFICATE OF CHANGE OF

\_\_\_\_\_  
*(Insert Name of Domestic Limited Liability Company)*

Under Section 211-A of the Limited Liability Company Law

**FIRST:** The name of the limited liability company is:

\_\_\_\_\_.

If the name of the limited liability company has been changed, the name under which it was organized is: \_\_\_\_\_.

**SECOND:** The date of filing of the articles of organization is: \_\_\_\_\_.

**THIRD:** The change(s) effected hereby are: *[check appropriate statement(s)]*

1.  The county location, within this state, in which the office of the limited liability company is located, is changed to: \_\_\_\_\_.
  
2.  The address to which the Secretary of State shall forward copies of process accepted on behalf of the limited liability company is changed to read in its entirety as follows:  
 \_\_\_\_\_.
  
3.  The limited liability company hereby: *[check one]*
  - Designates \_\_\_\_\_ as its registered agent upon whom process against the limited liability company may be served. The street address of the registered agent is:  
 \_\_\_\_\_.
  - Changes the designation of its registered agent to: \_\_\_\_\_.  
 The street address of the registered agent is:  
 \_\_\_\_\_.
  - Changes the address of its registered agent to:  
 \_\_\_\_\_.
  - Revokes the authority of its registered agent.

X  
(Signature)

Capacity of Signer (*Check appropriate box*):

Member

\_\_\_\_\_  
(Type or print name)

Manager

Authorized Person

## CERTIFICATE OF CHANGE OF

\_\_\_\_\_  
(Insert Name of Domestic Limited Liability Company)

Under Section 211-A of the Limited Liability Company Law

Filer's Name and Mailing Address:

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Company, if Applicable:

\_\_\_\_\_  
Mailing Address:

\_\_\_\_\_  
City, State and Zip Code:

**NOTES:**

1. The name of the limited liability company and the date of filing of the articles of organization must exactly match the records of the Department of State. This information should be verified on the Department of State's website at [www.dos.ny.gov](http://www.dos.ny.gov).
2. This form was prepared by the New York State Department of State for filing a certificate of change by a domestic limited liability company. You are not required to use this form. You may draft your own form or use forms available at legal supply stores.
3. The Department of State recommends that legal documents be prepared under the guidance of an attorney.
4. The certificate must be submitted with a **\$30** filing fee made payable to the Department of State.

\_\_\_\_\_  
(For office use only)

# STATE OF NEW YORK

## DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is true copy of said original.



WITNESS my hand and official seal of the Department of State, at the City of Albany, on February 17, 2021.

*Brendan C. Hughes*

Brendan C. Hughes  
Executive Deputy Secretary of State

**ARTICLES OF ORGANIZATION  
OF  
BCD Owner LLC**

Under Section 203 of the Limited Liability Company Law

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**BCD Owner LLC**

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Camber Property Group LLC  
419 Park Avenue South  
Suite 401  
New York, NY 10016

I certify that I have read the above statements, I am authorized to sign these Articles of Organization, that the above statements are true and correct to the best of my knowledge and belief and that my signature typed below constitutes my signature.

Rick Gropper (signature)

\_\_\_\_\_  
Rick Gropper , ORGANIZER  
419 Park Avenue South  
Suite 401  
New York, NY 10016

**Filed by:**  
Cynthia Bullock  
419 Park Avenue South  
Suite 401  
New York, NY 10016

**FILED WITH THE NYS DEPARTMENT OF STATE ON: 02/17/2021  
FILE NUMBER: 210217020137; DOS ID: 5943648**

**From:** [eCorps@dos.ny.gov](mailto:eCorps@dos.ny.gov)  
**To:** [Cynthia Bullock](#)  
**Cc:** [eCorps@dos.ny.gov](mailto:eCorps@dos.ny.gov)  
**Subject:** E-Corp Filing-210217020137  
**Date:** Wednesday, February 17, 2021 4:22:12 PM  
**Attachments:** [210217020137\\_FilingReceipt.pdf](#)  
[210217020137.pdf](#)  
[210217020137\\_cert\\_copy.pdf](#)  
[210217020137\\_cert\\_exist.pdf](#)

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## New York State Department of State

### Division of Corporations

**Please print this email for your records.**

Thank you for submitting your Articles of Organization through the Department of State's Online Filing System. The Articles of Organization have been filed by the Department of State.

We have attached the official filing receipt and any related document(s) for the following domestic limited liability company :

**DOS ID: 5943648**

**Business Name: BCD Owner LLC**

**County: NEW YORK**

**Filing Date: 02/17/2021**

**Biennial Statement Due: 02/17/2023**

**Email Address: [cbullock@camberpg.com](mailto:cbullock@camberpg.com)**

#### **Next Steps:**

1. Retain this email and attachment(s) for your records. The Department of State does not mail additional hard copies of the filing receipt or related attachment(s). Additionally, the Department of State does not issue duplicate filing receipts and will not resend this email.
2. Information regarding publication requirements related to limited liability company formation is available on the [Department of State's website](#).
3. Limited liability companies are required to file a Biennial Statement with the [Department of State](#) every two years pursuant to Limited Liability Company Law § 301. Limited liability companies that wish to receive an email notice when their Biennial Statement is due must provide an email address at the Department of State's [Email Address Submission/Update Service](#).

#### **Resources**

. [Instructions for filing Certificates of Correction, Certificates of Amendment](#) and other

documents with the Department of State

**Contact Information**

. Department of State: Email the Division of Corporations at [corporations@dos.ny.gov](mailto:corporations@dos.ny.gov).

Date of this notice: 02-17-2021

Employer Identification Number:  
86-2124091

Form: SS-4

Number of this notice: CP 575 G

BCD OWNER LLC  
RICHARD GROPPER SOLE MBR  
419 PARK AVE S RM 401  
NEW YORK, NY 10016

For assistance you may call us at:  
1-800-829-4933

IF YOU WRITE, ATTACH THE  
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 86-2124091. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at [www.irs.gov](http://www.irs.gov). If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

**IMPORTANT REMINDERS:**

- \* Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- \* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- \* Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is BCDO. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.



ONLINE FILING RECEIPT

ENTITY NAME: BCD OWNER LLC

DOCUMENT TYPE: ARTICLES OF ORGANIZATION (DOM. LLC)

COUNTY: NEW

FILED:02/17/2021 DURATION:\*\*\*\*\* CASH#:210217020137 FILE#:210217020137  
DOS ID:5943648

FILER:

EXIST DATE

-----  
CYNTHIA BULLOCK  
419 PARK AVENUE SOUTH  
SUITE 401  
NEW YORK, NY 10016

-----  
02/17/2021

ADDRESS FOR PROCESS:

-----  
CAMBER PROPERTY GROUP LLC  
419 PARK AVENUE SOUTH  
SUITE 401  
NEW YORK, NY 10016

REGISTERED AGENT:

-----



The limited liability company is required to file a Biennial Statement with the Department of State every two years pursuant to Limited Liability Company Law Section 301. Notification that the Biennial Statement is due will only be made via email. Please go to [www.email.ebiennial.dos.ny.gov](http://www.email.ebiennial.dos.ny.gov) to provide an email address to receive an email notification when the Biennial Statement is due.

=====

SERVICE COMPANY: \*\* NO SERVICE COMPANY \*\*  
SERVICE CODE: 00

FEE:	240.00	PAYMENTS	240.00
	-----		-----
FILING:	200.00	CHARGE	240.00
TAX:	0.00	DRAWDOWN	0.00
PLAIN COPY:	5.00		
CERT COPY:	10.00		
CERT OF EXIST:	25.00		

=====

DOS-1025 (10/2020)

**Authentication Number: 2102170742 To verify the authenticity of this document you may access the Division of Corporation's Document Authentication Website at <http://ecorp.dos.ny.gov>**

**State of New York** } ss:  
**Department of State**

I hereby certify, that BCD OWNER LLC a NEW YORK Limited Liability Company filed Articles of Organization pursuant to the Limited Liability Company Law on 02/17/2021, and that the Limited Liability Company is existing so far as shown by the records of the Department.



\*\*\*

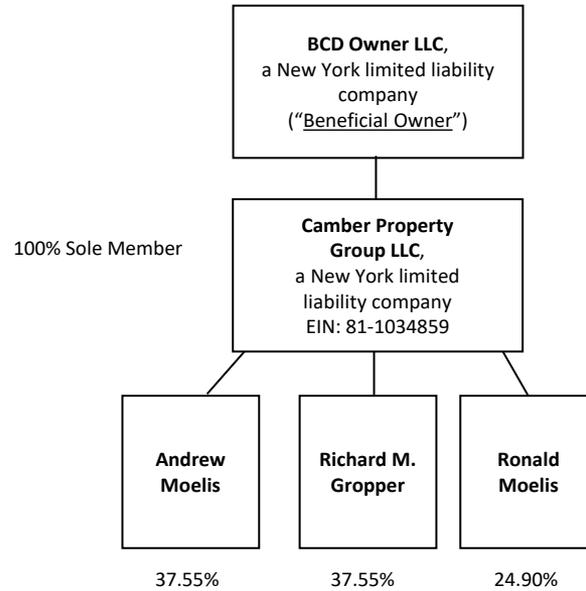
*WITNESS my hand and the official seal  
of the Department of State, at the City of  
Albany, this 17th day of February two  
thousand and twenty-one, at 4:21 PM.*

*Brendan C. Hughes*

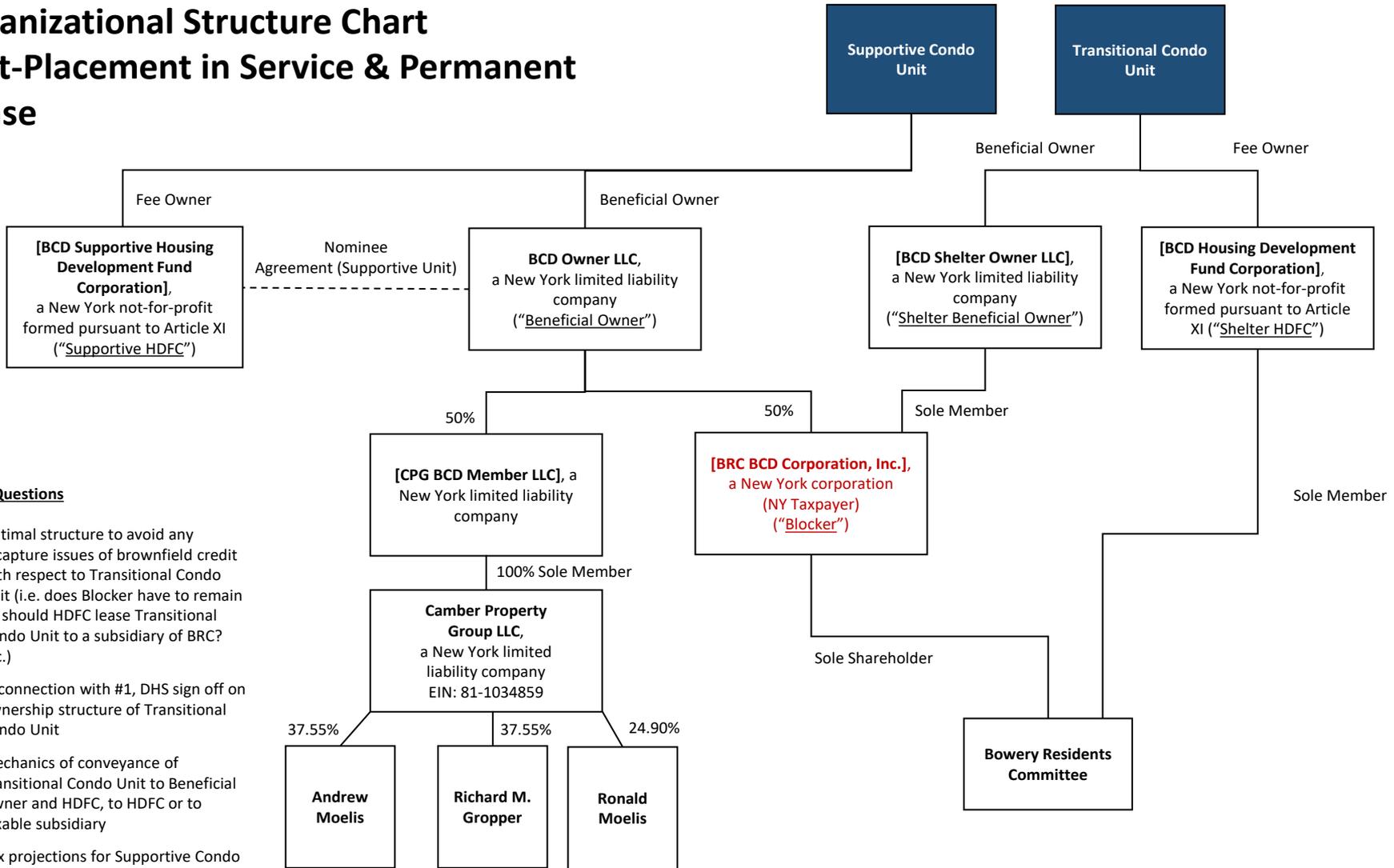
*Brendan C. Hughes  
Executive Deputy Secretary of State*

**Authentication Number: 2102170743** To verify the authenticity of this document you may access the  
Division of Corporation's Document Authentication Website at <http://ecorp.dos.ny.gov>

# Beach Channel Drive Organizational Structure Chart



# Beach Channel Drive Organizational Structure Chart Post-Placement in Service & Permanent Phase



## Issues/Questions

- 1) Optimal structure to avoid any recapture issues of brownfield credit with respect to Transitional Condo Unit (i.e. does Blocker have to remain in; should HDFC lease Transitional Condo Unit to a subsidiary of BRC? Etc.)
- 2) In connection with #1, DHS sign off on ownership structure of Transitional Condo Unit
- 3) Mechanics of conveyance of Transitional Condo Unit to Beneficial Owner and HDFC, to HDFC or to taxable subsidiary
- 4) Tax projections for Supportive Condo Unit
- 5) Does Blocker have to remain forever?

# Exhibit B

## Site Location, Land Usage, and Topographic Maps

BCP Application



**IMPACT ENVIRONMENTAL**  
170 Keyland Court  
Bohemia, New York 11716  
TEL: (631) 268-8800  
FAX: (631) 269-1599



# Exhibit C

## Tax Map

BCP Application



**IMPACT ENVIRONMENTAL**

170 Keyland Court

Bohemia, New York 11716

TEL: (631) 268-8800

FAX: (631) 269-1599





# APPLICATION FOR APPORTIONMENTS OR MERGERS

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

## SECTION A: PROPERTY INFORMATION

Borough: Queens Block: 15528 Present Lot(s): 1 & 5

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Lot Number: \_\_\_\_\_

Merger       Apportionment      Number of Lots Requested 2  
 Air       Subterranean

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

1. Property Owner's Name (as per Deed): \_\_\_\_\_  
LAST NAME FIRST NAME  
**OR**  
 Company Name: 2146 Mott LLC & 1312 BCD LLC

2. Property Address: 2146 Mott Avenue Far Rockaway NY 11691  
NUMBER AND STREET CITY STATE ZIP CODE

3. Filing Representative (if applicable): Vivian Xu - JM Zoning

## SECTION B: CERTIFICATION

1. Architect/Engineer/Applicant's Name: Menziuso Christopher  
LAST NAME FIRST NAME

2. Address: 350 Seventh Avenue New York NY 10001  
NUMBER AND STREET CITY STATE ZIP CODE

3. Telephone Number: 212-779-0257 4. Email Address: chrism@gmarchitects.net

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

Signature of Architect/ Engineer/Applicant:  Date: 11 / 04 / 2020

**TAX MAP CHANGE WILL NOT BE MADE UNTIL PRESENTATION OF REQUIRED DOCUMENTS (see reverse for the required documents)**  
**DRAW SKETCH TO SCALE 1" = 50', IF POSSIBLE INDICATE NORTH ARROW**

See attached plan

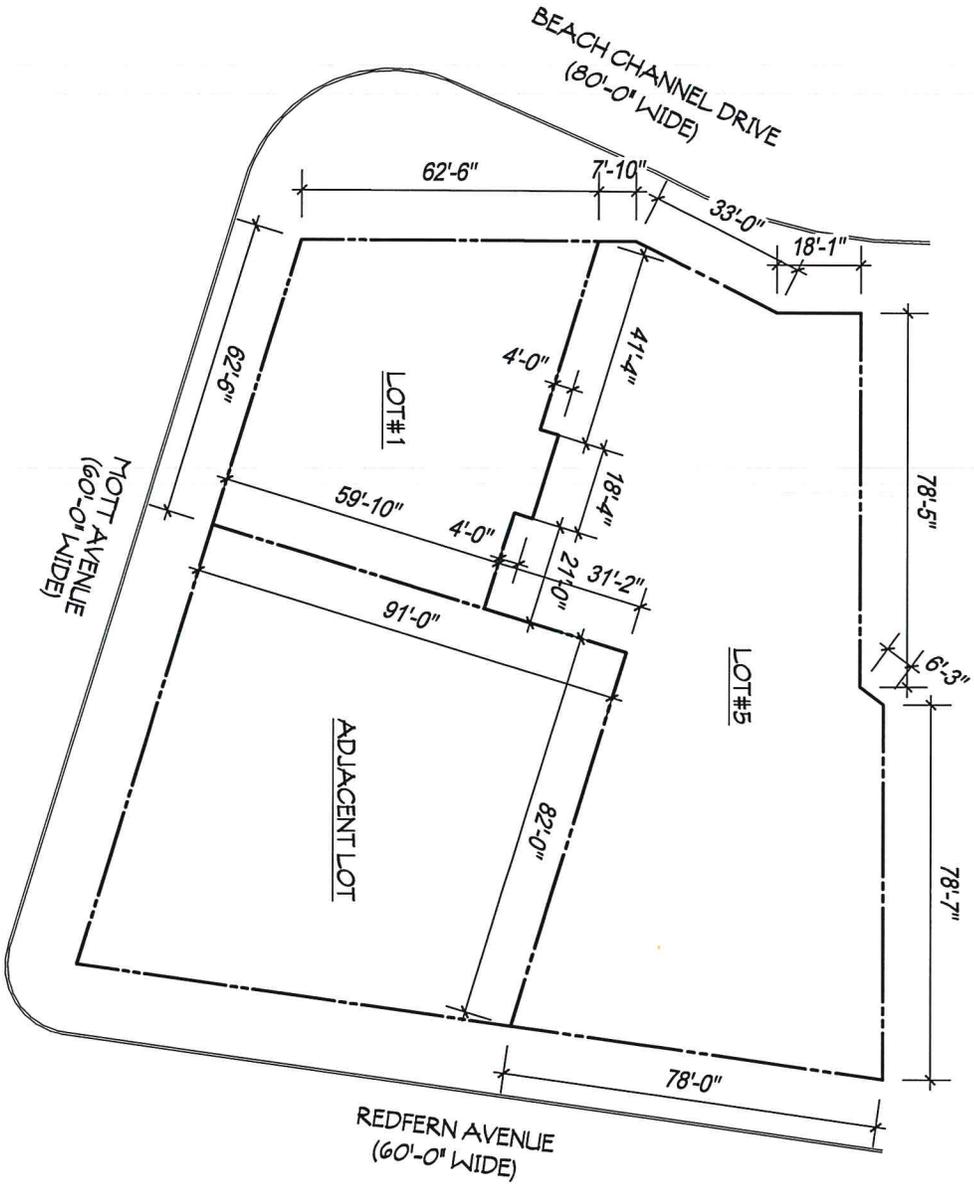


(Architect or Engineer's seal)

Tentative Lot(s) issued: \_\_\_\_\_  
 Customer Service Representative: \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_ New Lot(s): \_\_\_\_\_ Lot(s) Affected: \_\_\_\_\_ Lot(s) Dropped: \_\_\_\_\_

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

Map Updated: \_\_\_\_\_  
 Tax Map Specialist: \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_



11-4-2020

Y: 2146 MOTT STREET (VD) SUBDIVISION - 001 SITE PLAN COMBO ZONING -

**ZONING ANALYSIS**

SITE: 21-46 MOTT AVENUE, QUEENS, NEW YORK  
 13-12 BEACH CHANNEL DRIVE, QUEENS NEW YORK  
 BLOCK: 15528  
 LOT: 1, 5  
 ZONE DISTRICT: R-6 (C2-4) SPECIAL DOWNTOWN FAR ROCKAWAY DIS  
 MAP # 25B  
 COMMUNITY BOARD: 414  
 EXIST USE: USE LOT 1 GROUP 6 EATING & DRINKING & RETAIL & OFFICES  
 PROPOSED USE: LOT 1 USE GROUP 6 EATING & DRINKING & RETAIL & OFFICES (NO CHANGE)  
 EXIST USE: USE LOT 5 GROUP 6 EATING & DRINKING  
 PROPOSED USE: LOT 5 USE GROUP 6 EATING & DRINKING (NO CHANGE)  
 13-12 BEACH CHANNEL DRIVE- LOT 5 (ENVIRONMENTAL RESTRICTED FOR HAZMAT & NOISE)  
 NO CHANGE IN OCCUPANCY OR EGRESS

**SCOPE OF WORK**

REAPPORTION EXISTING TAX LOT & ZONING LOTS 1 & 5,  
 NO CHANGE OF USE, EGRESS AND OCCUPANCY.

**LOT: 01**

EXIST USE: USE LOT 1 GROUP 6A EATING & DRINKING, 6B OFFICES & 6C- RETAIL  
 PROPOSED USE: USE LOT 1 GROUP 6A EATING & DRINKING, 6B OFFICES & 6C- RETAIL (NO CHANGE)

- (33-00) **COMMERCIAL USE**
- (33-03) **STREET TREES** REQUIRED FOR DEVELOPMENTS, & ENLARGEMENTS GREATER THAN 20%  
 REQUIRED NONE  
 PROPOSED NONE
- (33-121) **MAXIMUM ALLOWABLE FLOOR AREA:**  
 FAR = 2.00  
 (L.A.) 4,357 SQ.FT. X 2.00 = 8,714.00 SQ.FT.  
 MAX. ALLOW. COMMERCIAL FLOOR AREA  
 EXISTING COMMERCIAL FLOOR AREA: = 7,477 SQ.FT. (NO CHANGE)  
 EXISTING FLR AREA = 7,477 / 4,357 = 1.72 < 2.00 OK  
 (REFER TO FLOOR AREA SCHEDULE THIS SHEET)
- (33-25) **SIDE YARD:** NOT REQUIRED - 8 FEET MINIMUM IF PROVIDED.  
 EXISTING VARIES FROM 29'-10" TO 36'-9"  
 PROPOSED NONE
- (33-26) **REAR YARD:** NOT REQUIRED AS PER 33-301  
 EXISTING NONE  
 PROPOSED NONE

- (136-221) **STREET WALLS**  
 NO CHANGE TO EXISTING STREET WALLS
- (136-223) **HEIGHTS AND SETBACKS**  
 95'-0" - 9 STORIES  
 NO CHANGE TO HEIGHT OF BUILDING PROPOSED

- (136-41) **PARKING (USE GROUP 6A)**  
 REQUIRED 1 SPACE PER 750 SQFT OF AREA  
 EXISTING FLR AREA = 7,477 / 750 = 9.9 ~10 PARKING SPACES  
 NONE REQUIRED AS PER ZR 36-232 IF LESS THAN 40 SPACES  
 EXISTING 0  
 PROPOSED 0 (NO CHANGE)

**LOT: 05**

EXIST USE: USE LOT 5 GROUP 6A EATING & DRINKING  
 PROPOSED USE: LOT 5 USE GROUP 6A EATING & DRINKING (NO CHANGE)

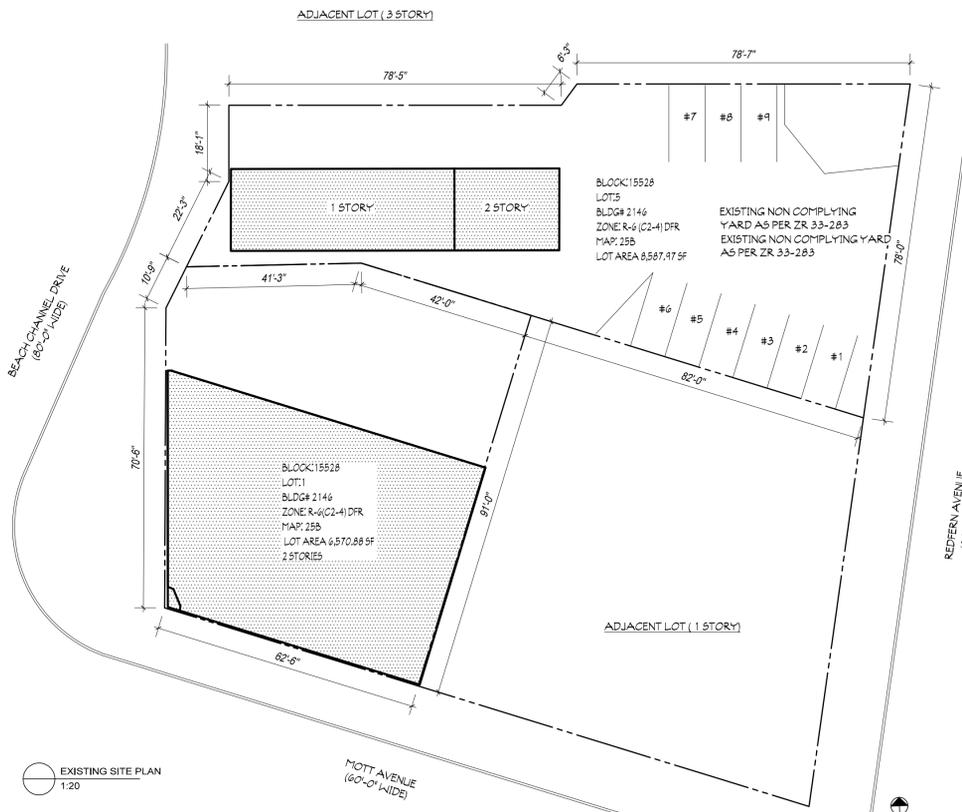
- (33-00) **COMMERCIAL USE**
- (33-03) **STREET TREES** REQUIRED FOR DEVELOPMENTS, & ENLARGEMENTS GREATER THAN 20%  
 REQUIRED NONE  
 PROPOSED NONE
- (33-121) **MAXIMUM ALLOWABLE FLOOR AREA:**  
 FAR = 2.00  
 (L.A.) 10,801.43 SQ.FT. X 2.00 = 21,602.86 SQ.FT.  
 MAX. ALLOW. COMMERCIAL FLOOR AREA  
 EXISTING COMMERCIAL FLOOR AREA: = 1,966 SQ.FT. (NO CHANGE)  
 EXISTING FLR AREA = 1,966 / 10,801.43 = 0.18 < 2.00 OK  
 (REFER TO FLOOR AREA SCHEDULE THIS SHEET)
- (33-25) **SIDE YARD:** NOT REQUIRED - 8 FEET MINIMUM IF PROVIDED.  
 EXISTING ONE AT 14'-6"  
 PROPOSED TWO PROPOSED -14'-6" & VARIES FROM 16'-4" TO 23'-4"
- (33-283) **REAR YARD:** 40'-0" AT THE MIDPOINT  
 EXISTING NONE (EXISTING OK AS PER ZR 54-31 (EXISTING NON COMPLYING)  
 PROPOSED NONE (EXISTING OK AS PER ZR 54-31 (EXISTING NON COMPLYING)

- (136-221) **STREET WALLS**  
 NO CHANGE TO EXISTING STREET WALLS
- (136-223) **HEIGHTS AND SETBACKS**  
 95'-0" - 9 STORIES  
 NO CHANGE TO HEIGHT OF BUILDING PROPOSED

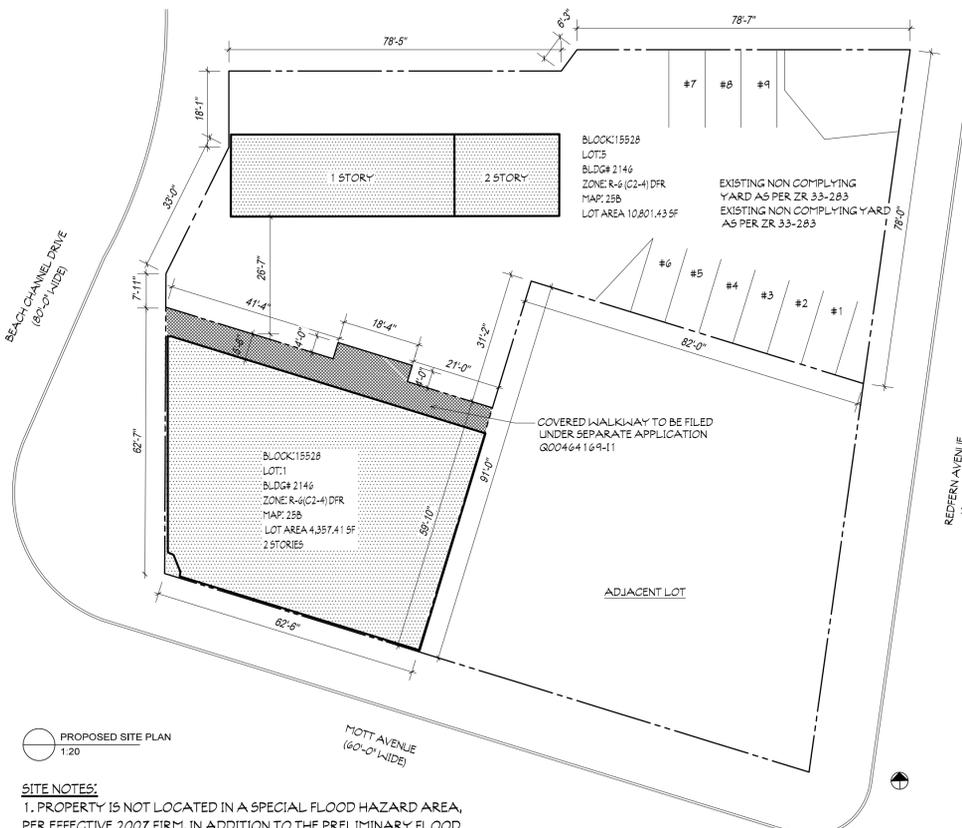
- (136-41) **PARKING (USE GROUP 6A)**  
 REQUIRED 1 SPACE PER 750 SQFT OF AREA  
 EXISTING FLR AREA = 1966 / 750 = 2.6 ~3 PARKING SPACES  
 NONE REQUIRED AS PER ZR 36-232 IF LESS THAN 40 SPACES  
 9 EXISTING  
 9 PROPOSED

FLOOR AREA SCHEDULE	
LOT 1	
FLOOR	FLOOR AREA
2	3,744 SQFT
1	3,733 SQFT
<b>TOTAL</b>	<b>7,477 SQFT</b>

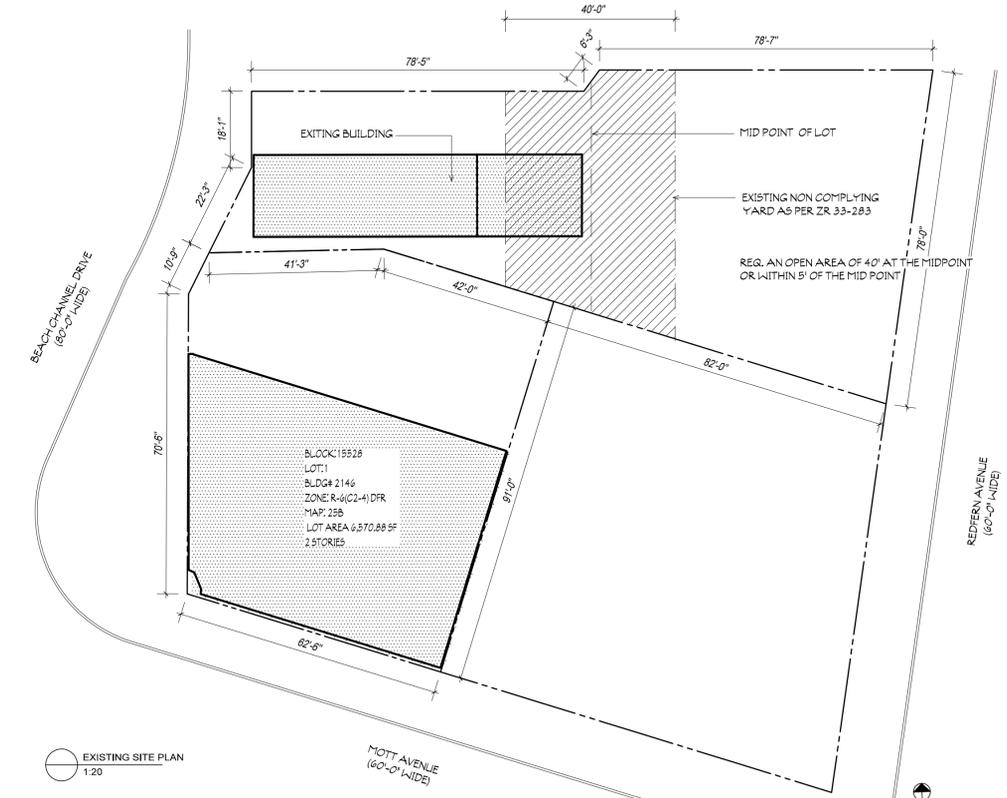
FLOOR AREA SCHEDULE	
LOT 5	
FLOOR	FLOOR AREA
2	476 SQFT
1	1,490 SQFT
<b>TOTAL</b>	<b>1,966 SQFT</b>



**SITE NOTES:**  
 1. PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA, PER EFFECTIVE 2007 FIR-1, IN ADDITION TO THE PRELIMINARY FLOOD MAPS RELEASED IN 2013



**SITE NOTES:**  
 1. PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA, PER EFFECTIVE 2007 FIR-1, IN ADDITION TO THE PRELIMINARY FLOOD MAPS RELEASED IN 2013



RELATED DOB APPLICATIONS  
 ALT 2: 440646053  
 ALT 2: 440646062

**OWNER'S INFORMATION:**  
 JACOB GROSS  
 4146 MOTT LLC  
 3008 AVENUE J  
 BROOKLYN, NY, 11210  
**FILING REPRESENTATIVE:**  
 JM ZONING  
 225 BROADWAY  
 NEW YORK, NY, 10007



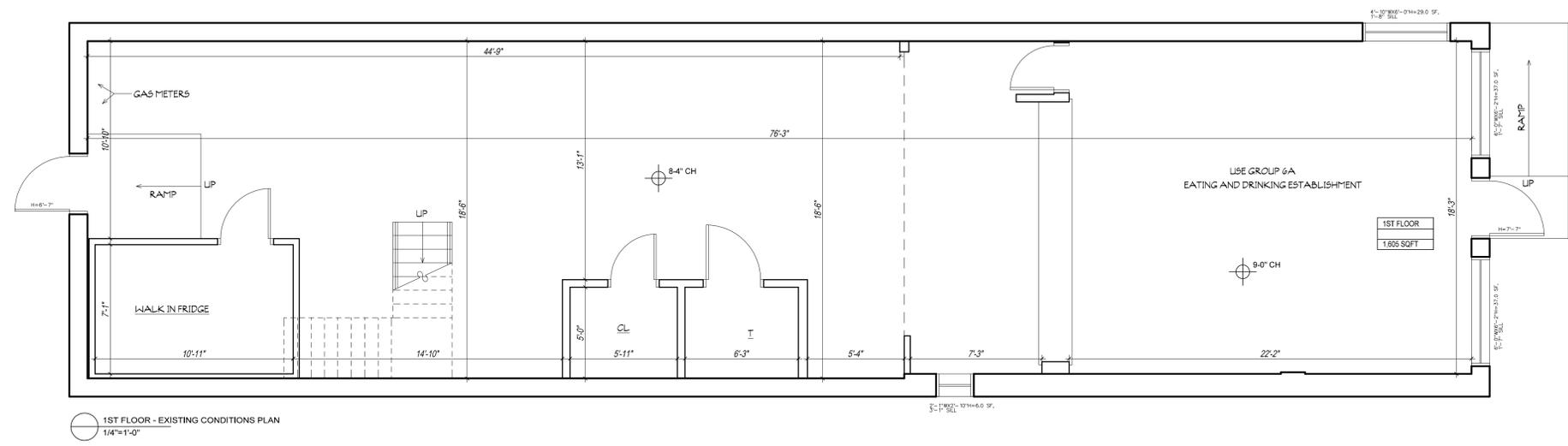
**NOTE**  
 LOT 1 & 5 ARE LOCATED IN A COASTAL ZONE AS PER ZR 62-00. HOWEVER THE PROPOSED SCOPE OF WORK IS NOT CONSIDERED A "DEVELOPMENT" AND THEREFORE NEED NOT COMPLY

NO	DATE	
<b>GRASSO-MENZIUSO ARCHITECTS A.I.A.</b>		
350 SEVENTH AVENUE, N.Y., N.Y. 10001 TEL: (212) 779-0257 FAX: (212) 779-9648		
STRUCTURAL ENGINEER:		
MECHANICAL ENGINEER:		
TITLE: <b>SITE PLAN &amp; NOTES</b>	PROJECT NO.: 0000	
	DATE: 10.30.20	
	SCALE: AS NOTED	
	DWG BY: SAM	
LOCATION: 13-12 BEACH CHANNEL DRIVE, 2146 MOTT AVENUE QUEENS, NEW YORK	<b>Z-001.00</b>	
BIS DOC NO.	SHEET:	1 OF 8

ALL RIGHTS RESERVED.  
 ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF PROVIDED BY THE ARCHITECT ARE SHALL REMAIN THEIR PROPERTY. THEY ARE NOT TO BE USED ON THIS OR ANY OTHER PROJECT UNLESS WRITTEN PERMISSION IS GIVEN BY GRASSO-MENZIUSO-ARCHITECTS.



Y:\2146 MOTT STREET\CD\SUBDIV\3-12-A-101 - 1ST FLOOR PLAN



1ST FLOOR - EXISTING CONDITIONS PLAN  
1/4"=1'-0"

BEACH CHANNEL DRIVE



NO.	DATE	
<b>GRASSO-MENZIUSO ARCHITECTS A.I.A.</b>		
350 SEVENTH AVENUE, N.Y., N.Y. 10001 TEL: (212) 779-0257 FAX: (212) 779-9648		
STRUCTURAL ENGINEER:		
MECHANICAL ENGINEER:		
TITLE: 1ST FLOOR PLAN 13-12 BEACH CHANNEL DRIVE	PROJECT NO: 0000 DATE: 10.30.20 SCALE: AS NOTED DWG BY: SAM	<b>A-101.00</b>
LOCATION: 13-12 BEACH CHANNEL DRIVE, 2146 MOTT AVENUE, QUEENS, NEW YORK	SHEET: 3 OF 8	
BIS DOC NO.		

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Y:\2146 MOTT STREET\CD\SUBDIV\13-12\_A-102 - 2ND FLOOR PLAN



BEACH CHANNEL DRIVE

2ND FLOOR - EXISTING CONDITIONS PLAN  
1/4"=1'-0"

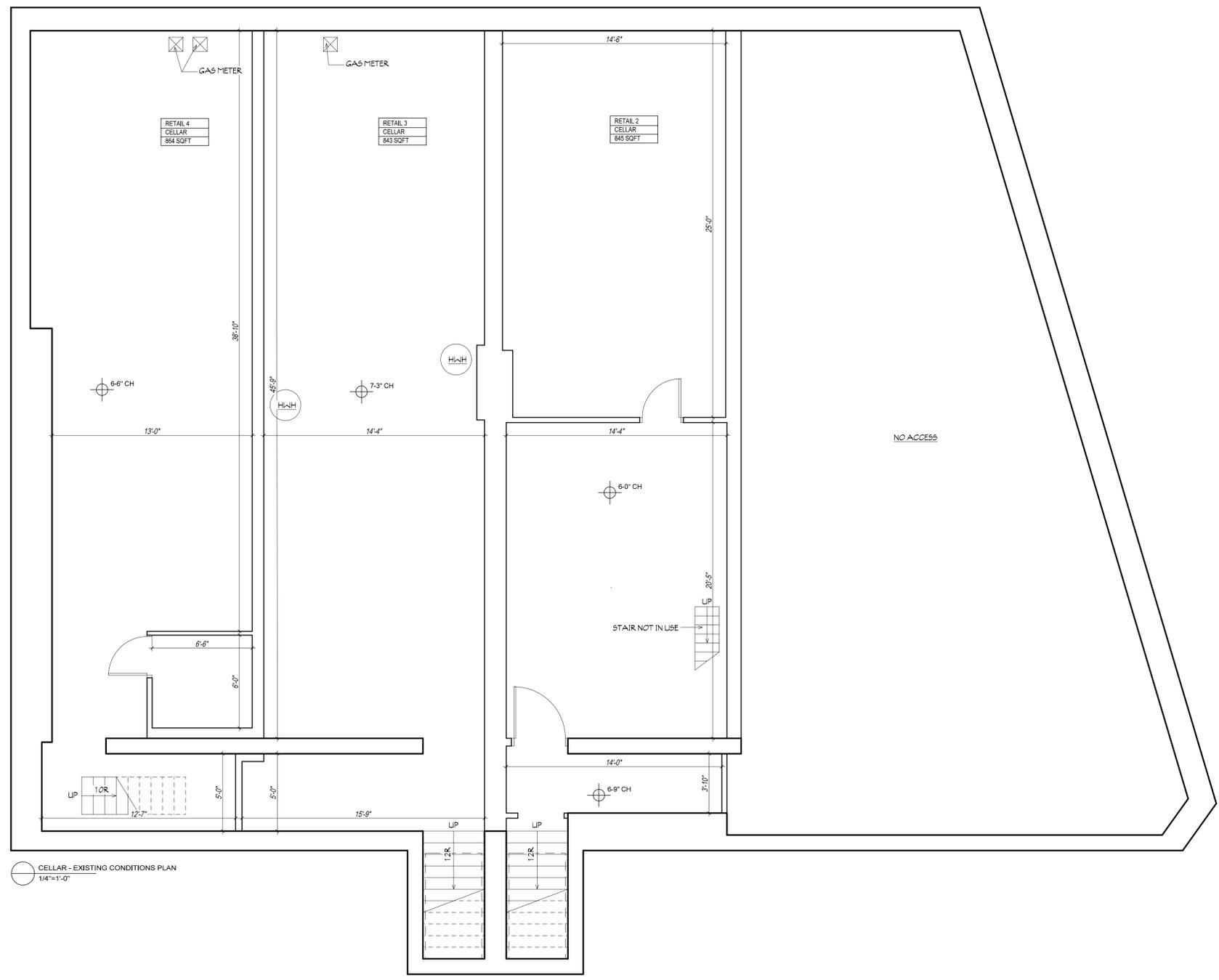


NO.	DATE	
 <b>GRASSO-MENZIUSO ARCHITECTS</b> <b>A.I.A.</b> 350 SEVENTH AVENUE, N.Y., N.Y. 10001 TEL: (212) 779-0257 FAX: (212) 779-9648		
STRUCTURAL ENGINEER:		
MECHANICAL ENGINEER:		
TITLE: 2ND FLOOR PLAN 13-12 BEACH CHANNEL DRIVE	PROJECT NO: 0000 DATE: 10.30.20 SCALE: AS NOTED DWG BY: SAM	<b>A-102.00</b>
LOCATION: 13-12 BEACH CHANNEL DRIVE, 2146 MOTT AVENUE, QUEENS, NEW YORK	SHEET: 4 OF 8	
<small>ALL RIGHTS RESERVED. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF PROVIDED BY THE ARCHITECT ARE SHALL REMAIN THEIR PROPERTY. THEY ARE NOT TO BE USED ON THIS OR ANY OTHER PROJECT UNLESS WRITTEN PERMISSION IS GIVEN BY GRASSO-MENZIUSO-ARCHITECTS.</small>		



Y:\2146 MOTT STREET\CD\SUBDI\2146\_A-103 - CELLAR PLAN

MOTT AVENUE

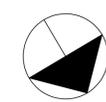


BEACH CHANNEL DRIVE

CELLAR - EXISTING CONDITIONS PLAN  
1/4"=1'-0"

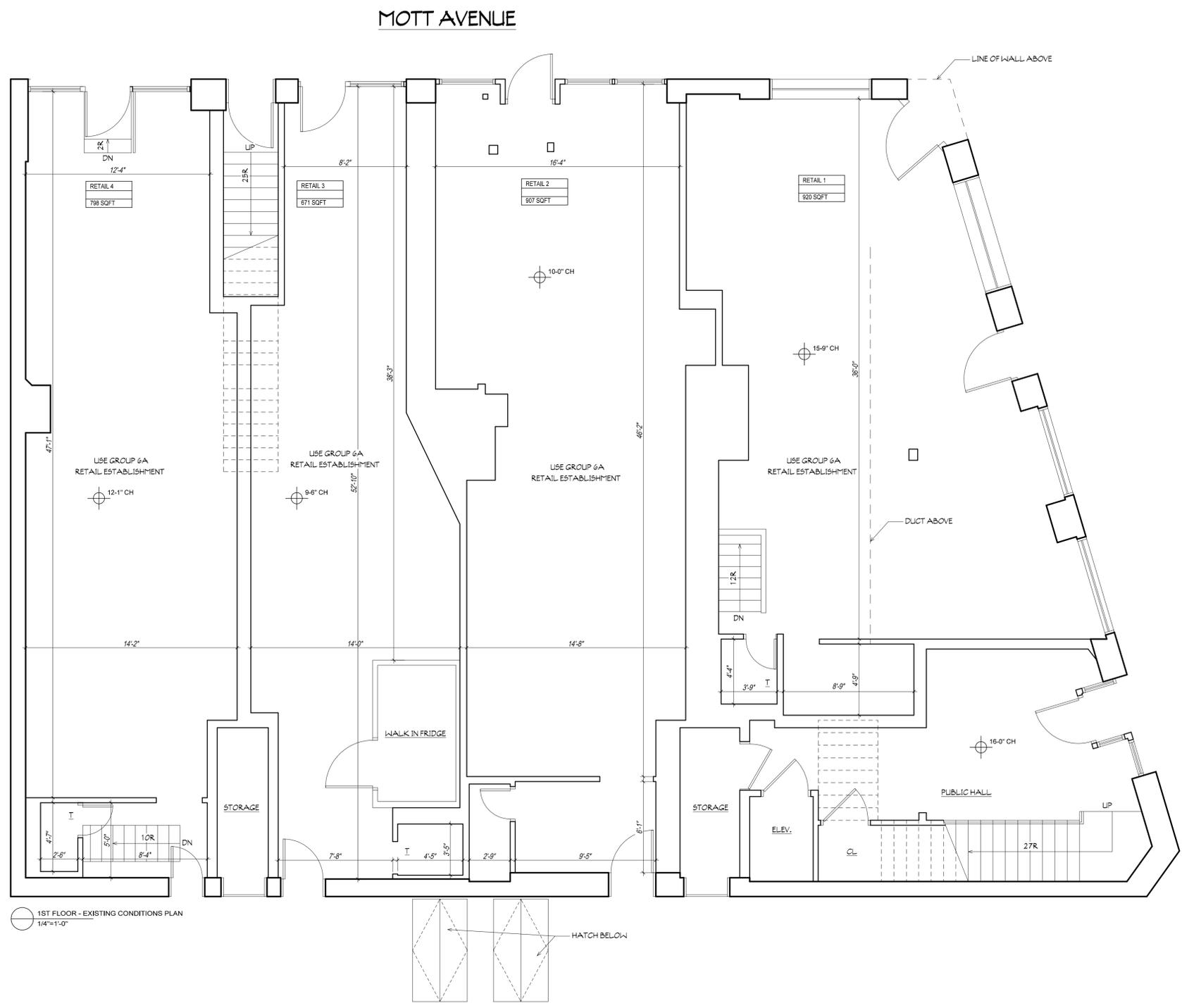


NO.	DATE	
<b>GRASSO-MENZIUSO ARCHITECTS</b> A.I.A.		
350 SEVENTH AVENUE, N.Y., N.Y. 10001 TEL: (212) 779-0257 FAX: (212) 779-9648		
STRUCTURAL ENGINEER:		
MECHANICAL ENGINEER:		
TITLE: CELLAR PLAN 2146 MOTT AVENUE	PROJECT NO: DATE SCALE	0000 10.30.20 AS NOTED
LOCATION: 13-12 BEACH CHANNEL DRIVE, 2146 MOTT AVENUE QUEENS, NEW YORK	DWG BY:	SAM <b>A-103.00</b>
BIS DOC NO.		SHEET: 5 OF 8



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Y:\2146 MOTT STREET\CD\SUBDI\2146\_A-104 - 1ST FLOOR PLAN

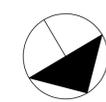


1ST FLOOR - EXISTING CONDITIONS PLAN  
1/4"=1'-0"

BEACH CHANNEL DRIVE



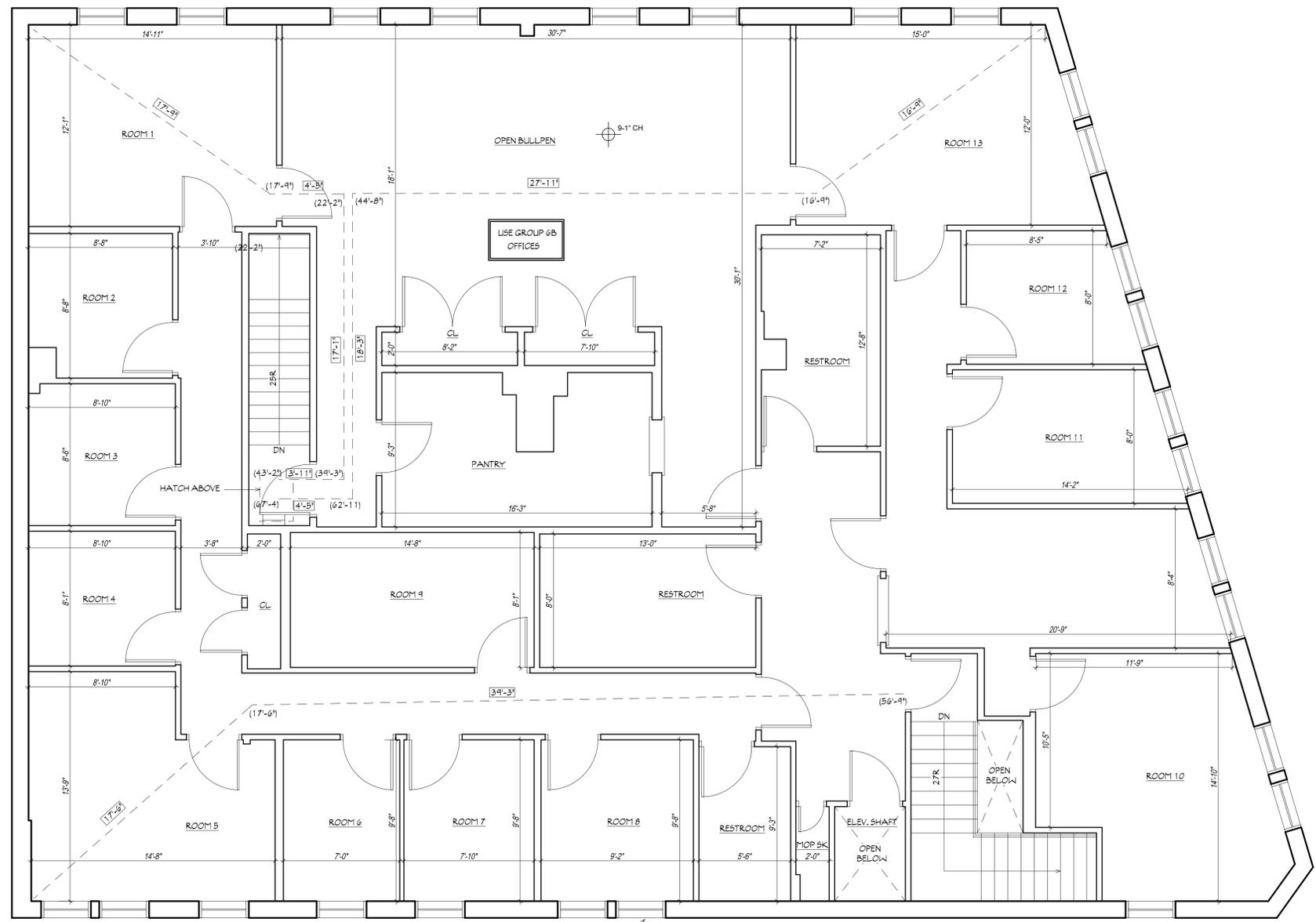
NO.	DATE	
<b>GRASSO-MENZIUSO ARCHITECTS</b> A.I.A.		
350 SEVENTH AVENUE, N.Y., N.Y. 10001 TEL: (212) 779-0257 FAX: (212) 779-9648		
STRUCTURAL ENGINEER:		
MECHANICAL ENGINEER:		
TITLE:	PROJECT NO:	0000
1ST FLOOR PLAN	DATE:	10.30.20
2146 MOTT AVENUE	SCALE:	AS NOTED
	DWG BY:	SAM
LOCATION:	<b>A-104.00</b>	
13-12 BEACH CHANNEL DRIVE, 2146 MOTT AVENUE QUEENS, NEW YORK	SHEET:	6 OF 8
BIS DOC NO.		



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Y:\2146 MOTT STREET\CD\SUBDI\2146\_A-105 - 2ND FLOOR PLAN

MOTT AVENUE



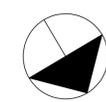
BEACH CHANNEL DRIVE

2ND FLOOR - EXISTING CONDITIONS PLAN  
1/4"=1'-0"

SEE Dwg A-106 FOR  
LOTLINE WINDOW  
CALCULATIONS

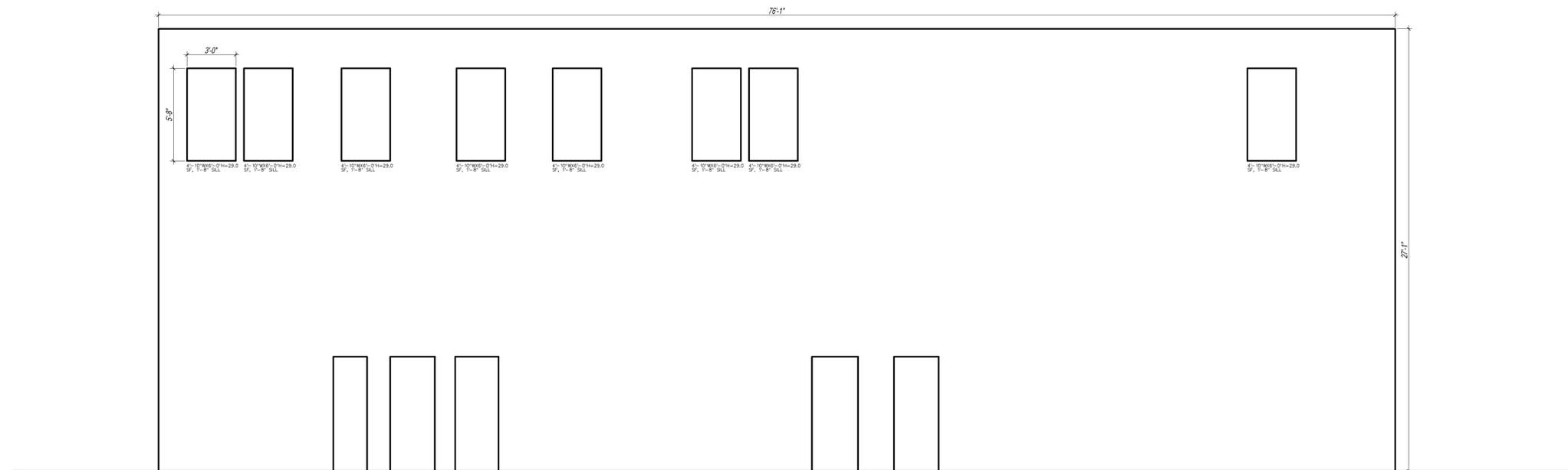


NO.	DATE	
<b>GRASSO-MENZIUSO ARCHITECTS</b> A.I.A.		
350 SEVENTH AVENUE, N.Y., N.Y. 10001 TEL: (212) 779-0257 FAX: (212) 779-9648		
STRUCTURAL ENGINEER:		
MECHANICAL ENGINEER:		
TITLE: 2ND FLOOR PLAN 2146 MOTT AVENUE	PROJECT NO: 0000	
	DATE: 10.30.20	
	SCALE: AS NOTED	
	DWG BY: SAM	
LOCATION: 13-12 BEACH CHANNEL DRIVE, 2146 MOTT AVENUE, QUEENS, NEW YORK		<b>A-105.00</b>
BIS DOC NO.		SHEET: 7 OF 8



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ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF PROVIDED BY THE ARCHITECT ARE SHALL  
REMAIN THEIR PROPERTY. THEY ARE NOT TO BE USED ON THIS OR ANY OTHER PROJECT UNLESS  
WRITTEN PERMISSION IS GIVEN BY GRASSO-MENZIUSO-ARCHITECTS.

Y:\2146 MOTT STREET\CD\SUBDIV\ELEVATIONS

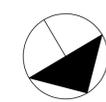


**2146 MOTT AVENUE**

LOT LINE WINDOW CALCULATION  
 AREA OF WALL  
 76'-1" X 27'-1" = 2,061 SQ. FT  
 2,061 SQ. FT X 10% = 206.1 SQ. FT  
 AREA OF WINDOW  
 EXISTING WINDOW 3'-0" X 5'-8" = 17.5 SQ. FT  
 8 WINDOWS X 17.5 SQFT = 136 SQFT  
 136 SQ. FT X 206.1 SQ. FT OK AS PER TABLE 705.8



NO.	DATE	
<b>GRASSO-MENZIUSO ARCHITECTS A.I.A.</b>		
350 SEVENTH AVENUE, N.Y., N.Y. 10001 TEL: (212) 779-0257 FAX: (212) 779-9648		
STRUCTURAL ENGINEER:		
MECHANICAL ENGINEER:		
TITLE:	PROJECT NO:	0000
LOT LINE WINDOWS CALCULATIONS	DATE:	1.27.21
	SCALE:	AS NOTED
	DWG BY:	SAM
LOCATION: 13-12 BEACH CHANNEL DRIVE, 2146 MOTT AVENUE QUEENS, NEW YORK	<b>A-211.00</b>	
BIS DOC NO.	SHEET:	8 OF 8
<p><small>ALL RIGHTS RESERVED.                  ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF PROVIDED BY THE ARCHITECT ARE SHALL                  REMAIN THEIR PROPERTY. THEY ARE NOT TO BE USED ON THIS OR ANY OTHER PROJECT UNLESS                  WRITTEN PERMISSION IS GIVEN BY GRASSO-MENZIUSO-ARCHITECTS.</small></p>		



# Exhibit D

## Site Survey

### BCP Application



**IMPACT ENVIRONMENTAL**  
170 Keyland Court  
Bohemia, New York 11716  
TEL: (631) 268-8800  
FAX: (631) 269-1599

NOTES & DISCLAIMERS:

1. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
2. CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING OR MODIFYING ANY NEW OR EXISTING CURBS, WALKS OR ROADWAYS IN THE STREETS SHOWN HEREON.
3. THE OFFSETS OR DIMENSIONS SHOWN FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, ADDITIONS TO STRUCTURES AND ANY OTHER CONSTRUCTION.
4. SUBSURFACE INFORMATION SHOWN HEREON WAS OBTAINED FROM VARIOUS CITY DEPARTMENTS AND/OR PRIVATE UTILITY COMPANIES. THE SURVEYOR DOES NOT CERTIFY AS TO THE ACCURACY OR COMPLETENESS OF THIS DATA AND ALL USERS OF THIS SURVEY AGREE TO HOLD THE SURVEYOR HARMLESS FOR THE LOCATION OF SAID UTILITIES. ALL UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND MUST BE CONFIRMED BY THE USER OF THIS SURVEY PRIOR TO CONSTRUCTION AND/OR THE PURCHASE OF PROPERTY.
5. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS OR NATURAL COURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.
6. NO SUBSURFACE UTILITY INFORMATION WITHIN THE PROPERTY IS SHOWN. CONTACT ONE CALL TO HAVE ALL SUBSURFACE UTILITY INFORMATION WITHIN THE PROPERTY MARKED OUT PRIOR TO CONSTRUCTION. THE SURVEYOR WILL NOT BE LIABLE OR HELD RESPONSIBLE FOR DAMAGES TO SUBSURFACE UTILITIES EITHER WITHIN OR OUTSIDE THE SURVEYED PROPERTY DUE TO CONSTRUCTION.
7. THE USER OF THE SURVEY EXPRESSLY UNDERSTANDS AND AGREES THAT THE SURVEYOR MAKES NO CLAIM AND DOES NOT GUARANTEE THAT THE SEWERS SHOWN HEREON ARE PUBLIC OR THAT ANY PROPERTIES SHOWN ON THIS SURVEY WILL BE ABLE TO CONNECT TO SAME.
8. SEWERS MAY NOT EXIST IN FRONT OF SURVEYED PROPERTY. EXISTENCE OR ABSENCE OF SEWERS MUST BE VERIFIED BY USER OF THIS SURVEY PRIOR TO PURCHASING PROPERTY OR BEGINNING ANY PLANNING OR CONSTRUCTION.
9. THE USER OF THIS SURVEY EXPRESSLY AGREES AND UNDERSTANDS THAT SHOULD CHRISTOPHER BUCKLEY, CHRISTOPHER BUCKLEY L.S.P.C., PRECISION SURVEYS, EMPLOYEES THEREOF, BE FOUND LIABLE IN A COURT OF LAW FOR ERRORS OR OMISSIONS ARISING FROM THIS SURVEY THAT THE LIMIT OF LIABILITY IS THE PRICE PAID FOR THIS SURVEY.
10. NOT TO BE USED FOR TITLE PURPOSES.
11. USE OF THIS SURVEY SIGNIFIES THAT YOU AGREE AND CONSENT TO ALL OF THE ABOVE.

NOTE:  
UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS BLACK INKED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON AND/OR PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ONLY ON HIS/HER BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

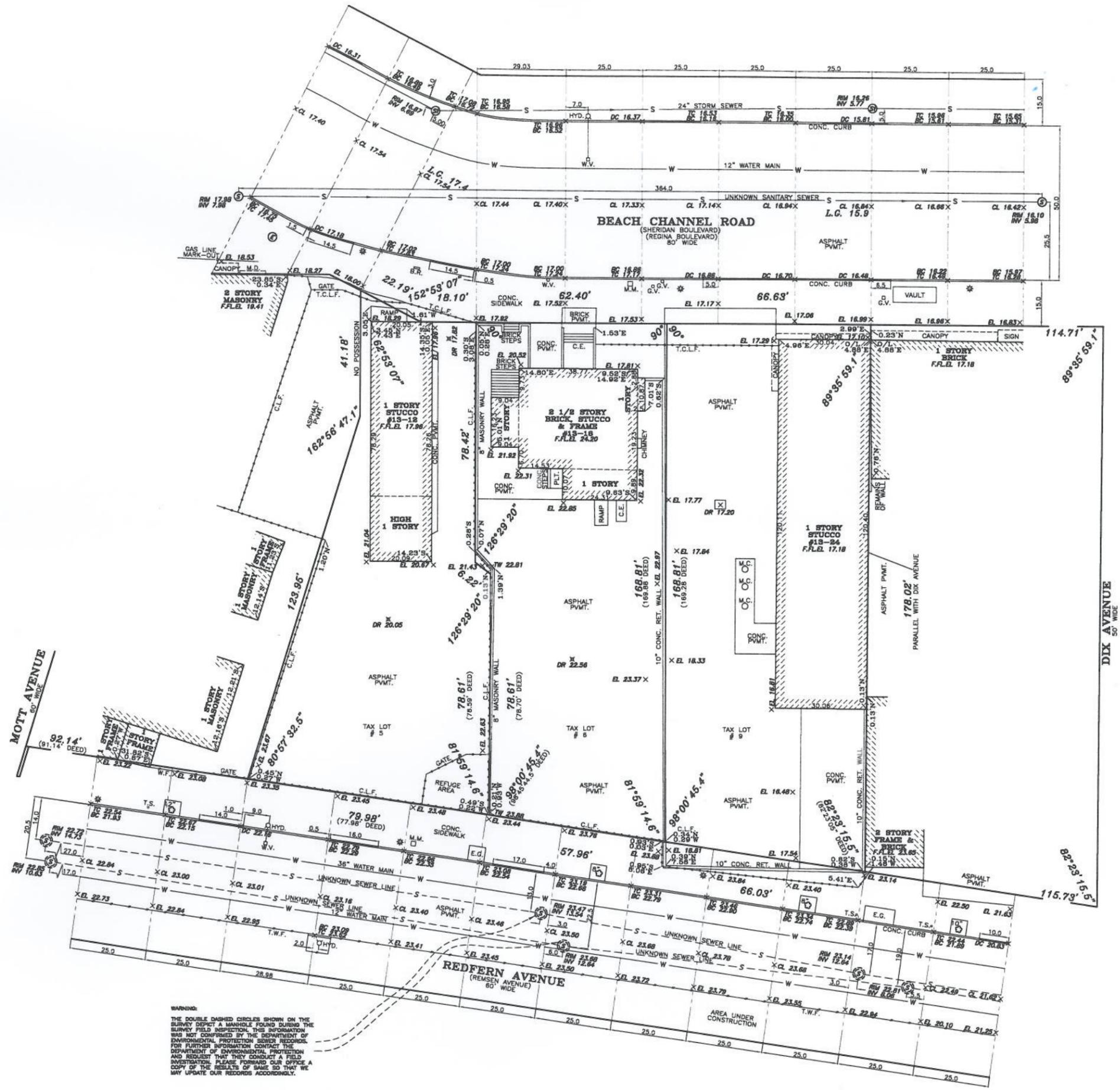
NOTE:  
AREA INDICATED IS SHOWN ON ALTERATION MAP #3648/4448, CITY OF NEW YORK, BOROUGH OF QUEENS.

NOTE:  
PLEASE CONTACT APPROPRIATE UTILITY FOR GAS MAIN INFORMATION.

TOTAL AREA FOR LOT #5 IS 8,703.07 sq.ft.  
TOTAL AREA FOR LOT #6 IS 9,859.08 sq.ft.  
TOTAL AREA FOR LOT #9 IS 11,449.47 sq.ft.  
TOTAL LOTS AREA IS 30,011.62 sq.ft.  
FOR BUILDING DEPARTMENT USE ONLY



9/30/20



LEGEND

CATCH BASIN	— C.B.
TREE DIAMETER	— T.D.
UTILITY POLE	— U.P.
VALVE	— V.
OVERHEAD SERVICE WIRE	— S.W. (GAS, WATER, ELECTRIC)
CURB AND CURB FINISH	— C.C.F.
MANHOLE	— M.
SEWER	— S.
WATER	— W.
WIRE	— W.
FREE HOLE	— F.H.
CONCRETE	— C.
PAVEMENT	— P.
EARTHEN GROUND	— E.G.
PLATFORM	— P.L.
CELLAR ENTRANCE	— C.E.
RETAINING WALL	— R.W.
TRAFFIC SIGN	— T.S.
BLUE RADIUM	— B.R.
CHAIN LINK FENCE	— C.L.F.
TEMPORARY CHAIN LINK FENCE	— T.C.L.F.
TEMPORARY WOOD FENCE	— T.W.F.
MUON METER	— M.M.
METAL COVER	— M.C.
TOP OF WALL	— T.W.
EXISTING ELEVATION	— E.
BOTTOM OF CURB	— B.C.
COVER LINE OF STREET	— C.L.S.
DRAIN	— D.
TOP OF CURB	— T.C.
SNOP CURB	— S.C.
LEGAL GRAD	— L.G.

WARNING:  
THE DOUBLE DASHED CIRCLES SHOWN ON THE SURVEY FIELD INSPECTION. THIS INFORMATION WAS NOT CONFIRMED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION SEWER RECORDS. FOR FURTHER INFORMATION CONTACT THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND REQUEST THAT THEY CONDUCT A FIELD INVESTIGATION. PLEASE FORWARD OUR OFFICE A COPY OF THE RESULTS OF SAME SO THAT WE MAY UPDATE OUR RECORDS ACCORDINGLY.

TOPOGRAPHIC SURVEY

LOCATED AT:  
13-12, 13-16, 13-24 Beach Channel Drive, Far Rockaway Borough and County of Queens City and State of New York

TAX DESIG: Block 15528, Lots 5,6,9

Precision Surveys  
TITLE-ARCHITECTURAL-BOUNDARY-CONSTRUCTION

40 FRANKLIN AVE. FRANKLIN SQUARE, N.Y. 11010  
Phone (718)472-1571 • (516)488-1808 • Fax (718)808-0028

CHRISTOPHER M. BUCKLEY  
PROFESSIONAL LAND SURVEYOR

CERTIFIED TO:  
Camber Property Group LLC

DATE: September 30, 2020  
SCALE: NOT TO SCALE

Job No.46588  
Drawn by MK

# Exhibit E

## Deed Information

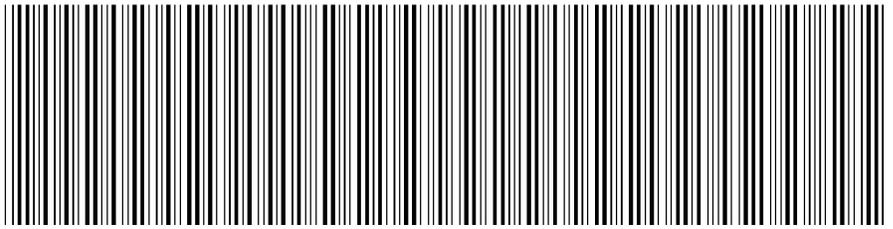
BCP Application



**IMPACT ENVIRONMENTAL**  
170 Keyland Court  
Bohemia, New York 11716  
TEL: (631) 268-8800  
FAX: (631) 269-1599

**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.



2021012900117002001EB330

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 5**

**Document ID: 2021012900117002**

Document Date: 01-21-2021

Preparation Date: 01-29-2021

Document Type: DEED

Document Page Count: 4

**PRESENTER:**

BETTER RESEARCH LLC  
1 PARAGON DRIVE - RAEX-39052  
SUITE 150B  
MONTVALE, NJ 07645  
REC@BETTERTITLERESEARCH.COM

**RETURN TO:**

BETTER RESEARCH LLC  
1 PARAGON DRIVE - RAEX-39052  
SUITE 150B  
MONTVALE, NJ 07645  
REC@BETTERTITLERESEARCH.COM

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
QUEENS	15528	5	Entire Lot	13-12 BEACH CHANNEL DRIVE

**Property Type:** COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
QUEENS	15528	1	Entire Lot	21-46 MOTT AVENUE

**Property Type:** COMMERCIAL REAL ESTATE

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR/SELLER:**

1312 BCD LLC  
499 CHESTNUT STREET  
CEDARHURST, NY 11516

**GRANTEE/BUYER:**

1312 BCD LLC  
499 CHESTNUT STREET  
CEDARHURST, NY 11516

**FEES AND TAXES**

**Mortgage :**

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

**TOTAL:** \$ 0.00

Recording Fee: \$ 60.00

Affidavit Fee: \$ 0.00

**Filing Fee:**

\$ 250.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

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

**CITY OF NEW YORK**

Recorded/Filed 02-02-2021 16:56

City Register File No.(CRFN):

**2021000040740**



*Annette McMill*

**City Register Official Signature**

CONFIRMATORY Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation  
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made as of the 21<sup>st</sup> Day of January, 2021

**BETWEEN**

1312 BCD LLC, having an address at 3008 Avenue J, Brooklyn, NY 11210, party of the first part,

**AND**

1312 BCD LLC, having an address at 3008 Avenue J, Brooklyn, NY 11210, party of the second part,

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

**See attached Schedule A**

This Confirmatory Deed is intended to confirm the metes and bounds of the premises owned by 1312 BCD LLC.

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.

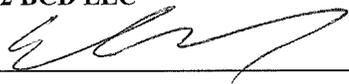
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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:

1312 BCD LLC

  
By: Elliot Horowitz, authorized signatory

  
\_\_\_\_\_

**USE ACKNOWLEDGEMENT FORM BELOW WITHIN NEW YORK STATE ONLY:**

State of New York  
County of Kings ) ss.:

On the 21 of January, 2021  
before me, the undersigned, personally appeared

Elliott Horowitz

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.

**MOSHE COHEN**  
NOTARY PUBLIC, State of New York  
No. 01CO6364720  
Qualified in Kings County  
Commission Expires Sept. 18, 2021

Moshe Cohen

**ACKNOWLEDGEMENT FORM FOR USE WITHIN NEW YORK STATE ONLY:**

(New York Subscribing Witness Acknowledgement Certificate)

State of New York, County of Kings  
) ss.:

On the ~~xxxxxx~~ of January, 2021  
before me, the undersigned, personally appeared

Elliott Horowitz

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

**Bargain and Sale Deed**  
with Covenant against Grantors Acts

**TITLE NO: RANY-34100**

**DISTRIBUTED BY:**  
RIVERSIDE ABSTRACT LLC  
3839 FLATLANDS AVENUE, SUITE  
208  
BROOKLYN, NY 11234

**USE ACKNOWLEDGEMENT FORM BELOW WITHIN NEW YORK STATE ONLY:**

State of New York,  
County of Kings ) ss.:

On the 21 of January, 2021  
before me, the undersigned, personally appeared

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

**ACKNOWLEDGEMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY:**

(Out of State or Foreign General Acknowledgement Certificate)  
) ss.:

(Complete Venue with State, Country, Province or Municipality)  
On the \_\_\_\_\_ of \_\_\_\_\_, 2021  
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

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

**RECORD & RETURN TO:**

## Schedule A – Legal Description

### Parcel I

All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, bounded and described as follows and in accordance with survey made by Boro Land Surveying, PC, dated August 20, 2015, updated November 4, 2018:

BEGINNING at a point on the westerly side of Redfern Avenue, distant 91.14 feet northerly from the corner formed by the intersection of the westerly side of Redfern Avenue and the northerly side of Mott Avenue;

RUNNING THENCE northerly along the westerly side of Redfern Avenue, 77.98 feet;

THENCE westerly on a line forming an interior angle of 81 degrees 59 minutes 14.6 seconds with the westerly side of Redfern Avenue, a distance of 78.59 feet;

THENCE southwesterly on a line forming an interior angle of 138 degrees 25 minutes 48 seconds with the last described course a distance of 4.57 feet;

THENCE westerly at right angles to the easterly side of Beach Channel Drive, 78.42 feet to the easterly side of Beach Channel Drive;

THENCE southerly along the easterly side of Beach Channel Drive, 40.29 feet;

THENCE easterly on a straight line, 41.18 feet to a point distant 123.95 feet westerly from the point of beginning when measured on a line parallel with Mott Avenue;

THENCE easterly parallel with Mott Avenue, 123.95 feet to the westerly side of Redfern Avenue, the point or place of BEGINNING.

Note: Address, Block & Lot shown for informational purposes only

Designated as Block 15528, Lot 5, Queens County and also known as 13-12 Beach Channel Drive, Far Rockaway, NY 11691.

### Parcel II

All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, bounded and described as follows in accordance with survey made by Boro Land Surveying, PC, dated August 20, 2015, updated November 4, 2018:

BEGINNING at a point on the easterly side of Beach Channel Drive, distant 61.57 feet northerly from the corner formed by the intersection of the easterly side of Beach Channel Drive with the northerly side of Mott Avenue, as widened

RUNNING THENCE easterly on a line forming an interior angle of 107 degrees 03 minutes 12.9 seconds with the easterly side of Beach Channel Drive, a distance of 41.30 feet;

THENCE northerly at right angles to the last described course, 4 feet;

THENCE easterly at right angles to the last described course, 18.30

feet; THENCE southerly at right angles to the last described course, 4

feet; THENCE easterly at right angles to the last described course,

21.03 feet; THENCE northerly at right angles to the last described

course, 31.14 feet; THENCE westerly parallel with Mott Avenue, 42 feet;

THENCE westerly 41.18 feet to the easterly side of Beach Channel Drive at a point, distant 19.62 feet northerly from the point of beginning when measured along the easterly side of Beach Channel Drive;

THENCE southerly along the easterly side of Beach Channel Drive, 19.62 feet to the point or place of BEGINNING.

Designated as Block 15528, p/o lot 1, Queens County and also known as 21-46 Mott Ave, Far Rockaway, NY 11691.

**Perimeter description**

All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Redfern Avenue, distant 91.14 feet northerly from the corner formed by the intersection of the westerly side of Redfern Avenue and the northerly side of Mott Avenue, as widened;

RUNNING THENCE northerly along the westerly side of Redfern Avenue, 77.98 feet;

THENCE westerly on a line forming an interior angle of 81 degrees 59 minutes 14.6 seconds with the westerly side of Redfern Avenue, a distance of 78.59 feet to a point;

THENCE southwesterly on a line forming an interior angle of 126 degrees 29 minutes 20 seconds with the last described course a distance of 6.22 feet (deed and tax map) 4.57 (actual) to a point;

THENCE westerly at right angles to the easterly side of Beach Channel Drive, 78.42 feet to the easterly side of Beach Channel Drive;

THENCE southerly along the easterly side of Beach Channel Drive 18.10 feet to a point;

THENCE southwesterly along the easterly side of Beach Channel Drive 33 feet to a point;

THENCE southerly 8.90 feet along Beach Channel Drive to a point;

RUNNING THENCE easterly on a line forming an interior angle of 107 degrees 03 minutes 12.9 seconds with the easterly side of Beach Channel Drive, a distance of 41.30 feet;

THENCE northerly at right angles to the last described course, 4 feet;

THENCE easterly at right angles to the last described course, 18.30 feet;

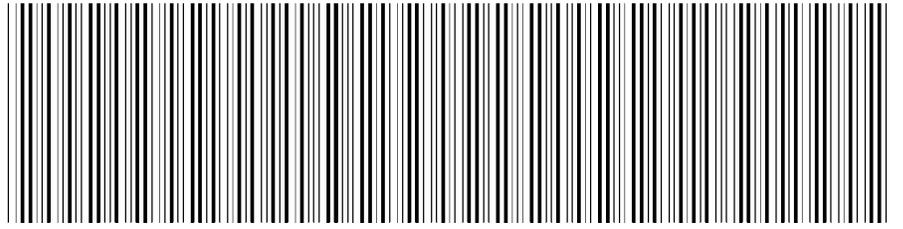
THENCE southerly at right angles to the last described course, 4 feet;

THENCE easterly at right angles to the last described course, 21.08 feet;

THENCE northerly at right angles to the last described course, 31.14 feet;

THENCE easterly parallel with Mott Avenue, 81.95 feet to the westerly side of Redfern Avenue, the point or place of BEGINNING.

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2021012900117002001S7DB1

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2021012900117002**  
Document Type: DEED

Document Date: 01-21-2021

Preparation Date: 01-29-2021

**ASSOCIATED TAX FORM ID:** 2021010800103

**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

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

2  
2



**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		1/21/21 DATE	Horowitz BUYER'S ATTORNEY LAST NAME		Elliot FIRST NAME
499 CHESTNUT STREET		Elliot Horowitz, authorized signatory			
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER	
CEDARHURST					
CITY OR TOWN	NY STATE	11516 ZIP CODE	 SELLER		1/21/21 DATE
Elliot Horowitz, authorized signatory					



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

## Customer Registration Form for Water and Sewer Billing

### Property and Owner Information:

- (1) Property receiving service: BOROUGH: QUEENS                      BLOCK: 15528                      LOT: 5
- (2) Property Address: 13-12 BEACH CHANNEL DRIVE, QUEENS, NY 11691
- (3) Owner's Name:            1312 BCD LLC
- Additional Name:

### Affirmation:



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

### Customer Billing Information:

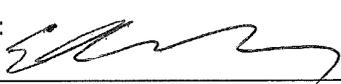
#### Please Note:

- 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](http://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:  1/21/21 Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable: Elliot Horowitz, authorized signatory

**SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES**



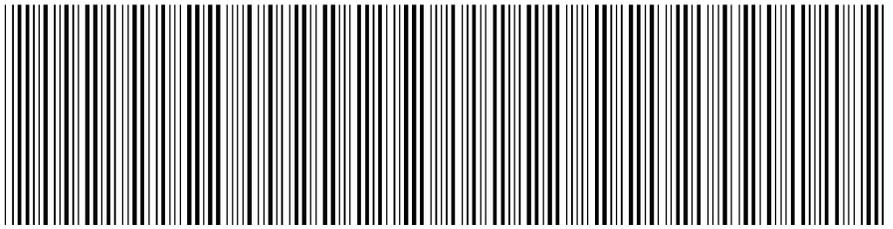
The City of New York  
Department of Environmental Protection  
Bureau of Customer Services  
59-17 Junction Boulevard  
Flushing, NY 11373-5108

## Customer Registration Form for Water and Sewer Billing

Borough	Block	Lot	Street	City	State	Zip
QUEENS	15528	1	21-46 MOTT AVENUE	NY	NY	11691

**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.



2018032700132003001EB566

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 4**

**Document ID: 2018032700132003**

Document Date: 03-15-2018

Preparation Date: 03-28-2018

Document Type: DEED

Document Page Count: 3

**PRESENTER:**

TS AGENCY, LLC/ AIS PICK-UP  
25 ROBERT PITT DRIVE, SUITE 105  
TSL-6213-QU  
MONSEY, NY 10952  
845-352-8512  
TITLESEARCH@TITLESEARCHAGENCY.COM

**RETURN TO:**

TS AGENCY, LLC/ AIS PICK-UP  
25 ROBERT PITT DRIVE, SUITE 105  
TSL-6213-QU  
MONSEY, NY 10952  
845-352-8512  
TITLESEARCH@TITLESEARCHAGENCY.COM

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
QUEENS	15528	6	Entire Lot	13-16 BEACH CHANNEL DRIVE
<b>Property Type: COMMERCIAL REAL ESTATE</b>				

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR/SELLER:**

1316 PROPERTY CORP.  
1077 BAY 24TH STREET  
FAR ROCKAWAY, NY 11691

**GRANTEE/BUYER:**

WRA 1316 LLC  
3008 AVENUE J  
BROOKLYN, NY 11210

**FEES AND TAXES**

**Mortgage :**

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

**TOTAL: \$ 0.00**

Recording Fee: \$ 52.00

Affidavit Fee: \$ 0.00

**Filing Fee:**

\$ 250.00

**NYC Real Property Transfer Tax:**

\$ 36,750.00

**NYS Real Estate Transfer Tax:**

\$ 5,600.00

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

**CITY OF NEW YORK**

Recorded/Filed 03-29-2018 10:37

City Register File No.(CRFN):

**2018000104769**



*Annette McMill*

**City Register Official Signature**

THIS INDENTURE, made the 15<sup>th</sup> day of March, 2018

BETWEEN

1316 Property Corp., a domestic corporation with a place for business at 1077 Bay 24th Street, Far Rockaway, NY 11691

party of the first part, and

KA <

WRA 1316 ~~Real Estate~~ LLC, a domestic limited liability company, 3008 Avenue J, Brooklyn, NY 11210 ~~11209~~

party of the second part,

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

Ten (\$10) dollars

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

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

SEE SCHEDULE 'A' ANNEXED HERETO AND MADE A PART HEREOF.

BEING AND INTENDED TO BE THE SAME PARCEL ACQUIRED BY THE GRANTOR HEREIN BY DEED DATED JULY 3, 2017 AND RECORDED IN THE OFFICE OF THE QUEENS COUNTY REGISTER ON MARCH \_\_, 2018 IN CRFN \_\_\_\_\_

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" when ever 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:

\_\_\_\_\_

1316 PROPERTY CORP.

ABDO-H-ALKAIFI

by: Abdo H. Alkaifi, President

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of Queens, ss:  
On the 15th day of March in the year 2018, before me, the undersigned, personally appeared Abdo H. Alkaifi, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NOTARY PUBLIC

Jeffrey Toback  
Notary Public State of New York  
No. 02TO5033771  
Qualified in Nassau County  
Commission Expires 9/26/18

**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.

NOTARY PUBLIC

**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.

NOTARY PUBLIC

**ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE**

State of, 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), 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 Covenants**

1316 Property Corp.

TO

WRA 1316 Beach Channel LLC

Title No. TSL 6213-QU

COUNTY: Queens

TOWN/CITY: Far Rockaway

PROPERTY ADDRESS: 1316 Beach Channel Drive

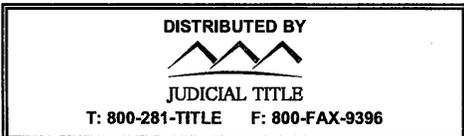
SECTION:

BLOCK: 15528

LOT: 6

**RETURN BY MAIL TO:**

Jeffrey Edelman  
Law Office of Jeffrey Edelman  
200 Schermerhorn Street  
Brooklyn, NY 11201



## Schedule A Description

Title Number **TSL-6213-QU**

Page 1

ALL that certain plot, piece or parcel of land, situate, lying and being in the Fifth Ward of the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Beach Channel Drive (80 feet wide) distant 181.25 feet southerly from the corner formed by the intersection of the south side of 50.0 feet, deed (181.44 feet tax map) right of way by the City of New York (Dix Avenue) with the easterly side of Beach Channel Drive;

RUNNING THENCE easterly at right angles to the easterly side of Beach Channel Drive, 168.88 feet, deed (168.79 feet tax map) to the westerly side of Redfern Avenue (60 feet wide);

THENCE southerly along the westerly side of Redfern Avenue (60 feet wide), 57.96 feet;

THENCE westerly North 67 degrees 31 minutes 00 seconds west on a line forming an interior angle of 98 degrees 00 minutes 44.5 seconds with the westerly side of Redfern Avenue, 78.70 feet, deed (78.59 feet tax map);

THENCE southwesterly South 58 degrees 58 minutes 20 seconds west on a line forming an exterior angle of 126 degrees 29 minutes 20 seconds with the preceding course, 6.22 feet;

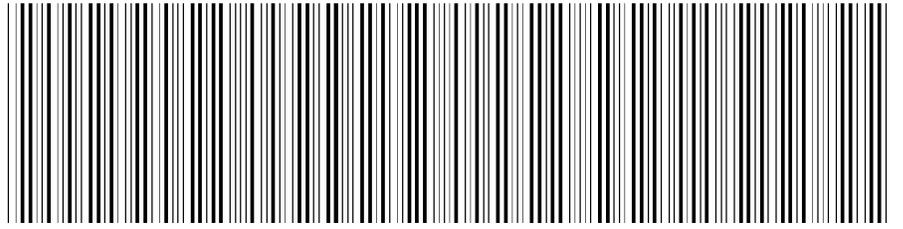
THENCE westerly North 67 degrees 31 minutes 00 seconds west on a line forming an interior angle of 126 degrees 29 minutes 20 seconds with the preceding course, 78.42 feet to the easterly side of Beach Channel Drive;

THENCE northerly along the easterly side of Beach Channel Drive 62.40 feet to the point or place of BEGINNING.

FOR INFORMATIONAL PURPOSES ONLY:

Said premises is known as 13-16 Beach Channel Drive, Far Rockaway, NY. Block 15528, Lot 6, Queens County.

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2018032700132003001S7BE7

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2018032700132003**  
Document Type: DEED

Document Date: 03-15-2018

Preparation Date: 03-28-2018

**ASSOCIATED TAX FORM ID:** 2018030400010

**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT

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: 15528                      LOT: 6
- (2) Property Address: 13-16 BEACH CHANNEL DRIVE, QUEENS, NY 11691
- (3) Owner's Name:        1316 BEACH CHANNEL LLC    WRA 1316 LLC
- Additional Name:

### Affirmation:

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

WRA 1316 LLC  
c/o Deeryon Develop  
3008 Avenue J, Brooklyn NY 11210

### 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](http://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: \_\_\_\_\_

WRA 1316 LLC

Signature: \_\_\_\_\_ Date (mm/dd/yyyy)

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

By: Jeffrey Delman, Authorized  
signature



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: 15528 LOT: 6

(2) Property Address: 13-16 BEACH CHANNEL DRIVE, QUEENS, NY 11691

(3) Owner's Name: WRA 1316 LLC

Additional Name:

---

### Affirmation:



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

---

### Customer Billing Information:

#### Please Note:

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

---

### Owner's Approval:

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

Print Name of Owner:

Signature: \_\_\_\_\_ Date (mm/dd/yyyy)

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

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  13-16  BEACH CHANNEL DRIVE  QUEENS  11691   
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  WRA 1316 LLC   
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

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

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

5. Deed Property Size  FRONT FEET X  DEPTH OR  ACRES

Check the boxes below as they apply:

6. Ownership Type is Condominium

7. New Construction on Vacant Land

8. Seller Name  1316 PROPERTY CORP.   
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

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

**SALE INFORMATION**

10. Sale Contract Date  5 / 30 / 2018   
 Month Day Year

11. Date of Sale / Transfer  3 / 15 / 2018   
 Month Day Year

12. Full Sale Price \$  1 4 0 0 0 0 0   
 ( Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

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

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

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

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

15. Building Class  K 4  16. Total Assessed Value (of all parcels in transfer)  3 6 1 8 0 0

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

QUEENS 15528 6

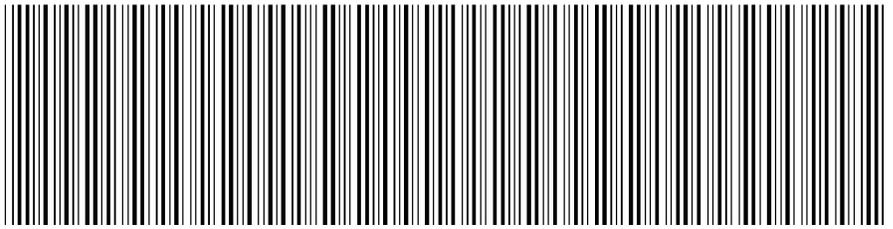
**CERTIFICATION**

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

BUYER			BUYER'S ATTORNEY	
BUYER SIGNATURE PO BOX 212	DATE 3/15/18	LAST NAME A. Williams	FIRST NAME	
STREET NUMBER LAWRENCE	STREET NAME (AFTER SALE)	AREA CODE	TELEPHONE NUMBER	
CITY OR TOWN	STATE NY	ZIP CODE 11559	SELLER	
SELLER SIGNATURE By: Abdo H. Alkassab, President			DATE 3/15/18	

**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.



2018102900242002002EA519

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 4**

**Document ID: 2018102900242002**

Document Date: 10-22-2018

Preparation Date: 10-29-2018

Document Type: DEED

Document Page Count: 3

**PRESENTER:**

BETTER RESEARCH LLC  
1 PARAGON DRIVE - RANY-33634  
SUITE 150B  
MONTVALE, NJ 07645  
REC@BETTERTITLERESEARCH.COM

**RETURN TO:**

BETTER RESEARCH LLC  
1 PARAGON DRIVE - RANY-33634  
SUITE 150B  
MONTVALE, NJ 07645  
REC@BETTERTITLERESEARCH.COM

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
QUEENS	15528	9	Entire Lot	1324 BEACH CHANNEL DRIVE
<b>Property Type: COMMERCIAL REAL ESTATE</b>				

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR/SELLER:**

LVS REALTY LLC  
3238 MESSICK AVENUE  
OCEANSIDE, NY 11572

**GRANTEE/BUYER:**

1324 BCD LLC  
3008 AVENUE J  
BROOKLYN, NY 11210

**FEES AND TAXES**

**Mortgage :**

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 52.00

Affidavit Fee: \$ 0.00

**Filing Fee:**

\$ 250.00

**NYC Real Property Transfer Tax:**

\$ 38,062.50

**NYS Real Estate Transfer Tax:**

\$ 5,800.00

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

**CITY OF NEW YORK**

Recorded/Filed 10-30-2018 16:13

City Register File No.(CRFN):

2018000361729



*Annette McMill*

**City Register Official Signature**

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

THIS INDENTURE, made as of the 10<sup>th</sup> day of **October**, two thousand eighteen  
BETWEEN

**LVS REALTY LLC, a New York limited liability company with principal offices located at 3238  
Messick Avenue, Oceanside, New York 11572**

Blk. 15528

party of the first part, and

Lot. 9

**1324 BCD LLC, a New York limited liability company with principal offices located at 237  
Hancock Street, Suite 11, Brooklyn, New York 11216**

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of **(\$1,450,000.00) One Million Four  
Hundred Fifty Thousand 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 Far Rockaway, Fifth Ward, of the Borough and County of Queens, City  
and State of New York, as more fully described on Schedule "A" annexed hereto and made a part  
hereof.

SAID PREMISES being known as and by the street address **1324 Beach Channel Drive, Far  
Rockaway, New York 11691.**

**BEING AND INTENDED TO BE** the same premises conveyed to the Grantor herein by Deed dated  
**April 11, 2001** and recorded on **April 26, 2001** in the Office of the City Register of the City of New  
York at Reel **5856** Page **1330**.

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.

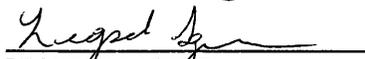
AND the party of the first part covenants that the party of the first part has not done or suffered anything  
whereby the said premises have been encumbered in any way whatever, except as aforesaid.  
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the 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:

**LVS REALTY LLC**

By:   
**SAVINO SGUERA, Member**

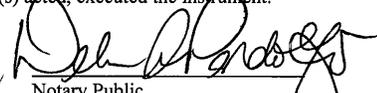
By:   
**LEOPOZDO SGUERA, Member**

By:   
**DEBRA SGUERA, Member**

STATE OF NEW YORK, COUNTY OF NASSAU ss:  
On the 18<sup>th</sup> day of October, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared SAVINO SGUERA, personally known to me or proved to me on the basis of satisfactory evidence, to be the individual(s) whose name is/are subscribed to the within instrument and acknowledged to me that (s)he/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
Notary Public  
**DEBRA A. PANDOLFO**  
Notary Public, State of New York  
No. 02PA4998888  
Qualified in Nassau County  
Commission Expires July 13, 2022

STATE OF NEW YORK, COUNTY OF NASSAU ss:  
On the 18<sup>th</sup> day of October, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared DEBRA SGUERA, personally known to me or proved to me on the basis of satisfactory evidence, to be the individual(s) whose name is/are subscribed to the within instrument and acknowledged to me that (s)he/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
Notary Public

**DEBRA A. PANDOLFO**  
Notary Public, State of New York  
No. 02PA4998888  
Qualified in Nassau County  
Commission Expires July 13, 2022

STATE OF NEW YORK, COUNTY OF NASSAU ss:  
On the 18<sup>th</sup> day of October, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared LEOPOLDO SGUERA, personally known to me or proved to me on the basis of satisfactory evidence, to be the individual(s) whose name is/are subscribed to the within instrument and acknowledged to me that (s)he/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
Notary Public  
**DEBRA A. PANDOLFO**  
Notary Public, State of New York  
No. 02PA4998888  
Qualified in Nassau County  
Commission Expires July 13, 2022

SECTION

BLOCK 15528

LOT 9

COUNTY OR TOWN QUEENS

TAX BILLING ADDRESS

Recorded At Request of

RETURN BY MAIL TO:

**BARGAIN AND SALE DEED  
WITH COVENANT AGAINST GRANTOR'S ACTS**

**LVS REALTY LLC**

To

**1324 BCD LLC**

**Ilan A. Lerman, Esq.  
Jeffrey Zwick & Associates, P.C.  
266 Broadway, Suite 403  
Brooklyn, New York 11211**

**RIVERSIDE ABSTRACT, LLC**  
As Agent for  
**FIDELITY NATIONAL TITLE INSURANCE COMPANY**

**LEGAL DESCRIPTION**

Title No.: **RANY-33634**

All that certain plot, piece or parcel of land situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Beach Channel Drive (80 feet wide) formerly known as Regina Boulevard and formerly known as Sheridan Boulevard distant 114.71 feet, south of the corner formed by the intersection of the easterly side of Beach Channel Drive with the southerly side of Dix Place (as open and in use 50 feet wide);

RUNNING THENCE easterly and parallel with said southerly side of Dix Place a distance of 178.02 feet to a point;

THENCE southerly on a line forming an interior angle with the last mentioned course of 82 degrees 23 minutes 5 seconds a distance of 66.07 feet (description) 66.03 feet (actual) to a point;

THENCE westerly on a line forming an interior angle with the last mentioned course of 98 degrees 00 minutes 45.4 seconds a distance of 169.28 feet to the said easterly side of Beach Channel Drive;

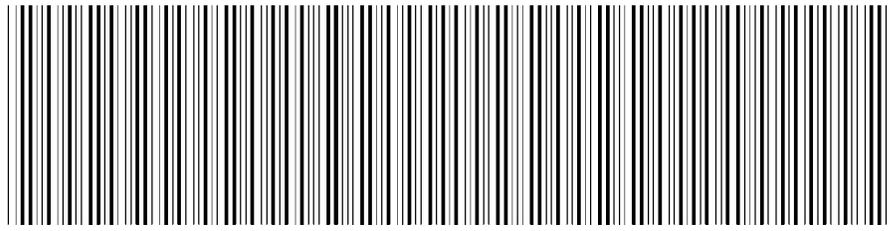
THENCE northerly along said easterly side of Beach Channel Drive a distance of 66.73 feet to point or place of BEGINNING.

Note: Address, Block & Lot shown for informational purposes only

Designated as Block 15528, Lot 9, Queens County and also known as 1324 Beach Channel Drive, Far Rockaway, NY 11691.

Riverside Abstract, LLC  
3839 Flatlands Avenue, Suite 208  
Brooklyn, NY 11234  
TEL: (718) 252-4200 FAX: (718) 252-4226

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2018102900242002002S6B98

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2018102900242002**  
Document Type: DEED

Document Date: 10-22-2018

Preparation Date: 10-29-2018

**ASSOCIATED TAX FORM ID:** 2018092400136

**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

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

1  
2

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  1324  BEACH CHANNEL DRIVE  QUEENS  11691  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  1324 BCD LLC   
 LAST NAME / COMPANY FIRST NAME

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

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

5. Deed Property Size  FRONT FEET  X  DEPTH OR  ACRES

8. Seller Name  LVS REALTY LLC   
 LAST NAME / COMPANY FIRST NAME

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

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

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

**SALE INFORMATION**

10. Sale Contract Date  7 / 13 / 2018  
 Month Day Year

11. Date of Sale / Transfer  10 / 22 / 2018  
 Month Day Year

12. Full Sale Price \$  1,450,000  
 ( Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

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

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

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

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

15. Building Class  G, W 16. Total Assessed Value (of all parcels in transfer)  2,380,500

17. Borough, Block and Lot / Roll Identifier(s) ( If more than three, attach sheet with additional identifier(s) )  
 QUEENS 15528 9

**CERTIFICATION**

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

BUYER				BUYER'S ATTORNEY	
BUYER SIGNATURE <i>[Signature]</i>		DATE <i>10/22/18</i>		LAST NAME	FIRST NAME
3008 AVENUE J					
STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER
BROOKLYN		NY		<i>SELLER</i> <i>Mari</i>	
CITY OR TOWN		STATE	ZIP CODE	SELLER SIGNATURE	DATE
<i>Mariela Kostowitz AS</i>			11210	<i>[Signature]</i>	<i>10/22/18</i>
<i>Savino Squire, member</i>					



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: 15528 LOT: 9

(2) Property Address: 1324 BEACH CHANNEL DRIVE, QUEENS, NY 11691

(3) Owner's Name: 1324 BCD LLC

Additional Name:

~~2008~~ 3008 Avenue J, Brooklyn, NY 11210

### Confirmation:



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](http://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:

1324 BCD LLC

Signature:

*[Handwritten Signature]*

Date (mm/dd/yyyy)

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

Mordechai Kostowitz, AS

10/22/18

# Exhibit F

## Access Agreement

BCP Application



**IMPACT ENVIRONMENTAL**  
170 Keyland Court  
Bohemia, New York 11716  
TEL: (631) 268-8800  
FAX: (631) 269-1599

## *ACCESS AGREEMENT*

ACCESS AGREEMENT made as of this 15th day of January 2021, by and between 1312 BCD LLC, WRA 1316 LLC, and 1324 BCD LLC (“**Grantor**”), and Camber Property Group (“**Grantee**”).

WHEREAS, Grantor owns the real property located at 13-12 Beach Channel Drive, 13-16 Beach Channel Drive, and 13-24 Beach Channel Drive, Far Rockaway, New York 11691, together with the building and improvements thereon (“**Grantor’s Property**”); and

WHEREAS, Grantor and Grantee have entered into a contract for the sale of Grantor’s Property to Grantee; and

WHEREAS, Grantee has applied to have Grantor’s Property accepted into the New York State Brownfield Cleanup Program (“**BCP**”); and

WHEREAS, following admission of Grantor’s Property to the BCP and prior to the closing of the sale of Grantor’s Property to Grantee, Grantee may require access to Grantor’s Property to carry out investigatory, remedial and other related tasks required by the BCP (collectively, the “**Work**”); and

WHEREAS, Grantor desires to grant Grantee such access.

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

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

2. Grantee Related Parties shall perform the Work in a workmanlike manner and in accordance with industry standards and in accordance with applicable laws, rules and regulations. The rights granted pursuant to paragraph 1 of this Agreement are nonexclusive, it being understood and agreed that Grantor, its agents, employees, workers, contractors and tenants will have full authority to come upon and have unfettered access to Grantor’s Property during the performance of the Work. The performance of the Work will not interfere unreasonably with the quiet enjoyment of Grantor’s Building by the tenants thereof. Grantor agrees that it will use commercially reasonable efforts to avoid unreasonable interference with Grantee’s exercise of its rights hereunder.

3. All of the foregoing activities shall be performed at Grantee’s sole cost and expense.

4. Grantee shall provide reasonable notice to Grantor, but in no event less than 24 hours, prior to Grantee's need for access to Grantor's Property to perform the Work, provided, however, that shorter notice may be required in the event of an emergency.

5. Grantor shall be entitled to have a representative present at all times during such access and/or Work, if Grantor so elects to do so.

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

7. If upon completion of the activities requiring access to Grantor's Property title to Grantors' Property has not yet passed to Grantee, Grantee and/or Grantee Related Parties shall promptly remove all materials and restore Grantor's Property substantially to the condition it was in prior to such activities, subject to any required institutional controls.

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

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

**GRANTOR:**

By:   
Name: Steven Vegh  
Title: Authorized Signatory

**GRANTEE:**

By:   
Name: Rick Gropper  
Title: Authorized Signatory

# Exhibit G

## En-Zone Map

BCP Application



**IMPACT ENVIRONMENTAL**  
170 Keyland Court  
Bohemia, New York 11716  
TEL: (631) 268-8800  
FAX: (631) 269-1599



**Legend**

Type AB En-Zone



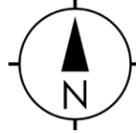
Type B En-Zone



**NOTES:**  
Base map: Google Earth

**En-Zone Map**

<b>13-12 Beach Channel Drive, Far Rockaway, NY</b>	<b>Exhibit G</b>	
	Project #:	15209
	Drawn By:	CIC
	Checked By:	GMC

 Not to scale	Date:	2/7/21
	Revisions	

**IMPACT ENVIRONMENTAL CLOSURES, INC.**

170 KEYLAND COURT  
BOHEMIA, NEW YORK 11716  
TEL (631) 269-8800  
FAX (631) 269-1599



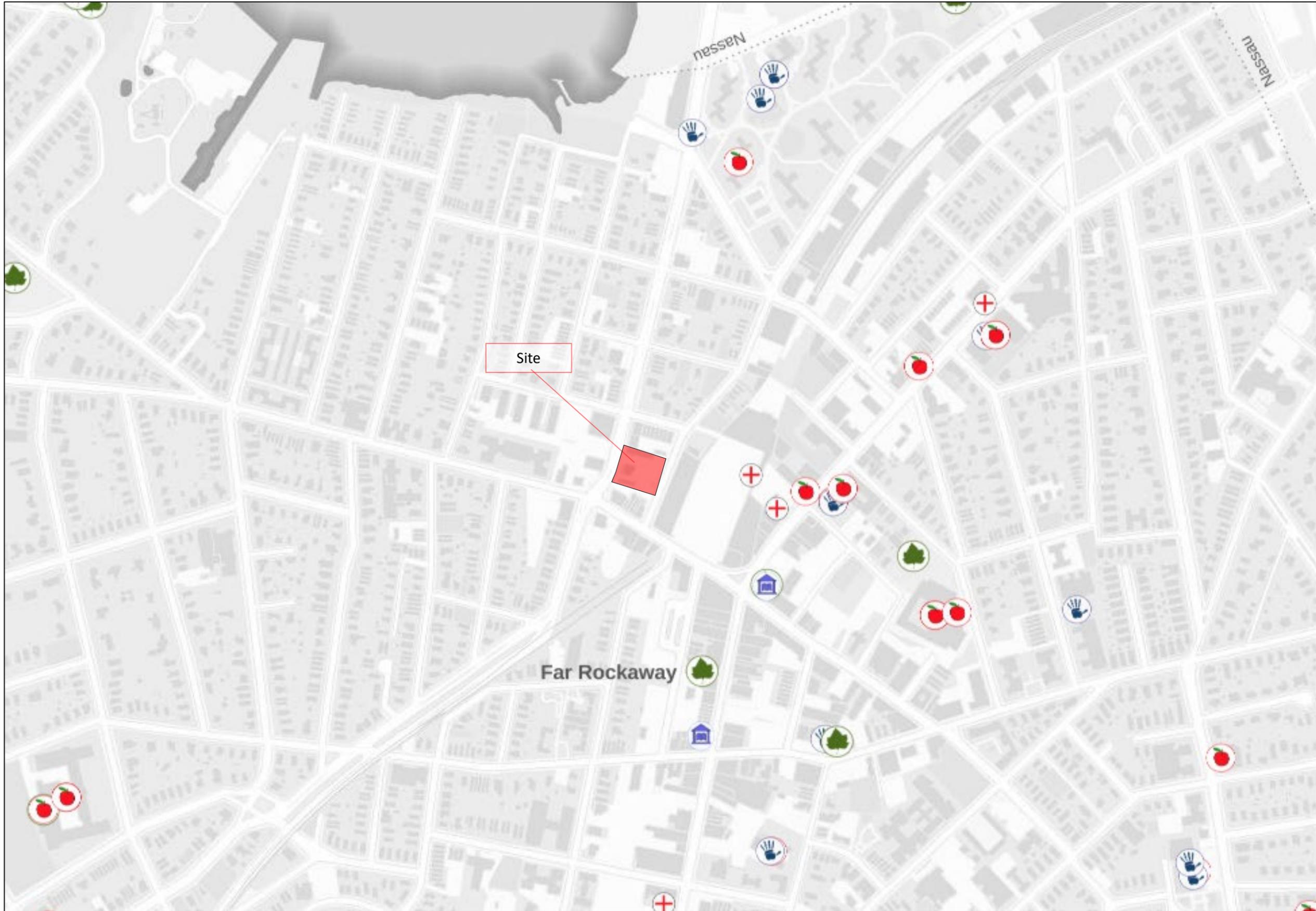
# Exhibit H

## Sensitive Receptor Map

BCP Application



**IMPACT ENVIRONMENTAL**  
170 Keyland Court  
Bohemia, New York 11716  
TEL: (631) 268-8800  
FAX: (631) 269-1599



**Legend**

- Day Care and Pre-Kindergarten
- Health Care
- Higher Education
- Libraries
- Parks and Plazas
- Schools (K-12)

SOURCE:  
NYC SPEED

**Sensitive Site Receptors  
(0.5-Miles)**

<b>13-12Beach Channel Drive, Far Rockaway, NY</b>	<b>Exhibit H</b>	
	Project #:	15209
	Drawn By:	CJC
	Checked By:	GMC
 Not to scale	Date:	1/7/21
	Revisions	

**IMPACT ENVIRONMENTAL  
CLOSURES, INC.**

170 KEYLAND COURT  
BOHEMIA, NEW YORK 11716  
TEL (631) 269-8800  
FAX (631) 269-1599

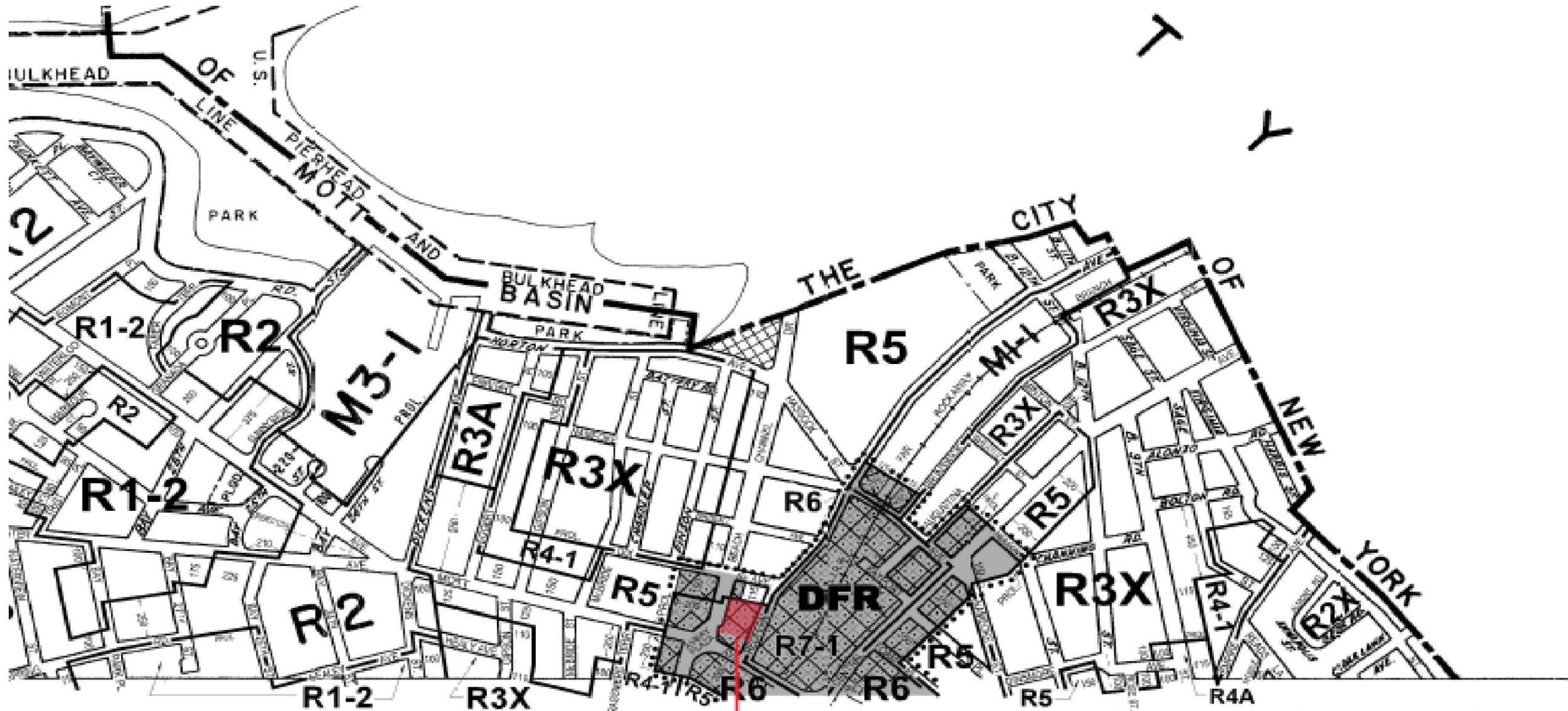
# Exhibit I

## Zoning Map

BCP Application



**IMPACT ENVIRONMENTAL**  
170 Keyland Court  
Bohemia, New York 11716  
TEL: (631) 268-8800  
FAX: (631) 269-1599



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

**Site Location**

Legend

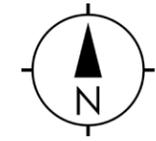
NOTES:  
NYC DOF Zoning Map 25b

ZONING MAP

13-12 Beach  
Channel Drive, Far  
Rockaway, NY

EXHIBIT I

Project #:	15209
Drawn By:	CIC
Checked By:	GMC
Date:	2/11/21



Not to scale

Revisions


IMPACT ENVIRONMENTAL  
CLOSURES, INC.

170 KEYLAND COURT  
BOHEMIA, NEW YORK 11716  
TEL (631) 269-8800  
FAX (631) 269-1599



# Exhibit J

## Soil, Groundwater, Soil Vapor Chemistry, and Groundwater Flow Direction Maps

BCP Application



**IMPACT ENVIRONMENTAL**  
170 Keyland Court  
Bohemia, New York 11716  
TEL: (631) 268-8800  
FAX: (631) 269-1599

SB-4 (IEC, 2020)				
Compound	0-2' (mg/kg)	2-4' (mg/kg)	UUSCOs (mg/kg)	RRSCOs (mg/kg)
Lead	190	76.6	63	400
Zinc	200	90.2	109	10,000
Tetrachloroethylene	0.044	3.2	1.3	19
Benzo(a)anthracene	6.8	0.034	1	1
Benzo(a)pyrene	7	ND	1	1
Benzo(b)fluoranthene	8.8	0.045	1	1
Benzo(k)fluoranthene	2.3	ND	0.8	3.9
Chrysene	6	0.028	1	3.9
Dibenzo(a,h)anthracene	0.92	ND	0.33	0.33
Indeno(1,2,3-cd)pyrene	4.2	ND	0.5	0.5

⊕ SB-4  
⊕ SB-4A

SB-4A (VOCs only) (IEC, 2020)					
Compound	0-2' (mg/kg)	2-4' (mg/kg)	4-6' (mg/kg)	UUSCOs (mg/kg)	RRSCOs (mg/kg)
Tetrachloroethylene	0.049	23	0.0021	1.3	19

SB-1A (VOCs only) (IEC, 2020)  
No VOC Exceedances

⊕ SB-1A  
⊕ SB-1

SB-1 (IEC, 2020)				
Compound	0-2' (mg/kg)	2-4' (mg/kg)	UUSCOs (mg/kg)	RRSCOs (mg/kg)
Lead	168	30.4	63	400
Mercury	0.506	0.068	0.18	0.81

SB-5 (IEC, 2020)				
Compound	0-2' (mg/kg)	4-6' (mg/kg)	UUSCOs (mg/kg)	RRSCOs (mg/kg)
Lead	77.1	33.8	63	400
Mercury	0.235	0.118	0.18	0.81

SB-1 (Tenen, 2018)			
Compound	0-2' (mg/kg)	UUSCOs (mg/kg)	RRSCOs (mg/kg)
Lead	166	63	400
Mercury	0.669	0.18	0.81
Zinc	376	109	10,000

SB-1 ⊕

⊕ SB-6

SB-6 (IEC, 2020)  
No Exceedances

SB-3 (IEC, 2020)  
No Exceedances  
SB-3 ⊕

SB-2 (Tenen, 2018)			
Compound	0-2' (mg/kg)	UUSCOs (mg/kg)	RRSCOs (mg/kg)
Lead	74.7	63	400
Zinc	205	109	10,000

SB-2 ⊕

⊕ SB-2

SB-2 (IEC, 2020)  
No Exceedances

BEACH CHANNEL DRIVE  
80' WIDE

REDFERN AVENUE  
60' WIDE

**Legend**

Site Boundaries

Proposed Building

IEC (2020) Soil Boring Location ⊕

Tenen (2018) Soil Boring Location ⊕

NOTES:

**SOIL EXCEEDANCE MAP**

13-12 Beach Channel Drive, Far Rockaway, NY

**EXHIBIT J**

Project #:	15209
Drawn By:	CJC
Checked By:	GMC
Date:	2/11/21

Revisions




Not to scale

**IMPACT ENVIRONMENTAL CLOSURES, INC.**

170 KEYLAND COURT  
BOHEMIA, NEW YORK 11716  
TEL (631) 269-8800  
FAX (631) 269-1599



BEACH CHANNEL DRIVE  
80' WIDE

TWP-1 (IEC, 2020)		
Compound	Result (ug/L)	NY AWQS (ug/L)
Chloroform	9.2	7
Tetrachloroethene	52	5
Benzo(b)fluoranthene	0.03	0.002
Benzo(k)fluoranthene	0.01	0.002

TWP-1 ▲

MW-3 (IEC, 2020)		
Compound	Result (ug/L)	NY AWQS (ug/L)
Tetrachloroethene	240	5

MW-3 ▲

TW-1 (Tenen, 2018)		
Compound	Result (ug/L)	NY AWQS (ug/L)
Tetrachloroethene	16	5
Benzo(a)anthracene	0.03	0.002

TW-1 ▲

TW-2 (Tenen, 2018)	
No Exceedances	

TW-2 ▲

MW-2 (IEC, 2020)		
Compound	Result (ug/L)	NY AWQS (ug/L)
Chloroform	15	7

MW-2 ▲

MW-1 (IEC, 2020)		
Compound	Result (ug/L)	NY AWQS (ug/L)
Chloroform	18	7
Tetrachloroethene	62	5
Manganese (dissolved)	344.1	300

MW-1 ▲

**Legend**

- Site Boundaries
- Existing Structures
- IEC (2020) Groundwater Sample Location
- Tenen (2018) Groundwater Sample Location

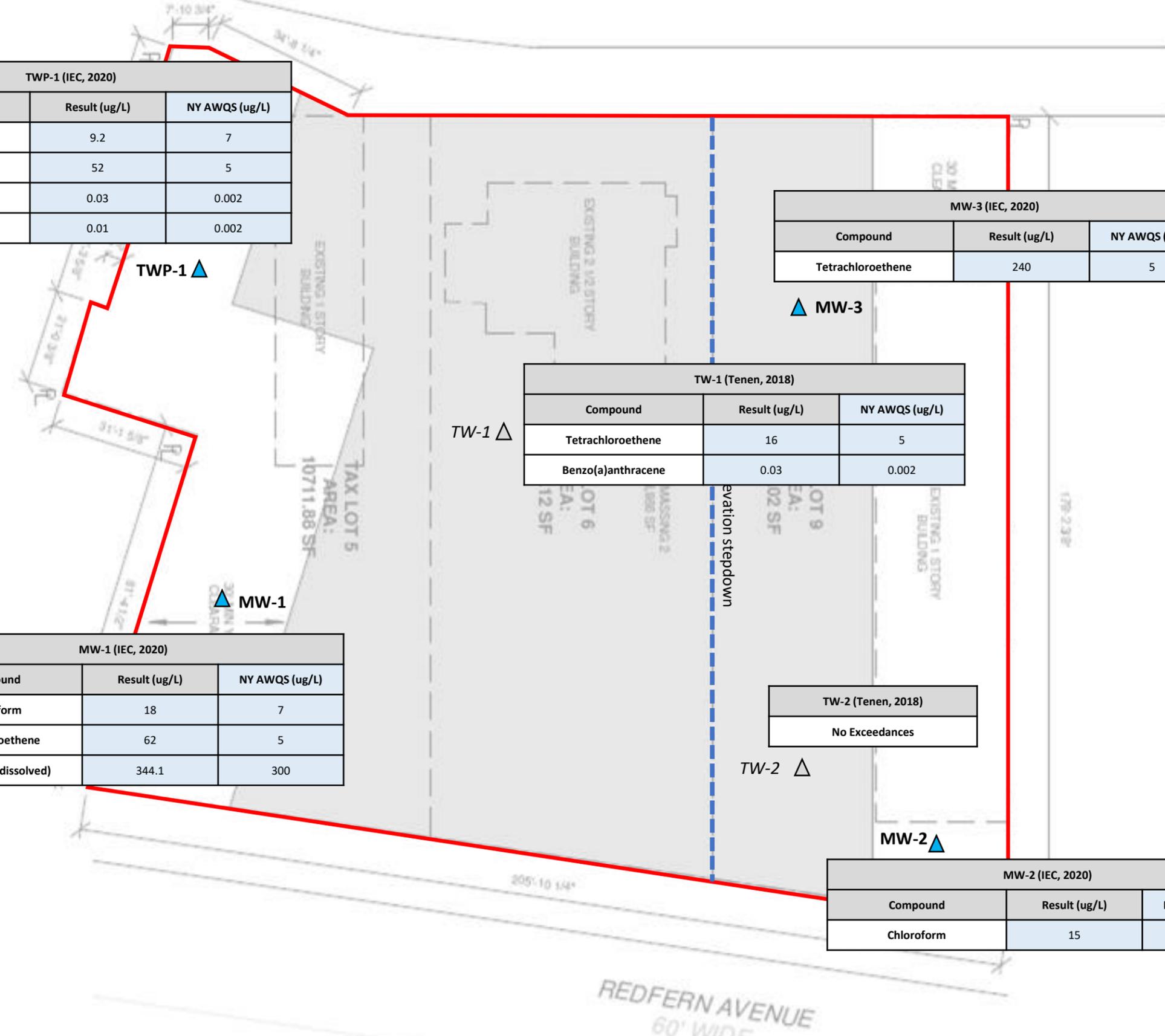
NOTES:

**GROUNDWATER EXCEEDANCE MAP**

<b>13-12 Beach Channel Drive, Far Rockaway, NY</b>	<b>EXHIBIT J</b>	
	Project #:	15209
	Drawn By:	CJC
	Checked By:	GMC
	Date:	2/11/21
Revisions		
Not to scale		

**IMPACT ENVIRONMENTAL CLOSURES, INC.**

170 KEYLAND COURT  
BOHEMIA, NEW YORK 11716  
TEL (631) 269-8800  
FAX (631) 269-1599



BEACH CHANNEL DRIVE  
80' WIDE

SV-1		
Compound	Result (ug/m3)	NYSDOH Indoor Air Guidance Values (ug/m3)
Tetrachloroethene	15,800	30

SV-6		
Compound	Result (ug/m3)	NYSDOH Indoor Air Guidance Values (ug/m3)
Tetrachloroethene	1,050	30

SV-3		
Compound	Result (ug/m3)	NYSDOH Indoor Air Guidance Values (ug/m3)
Tetrachloroethene	129	30

SV-5		
Compound	Result (ug/m3)	NYSDOH Indoor Air Guidance Values (ug/m3)
Tetrachloroethene	113	30

SV-2		
Compound	Result (ug/m3)	NYSDOH Indoor Air Guidance Values (ug/m3)
Tetrachloroethene	1,040	30
Trichloroethene	2.42	2

SV-4		
Compound	Result (ug/m3)	NYSDOH Indoor Air Guidance Values (ug/m3)
Tetrachloroethene	88.2	30

Legend

Site Boundaries



Existing Structures



IEC (2020) Soil Vapor Sample Location



NOTES:

SOIL VAPOR EXCEEDANCE MAP

13-12 Beach Channel Drive, Far Rockaway, NY

EXHIBIT J

Project #:	15209
Drawn By:	CJC
Checked By:	GMC
Date:	2/11/21



Not to scale

IMPACT ENVIRONMENTAL CLOSURES, INC.

170 KEYLAND COURT  
BOHEMIA, NEW YORK 11716  
TEL (631) 269-8800  
FAX (631) 269-1599



Approx 5-foot elevation stepdown

TAX LOT 9  
AREA:  
11316.02 SF

EXISTING 2 1/2 STORY BUILDING

EXISTING 1 STORY BUILDING

EXISTING 1 STORY BUILDING

POTENTIAL MASSING 2 AREA: 18,888 SF

TAX LOT 6

TAX LOT 5

TAX LOT 4

TAX LOT 3

TAX LOT 2

TAX LOT 1

TAX LOT 0

TAX LOT -1

TAX LOT -2

TAX LOT -3

TAX LOT -4

TAX LOT -5

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TAX LOT -222

TAX LOT -223

TAX LOT -224

TAX LOT -225

TAX LOT -226

TAX LOT -227

TAX LOT -228

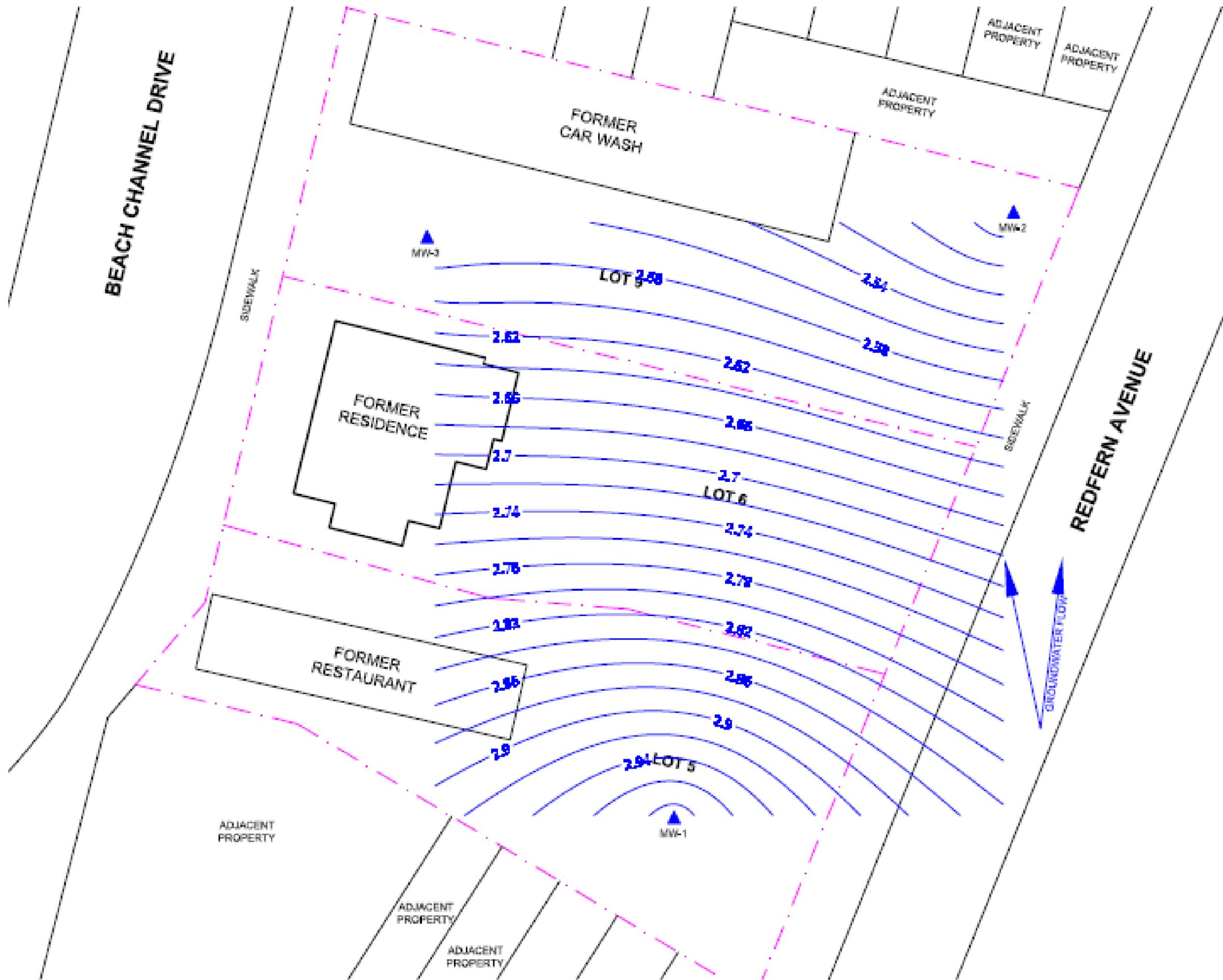
TAX LOT -229

TAX LOT -230

TAX LOT -231

TAX LOT -232

TAX LOT -233



**Legend**

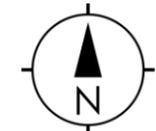
- Site Boundaries 
- Existing Structures 
- Groundwater Monitoring Well 

NOTES:

**GROUNDWATER FLOW DIRECTION MAP**

13-12 Beach Channel Drive, Far Rockaway, NY

EXHIBIT J	
Project #:	15209
Drawn By:	CJC
Checked By:	GMC
Date:	2/11/21



Not to scale

Revisions	

**IMPACT ENVIRONMENTAL CLOSURES, INC.**

170 KEYLAND COURT  
BOHEMIA, NEW YORK 11716  
TEL (631) 269-8800  
FAX (631) 269-1599



# Exhibit K

## Site Contact List

BCP Application



**IMPACT ENVIRONMENTAL**  
170 Keyland Court  
Bohemia, New York 11716  
TEL: (631) 268-8800  
FAX: (631) 269-1599

### Site Contact List

**13-12, 13-16, 13-24 Beach Channel Drive, Queens, NY 11691**

Name	Title	Address	City	State	Zip
Hon. Chuck E. Schumer	U.S Senator	780 Third Avenue, Suite 2301	New York	NY	10017
Hon. Kristin E. Gillibrand	U.S Senator	780 Third Avenue, Suite 2601	New York	NY	10017
Sarah Crowell	Director of NYS Office of Planning and Development (NYSDOS)	99 Washington Avenue Suite 1010	Albany	NY	12231
Gregory W. Meeks	U.S. House of Representatives, 14th District	153-01 Jamacica Avenue 2nd Floor	Jamaica	NY	11432
James Sanders Jr.	New York State Senator, 10th District	142-01 Rockaway Boulevard	South Ozone Park	NY	11436
Donovan Richards	Queens County Borough President	120-55 Queens Boulevard	Kew Gardens	NY	11424
Marisa Lago	NYC Planning Board Chair	120-55 Queens Boulevard	Kew Gardens	NY	11424
Bill de Blasio	Mayor of the City of New York	City Hall	New York	NY	10007
Raj Rampershad	Commisioner of the Queens Department of City Planning	120 Broadway-31st Floor	New York	NY	10271
Jonathan L. Gaska	Queens Community Board 14 - District manager	1931 Mott Avenue	Far Rockaway	NY	11691
The Wave, Newspaper	Media Outlet	P.O Box 9300097	Rockaway Beach	NY	11694
Sharon Anderson	Queens Public Library at Far Rockaway, Branch Administrator	1003 Beach 20th Street	Far Rockaway	NY	11691
Zoanne Wilkins	middle school 53, principal	10-45 Nameoke Street	Far Rockaway	NY	11691
Phoebe Grant-Robinson	PS 253, Principal	1307 Cental Avenue	Far Rockaway	NY	11691
Karen Jones	Peninsula Perperatory academy, Principal	611 beach 19th street	Far Rockaway	NY	11691
Charmaine Jean-Baptiste	Church of God Christian Academy, Principal	1332 central ave	Far Rockaway	NY	11691
Mavgar Mondesir-Gordon	Challenge Charter Middle School, Principal	12-79 Redfern Ave	Far Rockaway	NY	11691
Michelle Charles	Kids time Child Care	10-50 Beach 22nd Street	Far Rockaway	NY	11691
Adams Gordon	Sunshine Day care	13-81 McBride Street	Far Rockaway	NY	11691
Gateever, LLC	Kennedi's Playhouse WeeCare	1812 Everdell Avenue	Far Rockaway	NY	11691
Omoruyi, Stephen	Faces of Grace Family Daycare	1120 Gipson Street	Far Rockaway	NY	11691
Ulysse, Kisha	Brilliant Minds Group Family Daycare, LLC	13-49 Gipson Street	Far Rockaway	NY	11691
Punnette, Sherwin	Abbys Fun House Group Family Daycare	1365 Eggert Place	Far Rockaway	NY	11691
Gibbs, Latisha L	Toy Story Day Care	23-18 Enright Road	Far Rockaway	NY	11691
Bobb, Joan	Tiny Tikes Day Care	1061 Gipson Street	Far Rockaway	NY	11691
Fulwood, Yvonne A	Lovable Kids Day Care	1070 Dickens Street	Far Rockaway	NY	11691
Daniels, Gloria	Little Treasures Day Care	1418 Mott Avenue	Far Rockaway	NY	11691
Siach Yitzchok	Reishi's Chochma Pre-School	9-15 Dinsmore Avenue	Far Rockaway	NY	11691
Johnson, J. Patricia	Our Precious Angels	2402 Ocean Crest Boulevard	Far Rockaway	NY	11691
Coleman, McKinley	Clouds of Joy Day Care	11-36 Neilson Street	Far Rockaway	NY	11691
Louis, Ralph S	Thinkers of Tomorrow Daycare	14-40 Eggert Place	Far Rockaway	NY	11691
NYCHA	Rockaway Child Care Center	14-66 Beach Channel Drive	Far Rockaway	NY	11691
Church Charity Foundation	St. Johns Episcopal Hospital	327 beach 19th street	Far Rockaway	NY	11691
1326-1342 BCD LLC	Adjacent Property owner of 13-26 Beach Channel Drive	3008 Avenue J	Brooklyn	NY	11210
Chukwuemeka, Egwu Rob	Adjacent Property owner of 21-15 Dix Avenue	2115 Dix Avenue	Far Rockaway	NY	11691
SFOW CORP	Adjacent Property owner of 21-11 Dix Avenue	2265 28th Street	Long Island City	NY	11105
Urquizo, Sofia J/Mena, Miguel A	Adjacent Property owner of 18-12 Redfern Avenue	453 Beach 43rd Street	Far Rockaway	NY	11691
2146 Mott LLC	Adjacent Property owner of 21-46 Mott Avenue	3008 Avenue J	Brooklyn	NY	11210
Gus Markides, Trustor	Adjacent Property owner of 21-44 Mott Avenue	63 Durland Road	Lynbrook	NY	11563
Gus Markides, Trustor	Adjacent Property owner of 21-40 Mott Avenue	63 Durland Road	Lynbrook	NY	11563

**Site Contact List****13-12, 13-16, 13-24 Beach Channel Drive, Queens, NY 11691**

<b>Name</b>	<b>Title</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
2138 Mott Avenue Realty Co	Adjacent Property owner of 21-38 Mott Avenue	21-38 Mott Avenue	Far Rockaway	NY	11691
2136 Mott Ave Holding	Adjacent Property owner of 21-36B Mott Avenue	288 N. Oak Street	Massapequa	NY	11758
2136 Mott Ave Holding	Adjacent Property owner of 21-36A Mott Avenue	613 Patten Ave	Oceanside	NY	11572
Yong Suk Yom	Adjacent Property owner of 21-34 Mott Avenue	173 Harrison Street	Leonia	NJ	07605
Mott Center, LLC	Adjacent Property owner of 20-02 Mott Avenue	198 Jamaica Avenue	Hollis	NY	11423
1329 Beach Realty LLC	Adjacent Property owner of 13-29 Beach Channel Drive	245 East 20th Street	Far Rockaway	NY	11691
Eugene John Bleecker	Adjacent Property owner of 13-15 Beach Channel Drive	4082 Manzanita	Irvine	CA	92604
Mott 2202 Realty LLC	Adjacent Property owner of 22-02 Mott Avenue	22-02 Mott Avenue	Far Rockaway	NY	11691

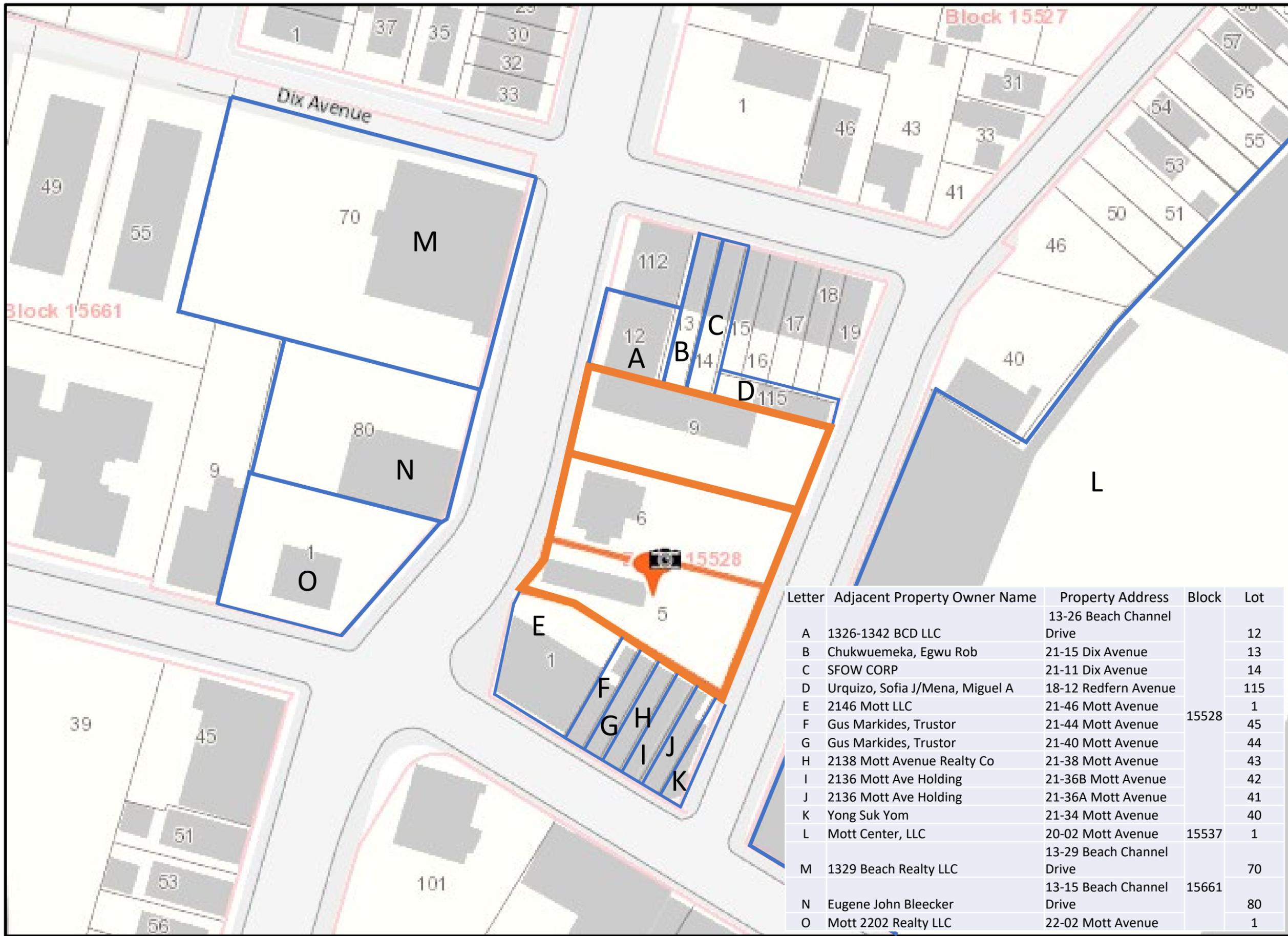
# Exhibit L

## Adjoining Property Owner Information Map

BCP Application



**IMPACT ENVIRONMENTAL**  
170 Keyland Court  
Bohemia, New York 11716  
TEL: (631) 268-8800  
FAX: (631) 269-1599



**Legend**

- Site Boundary
- Existing Structures
- Adjacent Property Boundaries

**NOTES:**  
Base map: NYC OASIS (Open Accessible Space Information System)

Letter	Adjacent Property Owner Name	Property Address	Block	Lot	
A	1326-1342 BCD LLC	13-26 Beach Channel Drive	15528	12	
B	Chukwuemeka, Egwu Rob	21-15 Dix Avenue		13	
C	SFOW CORP	21-11 Dix Avenue		14	
D	Urquizo, Sofia J/Mena, Miguel A	18-12 Redfern Avenue		115	
E	2146 Mott LLC	21-46 Mott Avenue		1	
F	Gus Markides, Trustor	21-44 Mott Avenue		45	
G	Gus Markides, Trustor	21-40 Mott Avenue		44	
H	2138 Mott Avenue Realty Co	21-38 Mott Avenue		43	
I	2136 Mott Ave Holding	21-36B Mott Avenue		42	
J	2136 Mott Ave Holding	21-36A Mott Avenue		41	
K	Yong Suk Yom	21-34 Mott Avenue		40	
L	Mott Center, LLC	20-02 Mott Avenue		15537	1
M	1329 Beach Realty LLC	13-29 Beach Channel Drive		15661	70
N	Eugene John Blecker	13-15 Beach Channel Drive	80		
O	Mott 2202 Realty LLC	22-02 Mott Avenue	1		

**ADJOINING PROPERTY MAP**

<b>13-12 Beach Channel Drive, Far Rockaway, NY</b>	<b>Exhibit L</b>	
	Project #:	15209
	Drawn By:	CJC
	Checked By:	GMC
Date:	2/7/21	
Revisions		
Not to scale		

**IMPACT ENVIRONMENTAL CLOSURES, INC.**

170 KEYLAND COURT  
BOHEMIA, NEW YORK 11716  
TEL (631) 269-8800  
FAX (631) 269-1599

# Exhibit M

## Repository Letter

BCP Application



**IMPACT ENVIRONMENTAL**  
170 Keyland Court  
Bohemia, New York 11716  
TEL: (631) 268-8800  
FAX: (631) 269-1599

## Christopher Connolly

---

**From:** QN14@cb.nyc.gov (CB) <QN14@cb.nyc.gov>  
**Sent:** Monday, February 22, 2021 11:31 AM  
**To:** Christopher Connolly  
**Subject:** Re: Brownfields Cleanup Program - Document Repository Request

no problem

Jgaska

---

**From:** Christopher Connolly <cconnolly@impactenvironmental.com>  
**Sent:** Monday, February 22, 2021 10:47 AM  
**To:** QN14@cb.nyc.gov (CB) <QN14@cb.nyc.gov>  
**Cc:** Greg Mendez-Chicas <gmendez-chicas@impactenvironmental.com>  
**Subject:** Brownfields Cleanup Program - Document Repository Request

Good afternoon.

I am working on a NYSDEC Brownfields Program Site in Far Rockaway.

We need to utilize the Queens Community Board 14 as a Document Repository for all reports associated with the project.

The Project Address is **13-12 through 13-30 Beach Channel Drive, Far Rockaway, NY.**

Can you please respond stating that you will accept documents in either hard or electronic formats to be help for public review, if required, for this project?

This would be most appreciated.

Kind regards,  
Chris Connolly



**CHRISTOPHER CONNOLLY** | Project Manager

O: 631-269-8800 x152 C: 631-664-4425  
170 Keyland Court, Bohemia, NY 11716

Our email policies



## Christopher Connolly

---

**From:** Chung, Jonathan <Jonathan.Chung@queenslibrary.org>  
**Sent:** Thursday, February 18, 2021 3:17 PM  
**To:** Christopher Connolly  
**Subject:** RE: Far Rockaway Branch - Document Repository Request

Hi Chris—

Thank you for following up. Our Central Library can serve as a repository.

The address is:  
Queens Public Library - Central  
89-11 Merrick Boulevard  
Jamaica, NY 11432

It can be addressed to Judith Todman ([Judith.Todman@queenslibrary.org](mailto:Judith.Todman@queenslibrary.org)) and/or Yusheng Nelson ([Yusheng.Lu@queenslibrary.org](mailto:Yusheng.Lu@queenslibrary.org)) Lu.

Let me know if you need anything else.

JC

\*\*\*\*\*

**Jonathan H. Chung, MPA**  
*Director of Government Affairs*



89-11 Merrick Blvd., Jamaica, NY 11432  
Phone: 718.990.8585 Cell: 718.820.2365  
[jchung@queenslibrary.org](mailto:jchung@queenslibrary.org)

---

**From:** Christopher Connolly <[cconnolly@impactenvironmental.com](mailto:cconnolly@impactenvironmental.com)>  
**Sent:** Thursday, February 18, 2021 11:03 AM  
**To:** Chung, Jonathan <Jonathan.Chung@queenslibrary.org>  
**Subject:** RE: Far Rockaway Branch - Document Repository Request

Just following up on my request below.

Thanks,  
Chris Connolly



**CHRISTOPHER CONNOLLY** | Project Manager

O: 631-269-8800 x152 C: 631-664-4425



---

**From:** Christopher Connolly <[cconnolly@impactenvironmental.com](mailto:cconnolly@impactenvironmental.com)>  
**Sent:** Thursday, February 11, 2021 5:05 PM  
**To:** Chung, Jonathan <[Jonathan.Chung@queenslibrary.org](mailto:Jonathan.Chung@queenslibrary.org)>  
**Subject:** RE: Far Rockaway Branch - Document Repository Request

Hi JC.

Can you provide a contact at the "Swing Space" located at 1003 Beach 20th Street, adjacent to Queens Public Library for Teens?

This is apparently the location where our documents might be stored.

Thanks,  
Chris



**CHRISTOPHER CONNOLLY** | Project Manager

O: 631-269-8800 x152 C: 631-664-4425



---

**From:** Chung, Jonathan <[Jonathan.Chung@queenslibrary.org](mailto:Jonathan.Chung@queenslibrary.org)>  
**Sent:** Thursday, February 11, 2021 4:24 PM  
**To:** Christopher Connolly <[cconnolly@impactenvironmental.com](mailto:cconnolly@impactenvironmental.com)>  
**Subject:** RE: Far Rockaway Branch - Document Repository Request

Good afternoon Chris. I hope this message finds you well. Our Far Rockaway branch is currently closed for construction through the end of the year. Sorry I couldn't be more helpful. Please let me know if I can.

JC

----- Original message -----

**From:** Christopher Connolly <[cconnolly@impactenvironmental.com](mailto:cconnolly@impactenvironmental.com)>  
**Date:** 2/11/21 3:13 PM (GMT-05:00)  
**To:** "Chung, Jonathan" <[Jonathan.Chung@queenslibrary.org](mailto:Jonathan.Chung@queenslibrary.org)>  
**Subject:** Far Rockaway Branch - Document Repository Request

Good afternoon.

I am working on a NYSDEC Brownfields Program Site in Far Rockaway.

We need to utilize the Far Rockaway Branch as a Document Repository for all reports associated with the project. Can you please provide a contact at that branch who I might be able to reach out to with this request?

Kind regards,  
Chris Connolly



**CHRISTOPHER CONNOLLY** | Project Manager

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