

BROWNFIELD CLEANUP PROGRAM

APPLICATION

April 6, 2021

Document Version 1.1

**13-12, 13-16 and 13-24 Beach Channel Drive
Far Rockaway, New York**

prepared for:

**BCD Owner LLC
419 Park Avenue South, Suite 401,
New York City, New York 10016**



IEC#15209-01



IMPACT ENVIRONMENTAL | 170 Keyland Court | Bohemia | New York | 11716 | 631.269.8800



April 6, 2021

Ms. Alexandra Servis
New York State Department of Environmental Conservation - Site Control Section
Bureau of Technical Support
625 Broadway, 11th Floor
Albany, NY 12233-7020

RE: Response to Brownfield Cleanup Application Review
13-12 Beach Channel Drive, Queens, New York
BCP #C241254

Dear Ms. Servis:

Impact Environmental Closures, Inc. (IEC) has reviewed the New York State Department of Environmental Conservation (NYSDEC) Letter dated March 24, 2021, pertaining to the review of the Brownfield Cleanup Program (BCP) Application submitted on March 3, 2021 for the above-referenced Site. In response, remarks are provided below along with the revised BCP Application Package enclosed herewith.

Section I: Requestor Information

- Please provide a PDF print-out of entity information from the NYS Department of State Corporation and Business Entity Database.***

A copy of the Corporation and Business Entity Database page from the NYS DOS has been included in *Exhibit A* of the BCP Application Support Document.

Section II: Project Description

- Please provide the anticipated dates by which the remedial program will begin, and the Certificate of Completion will be issued.***

The anticipated project schedule has been included in *Section II* of the BCP Application Support Document and included below:

Project Activity	Anticipated Timeframe
Submit Remedial Investigation Work Plan (RIWP) and BCP Application Package	March 2021
Submit Community Participation Plan (CPP)	April 2021
30-Day Public Comment Period for BCP Application	April 2021 – May 2021
Execute Brownfield Cleanup Agreement	May 2021
Conduct Remedial Investigation	June 2021
Preparation of and Submission of Remedial Investigation Report and Remedial Action Work Plan	July 2021 – August 2021
NYSDEC & NYSDOH Review of RIR and RAWP	November 2021
45-Day Public Comment Period for RAWP and Issuance of Decision Document	December 2021 – January 2022
Implementation of RAWP with Engineering Oversight	April 2022 – July 2023

Preparation of an Environmental Easement, Final Engineering Report, and Site Management Plan (if required)	August 2023 – November 2023
NYSDEC & NYSDOH Review of FER (and SMP, if required)	November 2023 – December 2023
NYSDEC Issuance of Certificate of Completion	January 2024

Section III: Property's Environmental History

- ***Exhibit J: Please include the month the samples were taken next to the year on the exceedances maps (e.g., (SB-4 (IEC MONTH, 2020)).***

The recommended nomenclature has been applied to the Exceedance Maps within *Exhibit J* of the BCP Application Support Document.

Section IV: Property Information

- ***Please provide a contact name and email address for each of the property owners.***

The property owner Mr. Steven Vegh (steven@westwoodra.com) has been added to *Section IV* of the BCP Application.

- ***Please provide a base map which includes the owners of adjacent properties.***

This map is included as *Exhibit L* of the BCP Application Support Document.

- ***Based on the tax lot boundaries shown on online databases, it would appear the lot boundary for lot 5 matches that of the proposed BCP site boundary. In this case, Section IV Question 1 in the BCP Application Form would need to be answered 'yes', and the metes bounds description would not be necessary. Additionally, this should be updated throughout the entirety of the application and supporting documents.***

As noted in *Section IV* of the BCP Application Support Document, the metes and bounds of tax Lot 5 are incorrectly shown on the NYC Tax Map and most recent survey. The current owner has undertaken a boundary correction with NYC Department of Finance to reflect the correct legal boundaries of Tax Lot 5 on the NYC Tax Map. The Site survey depicting the area subject to apportionment and the NYC Application for Apportionment are included in *Exhibit D* of the BCP Application Support Document. As such, *Section IV* - Question 1 in the BCP Application Form has been answered "no" at this time.

- ***Site Geology and Hydrogeology, please include the depth to groundwater and groundwater flow direction.***

Depth to groundwater at the Site is estimated at 17-feet below grade, and based on the 2020 survey of three groundwater monitoring wells, groundwater flows in a north-northwesterly direction. This information has been added to *Section IV* of the BCP Application Support Document.

Section VI: Current Property Owner/Operator Information

- ***For the list of previous owners, please provide the last known contact information to the extent available as well as the relationship of each previous owner to the requestor.***

Previous owner contact name(s) and email address(es) could not be obtained upon request. All reasonably ascertainable information with respect to previous ownership has been included in *Section VI* of the BCP Application Support Document.

- ***For the list of previous operators, please provide the last known contact information to the extent available as well as the relationship of each previous operator to the requestor.***

Previous operators contact name(s) and email address(es) could not be obtained upon request. All reasonably ascertainable information with respect to previous ownership has been included in *Section VI* of the BCP Application Support Document.

Section IX: Site Contact List

- ***Please add the current property owners to the Site Contact List.***

Current property owners have been added to the Site Contact List in *Exhibit K* of the BCP Application Support Document.

Please contact me at 631-269-8890 if you have any questions or comments regarding this matter.

Sincerely,

IMPACT ENVIRONMENTAL CLOSURES, INC.



Greg Mendez-Chicas
Sr. Project Manager

Encl.

cc. G. Burke, Director, Remedial Bureau B
C. Allan, Project Manager, Region 2
J. O'Connell, RHWRE, Region 2
P. Foster, Regional Attorney, Region 2
G. Nam, Project Attorney
K. Lewandowski
R. Gropper, BCD Owner LLC – rgropper@camberpg.com
J. Kandell, BCD Owner LLC – jkandel@camberpg.com
K. Kleaka, Impact Environmental Closures, Inc. – kkleaka@impactenvironmental.com
M. Bogin, Sive Paget & Riesel, P.C. – mbogin@sprlaw.com



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of the property set forth in a Brownfield Cleanup Agreement, or "BCA" (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). Such application must be submitted and processed in the same manner as the original application, including the required public comment period. **Is this an application to amend an existing BCA?**

☐ Yes

☒ No

If yes, provide existing site number: _____

PART A (note: application is separated into Parts A and B for DEC review purposes) *BCP App Rev 10*

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

NAME BCD Owner LLC (see Support Document - Exhibit A)

ADDRESS 419 Park Avenue South, 4th Floor

CITY/TOWN New York

ZIP CODE 10016

PHONE 646)-598-7412; (914)575-9137

FAX N/A

E-MAIL rgropper@camberpg.com

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

☒ Yes ☐ No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application to document that the requestor is authorized to do business in NYS. **Please note:** If the requestor is an LLC, the members/owners names need to be provided on a separate attachment.

Do all individuals that will be certifying documents meet the requirements detailed below? ☒ Yes ☐ No

- Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of [DER-10: Technical Guidance for Site Investigation and Remediation](#) and Article 145 of New York State Education Law. **Documents that are not properly certified will be not approved under the BCP.**

Section II. Project Description

1. What stage is the project starting at?

☒ Investigation

☐ Remediation

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

2. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): ☐ Yes ☒ No

3. Please attach a short description of the overall development project, including:

- the date that the remedial program is to start; and
- the date the Certificate of Completion is anticipated.

Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property.

To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit the information requested in this section in electronic format only***):

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903). **Please submit a separate electronic copy of each report in Portable Document Format (PDF).**

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

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum			
Chlorinated Solvents	X	X	X
Other VOCs			
SVOCs	X	X	
Metals	X	X	
Pesticides			
PCBs			
Other*			

***Please describe:** _____

3. FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING:

- SAMPLE LOCATION
- DATE OF SAMPLING EVENT
- KEY CONTAMINANTS AND CONCENTRATION DETECTED
- FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE
- FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5
- FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX

THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN 11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED.

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?*

(*answering No will result in an incomplete application)

☒ Yes ☐ No

4. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):

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

Other: Residential, commercial (fast food restaurant, animal hospital, church, auto laundry / auto repair)

Section IV. Property Information - See Instructions for Further Guidance				
PROPOSED SITE NAME 13-12 Beach Channel Drive				
ADDRESS/LOCATION 13-12, 13-16 and 13-24 Beach Channel Drive				
CITY/TOWN Far Rockaway		ZIP CODE 11691		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL): Far Rockaway, Queens County, New York				
COUNTY Queens		SITE SIZE (ACRES) 0.76 acres		
LATITUDE (degrees/minutes/seconds) 40 ° 36 ' 20.664 " N		LONGITUDE (degrees/minutes/seconds) 73 ° 45 ' 16.094 " W		
Complete tax map information for all tax parcels included within the proposed site boundary. If a portion of any lot is proposed, please indicate as such by inserting "P/O" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding far right column. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.				
Parcel Address	Section No.	Block No.	Lot No.	Acreage
13-12, 13-16 and 13-24 Beach Channel Drive, Far Rockaway, NY	1	15528	5, 6 & 9	0.76 acres
1. Do the proposed site boundaries correspond to tax map metes and bounds? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If no, please attach an accurate map of the proposed site. (see Support Document, Section IV)				
2. Is the required property map attached to the application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (application will not be processed without map) (see Exhibit D)				
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, identify census tract : 1032.01 Percentage of property in En-zone (check one): <input type="checkbox"/> 0-49% <input type="checkbox"/> 50-99% <input checked="" type="checkbox"/> 100%				
4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, identify name of properties (and site numbers if available) in related BCP applications: _____				
5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach relevant supporting documentation.				
7. Are there any lands under water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, these lands should be clearly delineated on the site map.				

Section IV. Property Information (continued)

8. Are there any easements or existing rights of way that would preclude remediation in these areas?
If yes, identify here and attach appropriate information. ☐ Yes ☒ No

Easement/Right-of-way Holder

Description

9. List of Permits issued by the DEC or USEPA Relating to the Proposed Site (type here or attach information) *not applicable*

Type

Issuing Agency

Description

10. Property Description and Environmental Assessment – **please refer to application instructions for the proper format of each narrative requested.**

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**?

☒ Yes ☐ No

Note: Questions 11 through 13 only pertain to sites located within the five counties comprising New York City

11. Is the requestor seeking a determination that the site is eligible for tangible property tax credits? ☒ Yes ☐ No

If yes, requestor must answer questions on the supplement at the end of this form.

12. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down? ☐ Yes ☒ No

13. If you have answered Yes to Question 12, above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application? ☐ Yes ☐ No

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

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

Initials of each Requestor: _____

BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)

Section V. Additional Requestor Information See Instructions for Further Guidance		DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Richard Gropper, BCD Owner LLC			
ADDRESS 419 Park Avenue South, 4th Floor			
CITY/TOWN New York		ZIP CODE 10016	
PHONE (646)-598-7412; (914)575-9137	FAX NA	E-MAIL JKandel@camberpg.com	
NAME OF REQUESTOR'S CONSULTANT Kevin Kleaka, Impact Environmental Closures, Inc.			
ADDRESS 170 Keyland Court			
CITY/TOWN Bohemia, New York		ZIP CODE 11716	
PHONE (516)805-8892	FAX NA	E-MAIL kkleaka@impactenvironmental.com	
NAME OF REQUESTOR'S ATTORNEY Michael Bogin, Sive Paget Riesel			
ADDRESS 500 Lexington Avenue			
CITY/TOWN New York		ZIP CODE 10022	
PHONE (212) 421-2150	FAX N/A	E-MAIL mbogin@sprlaw.com	
Section VI. Current Property Owner/Operator Information – if not a Requestor			
CURRENT OWNER'S NAME Steven Vegh (1312 BCD LLC & WRA 1316 LLC/1324 BCD LLC)		OWNERSHIP START DATE: 2018	
ADDRESS 499 Chestnut St & 3008 Avenue J			
CITY/TOWN Cedarhurst & Brooklyn		ZIP CODE 11516 & 11210	
PHONE NA	FAX NA	E-MAIL steven@westwoodra.com	
CURRENT OPERATOR'S NAME All three lots are vacant			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".			
IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.			
Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)			
If answering "yes" to any of the following questions, please provide an explanation as an attachment.			
1. Are any enforcement actions pending against the requestor regarding this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

Section VII. Requestor Eligibility Information (continued)

4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the ECL Article 27; ii) any order or determination; iii) any regulation implementing Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. ☐ Yes ☒ No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. ☐ Yes ☒ No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? ☐ Yes ☒ No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? ☐ Yes ☒ No
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to DEC? ☐ Yes ☒ No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9 (f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? ☐ Yes ☒ No
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? ☐ Yes ☒ No
11. Are there any unregistered bulk storage tanks on-site which require registration? ☐ Yes ☒ No

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

☐ PARTICIPANT

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

☒ VOLUNTEER

See BCP Application Support Document, Section VII

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

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

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

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

☐ Previous Owner ☐ Current Owner ☒ Potential /Future Purchaser ☐ Other _____

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

☒ Yes ☐ No *Included as Exhibit F*

Note: a purchase contract does not suffice as proof of access.

Section VIII. Property Eligibility Information - See Instructions for Further Guidance

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
If yes, please provide relevant information as an attachment. ☐ Yes ☒ No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? ☐ Yes ☒ No
If yes, please provide: Site # _____ Class # _____
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? ☐ Yes ☒ No
If yes, please provide: Permit type: _____ EPA ID Number: _____
Date permit issued: _____ Permit expiration date: _____
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. ☐ Yes ☐ No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? ☐ Yes ☒ No
If yes, please provide: Order # _____
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? ☐ Yes ☒ No
If yes, please provide explanation as an attachment.

Section IX. Contact List Information *Included as Exhibit K*

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

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

Section X. Land Use Factors

1. What is the current municipal zoning designation for the site? R6 with a C2-4 overlay

What uses are allowed by the current zoning? (Check boxes, below)

☒ Residential ☒ Commercial ☐ Industrial

If zoning change is imminent, please provide documentation from the appropriate zoning authority.

2. Current Use: ☐ Residential ☐ Commercial ☐ Industrial ☒ Vacant ☐ Recreational (check all that apply)

Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.

3. Reasonably anticipated use Post Remediation: ☒ Residential ☒ Commercial ☐ Industrial (check all that apply) **Attach a statement detailing the specific proposed use.**

If residential, does it qualify as single family housing? ☐ Yes ☒ No

4. Do current historical and/or recent development patterns support the proposed use?

☒ Yes ☐ No

See Support Document, Section IV and Section X

5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary.

☒ Yes ☐ No

See Support Document, Section IV and Section X

6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary.

☒ Yes ☐ No

See Support Document, Section X

XI. Statement of Certification and Signatures

(By requestor who is an individual)


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

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

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

Date: 2/26/21 Signature:  _____

Print Name: Rick Gropper _____

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF), must be sent to:
 - Chief, Site Control Section
 - New York State Department of Environmental Conservation
 - Division of Environmental Remediation
 - 625 Broadway
 - Albany, NY 12233-7020

FOR DEC USE ONLY
BCP SITE T&A CODE: _____

LEAD OFFICE: _____

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City ONLY. Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a) must be submitted if requestor is seeking this determination.

BCP App Rev 10

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Please answer questions below and provide documentation necessary to support answers.	
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? Please see DEC's website for more information.	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
2. Is the property upside down or underutilized as defined below?	Upside Down? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Underutilized? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
From ECL 27-1405(31):	
<p>"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.</p>	
From 6 NYCRR 375-3.2(I) as of August 12, 2016: (Please note: Eligibility determination for the underutilized category can only be made at the time of application)	
375-3.2:	
<p>(I) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and</p> <p>(1) the proposed use is at least 75 percent for industrial uses; or</p> <p>(2) at which:</p> <p>(i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;</p> <p>(ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and</p> <p>(iii) one or more of the following conditions exists, as certified by the applicant:</p> <p>(a) property tax payments have been in arrears for at least five years immediately prior to the application;</p> <p>(b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or</p> <p>(c) there are no structures.</p>	
<p>"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.</p>	

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City (continued)

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

- ☐ Project is an Affordable Housing Project - Regulatory Agreement Attached;
- ☒ Project is Planned as Affordable Housing, But Agreement is Not Yet Available*
(*Checking this box will result in a “pending” status. The Regulatory Agreement will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.);
- ☐ This is Not an Affordable Housing Project.

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

(a) “Affordable housing project” means, for purposes of this part, title fourteen of article twenty seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.

(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants’ households annual gross income.

(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which sets affordable units aside for home owners at a defined maximum percentage of the area median income.

(3) “Area median income” means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

BCP Application Summary (for DEC use only)

Site Name: 13-12 Beach Channel Drive
City: Far Rockaway

Site Address: 13-12, 13-16 and 13-24 Beach Channel Drive
County: Queens **Zip:** 11691

Tax Block & Lot

Section (if applicable): 1 **Block:** 15528 **Lot:** 5, 6 & 9

Requestor Name: BCD Owner LLC
City: New York

Requestor Address: 419 Park Avenue South, 4th Floor
Zip: 10016 **Email:** rgropper@camberpg.com

Requestor's Representative (for billing purposes)

Name: Joanna Kandel, BCD Owner LLC **Address:** 419 Park Avenue South, 4th Floor
City: New York **Zip:** 10016 **Email:** JKandel@camberpg.com

Requestor's Attorney

Name: Michael Bogin, Sive Paget Riesel **Address:** 500 Lexington Avenue
City: New York **Zip:** 10022 **Email:** mbogin@sprlaw.com

Requestor's Consultant

Name: Kevin Kleaka, Impact Environmental Closures, Inc. **Address:** 170 Keyland Court
City: Bohemia, New York **Zip:** 11716 **Email:** kkleaka@impactenvironmental.com

Percentage claimed within an En-Zone: ☐ 0% ☐ <50% ☐ 50-99% ☒ 100%

DER Determination: ☐ Agree ☐ Disagree

Requestor's Requested Status: ☒ Volunteer ☐ Participant

DER/OGC Determination: ☐ Agree ☐ Disagree
Notes:

For NYC Sites, is the Requestor Seeking Tangible Property Credits: ☒ Yes ☐ No

Does Requestor Claim Property is Upside Down: ☐ Yes ☒ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Property is Underutilized: ☐ Yes ☒ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Affordable Housing Status: ☐ Yes ☐ No ☒ Planned, No Contract

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

BCP APPLICATION SUPPORT DOCUMENT

EXHIBIT LIST

- Exhibit A:** Requestor / Entity Information
- Exhibit B:** Site Location, Land Usage, and Topographic Maps
- Exhibit C:** Tax Map and Subdivision Application (Lot 1 and 5)
- Exhibit D:** Site Survey
- Exhibit E:** Deed Information
- Exhibit F:** Access Agreement
- Exhibit G:** En-Zone Map
- Exhibit H:** Sensitive Receptor Map
- Exhibit I:** Zoning Map
- Exhibit J:** Soil, Groundwater, Soil Vapor Chemistry, and Groundwater Flow Direction Maps
- Exhibit K:** Site Contact List
- Exhibit L:** Adjoining Property Owner Information Map
- Exhibit M:** Repository Letter

ENVIRONMENTAL REPORTS SEPARATELY ATTACHED ON CD:

- A.** November 2018 Singer Environmental Group, Phase I ESA (13-12 Beach Channel Drive)
 - B.** September 2018 Singer Environmental Group, Phase I ESA Review Letter (13-16 Beach Channel Drive)
 - C.** September 2018 Singer Environmental Group, Phase I ESA Review Letter (13-24 Beach Channel Drive)
 - D.** August 2018 Tenen Environmental, Phase II ESA Due Diligence Report
 - E.** October/November 2020 Impact Environmental Closures, Remedial Investigation (Laboratory Reports and Analytical Summary Tables only).
 - F.** October 2020 GEO Design, Geotechnical Report
-

SECTION I: REQUESTOR INFORMATION

The Requestor is BCD Owner LLC, a New York Limited Liability Corporation, located at 419 Park Avenue South, Suite 401, New York City, New York 10016. BCD Owner LLC is authorized to do business in the State of New York. See **Exhibit A**, NYSDOS Entity Information.

As further described below in Section IV of this document, the Site is located 13-12, 13-16 and 13-24 Beach Channel Drive, New York City tax parcel Block 15528 and Lots 5, 6, and 9 (these three lots are planned to be combined into a single Tax Parcel), hereinafter the “Site” or “BCP Site.” See Site Location, Land Usage, and Topographic Maps in **Exhibit B** and Tax Map and NYC DOB-approved application for subdivision in **Exhibit C**. The BCP Site area is 0.76 acres. See the Land Survey attached in **Exhibit D**.

Requestor is not the owner of the Site. As more fully described below in Section VI, 1312 BCD LLC (13-12 Beach Channel Drive), WRA 1316 LLC (13-16 Beach Channel Drive), and 1324 BCD LLC (13-24 Beach Channel Drive) are the current owners of the Site. See **Exhibits E** Property Deeds. BCD Owner LLC is a prospective purchaser and has received a temporary license from the Owner to access the property to perform investigation and remediation work required by the BCP. See **Exhibit F**, Site Access Agreement.

The Requestor certifies it is a Volunteer. The Requestor or its affiliated entities do not have nor have they ever had a relationship with the past owners or operators of the site that caused the existing contamination.

SECTION II: PROJECT DESCRIPTION

The purpose of the project is to remediate and redevelop the site for use as an affordable housing and community facility. The development project consists of a new mixed-use residential and community facility building. The proposed development will be approximately 125,000 gross square feet (GSF) and 95 feet in height and include the co-location of a 40,000 GSF homeless shelter and 85,000-GSF supportive housing residence. Upon completion, the mixed-use facility will include a 200-bed homeless shelter and 137 affordable studio, one, and two bedroom units. The building will be constructed slab on grade, with final excavation depth ranging from 4-feet bgs beneath the building slab, and 6-feet bgs in areas of footings. The building materials and design will assure the structure is contextual with other buildings in the neighborhood and with the mixed-use character of the street. The water table is expected at approximately 17-feet bgs and is not expected to impact the development. Development is slated to take 27 months to complete.

In order to expedite the BCP process, a Remedial Investigation Work Plan (RIWP) has been submitted with this application.

The proposed project will include:

- Demolition of the existing one-story former restaurant, three-story former church/residential apartment building, and one-story former car wash, and associated concrete and asphalt parking lots;
- Shallow excavation and off-site disposal of contaminated soil to support construction of a mat slab; and
- Implementation of other remedial elements, if required, simultaneously with development, including but not limited to, a vapor barrier membrane and sub-slab depressurization system.

A Partial Remedial Investigation was performed in October/November 2020 by Impact Environmental Closures, Inc. (IEC), the results of which are displayed within the attached CD (File “E”), submitted as part of this BCP application. The findings of the investigation will be documented in a forthcoming Remedial Investigation Report (RIR) and future remediation plans to address the identified impacts will be detailed in the Remedial Action Work Plan (RAWP), which will be implemented concurrently with the contemplated development. The RIR and RAWP will be prepared in accordance with New York State Department of Environmental Conservation (NYSDEC) guidelines. See below for an estimated timeline:

Project Activity	Anticipated Timeframe
Submit Remedial Investigation Work Plan (RIWP) and BCP Application Package	March 2021
Submit Community Participation Plan (CPP)	April 2021
30-Day Public Comment Period for BCP Application	April 2021 – May 2021
Execute Brownfield Cleanup Agreement	May 2021
Conduct Remedial Investigation	June 2021
Preparation of and Submission of Remedial Investigation Report and Remedial Action Work Plan	July 2021 – August 2021
NYSDEC & NYSDOH Review of RIR and RAWP	November 2021
45-Day Public Comment Period for RAWP and Issuance of Decision Document	December 2021 – January 2022
Implementation of RAWP with Engineering Oversight	April 2022 – July 2023
Preparation of an Environmental Easement, Final Engineering Report, and Site Management Plan (if required)	August 2023 – November 2023
NYSDEC & NYSDOH Review of FER (and SMP, if required)	November 2023 – December 2023
NYSDEC Issuance of Certificate of Completion	January 2024

SECTION III: PROPERTY'S ENVIRONMENTAL HISTORY

The following is the list of environmental reports for the Site separately attached:

- A. November 2018, Singer Environmental Group (SEG) Phase I ESA (13-12 Beach Channel Drive)
- B. September 2018, SEG review of Environmental Business Consultants (EBC) Phase I ESA (13-16 Beach Channel Drive)
- C. September 2018, SEG review of Tenen Environmental (Tenen) Phase I ESA (13-24 through 13-30 Beach Channel Drive)
- D. August 2018, Tenen Due Diligence Phase II ESA (13-16, 13-24 through 13-30 Beach Channel Drive)
- E. October/November 2020, Impact Environmental Closures (IEC) Partial Remedial Investigation, Laboratory Data and Analytical Summary Tables only (13-12, 13-16, and 13-24 Beach Channel Drive)
- F. December 2020, GEO Design Geotechnical Report

SECTION IV: PROPERTY INFORMATION

Site Boundary and Tax Parcel Information

The 33,095-square-foot (0.76 acres) proposed BCP site is located at 13-12, 13-16, and 13-24 Beach Channel Drive in Far Rockaway, Queens County, New York, which corresponds with the New York City Tax Map Block 15528, Lots 5, 6, and 9. An application for the merger of Lots 5, 6, and 9 is proposed to be submitted to the New York State Department of Finance (DOF). The metes and bounds of tax Lot 5 are incorrectly shown on the New York City Tax Map, as being part of Block 15528, Lot 1. The current owner has undertaken a boundary correction with DOF to reflect the correct legal boundaries of Tax Lot 5 on the NYC Tax Map.

GIS Information (degrees/minutes/seconds): Latitude: 40°36'20", Longitude: -73°45'16"

Property Maps

- Exhibit B:** Site Location Map, Land Usage Map, and Topographic Map is the required United States Geological Survey (USGS) 7.5-minute quadrangle map showing the location of the proposed BCP property.
- Exhibit C:** Tax Block and Lot Map provides the tax parcel information, including the DOB finalized subdivision application, which should be approved by DOF in the next month.
- Exhibit D:** Site Survey provides a property base map that shows map scale, north arrow orientation, date, and location of the property with respect to adjacent streets and roadways.
- Exhibit F:** Adjacent Property shows proposed brownfield property boundary lines, with adjacent property owners clearly identified.
- Exhibit G:** En-Zone Map, shows the location of the Site within an EN-Zone
- Exhibit H:** Sensitive Receptor Map, shows the location of potential sensitive receptors within a 1/2-mile radius of the Project Location.

Environmental Zone

According to the New York State (NYS) Department of Labor's mapped boundaries for NYS Environmental Zones (En-Zones), 100 percent of the site is located within New York City Census Tract 1032.01, a designated Type AB En-Zone. The site is located within a census tract that has a poverty rate of 31.2% and an unemployment rate of 11%; this data satisfies En-Zone criteria pursuant to Tax Law 21(b)(6). **Exhibit G** shows the property boundary within the En-Zone.

Site Features

The Site is situated in the central portion of the tax block, bound by Beach Channel Drive to the west and Redfern Avenue to the east, and is comprised of three lots (Lot 5, 6, and 9). Lot 5 is developed with a single-story former KFC Restaurant, Lot 6 is developed with a three-story former church and apartment building, while Lot 9 is developed with a single-story former drive-through carwash. According to a

topographic survey, produced by Precision Surveys on September 30, 2020, the site grade ranges from elevation 23.67± (NAVD88) in the southeast corner of the site to el 17.10± in the northwest corner of the Site. The topography of the Site and surrounding area is generally level with a gradual slope to the west.

Current Zoning and Land Use

According to the New York City Planning Commission Zoning Map 25b, the site is located within a residential district (R6) with a commercial overlay (C2-4). The site is also located within the Special Downtown Far Rockaway District (DFR). According to the New York City Planning Commission, the *“R6 zoning districts are widely mapped in built-up, medium-density areas in Brooklyn, Queens and the Bronx. The character of R6 districts can range from neighborhoods with a diverse mix of building types and heights.”* With regard to the commercial overlay, according to the New York City Planning Commission, *“C1-1 through C1-5 and C2-1 through C2-5 districts are commercial overlays mapped within residence districts. Mapped along streets that serve local retail needs, they are found extensively throughout the city’s lower- and medium-density areas and occasionally in higher-density districts.”* Finally, the DFR was *“created in 2017 as part of a comprehensive plan to strengthen this commercial area by fostering a vibrant mix of uses on vacant and underutilized sites near mass transit and along the area’s primary corridors. The Special District modifies certain regulations in the underlying districts including floor area ratio, street wall heights and setback depths, maximum building height, location of uses, and accessory off-street parking.”* The surrounding properties are zoned for residential (R6 and R7-1) uses with commercial overlays (C2-4). A copy of the zoning map is included in **Exhibit I**. Land use within a half-mile radius is urban and includes commercial, residential, and light industrial buildings. The nearest ecological receptor is Motts Basin, section of Jamaica Bay, located about 1,650 feet north-northwest of the site.

Past Use of the Site

Past operations at the Site have included a mix of retail commercial operations and residential uses, including most recently a KFC Restaurant (13-12 Beach Channel Drive, Lot 5), a church and residential apartment building (13-16 Beach Channel Drive, Lot 6), and a car wash and auto laundry (13-24 Beach Channel Drive, Lot 9). There is no documented usage of hazardous substances, nor are there any listings for hazardous substance use at the three addresses.

- A Phase I ESA Report, dated November 7, 2018, was prepared for 13-12 Beach Channel Drive by Singer Environmental Group, LTD (SEG) indicated past usage of the Site as a KFC Restaurant was not considered a REC. According to records reviewed, an active dry cleaner was identified directly south of the Site, located at 21-40 Mott Avenue. A second dry cleaning facility located east of the Site at 20-88 Mott Avenue was also listed as active between 1986 and 2014.
- A Phase I Review Letter, dated September 18, 2018, was prepared for 13-16 Beach Channel Drive by SEG indicating past usage of the Site as a residence, animal hospital, and church, was not considered a REC.

- A Phase I Review Letter, dated September 21, 2018, was prepared for 13-24 through 13-30 Beach Channel Drive by SEG indicated past usage of the Site as a carwash/auto laundry was not considered a REC.
- Previous sub-surface environmental investigations conducted to evaluate the sub-surface conditions of the Site in 2018 (by Tenen Environmental) and 2020 (by IEC) have documented volatile organic compounds (VOCs), such as PCE and TCE, semi-volatile organic compounds, and heavy metals in soil, groundwater, or soil vapor above applicable standards, these documented exceedances are considered a REC.

See **Attached CD (Files “A” through “F”)** for the Phase I ESAs, Phase I Review Letters, Phase II ESA Report, and Partial Remedial Investigation Laboratory Data and Analytical Tables.

Additionally, the eastern adjacent Site (across Redfern Avenue), located at 20-02 Mott Avenue, is enrolled in the NYSDEC BCP (BCP site no. C241224) due to exceedances of several contaminants of concern (primarily tetrachloroethene [PCE] and trichloroethene [TCE]) discovered in past subsurface environmental investigations.

Site Geology and Hydrogeology

The Site is located within the Atlantic Coastal Plain Physiographic Province. The elevation of the Site, as presented on the United States Geologic Survey (USGS), Far Rockaway Quadrangle Map, ranges from approximately 17 feet above mean sea level (amsl) to 25 feet amsl. The Site Topographic Map (**Exhibit B**) indicates the Site has an approximate 6-feet elevation change from the easternmost to westernmost portions of the property (approximate 3 % elevation change). The nearest major surface water body to the Site is Jamaica Bay, located approximately 0.8 miles (4,200 feet) to the west. Depth to ground water at the Site is approximately 17-feet below grade, and based on a survey of the permanent groundwater monitoring wells, groundwater flows in a north-northwesterly direction.

Environmental Assessment

Prior to the Site’s proposed involvement in the BCP Program, the New York City Mayors Office of Environmental Remediation (OER) prompted the performance of a Remedial Investigation (RI) based on the Hazardous Materials E-Designation (E-415) placed on Lot 5 and Lot 9. A Remedial Investigation Work Plan (RIWP) prepared by IEC was approved by OER in October 2020. A Partial Remedial Investigation was performed by IEC in October and November 2020, that included approximately 50% of the RIWP scope, to provide a baseline assessment of soil, groundwater, and soil vapor conditions at the Site, across the three Lots (5, 6, and 9). Due to the findings of the referenced RI, the NYC OER referred this project in early December 2020 to the NYSDEC for admission in the NYS BCP.

Based upon investigations conducted to date, the primary contaminants of concern for the Site are VOCs, including PCE and TCE.

Soil – Concentrations of PCE were detected in shallow soil samples (2-4' bgs) in one (1) soil sample located on the southern portion of the Site at levels above the NYSDEC Part 375 Protection of Groundwater (PGW) Soil Cleanup Levels (SCOs). Concentrations of several heavy metals, such as lead, mercury, and zinc, were detected in shallow soil samples (0-2' and 2-4' bgs) in four (4) soil samples located across the Site at levels above the NYSDEC Part 375 PGW and Restricted Residential (RR) SCOs. Several Poly Aromatic Hydrocarbon (PAH) semi-volatile organic compounds (SVOCs) were detected in one (1) shallow soil sample (2-4' bgs) on the southern portion of the Site, at concentrations in exceedance of their respective NYSDEC Part 375 PGW and RR SCOs. Sampling of deeper soils did not occur at that time due to the limited nature of the proposed redevelopments excavation depths.

Groundwater – The VOC PCE was detected in three (3) groundwater samples collected from across the Site at concentrations in exceedance of their respective 6 NYCRR Part 703.5 Ambient Water Quality Standards (AWQS). The highest concentration of PCE (240 $\mu\text{g}/\text{m}^3$) was detected in a groundwater sample collected from within the northwest corner of the Site. Several PAH SVOCs were also detected in a single groundwater sample, located on the southern portion of the Site, in exceedance of their respective NYSDEC AWQS. Finally, the heavy metals manganese was detected in a filtered groundwater sample collected from the southern portion of the Site, in exceedance of the NYSDEC AWQS.

Soil Vapor – PCE was detected in soil vapor samples at concentrations ranging from 88.2 $\mu\text{g}/\text{m}^3$ to 15,800 $\mu\text{g}/\text{m}^3$, all above the NYSDOH Table 3.1 Indoor Air Guidance Values. The highest concentrations of PCE in soil vapor were found in the southwestern corner of the property. In addition, elevated concentrations of TCE were detected in one soil vapor sample, located on the southeastern portion of the Site, at a concentration of 2.42 $\mu\text{g}/\text{m}^3$, in exceedance of the NYSDOH Indoor Air Guidance value.

See **Exhibit J** for soil, groundwater, soil vapor analytical result maps, including a site-specific groundwater contour map.

SECTION V: ADDITIONAL REQUESTOR INFORMATION

Refer to BCP Application for additional requestor, attorney and consultant information.

SECTION VI: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Site Owner

The proposed BCP site located at 13-12, 13-16, and 13-24 Beach Channel Drive (Block 15528, Lots 5, 6, and 9), and is currently not owned by the Applicant, BCD Owner LLC. A copy of the property deeds is provided in **Exhibit A**. BCD Owner LLC is not affiliated with the past property owners, operators, or the release of contaminants associated with prior uses.

Property Owner and Contact Information

13-12 Beach Channel Drive	13-16 Beach Channel Drive	13-24 Beach Channel Drive
1312 BCD LLC 499 Chestnut Street Cedarhurst, NY 11516 Steven Vegh steven@westwoodra.com	WRA 1316 LLC 3008 Avenue J Brooklyn, NY 11210 Steven Vegh steven@westwoodra.com	1324 BCD LLC 3008 Avenue J Brooklyn, NY 11210 Steven Vegh steven@westwoodra.com

Previous Site Owners

13-12 Beach Channel Drive (Lot 5) – ACRIS Ownership Information

Lot	Partial	Doc Date	Recorded / Filed	Document Type	Party1	Party2	Doc Amount
5	ENTIRE LOT	1/29/2021	2/2/2021 4:56:34 PM	CERTIFICATE	RIVERSIDE ABSTRACT, LLC		0
5	ENTIRE LOT	1/21/2021	2/2/2021 4:56:33 PM	ZONING LOT DESCRIPTION	1312 BCD LLC		0
5	ENTIRE LOT	1/21/2021	2/2/2021 4:56:32 PM	DEED	1312 BCD LLC	1312 BCD LLC	0
5	ENTIRE LOT	12/20/2018	1/4/2019 10:25:52 AM	AGREEMENT	2146 MOTT LLC	CROSS RIVER BANK	3,746,250
5	ENTIRE LOT	11/29/2018	12/13/2018 10:33:00 AM	AGREEMENT	1312 BCD LLC	CROSS RIVER BANK	2,880,000
5	ENTIRE LOT	11/29/2018	12/13/2018 10:32:59 AM	INITIAL UCC1	1312 BCD LLC	CROSS RIVER BANK	0
5	ENTIRE LOT	11/29/2018	12/13/2018 10:32:58 AM	ASSIGNMENT OF LEASES AND RENTS	1312 BCD LLC	CROSS RIVER BANK	720,000
5	ENTIRE LOT	11/29/2018	12/13/2018 10:32:57 AM	MORTGAGE	1312 BCD LLC	CROSS RIVER BANK	720,000
5	ENTIRE LOT	11/29/2018	12/13/2018 10:32:55 AM	DEED	ROBERT J. PANZARELLA, TRUSTEE	1312 BCD LLC	1,200,000
5	ENTIRE LOT	4/21/2014	4/25/2014 2:41:56 PM	DEED	ROBERT J. PANZARELLA, AS TRUSTEE	BORTNICK, MARK	115,000
5	ENTIRE LOT	10/28/2011	1/24/2012 1:26:02 PM	BOTH RPTT AND RETT	S.Q.K.F.C., INC.	DIVINE INVESTORS LLC	10,040
5	ENTIRE LOT	12/7/2007	12/28/2007 4:11:41 PM	DEED	DAVID T. PANZARELLA AS ANCILLARY EXECUTOR	MIB REAL ESTATE HOLDINGS, LLC	215,000

13-12 Beach Channel Drive, Far Rockaway, New York
 NYS Brownfield Cleanup Program Application – Support Document
 April 2021 (Document Version 1.1)

5	ENTIRE LOT	12/7/2007	12/28/2007 4:11:40 PM	DEED	ALMA LOMBARDO AS EXECUTRIX	MIB REAL ESTATE HOLDINGS LLC	400,000
5	ENTIRE LOT	11/30/1998	2/5/1999	DEED	PANZARELLA, ANNE (EX/OF)	PANZARELLA, ROBERT J(TRUSTEE)	0
5	ENTIRE LOT	8/5/1996	10/22/1996	DEED	PANZARELLA, JOSEPH R.	PANZARELLA, ANNE	0
5	ENTIRE LOT		11/10/1993	SATISFACTION OF MORTGAGE	PANZARELLA, JOSEPH RETA	MINK, JOHN ETAL	0
5	ENTIRE LOT		11/10/1993	SATISFACTION OF MORTGAGE	PANZARELLA, JOSEPH RETA	MINK, JOHN ETAL	0
5	ENTIRE LOT		11/10/1993	SATISFACTION OF MORTGAGE	PANZARELLA, JOSEPH RETA	MINK, JOHN ETAL	0
5	ENTIRE LOT		11/10/1993	SATISFACTION OF MORTGAGE	PANZARELLA, JOSEPH RETA	MINK, JOHN ETAL	0
5	ENTIRE LOT		10/6/1989	ASSIGNMENT, MORTGAGE	MINK, JOHN	JOHN P MINK TRUST	0
5	ENTIRE LOT		10/6/1989	ASSIGNMENT, MORTGAGE	EVANS, MARILYN	EVANS, MARILYN(TRSTE)	0
5	ENTIRE LOT		9/23/1983	MORTGAGE	LOMBARDO, IGNATIUS	COHEN, LUCILLE	52,500
5	ENTIRE LOT	8/8/1983	9/23/1983	DEED	COHEN, LUCILLE	LOMBARDO, IGNATIUS	0
5	ENTIRE LOT		9/23/1983	POWER OF ATTORNEY	COHEN, LUCILLE	FINEGOLD, AARON	0
5	ENTIRE LOT		9/23/1983	POWER OF ATTORNEY	MINK, JOHN A/K/A	EVANS, MARILYN	0
5	ENTIRE LOT	6/4/1981	6/4/1981	MAPS	ACQUISITION + DAMAGE MAPS		0
5	ENTIRE LOT	5/6/1981	5/6/1981	DEED	JACOBOWITZ MILTON E	MARILYN EVANS	0
5	ENTIRE LOT	4/20/1978	4/20/1978	DEED	JAFFEE ETHEL	JOHN MINK	0
5	ENTIRE LOT	2/28/1978	2/28/1978	DEED	GOLDSTEIN BERTHA	JOHN MINK	0
5	ENTIRE LOT	2/28/1978	2/28/1978	DEED	GOLDBERG CELIA	MARILYN EVANS	0
5	ENTIRE LOT	10/25/1974	10/25/1974	DEED	BICEM REALTY CORP	AARON S FINEGOLD	0
5	ENTIRE LOT	3/28/1974	3/28/1974	DEED	FINEGOLD AARONS	BICEM REALTY CORP	0
5	ENTIRE LOT	1/2/1973	1/2/1973	DEED	FINEGOLD IRVING	AARON S FINEGOLD	0

13-16 Beach Channel Drive (Lot 6) – ACRIS Ownership Information

Lot	Partial	Doc Date	Recorded / Filed	Document Type	Party1	Party2	Doc Amount
6	ENTIRE LOT	12/20/2018	1/4/2019 10:25:52 AM	AGREEMENT	2146 MOTT LLC	CROSS RIVER BANK	3,746,250
6	ENTIRE LOT	11/29/2018	12/13/2018 10:33:00 AM	AGREEMENT	1312 BCD LLC	CROSS RIVER BANK	2,880,000
6	ENTIRE LOT	10/22/2018	10/30/2018 4:13:44 PM	INITIAL UCC1	WRA 1316 LLC	CROSS RIVER BANK	0
6	ENTIRE LOT	10/22/2018	10/30/2018 4:13:43 PM	ASSIGNMENT OF LEASES AND RENTS	WRA 1316 LLC	CROSS RIVER BANK	2,160,000
6	ENTIRE LOT	10/22/2018	10/30/2018 4:13:42 PM	MORTGAGE	WRA 1316 LLC	CROSS RIVER BANK	2,160,000
6	ENTIRE LOT	3/15/2018	8/16/2018 9:24:48 AM	SATISFACTION OF MORTGAGE	SHERHAN, MOHAMMED	FAR ROCKAWAY HOLDING CORP.	0
6	ENTIRE LOT	3/15/2018	3/29/2018 10:37:52 AM	DEED	1316 PROPERTY CORP.	WRA 1316 LLC	1,400,000
6	ENTIRE LOT	7/3/2017	3/29/2018 10:37:51 AM	DEED	SHERHAN, MOHAMMED	1316 PROPERTY CORP.	0

13-12 Beach Channel Drive, Far Rockaway, New York
NYS Brownfield Cleanup Program Application – Support Document
April 2021 (Document Version 1.1)

6	ENTIRE LOT	3/15/2018	3/29/2018 10:37:50 AM	CORRECTION DEED	FAR ROCKAWAY HOLDING CORP.	SHERHAN, MOHAMMED	0
6	ENTIRE LOT	8/10/2017	8/15/2017 11:26:46 AM	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	BANK OF NEW YORK	0
6	ENTIRE LOT	8/10/2016	8/24/2016 1:00:55 PM	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	BANK OF NEW YORK	0
6	ENTIRE LOT	4/30/2016	5/11/2016 3:27:56 PM	ASSIGNMENT OF TAX LIEN	THE BANK OF NEW YORK MELLON	THE BANK OF NEW YORK MELLON	0
6	ENTIRE LOT	2/11/2016	3/4/2016 11:51:03 AM	MORTGAGE	SHERHAN, MOHAMMED	FAR ROCKAWAY HOLDING CORP.	300,000
6	ENTIRE LOT	2/11/2016	3/4/2016 11:51:02 AM	DEED	FAR ROCKAWAY HOLDING CORP.	SHERHAN, MOHAMMED	300,000
6	ENTIRE LOT	5/31/2013	6/18/2015 7:25:38 AM	ASSIGNMENT OF TAX LIEN	THE BANK OF NEW YORK MELLON	THE BANK OF NEW YORK MELLON	0
6	ENTIRE LOT	5/31/2015	6/17/2015 3:36:56 PM	ASSIGNMENT OF TAX LIEN	THE BANK OF NEW YORK MELLON	THE BANK OF NEW YORK MELLON	0
6	ENTIRE LOT	8/13/2014	8/20/2014 1:17:43 PM	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	BANK OF NEW YORK	0
6	ENTIRE LOT	3/11/2014	5/13/2014 10:17:13 AM	DEED	ALKAIFI, ABDO H	FAR ROCKAWAY HOLDING CORP.	0
6	ENTIRE LOT	8/15/2013	9/12/2013 10:47:16 AM	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	BANK OF NEW YORK	0
6	ENTIRE LOT	8/8/2012	8/20/2012 10:51:16 AM	TAX LIEN SALE CERTIFICATE	CITY OF NEW YORK	BANK OF NEW YORK	0
6	ENTIRE LOT	5/25/2010	5/28/2010 4:36:45 PM	UCC3 TERMINATION	13-16 BEACH CHANNEL DRIVE, LLC	BAYVIEW FINANCIAL, L.P.	0
6	ENTIRE LOT	5/25/2010	5/28/2010 4:36:44 PM	DEED	IB PROPERTY HOLDINGS LLC	ALKAIFI, ABDO H	350,000
6	ENTIRE LOT	6/1/2009	4/14/2010 11:03:47 AM	DEED	FALCO, ESQ., AS REFEREE, LORRAINE P	IB PROPERTY HOLDINGS, LLC	1,000
6	ENTIRE LOT	6/10/2008	9/22/2008 3:18:25 PM	ASSIGNMENT, MORTGAGE	BAYVIEW LOAN SERVICING LLC A DELAWARE	BUSINESS CREDIT CORP	0
6	ENTIRE LOT	6/10/2008	9/22/2008 3:18:15 PM	ASSIGNMENT, MORTGAGE	BAYVIEW LOAN SERVICING LLC	BUSINESS CREDIT CORP	0
6	ENTIRE LOT	9/14/2005	3/8/2006 3:42:48 PM	SATISFACTION OF MORTGAGE	MBDG REALTY INC	VILLAGE SAVINGS BANK	0
6	ENTIRE LOT	8/17/2005	9/7/2005 1:21:22 PM	MORTGAGE	13-16 BEACH CHANNEL DRIVE LLC	MBDG REALTY INC	75,000
6	ENTIRE LOT	8/17/2005	9/7/2005 1:21:21 PM	ASSIGNMENT OF LEASES AND RENTS	BUSINESS CREDIT CORP	13-16 BEACH CHANNEL DRIVE LLC	562,500
6	ENTIRE LOT	8/17/2005	9/7/2005 1:21:20 PM	MORTGAGE	13-16 BEACH CHANNEL DRIVE LLC	BUSINESS CREDIT CORP	562,500
6	ENTIRE LOT	8/17/2005	9/7/2005 1:21:19 PM	DEED	MBDG REALTY, INC.	13-16 BEACH CHANNEL DRIVE LLC	750,000
6	ENTIRE LOT	8/23/2005	8/25/2005 3:33:02 PM	INITIAL UCC1	13-16 BEACH CHANNEL DRIVE, LLC	BAYVIEW FINANCIAL, L.P.	0
6	ENTIRE LOT		9/23/2004 11:31:49 AM	UCC3 CONTINUATION	MBDG REALTY INC	FIRST UNION NATIONAL, BANK FIRST FIDELITY BANK	0
6	ENTIRE LOT		1/12/2000	AGREEMENT	FIRST UNION NATIONALBANK	MBDG REALTY, INC	0
6	ENTIRE LOT		12/27/1999	INITIAL UCC1	MBDG REALTY, INC	FIRST UNION NATIONALBANK	0
6	ENTIRE LOT		10/14/1999	UCC3 CONTINUATION	MBDG REALTY INC	FIRST FIDELITY BANKNA	0

13-12 Beach Channel Drive, Far Rockaway, New York
NYS Brownfield Cleanup Program Application – Support Document
April 2021 (Document Version 1.1)

6	ENTIRE LOT		2/6/1995	AGREEMENT	FIRST FIDELITY BANKNA	MBDG REALTY INC	0
6	ENTIRE LOT		1/31/1995	INITIAL UCC1	MBDG REALTY INC	FIRST FIDELITY BANKNA	0
6	ENTIRE LOT		3/12/1991	ASSIGNMENT, MORTGAGE	MBDG REALTY INC	VIALAGE SAVINGS BANK	0
6	ENTIRE LOT		8/18/1989	UNIFORM COMMERCIAL CODE 1	MBDG RLTY INC	VILLAGE SAVS BK	0
6	ENTIRE LOT		7/18/1989	SATISFACTION OF MORTGAGE	MARKIDES, GUS	PRQ REALTY FAR ROCKAWAY	0
6	ENTIRE LOT		7/18/1989	MORTGAGE	MBDG REALTY INC	VILLAGE SAVINGS BANK	325,000
6	ENTIRE LOT	9/9/1988	10/28/1988	DEED	MARKIDES, GUS	MBDG RLTY INC	0
6	ENTIRE LOT		5/17/1988	ASSIGNMENT, MORTGAGE	PRQ RLTY FAR ROCKAWYINC	ALARIO, ANTHONY F.	0
6	ENTIRE LOT		5/17/1988	MORTGAGE	MARKIDES, GUS	PRQ RLTY FAR ROCKAWYINC	176,000
6	ENTIRE LOT	5/5/1988	5/17/1988	DEED	PRQ RLTY FAR ROCKAWYINC	MARKIDES, GUS	0
6	ENTIRE LOT		7/24/1986	SATISFACTION OF MORTGAGE	P R Q RLTY/FAR ROCKAWAY	POSNER, MICHAEL C	0
6	ENTIRE LOT		4/3/1986	VACATE ORDER	CITY OF NEW YORK	NYC COMM/FIN	0
6	ENTIRE LOT	11/16/1984	11/20/1984	DEED	NYC COMM/FINANCE	CITY OF NEW YORK	0
6	ENTIRE LOT		11/17/1983	SATISFACTION OF MORTGAGE	POSNER, MICHAEL C.	MICHAELS, VICTOR W.	0
6	ENTIRE LOT		11/17/1983	MORTGAGE	P.R.Q. RLTY/FAR RKWY, INC	POSNER, MICHAEL C.	37,000
6	ENTIRE LOT	12/22/1982	11/17/1983	DEED	POSNER, MICHAEL C.	P.R.Q.RLTY FAR ROCK.INC	0
6	ENTIRE LOT	6/4/1981	6/4/1981	MAPS	ACQUISITION + DAMAGE MAPS		0
6	ENTIRE LOT	3/20/1973	3/20/1973	MORTGAGE	POSNER MICHAEL C	VICTOR W MICHAELS	0
6	ENTIRE LOT	3/20/1973	3/20/1973	DEED	MICHAELS VICTOR W	MICHAEL C POSNER	0

13-24 Beach Channel Drive (Lot 9) – ACRIS Ownership Information

Lot	Partial	Doc Date	Recorded / Filed	Document Type	Party1	Party2	Doc Amount
9	ENTIRE LOT	12/20/2018	1/4/2019 10:25:52 AM	AGREEMENT	2146 MOTT LLC	CROSS RIVER BANK	3,746,250
9	ENTIRE LOT	11/29/2018	12/13/2018 10:33:00 AM	AGREEMENT	1312 BCD LLC	CROSS RIVER BANK	2,880,000
9	ENTIRE LOT	10/22/2018	10/30/2018 4:13:44 PM	INITIAL UCC1	WRA 1316 LLC	CROSS RIVER BANK	0
9	ENTIRE LOT	10/22/2018	10/30/2018 4:13:43 PM	ASSIGNMENT OF LEASES AND RENTS	WRA 1316 LLC	CROSS RIVER BANK	2,160,000
9	ENTIRE LOT	10/22/2018	10/30/2018 4:13:42 PM	MORTGAGE	WRA 1316 LLC	CROSS RIVER BANK	2,160,000
9	ENTIRE LOT	10/22/2018	10/30/2018 4:13:40 PM	DEED	LVS REALTY LLC	1324 BCD LLC	1,450,000
9	ENTIRE LOT	10/22/2018	10/30/2018 4:13:39 PM	SUNDRY MISCELLANEOUS	LVS REALTY LLC		0
9	ENTIRE LOT	10/22/2018	10/30/2018 11:13:09 AM	BOTH RPTT AND RETT	NEW EMPIRE INC.	1324 BCD LLC	750,000
9	ENTIRE LOT	1/21/2016	2/29/2016 11:49:31 AM	SATISFACTION OF MORTGAGE	LVS REALTY LLC	BEACH CHANNEL PROPERTY, INC.	0

9	ENTIRE LOT		9/10/2001	ASSIGNMENT, MORTGAGE	BEACH CHANNEL PROPERTY, INC	BROWN, SUSANNE	0
9	ENTIRE LOT		4/26/2001	MORTGAGE	LVS REALTY LLC	BEACH CHANNEL PROPERTY, INC	100,000
9	ENTIRE LOT	4/11/2001	4/26/2001	DEED	BEACH CHANNEL PROPERTY, INC	LV S REALTY LLC	0
9	ENTIRE LOT		2/20/1991	VACATE ORDER	CITY OF NEW YORK	NEW YORK CITY COMM FIN	0
9	ENTIRE LOT	10/29/1990	10/31/1990	DEED	NYC COMM FINANCE	CITY OF NEW YORK	0
9	ENTIRE LOT		7/5/1989	SATISFACTION OF MORTGAGE	BEACH CHANNEL PROPERTY	DUCORSKY, MEYER, ETAL	0
9	ENTIRE LOT		6/29/1982	MORTGAGE	BEACH CHANNEL PROP. INC	BERSHAD, MIRIAM	50,000
9	ENTIRE LOT	6/24/1982	6/29/1982	DEED	BERSHAD, MIRIAM	BEACH CHANNEL PROP. INC	0
9	ENTIRE LOT	6/4/1981	6/4/1981	MAPS	ACQUISITION + DAMAGE MAPS		0
9	ENTIRE LOT	6/19/1978	6/19/1978	DEED	EMPIRE ROCKAWAY INC	EDWARD RUBINSTEIN	0
9	ENTIRE LOT	11/6/1969	11/6/1969	SUNDRY AGREEMENT	DUCORSKY ABRAHAM EXTRS + TRS OF		0

Previous Site Operators

According to Historical Sanborn Fire Insurance Maps, City Directory listings, and NYCDOB Certificate of Occupancies, the past use of the Site (Lots 5, 6 and 9) has been commercial and residential occupancy. Lot 5 (13-12 Beach Channel Drive) was undeveloped until the 1970s, at which point it was developed with a take-out restaurant, and most recently was a KFC restaurant with a drive through lane. Lot 6 (13-16 Beach Channel Drive) was originally a larger residential parcel and was developed with the current three-story building in the mid-1920s as a residence. This property has since been occupied by several commercial and retail establishments, most notably a church and animal hospital. The upper floors of the building have consistently been utilized as residential apartments. Finally, Lot 9 (13-24 Beach Channel Drive) was originally developed with a small shed until the 1950s, at which point it was developed with the current one-story building depicted as an 'Auto-Laundry' operation. Currently, all three (3) onsite buildings are unoccupied, and the entire Site is vacant.

SECTION VII: REQUESTOR ELIGIBILITY INFORMATION

Pursuant to ECL § 27-1405(1), BCD Owner LLC is properly designated as a Volunteer because, upon closing of title to the site, their liability would arise solely from involvement with the site after discharge or disposal of contaminants at the site. As the site will, by then, be admitted into the BCP, the Requestor will not be contributing to or exacerbating site conditions but investigating and remediating them in accordance with Department approved work plans.

SECTION VIII: PROPERTY ELIGIBILITY INFORMATION

Pursuant to ECL § 27-1405(1), BCD Owner LLC is properly designated as a Volunteer because their liability arises solely from involvement with the Site after discharge or disposal of contaminants at the Site. There is no indication of any contribution to or exacerbation of site conditions during the time of Requestors involvement with the Site. Despite this, the Applicant is prepared to undertake all necessary on-Site remediation required to address identified contamination.

The Site meets the definition of an eligible “brownfield site” in Environmental Conservation Law § 27-1405(2) as *“any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by the department that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.”* See Environmental Reports and the Spider Maps in **Exhibit J**, providing the data demonstrating soil, groundwater and soil vapor exceedances of the applicable standards for this Site.

SECTION IX: CONTACT LIST INFORMATION

See **Exhibit K** for Contact List Table and **Exhibit L** for Adjoining Property Owner Information Map.

SECTION X: LAND USE FACTORS

1. Current Zoning

The Site is located within an R6 residential district with a C2-4 commercial overlay, and within the Special Downtown Far Rockaway District (DFR). See **Exhibit I**, Zoning Map.

The Community District Profile for Queens District 14, prepared by the NYC Department of Planning, was reviewed. The profile indicates that CD14 is predominantly comprised of residential (80.10%), manufacturing (2.99%), commercial (2.97%), and parks (13.93%).

2. Current Use

The Site is currently developed with a one-story former fast-food restaurant, a three-story former church and apartment building, and a one-story former carwash. The Site is currently vacant.

3. Intended Use Post Remediation

The development project consists of new 40,000 square-foot mixed-use residential and community facility building. The proposed development will be approximately 125,000 GSF and 95 feet in height and include the co-location of a 40,000 SF homeless shelter and 85,000-SF supportive housing residence. Upon completion the mixed-use facility will include a 200-bed homeless shelter and 137 affordable studios, one-

and two-bedroom units. The building will be constructed slab on grade, with final excavation depth ranging from 4-feet bgs beneath the building slab, and 6-feet bgs in areas of footings. The building will be designed according to applicable agency design standards and building materials and design will assure the structure is contextual with others in the neighborhood and the mixed-use character of the street.

4. Do current historical and/or recent development patterns support the proposed use?

Yes, the proposed community and residential development is consistent with the local zoning and the pattern of development in the Far Rockaway district of Queens County, New York.

The Site lies within the Special DFR District that was created *“as part of a comprehensive plan to strengthen this commercial area by fostering a vibrant mix of uses on vacant and underutilized sites near mass transit and along the area’s primary corridors. The Special District modifies certain regulations in the underlying districts including floor area ratio, street wall heights and setback depths, maximum building height, location of uses, and accessory off-street parking”*.

5. Is the proposed use consistent with applicable zoning laws/maps?

The Site is currently zoned with an R6/C2-4/DFR zoning designation. Refer to **Exhibit I** for a section of the New York City Planning Commission Zoning Map 25b. The conceptual redevelopment of the Site would be in conformance with the R6/C2-4/DFR NYC zoning requirements which is an as-of-right use and is compatible with the surrounding land use.

6. Consistent with the Master Plan?

There is no specific Master Plan for this area in Queens County, however, the use is consistent with the Special DFR and current zoning.

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

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through April 2, 2021.

Selected Entity Name: BCD OWNER LLC

Selected Entity Status Information

Current Entity Name: BCD OWNER LLC

DOS ID #: 5943648

Initial DOS Filing Date: FEBRUARY 17, 2021

County: NEW YORK

Jurisdiction: NEW YORK

Entity Type: DOMESTIC LIMITED LIABILITY COMPANY

Current Entity Status: ACTIVE

Selected Entity Address Information

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

CAMBER PROPERTY GROUP LLC

419 PARK AVENUE SOUTH

SUITE 401

NEW YORK, NEW YORK, 10016

Registered Agent

NONE

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

***Stock Information**

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

No Information Available

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
FEB 17, 2021	Actual	BCD OWNER LLC

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

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

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**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, 4th 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:

Name

Address

Camber Property Group LLC

c/o Camber Property Group LLC
419 Park Avenue South, 4th 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



**Division of Corporations,
State Records and
Uniform Commercial Code**

New York State
Department of State
**DIVISION OF CORPORATIONS,
STATE RECORDS AND
UNIFORM COMMERCIAL CODE**
One Commerce Plaza
99 Washington Ave.
Albany, NY 12231-0001
www.dos.ny.gov

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.
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

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**

From: eCorps@dos.ny.gov
To: [Cynthia Bullock](#)
Cc: 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](#)

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

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.

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. 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:

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

EXIST DATE

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 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.

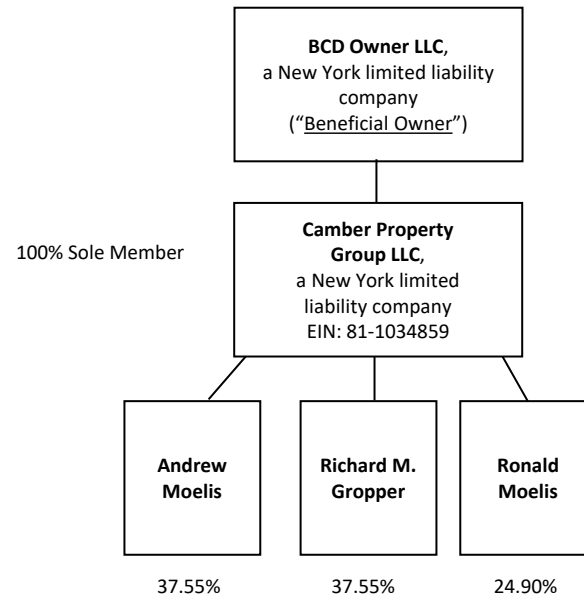


*WITNESS my hand and the official seal
of the Department of State, at the City of
Albany, this 17th day of February two
thousand and twenty-one, at 4:21 PM.*

Brendan C. Hughes

*Brendan C. Hughes
Executive Deputy Secretary of State*

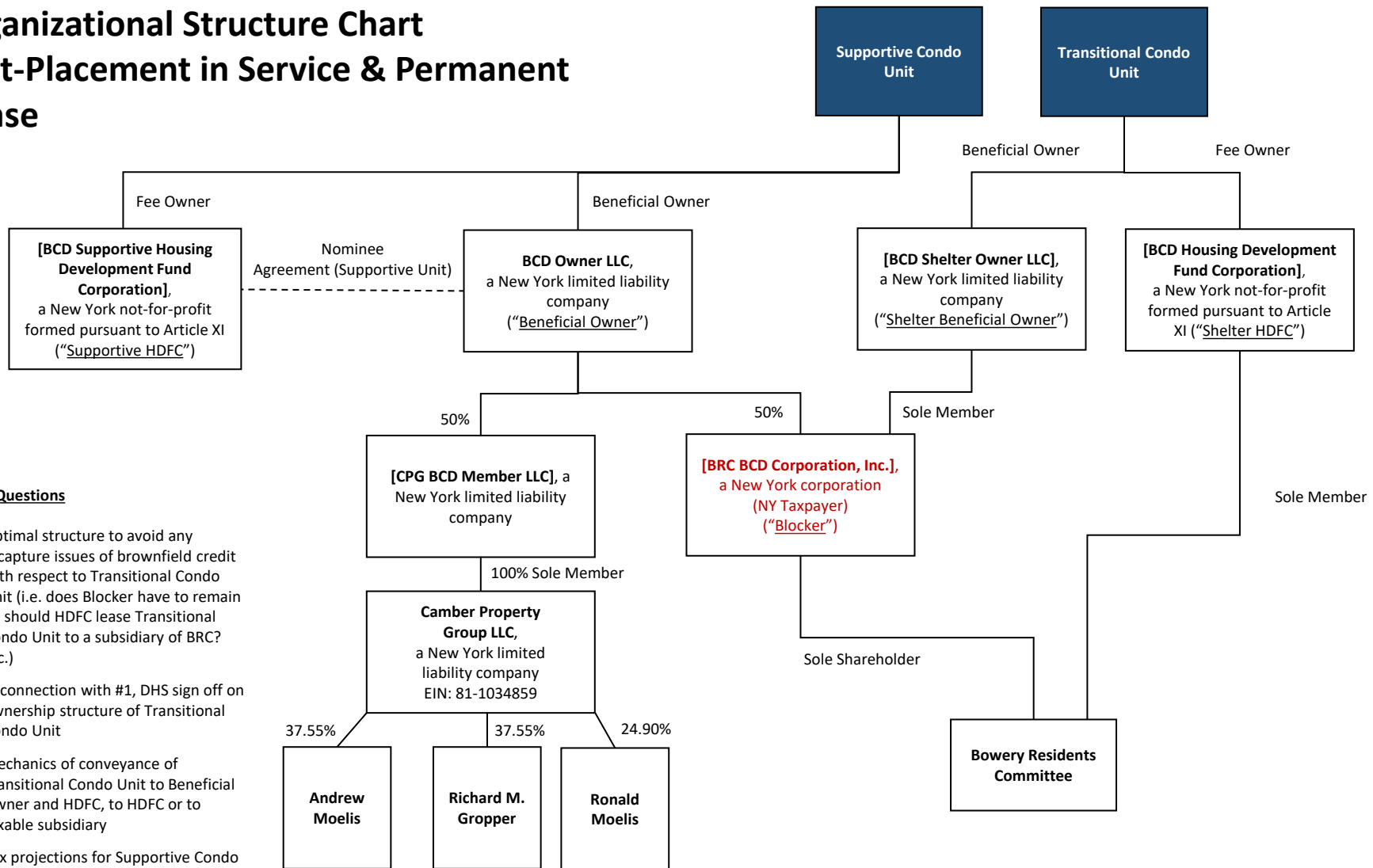
Beach Channel Drive Organizational Structure Chart



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?

2/10/2021

Privileged and Confidential

Exhibit B

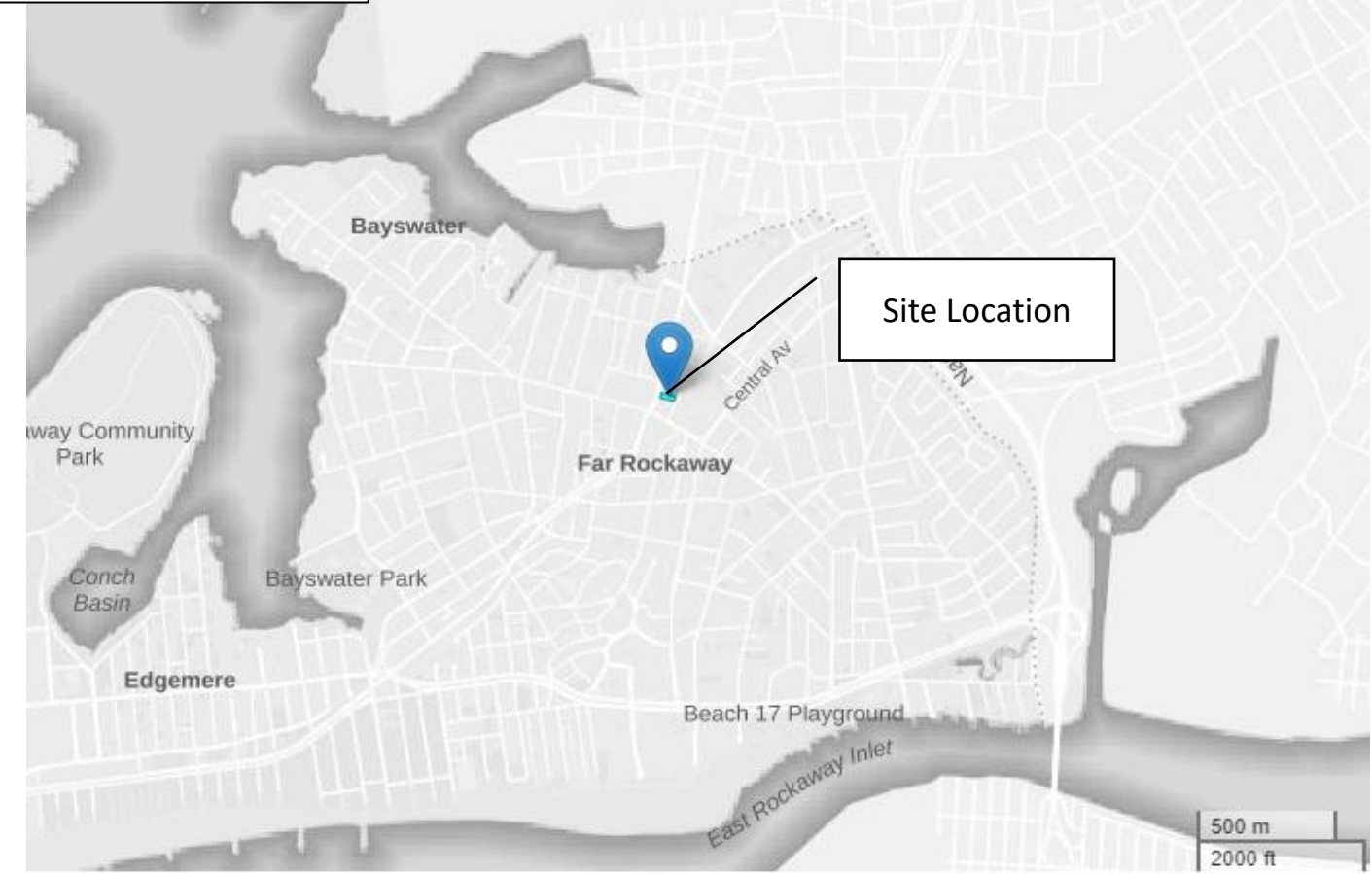
Site Location, Land Usage, and Topographic Maps

BCP Application

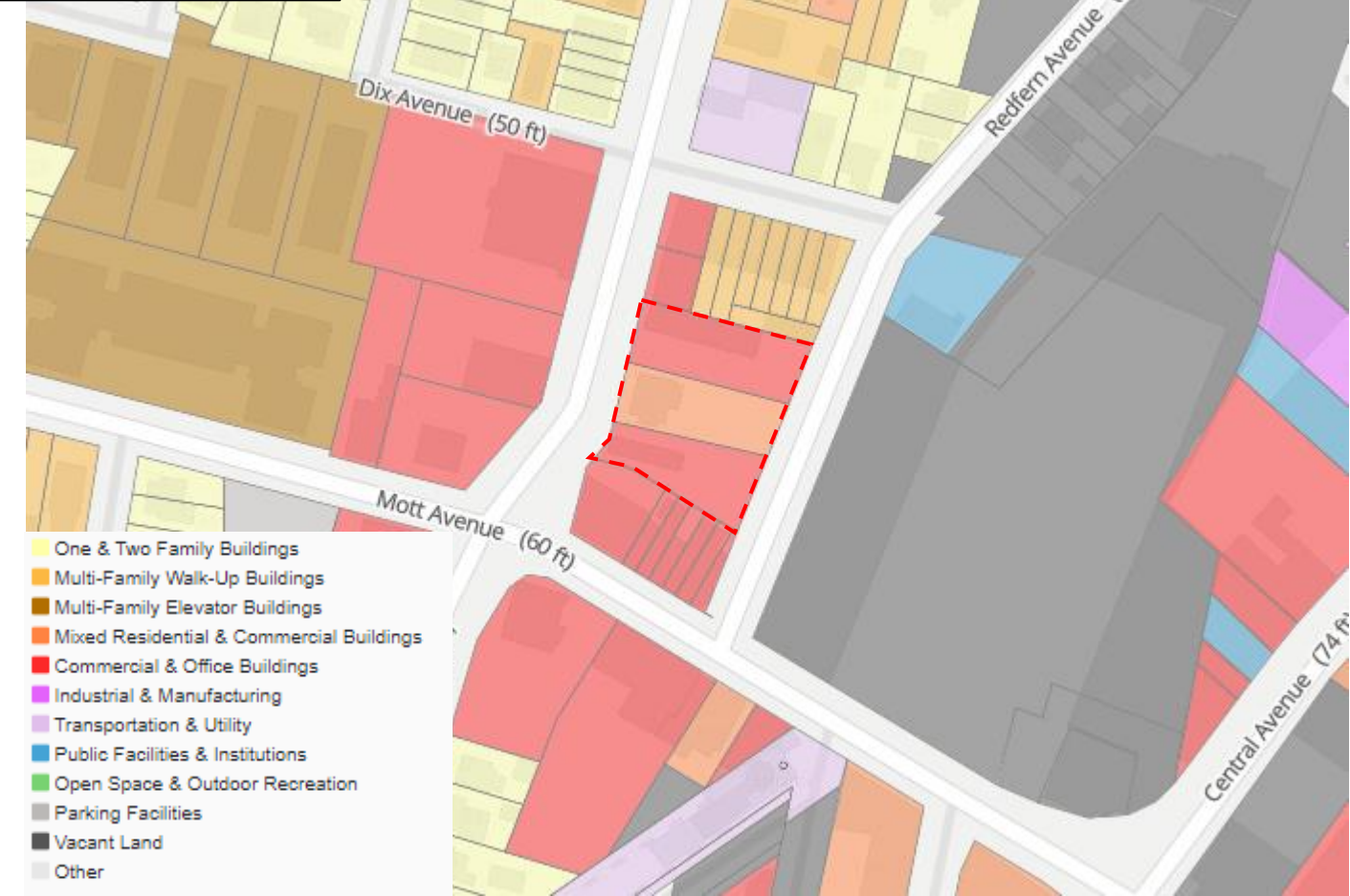


IMPACT ENVIRONMENTAL
170 Keyland Court
Bohemia, New York 11716
TEL: (631) 268-8800
FAX: (631) 269-1599

Site Location Map



Land Usage Map



Site Topographic Map



Legend

Site Boundaries



NOTES:

Base maps:

- Site Location Map - NYCOER SPEED Map
- Land Usage Map - NYC Planning ZoLa Map
- Topographic Map - USGS Far Rockaway Quadrangle Topo Map

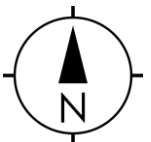
SITE LOCATION, LAND USAGE, AND TOPOGRAPHIC MAPS

13-12 Beach
Channel Drive, Far
Rockaway, NY

EXHIBIT 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



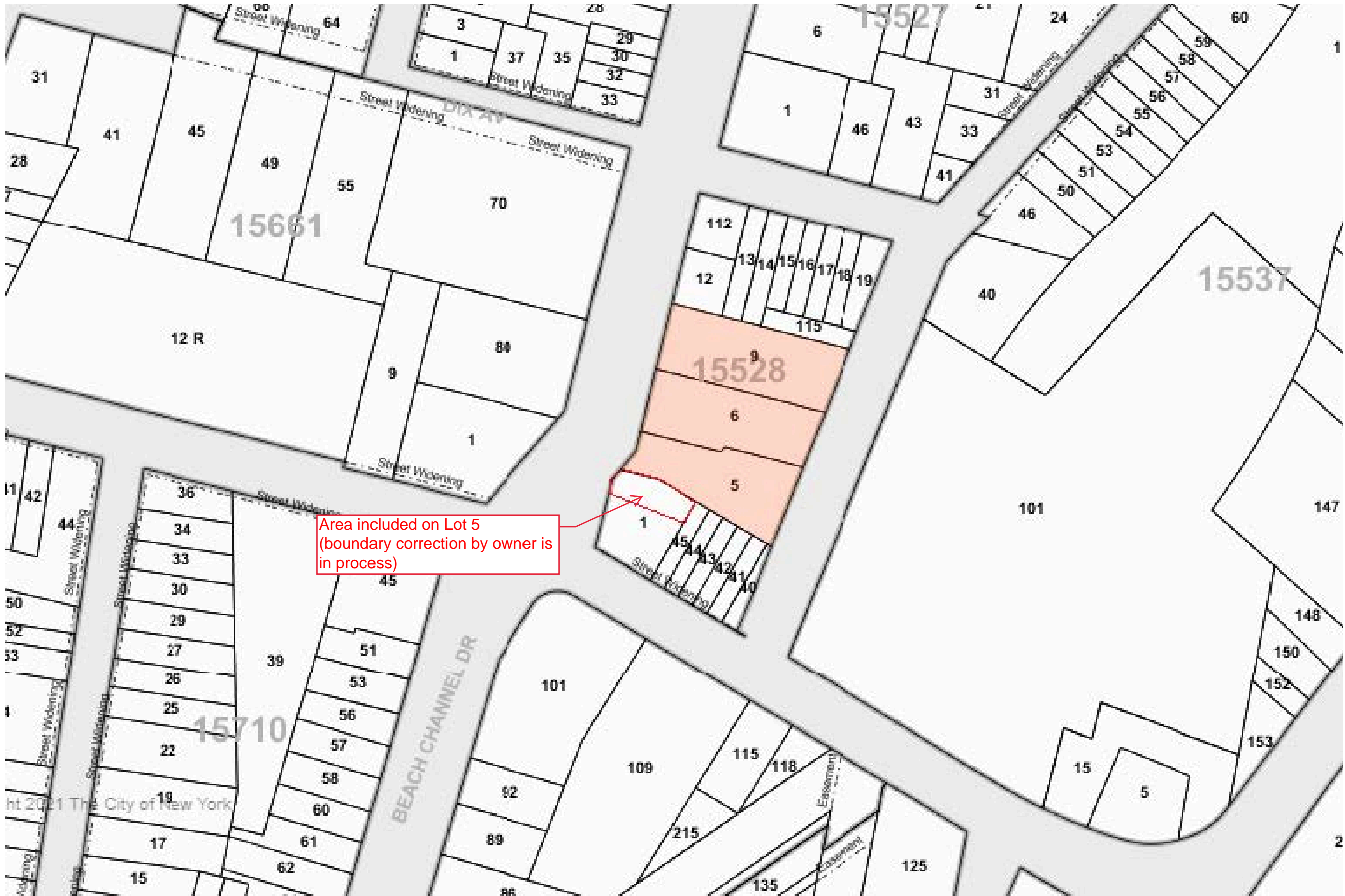
Exhibit C

Tax Map & Subdivision Application (Lot 1 and 5)

BCP Application



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



Legend

Site Boundaries

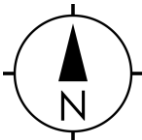
NOTES:
NYC DOF Digital Tax Map Viewer

TAX MAP

13-12 Beach
Channel Drive, Far
Rockaway, NY

EXHIBIT C

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



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

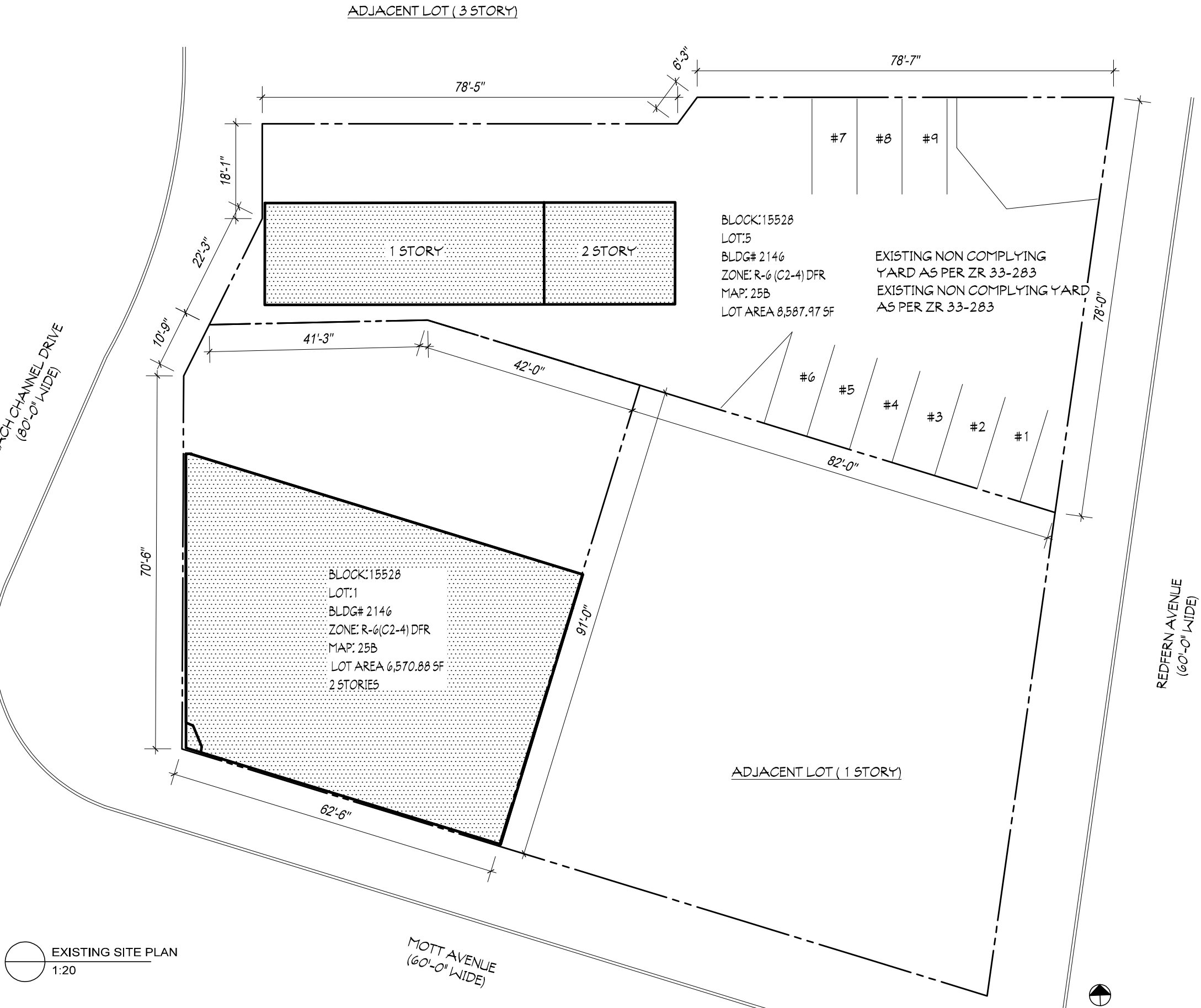
EXISTING COMMERCIAL FLOOR AREA: = 1,966 SQ.FT. (NO CHANGE)
EXISTING FLR AREA = 1,966 /10,801.43 = 0.18 < 2.00 OK
(REFER TO FLOOR AREA SCHEDULE THIS SHEET)
- (33-25) SIDE YARD: NOT REQUIRED - 8 FEET MINIMUM IF PROVIDED.
EXISTING ONE AT 14'-6"
PROPOSED TWO PROPOSED -14'-6" & VARIES FROM 16'-4" TO 23'-4"
- (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

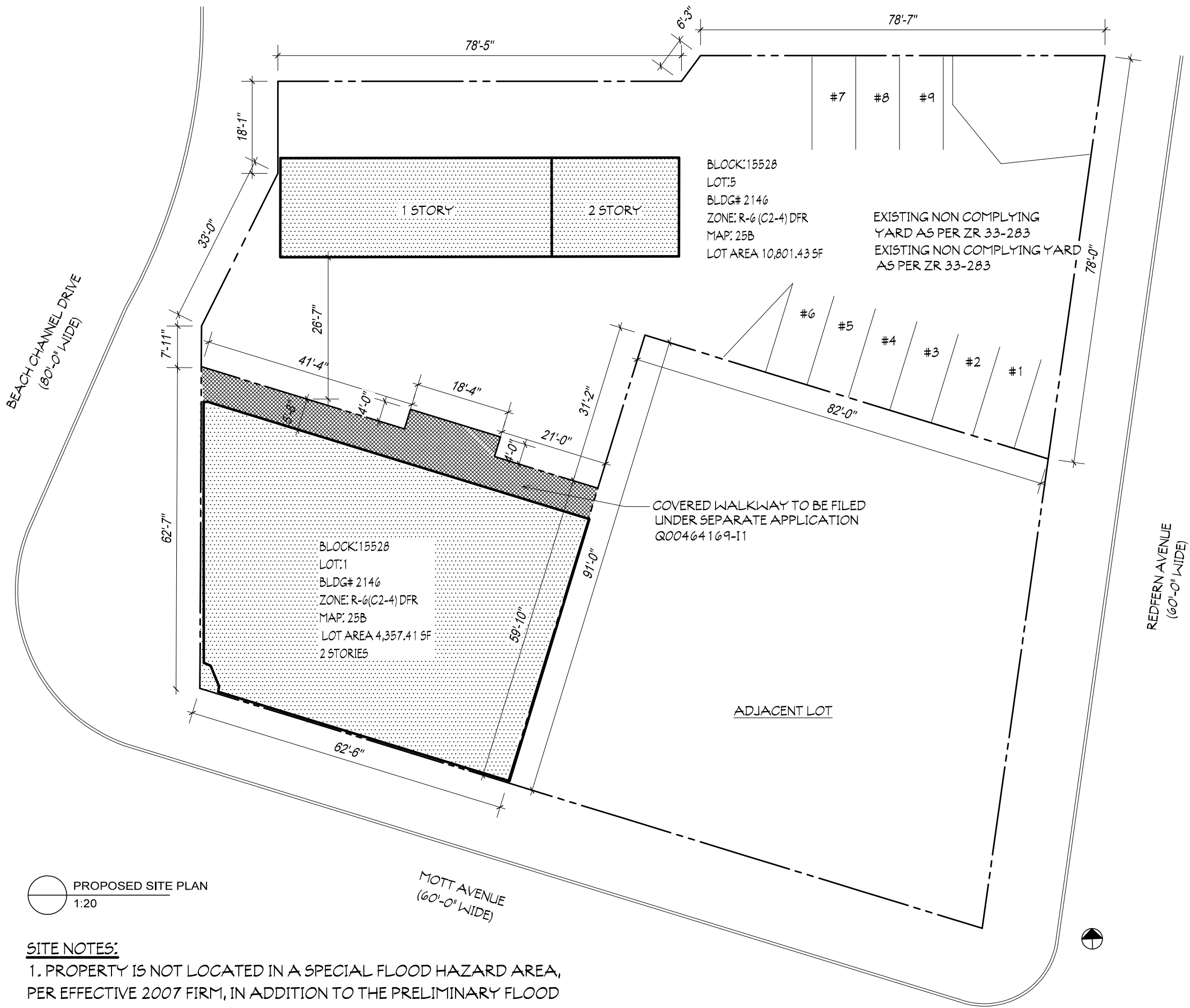
- (136-41) PARKING (USE GROUP 6A)
REQUIRED 1 SPACE PER 750 SQFT OF AREA
EXISTING FLR AREA =1966/750= 2.6 ~3 PARKING SPACES
NONE REQUIRED AS PER ZR 36-232 IF LESS THAN 40 SPACES
9 EXISTING
9 PROPOSED

FLOOR AREA SCHEDULE	
LOT 1	
FLOOR	FLOOR AREA
2	3,744 SQFT
1	3,733 SQFT
TOTAL	7,477 SQFT

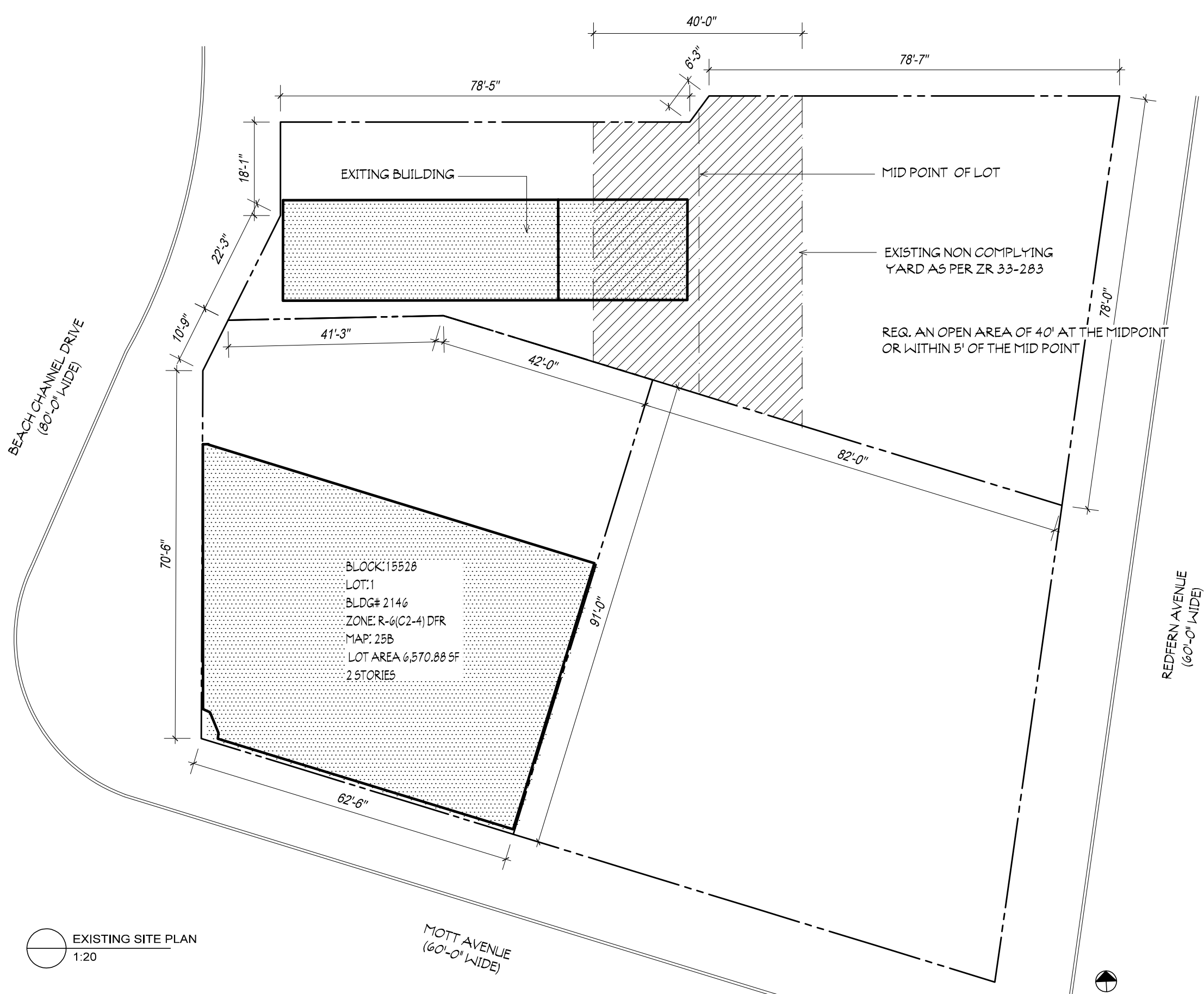
FLOOR AREA SCHEDULE	
LOT 5	
FLOOR	FLOOR AREA
2	476 SQFT
1	1,490 SQFT
TOTAL	1,966 SQFT



SITE NOTES:
1. PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA,
PER EFFECTIVE 2007 FIR1, 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 FIR1, IN ADDITION TO THE PRELIMINARY FLOOD
MAPS RELEASED IN 2013



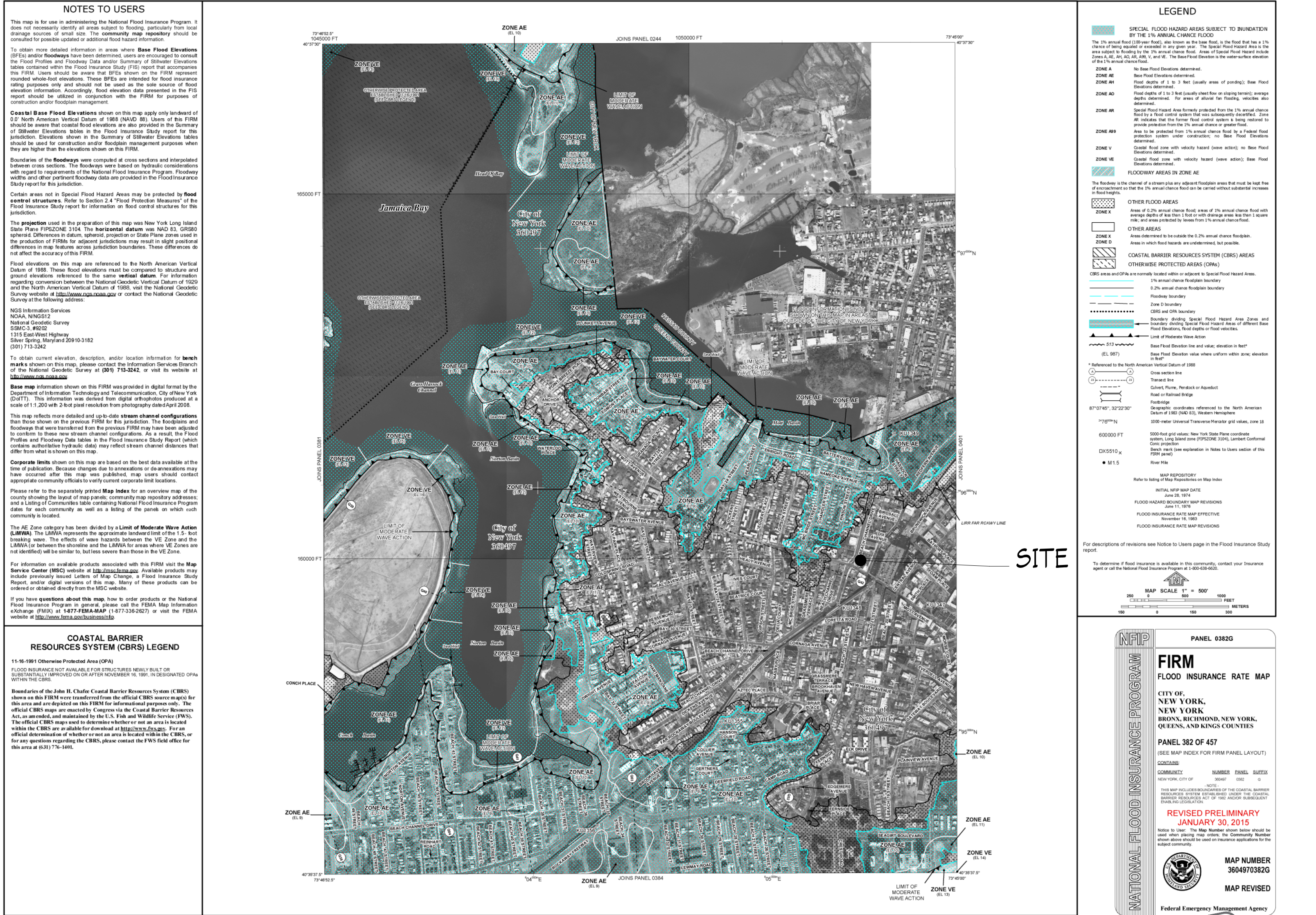
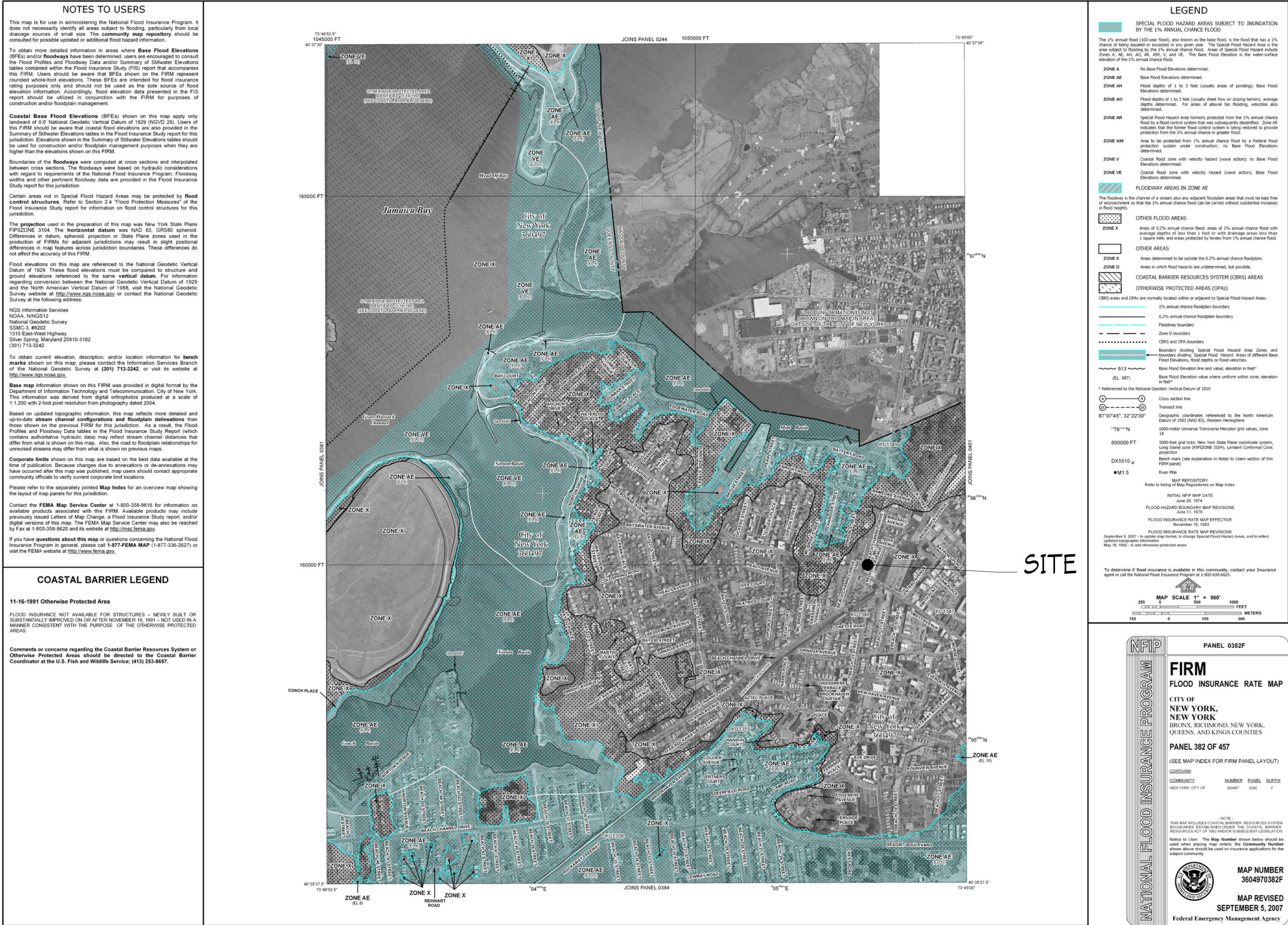
RELATED DOB APPLICATIONS
ALT 2: 440646053
ALT 2: 440646062

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	
GRASSO-MENZIUSO ARCHITECTS A.I.A. 350 SEVENTH AVENUE, N.Y., N.Y. 10001 TEL: (212) 779-0257 FAX: (212) 779-9648		
STRUCTURAL ENGINEER:		
MECHANICAL ENGINEER:		
TITLE: SITE PLAN & NOTES		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		Z-001.00 SHEET: 1 OF 8
BIS DOC NO:		
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.		



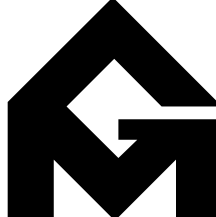

2007 FLOOD INSURANCE RATE MAP

PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA,
PER EFFECTIVE 2007 FIRM, IN ADDITION TO THE PRELIMINARY FLOOD
MAPS RELEASED IN 2015

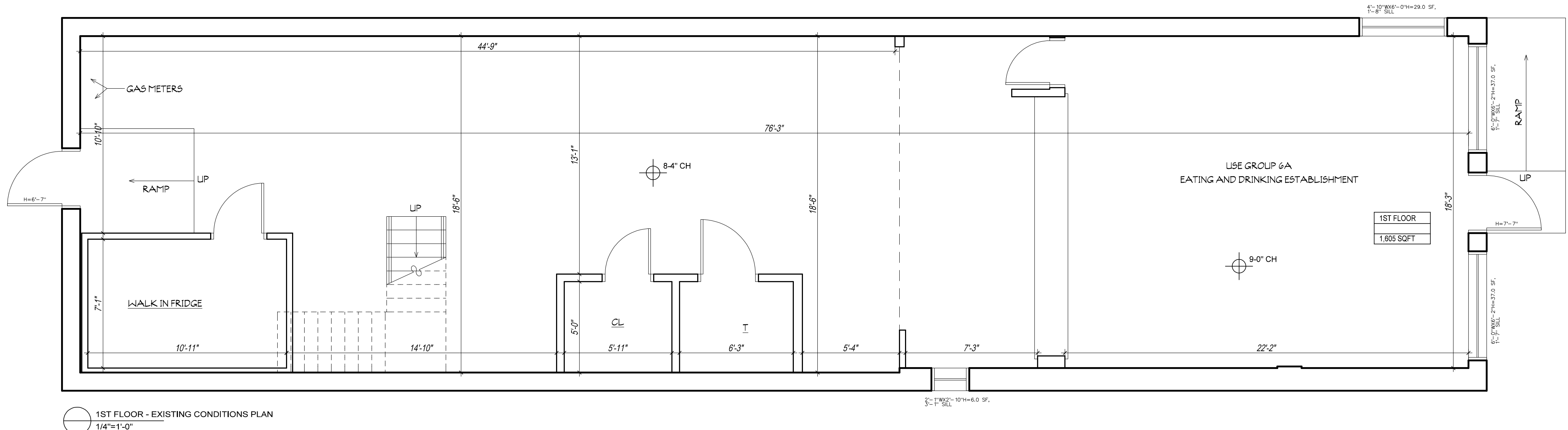
2013 PRELIMINARY FLOOD INSURANCE RATE MAP

OWNER'S INFORMATION:
JACOB GROSS
4146 MOTT LLC
3008 AVENUE J
BROOKLYN, NY, 11210

FILING REPRESENTATIVE:
JM ZONING
225 BROADWAY
NEW YORK, NY, 10007

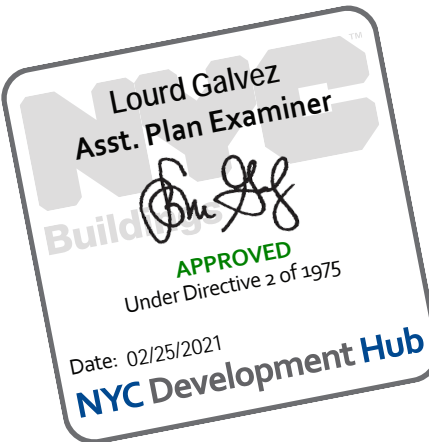
NO.	DATE		
		GRASSO-MENZIUSO ARCHITECTS A.I.A. 350 SEVENTH AVENUE, N.Y., N.Y. 10001 TEL: (212) 779-0257 FAX: (212) 779-9648	
STRUCTURAL ENGINEER:			
MECHANICAL ENGINEER:			
TITLE: FEMA MAPS		PROJECT NO: 00000 DATE: 10.30.20 SCALE: AS NOTED DWG BY: SAM	
LOCATION: 13-12 BEACH CHANNEL DRIVE, 2146 MOTT AVENUE QUEENS, NEW YORK		<div style="border: 1px solid black; padding: 10px; text-align: center;"> A-001.00 </div> SHEET: 2 OF 8	
BIS DOD NO.			
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



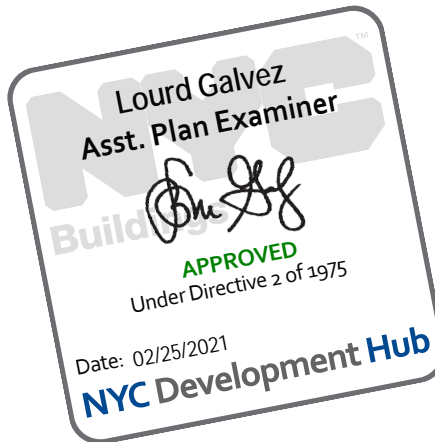
NO.		DATE	
<div><div><div></div><div>GRASSO-MENZIUSO ARCHITECTS A.I.A.</div><div>350 SEVENTH AVENUE, N.Y., N.Y. 10001 TEL: (212) 779-0257 FAX: (212) 779-9648</div></div></div>			
STRUCTURAL ENGINEER		<div><div><div></div><div>REGISTERED ARCHITECT CHRISTOPHER T. MENZIUSO No. 034957 STATE OF NEW YORK</div></div></div>	
MECHANICAL ENGINEER			
TITLE: 1ST FLOOR PLAN 13-12 BEACH CHANNEL DRIVE		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		A-101.00 SHEET: 3 OF 8	
BIS DOC NO.			
<div><div><div></div><div>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.</div></div></div>			



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



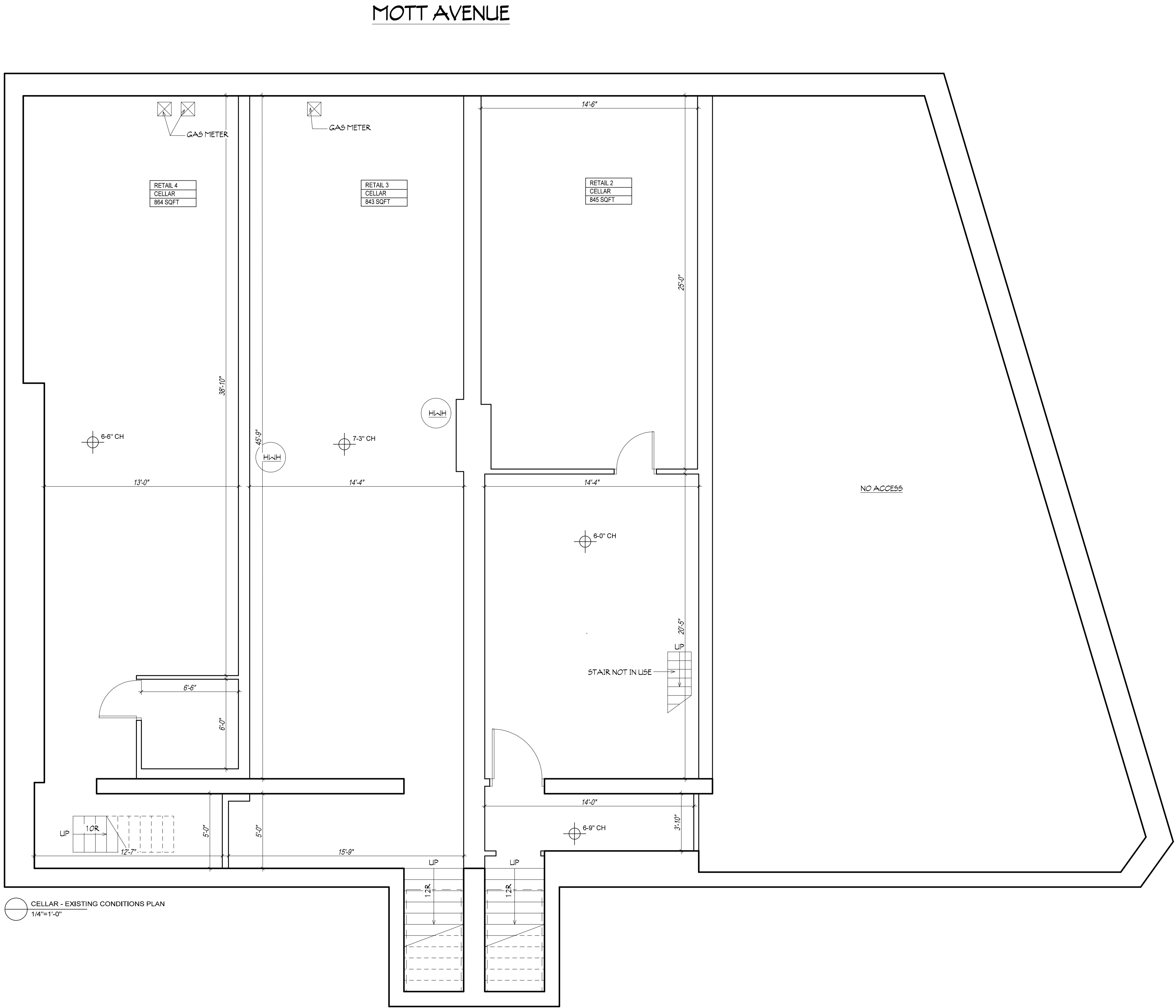
2ND FLOOR - EXISTING CONDITIONS PLAN
1/4"=1'-0"

BEACH CHANNEL DRIVE



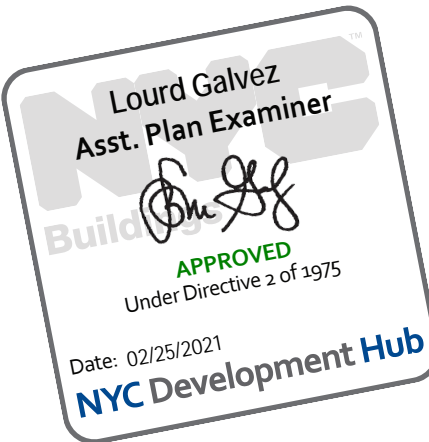
NO.	DATE	
<div><div></div><div>GRASSO-MENZIUSO ARCHITECTS A.I.A. 350 SEVENTH AVENUE, N.Y., N.Y. 10001 TEL: (212) 779-0257 FAX: (212) 779-9648</div></div>		
STRUCTURAL ENGINEER:		
MECHANICAL ENGINEER:		
TITLE: 2ND FLOOR PLAN 13-12 BEACH CHANNEL DRIVE		PROJECT NO: 0000 DATE: 10.30.20 SCALE: AS NOTED DWG BY: SAM
LOCATION: 13-12 BEACH CHANNEL DRIVE, 2146 MOTT AVENUE QUEENS, NEW YORK		A-102.00 SHEET: 4 OF 8
BIS DOC NO:		
<div><div>ALL RIGHTS RESERVED.</div><div>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.</div></div>		

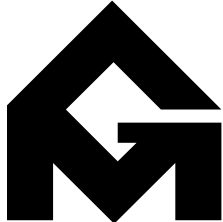

Y:\2146 MOTT STREET\CD\SUBDI\2146_A-103 - CELLAR PLAN

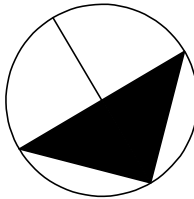


CELLAR - EXISTING CONDITIONS PLAN
1/4"=1'-0"

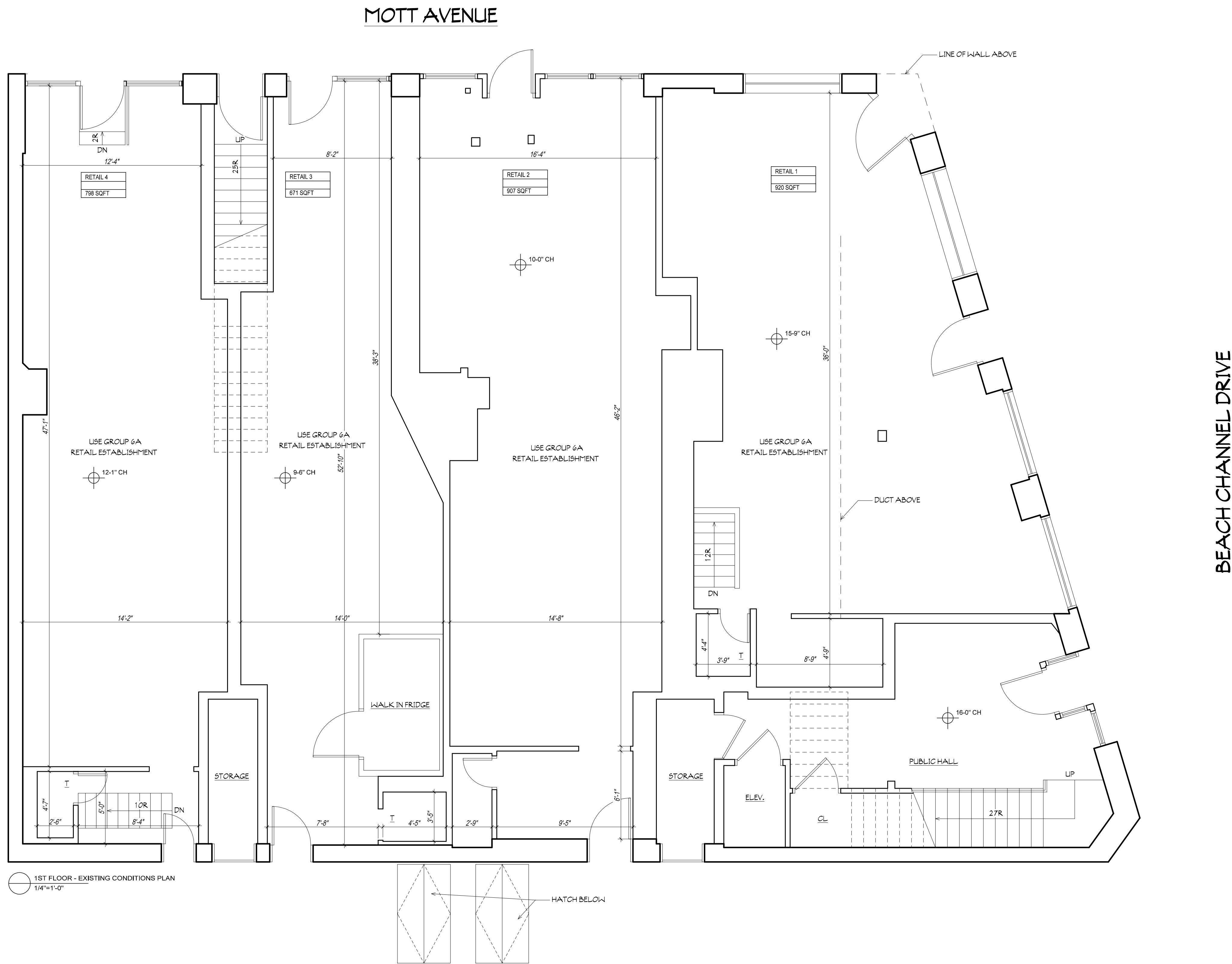
BEACH CHANNEL DRIVE



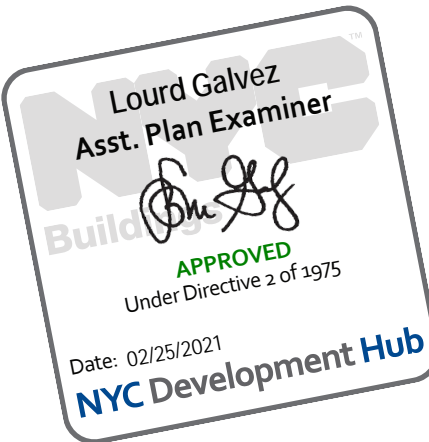
NO.		DATE	
 GRASSO-MENZIUSO ARCHITECTS A.I.A. 350 SEVENTH AVENUE, N.Y., N.Y. 10001 TEL: (212) 779-0257 FAX: (212) 779-9648			
STRUCTURAL ENGINEER:			
MECHANICAL ENGINEER:			
TITLE: CELLAR PLAN 2146 MOTT AVENUE			
LOCATION: 13-12 BEACH CHANNEL DRIVE, 2146 MOTT AVENUE QUEENS, NEW YORK		PROJECT NO: 0000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

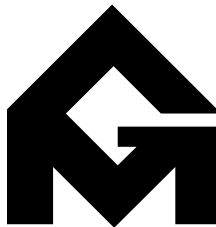



Y:\2146 MOTT STREET\CD\SUBDI\2146_A-104 - 1ST FLOOR PLAN

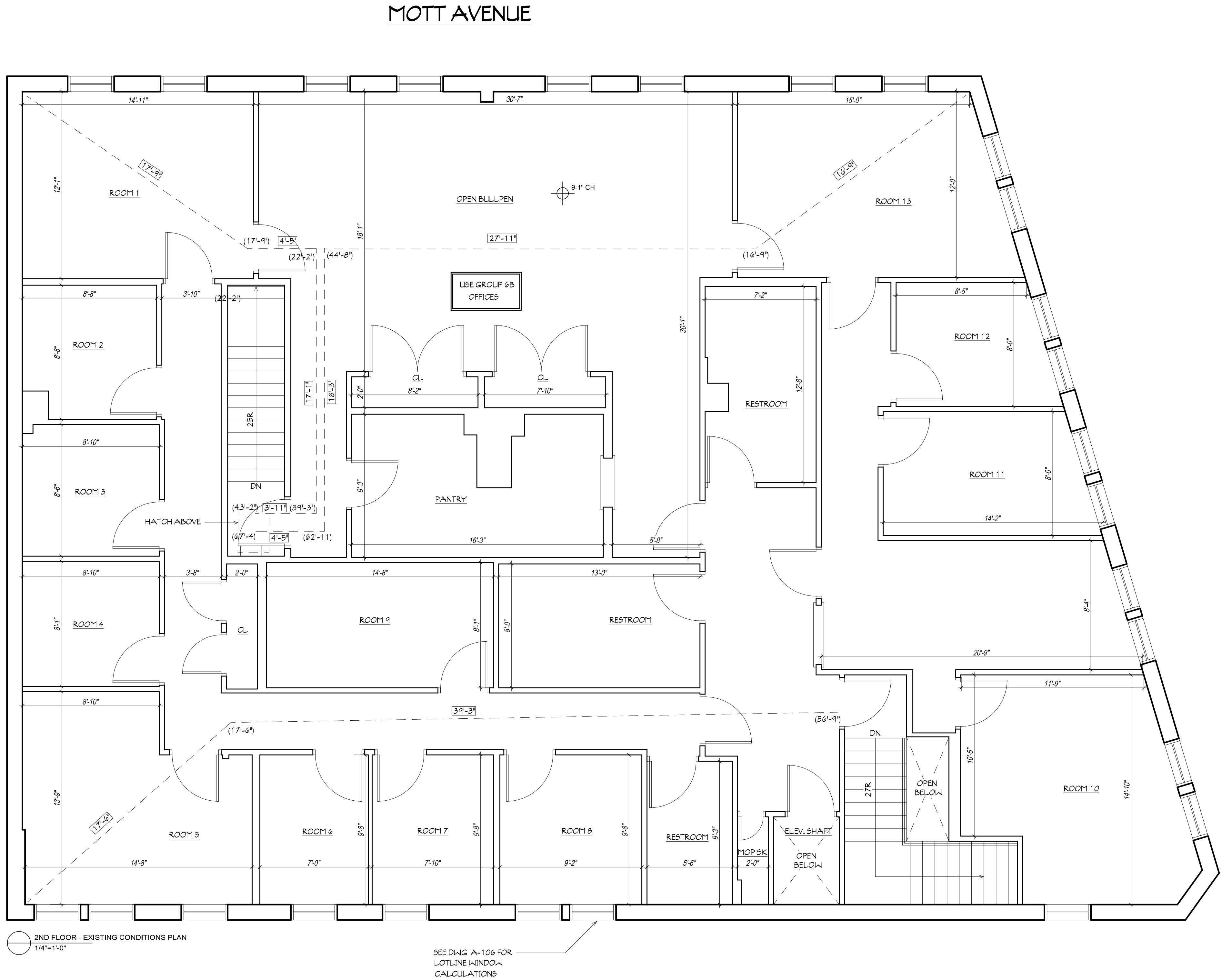


1ST FLOOR - EXISTING CONDITIONS PLAN
1/4"=1'-0"

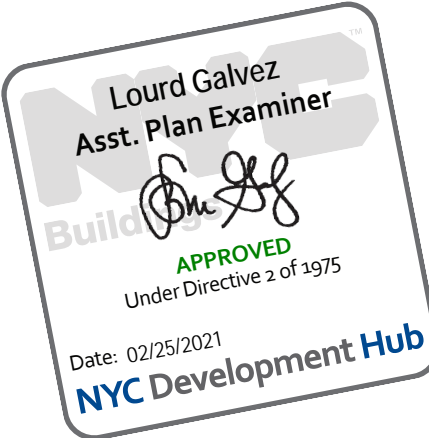


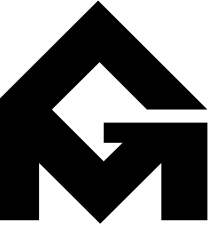

NO.	DATE	
<div><div>GRASSO-MENZIUSO ARCHITECTS A.I.A. 350 SEVENTH AVENUE, N.Y., N.Y. 10001 TEL: (212) 779-0257 FAX: (212) 779-9648</div></div>		
STRUCTURAL ENGINEER:		
MECHANICAL ENGINEER:		
TITLE: 1ST FLOOR PLAN 2146 MOTT AVENUE		
LOCATION: 13-12 BEACH CHANNEL DRIVE, 2146 MOTT AVENUE QUEENS, NEW YORK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

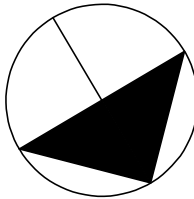
Y:\2146 MOTT STREET\CD\SUBDI\2146_A-105 - 2ND FLOOR PLAN



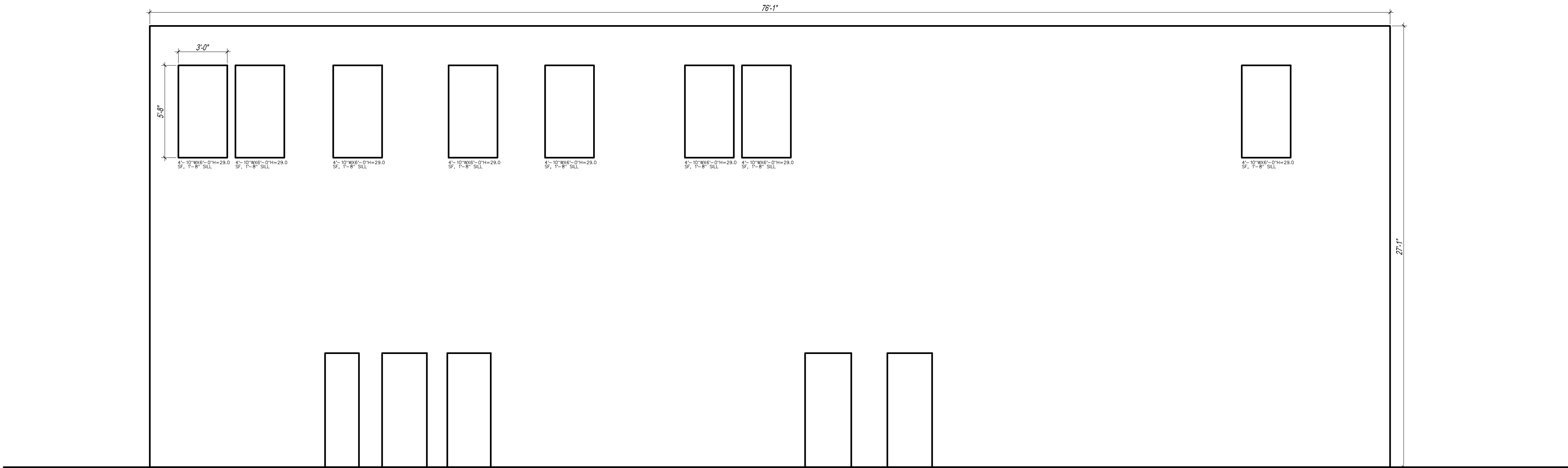
BEACH CHANNEL DRIVE



NO.		DATE	
 GRASSO-MENZIUSO ARCHITECTS 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			
LOCATION: 13-12 BEACH CHANNEL DRIVE, 2146 MOTT AVENUE QUEENS, NEW YORK		PROJECT NO: 0000 DATE: 10.30.20 SCALE: AS NOTED DWG BY: SAM A-105.00 SHEET: 7 OF 8	
BIS DOC NO.			
<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>			

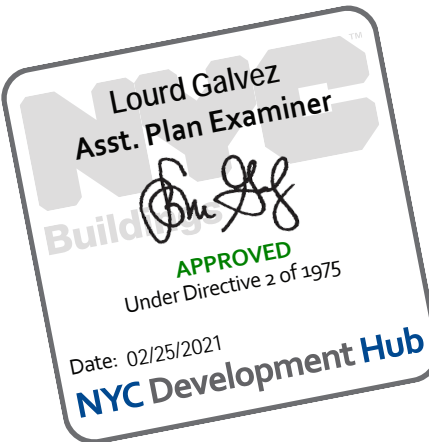




Y:\2146 MOTT STREET\CD\SUBDIV\ELEVATIONS



LOT LINE WINDOW CALCULATION
AREA OF WALL
76'-1" L X 27'-1" H = 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 SQ. FT
8 WINDOWS X 17 SQFT = 136 SQFT
136 SQ. FT X 206.1 SQ. FT OK AS PER TABLE 705.8

2146 MOTT AVENUE



NO.	DATE	
 <div>GRASSO-MENZIUSO ARCHITECTS A.I.A. 350 SEVENTH AVENUE, N.Y., N.Y. 10001 TEL: (212) 779-0257 FAX: (212) 779-9648</div>		
STRUCTURAL ENGINEER		
MECHANICAL ENGINEER		
TITLE: LOT LINE WINDOWS CALCULATIONS		PROJECT NO: 0000 DATE: 1.27.21 SCALE: AS NOTED DWG BY: SAM
LOCATION: 13-12 BEACH CHANNEL DRIVE, 2146 MOTT AVENUE QUEENS, NEW YORK		A-211.00 SHEET: 8 OF 8
BIS DOC NO.		
<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>		

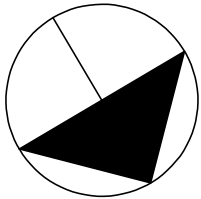


Exhibit D

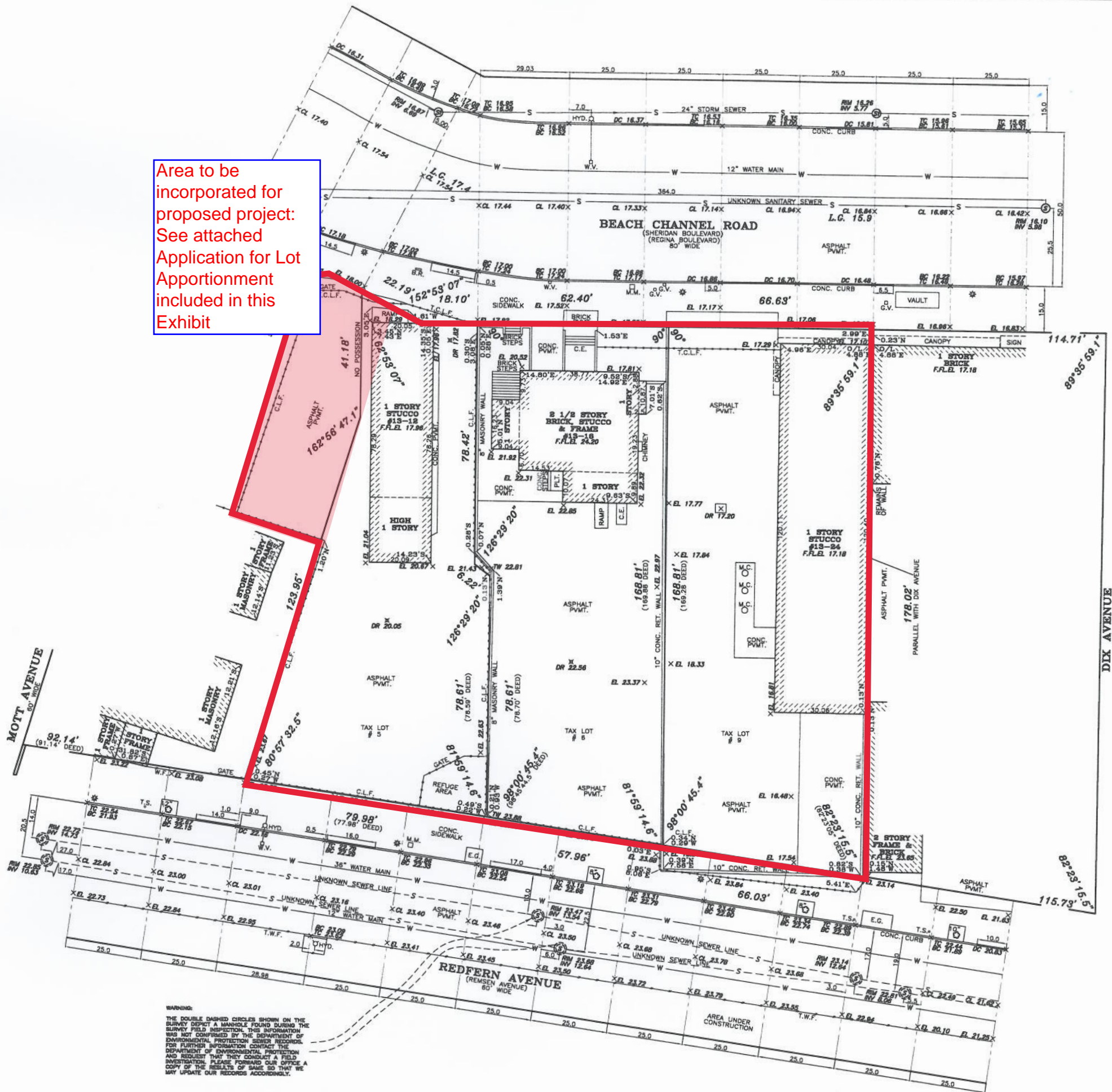
Site Survey

BCP Application



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

Area to be incorporated for proposed project:
See attached Application for Lot Apportionment included in this Exhibit



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 THE 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 #3648/4443, 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



LEGEND	
CATCH BASIN	— C.B.
TREE DIAMETER	— T.D.
UTILITY POLE	— U.P.
VALVE	— V.
OVERHEAD SERVICE WIRE	— O.S.W.
CURB RED CONCRETE	— C.R.C.
MANHOLE	— M.
SEWER	— S.
WATER	— W.
STORM SEWER	— S.S.
UNKNOWN SEWER LINE	— U.S.L.
UNKNOWN WATER LINE	— U.W.L.
UNKNOWN SANITARY SEWER	— U.S.S.
UNKNOWN GAS LINE	— U.G.L.
UNKNOWN CABLE TELEVISION	— U.C.T.
UNKNOWN FIBER OPTIC	— U.F.O.
UNKNOWN POWER LINE	— U.P.L.
UNKNOWN TELEPHONE	— U.T.
UNKNOWN RAILROAD	— U.R.
UNKNOWN HIGHWAY	— U.H.
UNKNOWN AIRPORT	— U.A.
UNKNOWN MARINA	— U.M.
UNKNOWN OTHER	— U.O.

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 • (316) 488-1808 • Fax (718) 608-0028	
CHRISTOPHER M. BUCKLEY PROFESSIONAL LAND SURVEYOR	
CERTIFIED TO: Camber Property Group LLC	
DATE: September 30, 2020	
SCALE: NOT TO SCALE	

**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

☐ 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: _____

Property Owner's Name (as per Deed): _____
OR
Company Name: 2146 Mott LLC & 1312 BCD LLC

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

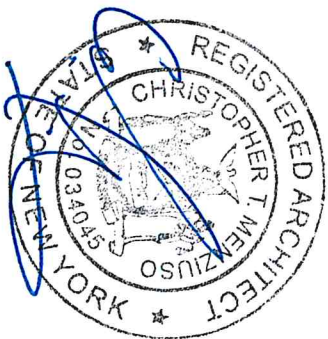
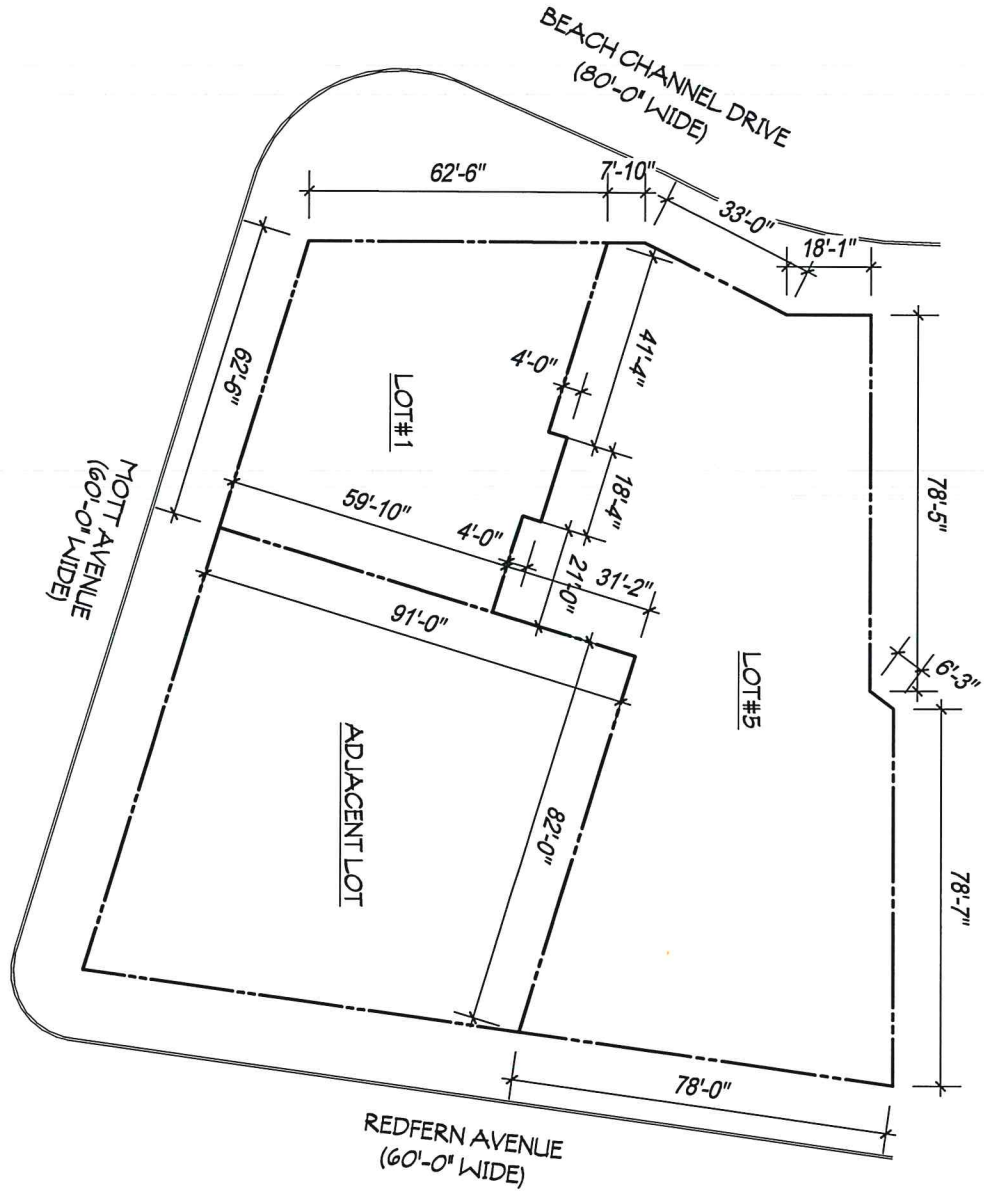


(Architect or Engineer's seal)

Tentative Lot(s) issued: _____ Date: ____/____/____ New Lot(s): _____ Lot(s) Affected: _____ Lot(s) Dropped: _____
Customer Service Representative: _____

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

Map Updated: _____
Tax Map Specialist: _____ Date: ____/____/____



11-4-2020

Exhibit E

Deed Information

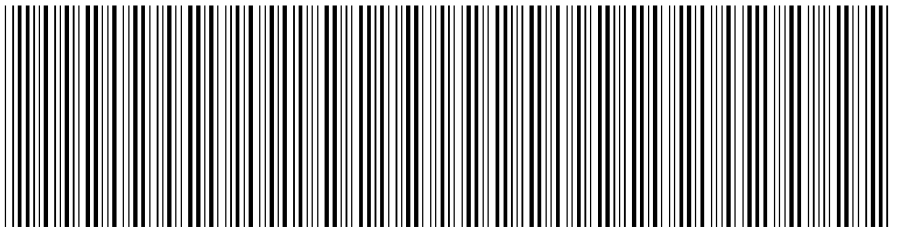
BCP Application



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

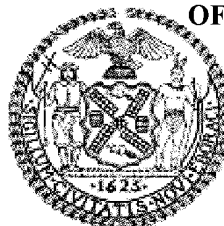
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

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 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.

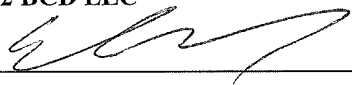
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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

Elliot 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~~ 21 of ~~January~~ January, 2021
before me, the undersigned, personally appeared

Elliot 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;

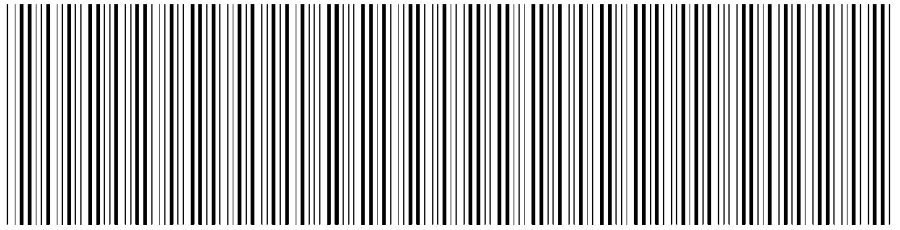
THENCE southerly at right angles to the last described course, 4 feet;

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

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

C3. Book OR _____ C4. Page _____

C5. CRFN _____



STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

1. Property Location	13-12	BEACH CHANNEL DRIVE	QUEENS	11691
	STREET NUMBER	STREET NAME	BOROUGH	ZIP CODE

2. Buyer Name

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 2 # 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 1312 BCD LLC

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	<input type="checkbox"/>	One Family Residential	C	<input type="checkbox"/>	Residential Vacant Land	E	<input checked="" type="checkbox"/>	Commercial	G	<input type="checkbox"/>	Entertainment / Amusement	I	<input type="checkbox"/>	Industrial
B	<input type="checkbox"/>	2 or 3 Family Residential	D	<input type="checkbox"/>	Non-Residential Vacant Land	F	<input type="checkbox"/>	Apartment	H	<input type="checkbox"/>	Community Service	J	<input type="checkbox"/>	Public Service

10. Sale Contract Date 1 / 21 / 2021
Month Day Year

11. Date of Sale / Transfer 1 / 21 / 2021
Month Day Year

12. Full Sale Price \$ 

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

15. Building Class K, 5




16. Total Assessed Value (of all parcels in transfer) 6 1 9 6 5 0

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

QUEENS 15528 5		QUEENS 15528 1	
----------------	--	----------------	--

CERTIFICATION

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

 BUYER		 BUYER'S ATTORNEY	
1/21/21 DATE		Horowitz LAST NAME	
Elliot FIRST NAME		499 CHESTNUT STREET STREET NUMBER	
Cedarhurst STREET NAME (AFTER SALE)		11516 AREA CODE	
NY STATE		11516 TELEPHONE NUMBER	
11516 ZIP CODE		 SELLER	
CITY OR TOWN		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 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: Elliot Horowitz Date (mm/dd/yyyy) 1/21/21

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

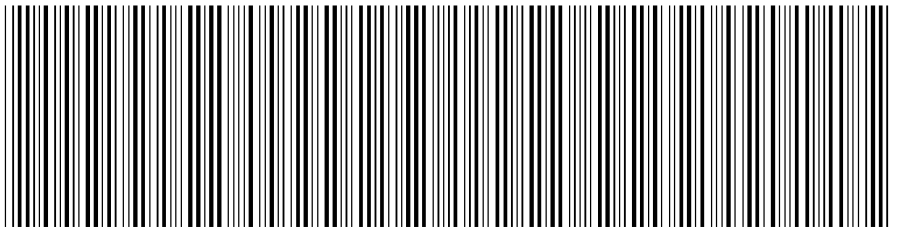
Customer Registration Form for Water and Sewer Billing

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

202101080010310103

**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
Property Type: COMMERCIAL REAL ESTATE				

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 M. Hill

City Register Official Signature

THIS INDENTURE, made the 15th 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

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

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, Ten (\$10) dollars

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

DISTRIBUTED BY



JUDICIAL TITLE

T: 800-281-TITLE F: 800-FAX-9396

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;

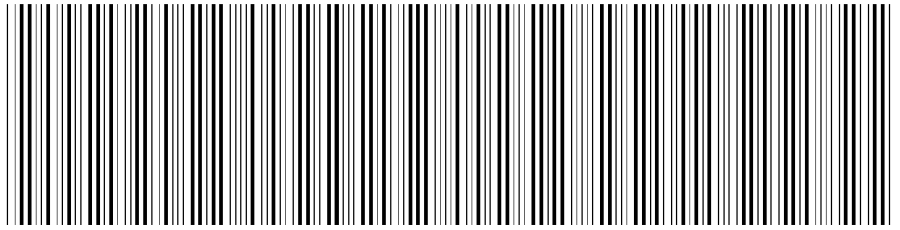
THENCE westerly North 67 degrees 31 minutes 00 seconds west on a line forming an interior angle of 126 degrees 29 minutes 20 seconds with the preceding course, 78.42 feet to the easterly side of Beach Channel Drive;

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 Deergrow Developers
3008 Avenue J, Brooklyn NY 11240

Customer Billing Information:

Please Note:

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

Owner's Approval:

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

Print Name of Owner:

WRA 1316 LLC

Signature:

3/15/10 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 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
 (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

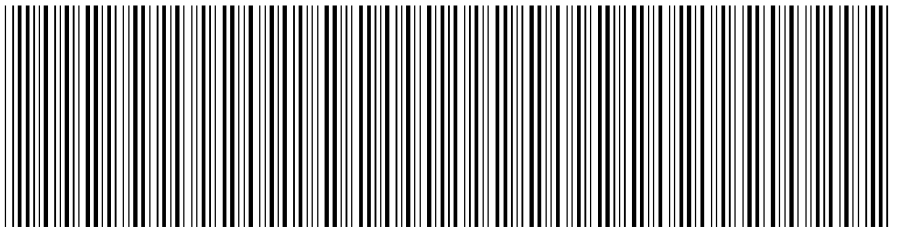
CERTIFICATION

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 SIGNATURE: <i>[Signature]</i> PO BOX 212 DATE: 3/15/18 By: Jeffrey E. Delaney, Signature		BUYER'S ATTORNEY LAST NAME: _____ FIRST NAME: _____	
STREET NUMBER: _____ STREET NAME (AFTER SALE): LAWRENCE	STATE: NY ZIP CODE: 11559	AREA CODE: _____ TELEPHONE NUMBER: _____	SELLER SELLER SIGNATURE: <i>ABDO H ALKASHA</i> DATE: 3/15/18 By: Abdo H Alkasha, President

**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
Property Type: COMMERCIAL REAL ESTATE				

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

Bargain and Sale Deed
With Covenants Against Grantor's Acts

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

THIS INDENTURE, made as of the 2nd 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.

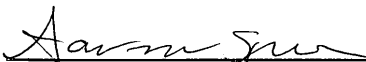
AND the party of the first part covenants that the party of the first part has not done or suffered anything
whereby the said premises have been encumbered in any way whatever, except as aforesaid.
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party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

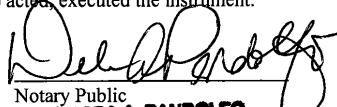
By:


LEOPOZDO SGUERA, Member

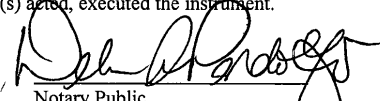
By:


DEBRA SGUERA, Member

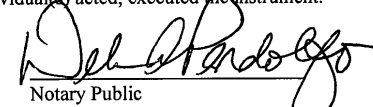
STATE OF NEW YORK, COUNTY OF NASSAU ss:
On the 18th day of **October, 2018**, before me, the undersigned, a
Notary Public in and for said State, personally appeared
SAVINO SGUERA, personally known to me or proved to me on
the basis of satisfactory evidence, to be the individual(s) whose
name is/are subscribed to the within instrument and acknowledged
to me that (s)he/they executed the same in his/her/their
capacit(y)(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. 02PA49988888
Qualified in Nassau County
Commission Expires July 13, 2022

STATE OF NEW YORK, COUNTY OF NASSAU ss:
On the 18th 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
capacit(y)(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. 02PA49988888
Qualified in Nassau County
Commission Expires July 13, 2022

STATE OF NEW YORK, COUNTY OF NASSAU ss:
On the 18th 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 capacit(y)(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. 02PA49988888
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

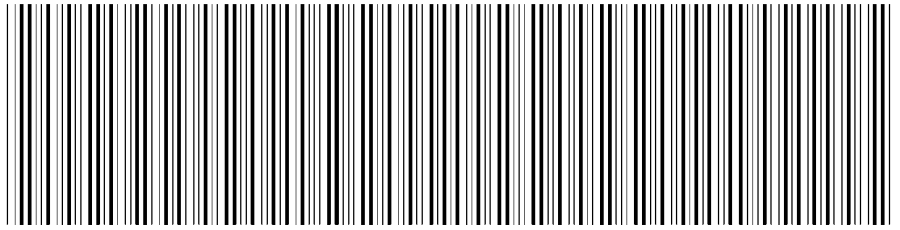
Designated as Block 15528, Lot 9, Queens County and also known as 1324 Beach Channel Drive, Far Rockaway, NY 11691.

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

Schedule A Description

RANY-33634

**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

 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 X OR
 FRONT FEET DEPTH ACRES

Check the boxes below as they apply:

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

8. Seller Name LVS REALTY LLC
 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 7 / 13 / 2018
 Month Day Year

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

12. Full Sale Price \$ 1 4 5 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 G, W 16. Total Assessed Value (of all parcels in transfer) 2 3 8 0 5 0

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

QUEENS 15528 9

201809240013620102

CERTIFICATION

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

BUYER**BUYER'S ATTORNEY**

BUYER SIGNATURE

DATE

LAST NAME

FIRST NAME

3008 AVENUE J

STREET NUMBER

STREET NAME (AFTER SALE)

AREA CODE

TELEPHONE NUMBER

BROOKLYN

NY

11210

CITY OR TOWN

STATE

ZIP CODE

SELLER SIGNATURE

DATE

Moshedini Kostowitz PS

Savino Squire, member

2018092400136201



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 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:

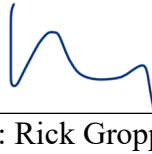
By: 
Name: Rick Gropper
Title: Authorized Signatory

Exhibit G

En-Zone Map

BCP Application

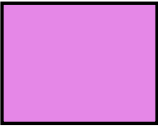


IMPACT ENVIRONMENTAL
170 Keyland Court
Bohemia, New York 11716
TEL: (631) 268-8800
FAX: (631) 269-1599



Legend

Type AB En-Zone



Type B En-Zone



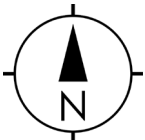
NOTES:
Base map: Google Earth

En-Zone Map

13-12 Beach
Channel Drive, Far
Rockaway, NY

Exhibit G

Project #:	15209
Drawn By:	CJC
Checked By:	GMC
Date:	2/7/21



Not to scale

Revisions

IMPACT ENVIRONMENTAL
CLOSURES, INC.

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



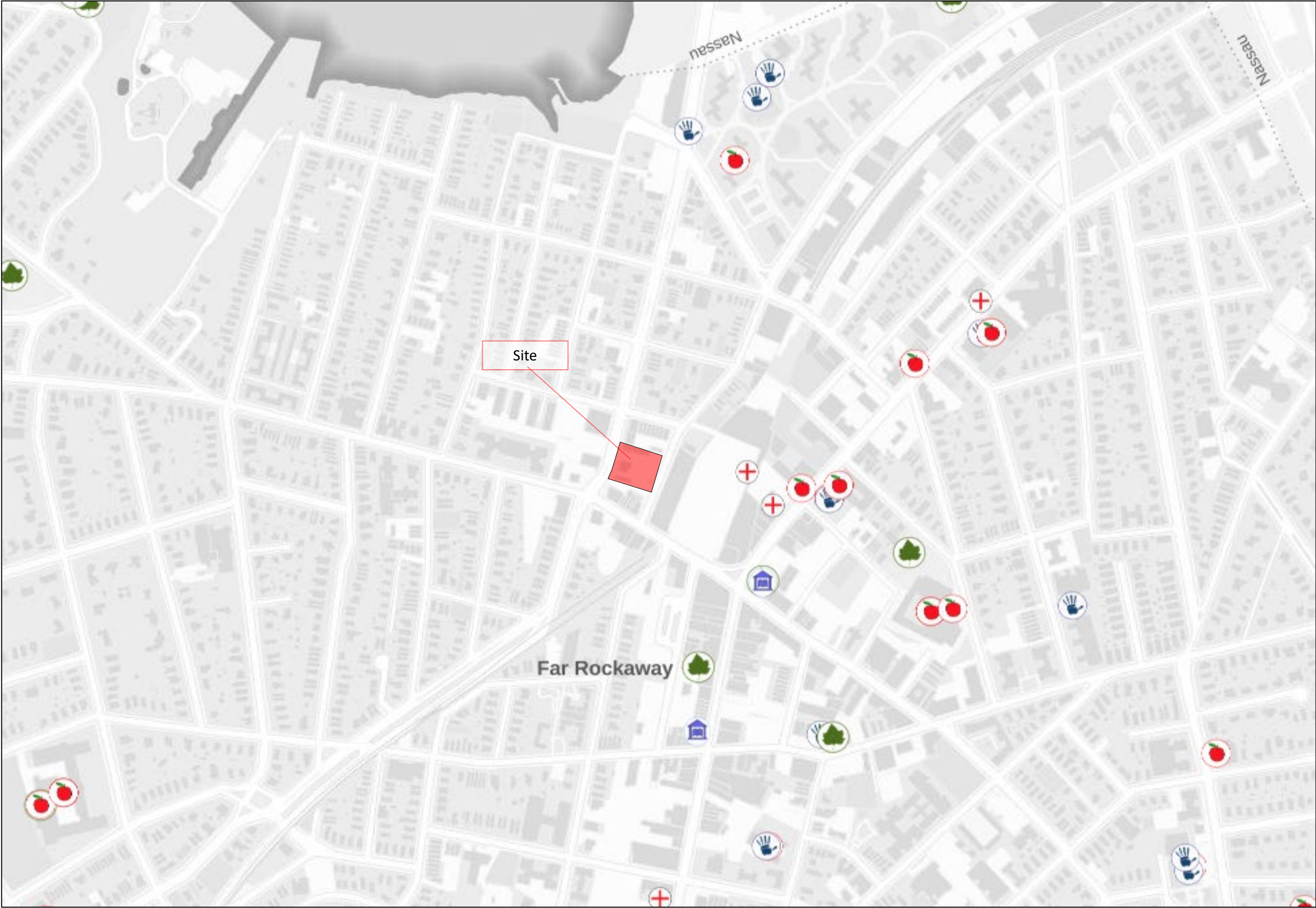
Exhibit H

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)

13-12Beach
Channel Drive, Far
Rockaway, NY

Exhibit H

Project #:	15209
Drawn By:	CJC
Checked By:	GMC
Date:	1/7/21
Revisions	

N
Not to scale

IMPACT ENVIRONMENTAL
CLOSURES, INC.

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

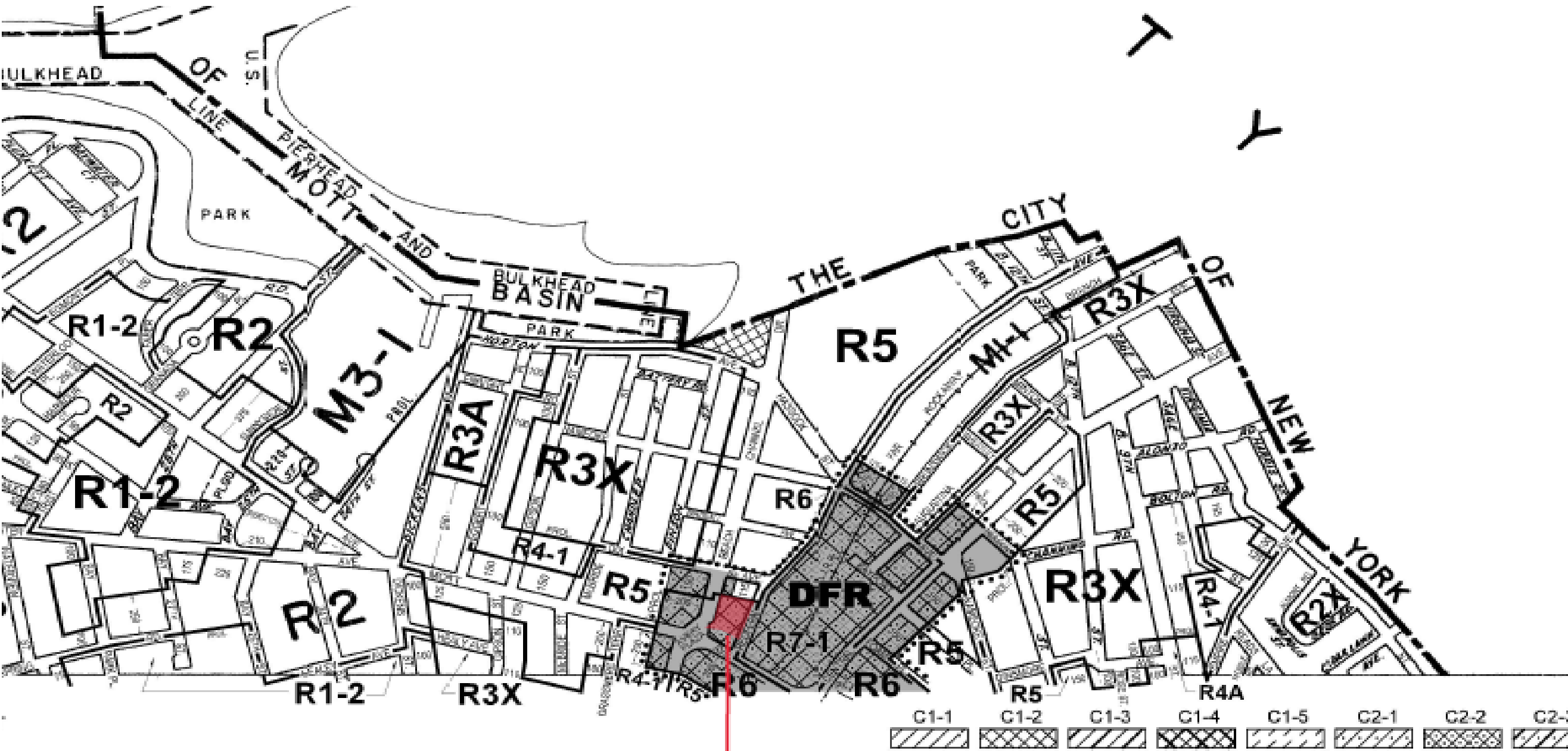
Exhibit I

Zoning Map

BCP Application



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



Site Location



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

Legend

NOTES:
NYC DOF Zoning Map 25b

ZONING MAP

13-12 Beach Channel Drive, Far Rockaway, NY		EXHIBIT I	
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 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, October 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, November 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, November 2020)	
No VOC Exceedances	

⊕ SB-1A
⊕ SB-1

SB-1 (IEC, October 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, October 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, July 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-6 (IEC, October 2020)	
No Exceedances	

SB-3 (IEC, October 2020)	
No Exceedances	

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

SB-2 (IEC, October 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



TWP-1 (IEC, October 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, October 2020)		
Compound	Result (ug/L)	NY AWQS (ug/L)
Tetrachloroethene	240	5

▲ MW-3

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

TW-1 ▲

TW-2 (Tenen, July 2018)
No Exceedances

TW-2 ▲

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

▲ MW-1

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

MW-2 ▲

Legend

Site Boundaries



Existing Structures



IEC (2020) Groundwater Sample Location



Tenen (2018) Groundwater Sample Location



NOTES:

GROUNDWATER 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

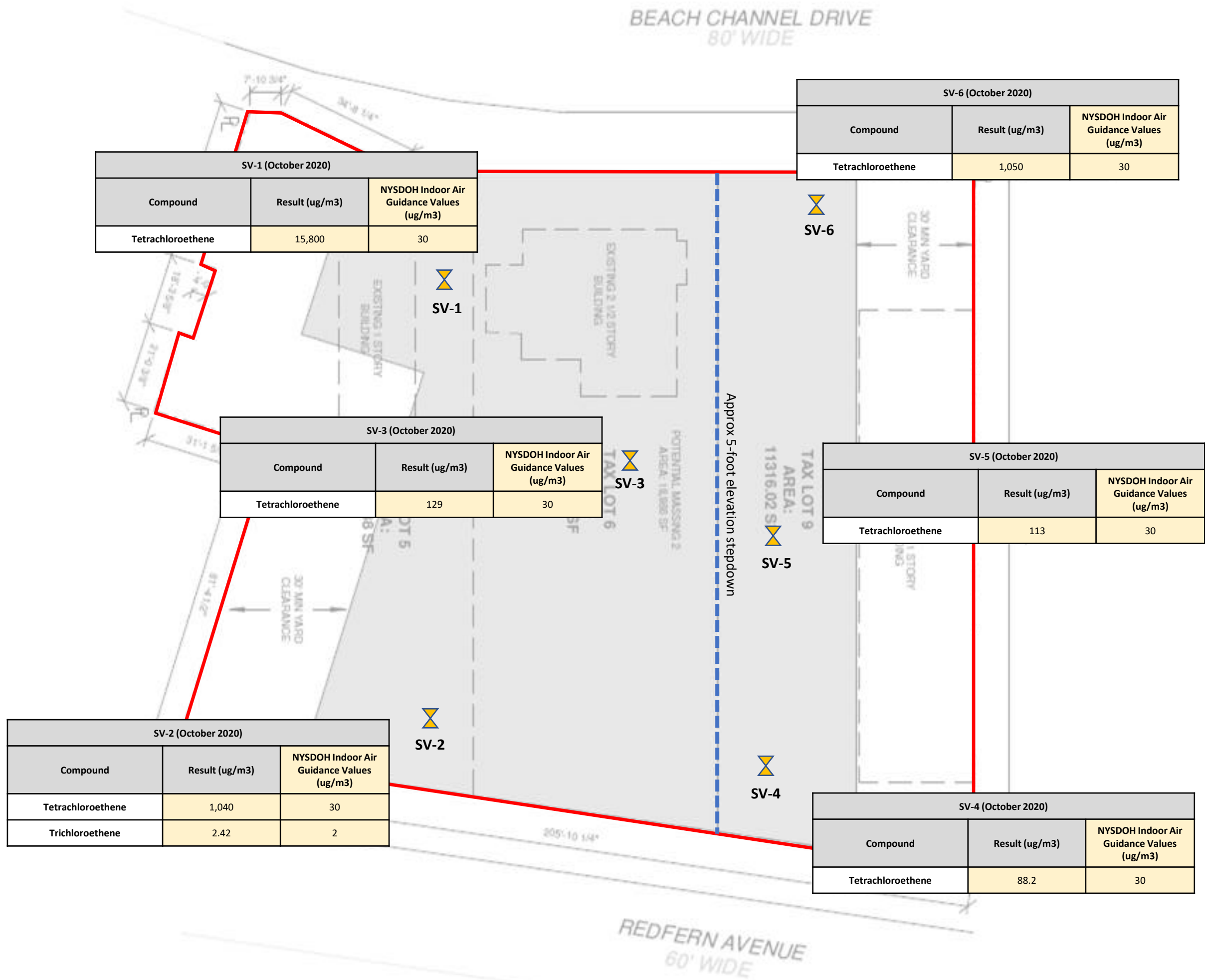


Not to scale

IMPACT ENVIRONMENTAL CLOSURES, INC.

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





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:

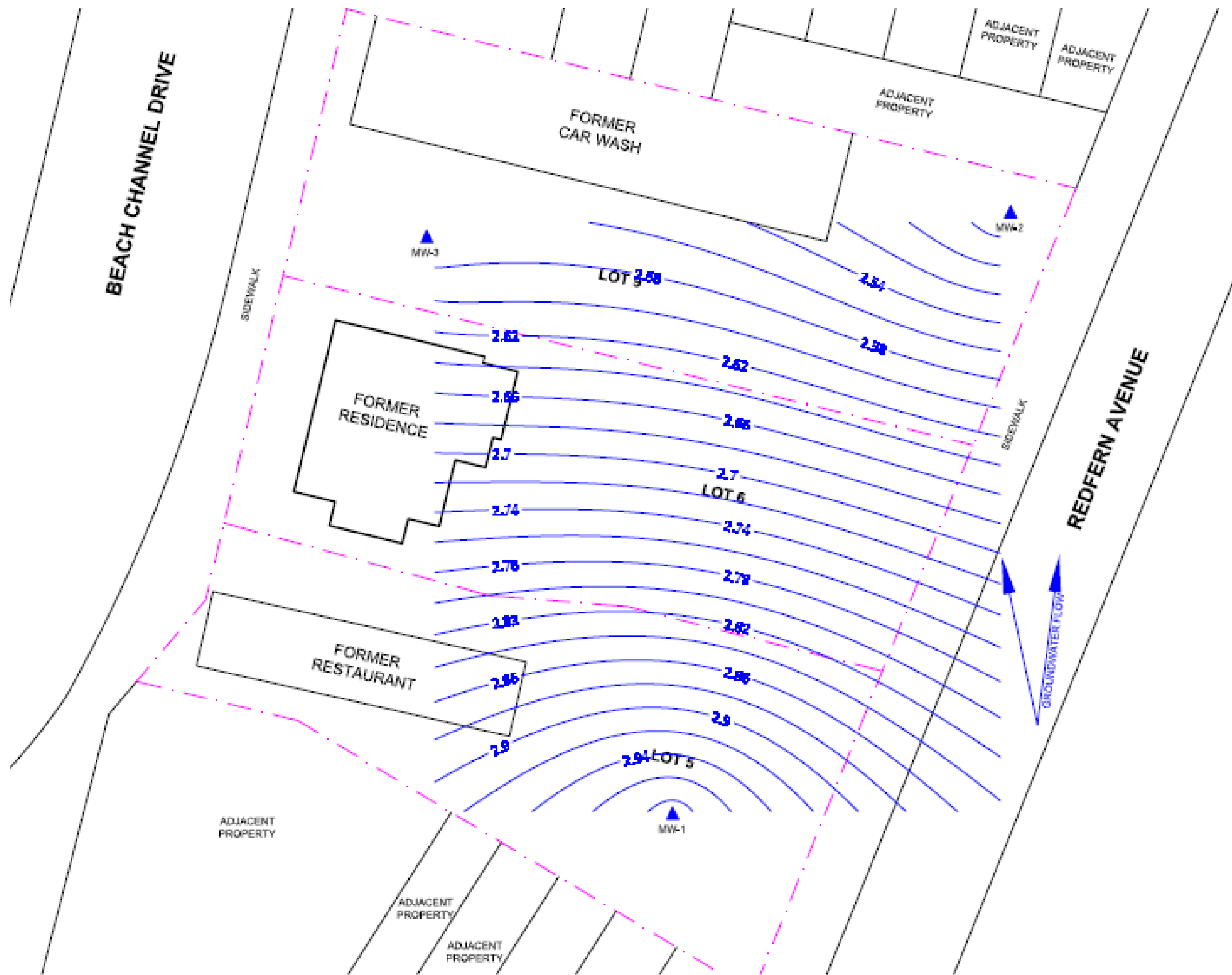
2/11/21

Revisions

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IMPACT ENVIRONMENTAL CLOSURES, INC.

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



Legend

Site Boundaries



Existing Structures



Groundwater Monitoring Well



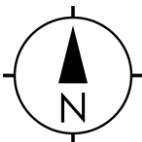
NOTES:

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



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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 Burough 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
1312 BCD LLC	Current Property owner of 13-13 Beach Channel Drive	499 Chestnut Street	Cedarhurst	NY	11516
WRA 1316 LLC	Current Property owner of 13-16 Beach Channel Drive	3008 Avenue J	Brooklyn	NY	11210
1324 BCD LLC	Current Property owner of 13-24 Beach Channel Drive	3008 Avenue J	Brooklyn	NY	11210
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

Site Contact List					
13-12, 13-16, 13-24 Beach Channel Drive, Queens, NY 11691					
Name	Title	Address	City	State	Zip
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
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

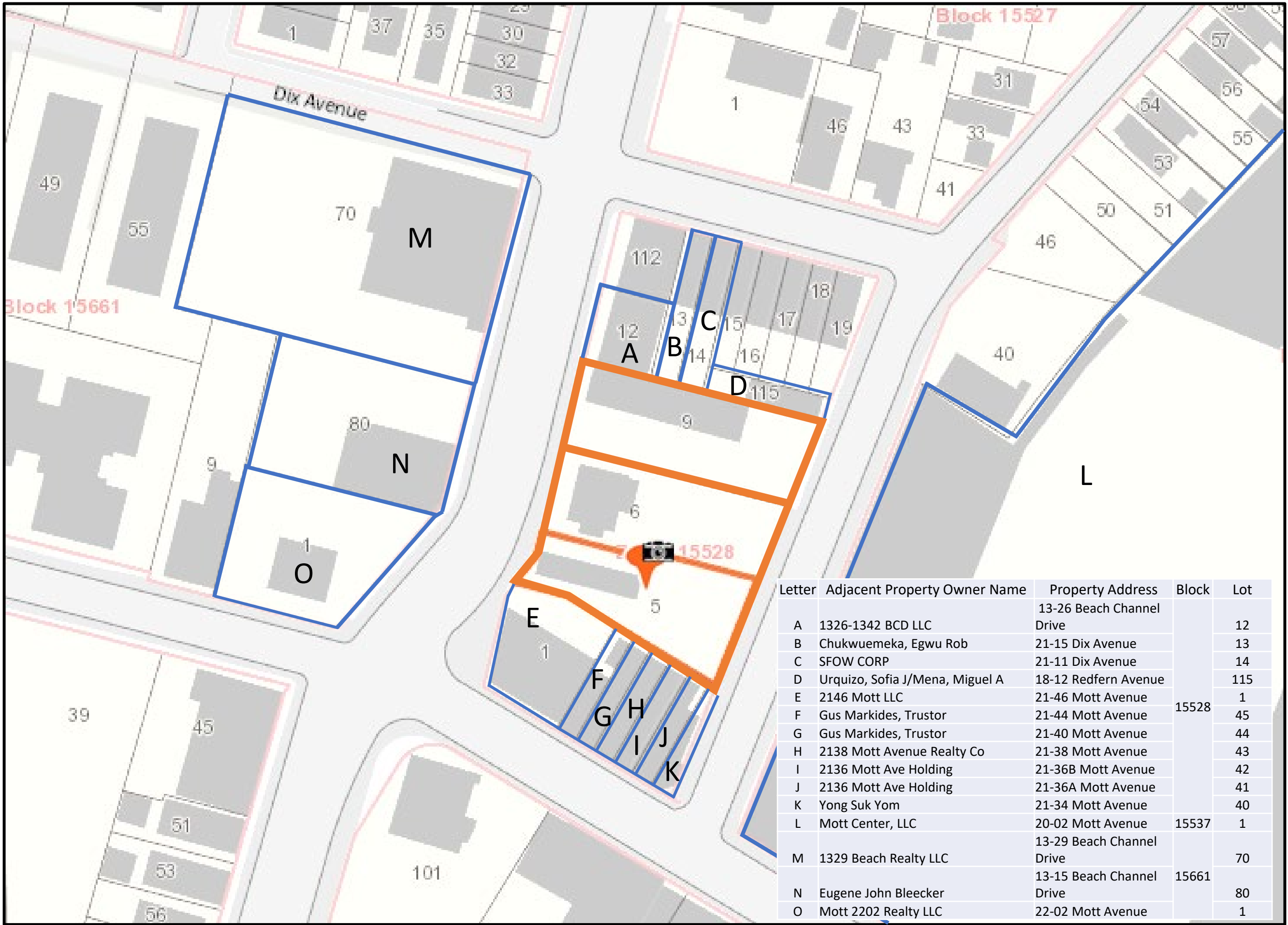
Exhibit L

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)

ADJOINING PROPERTY MAP

13-12 Beach Channel Drive, Far Rockaway, NY

Exhibit L

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) and/or Yusheng Nelson (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

From: Christopher Connolly <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>
Sent: Thursday, February 11, 2021 5:05 PM
To: Chung, Jonathan <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>
Sent: Thursday, February 11, 2021 4:24 PM
To: Christopher Connolly <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>
Date: 2/11/21 3:13 PM (GMT-05:00)
To: "Chung, Jonathan" <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

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

Our email policies



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