



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 11*

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

NAME 46-81 Metro Ground Lessee LLC

ADDRESS c/o Prologis, Inc., 1800 Wazee Street, Suite 500

CITY/TOWN Denver, CO

ZIP CODE 80202

PHONE (415) 733-9574

FAX

E-MAIL bricher@prologis.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. **Attachment A**

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 **Attachment B**

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 that the site requires remediation and 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). Please do not submit paper copies of supporting documents.**

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	X	X	X
Chlorinated Solvents			X
Other VOCs			
SVOCs	X	X	
Metals	X	X	
Pesticides			
PCBs			
Other*			

*Please describe: **Attachment C**

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

- **SAMPLE LOCATION** **Attachment C**
- **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 type="checkbox"/> Dry Cleaner |
| <input type="checkbox"/> Salvage Yard | <input type="checkbox"/> Bulk Plant | <input type="checkbox"/> Pipeline | <input checked="" type="checkbox"/> Service Station |
| <input type="checkbox"/> Landfill | <input type="checkbox"/> Tannery | <input type="checkbox"/> Electroplating | <input type="checkbox"/> Unknown |

Other: See Attachment C

Section IV. Property Information - See Instructions for Further Guidance				
PROPOSED SITE NAME 46-81 Metropolitan Ave				
ADDRESS/LOCATION 46-81 Metropolitan Avenue				
CITY/TOWN Queens, NY		ZIP CODE 11385		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL): Queens				
COUNTY Queens		SITE SIZE (ACRES) 4.49		
LATITUDE (degrees/minutes/seconds) 40 ° 42 ' 52.43 "		LONGITUDE (degrees/minutes/seconds) -73 ° 55 ' 16.46 "		
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	Attachment D	Section No.	Block No.	Lot No. Acreage
46-81 Metropolitan Avenue			2611	71 4.49
1. Do the proposed site boundaries correspond to tax map metes and bounds? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, please attach an accurate map of the proposed site. Attachment D				
2. Is the required property map attached to the application? (application will not be processed without map) Attachment D <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
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 type="checkbox"/> No <input checked="" type="checkbox"/> If yes, identify census tract : _____ Percentage of property in En-zone (check one): <input type="checkbox"/> 0-49% <input type="checkbox"/> 50-99% <input 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? Attachment D <input checked="" type="checkbox"/> Yes <input 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. **Attachment D** ☐ 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)

Type

Issuing Agency

Description

None

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**? **Attachment D** ☒ 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 Brett Richer, Prologis, Inc.			
ADDRESS 1800 Wazee Street, Suite 500		Attachment E	
CITY/TOWN Denver, CO		ZIP CODE 80202	
PHONE (415) 733-9574	FAX	E-MAIL bricher@prologis.com	
NAME OF REQUESTOR'S CONSULTANT Mimi Raygorodetsky, Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology, D.P.C.			
ADDRESS 360 West 31st Street, 21 Penn Plaza, 8th Floor			
CITY/TOWN New York, NY		ZIP CODE 10001	
PHONE (212) 479-5400	FAX (212) 479-5444	E-MAIL mraygorodetsky@langan.com	
NAME OF REQUESTOR'S ATTORNEY Christine Leas, Sive, Paget, & Riesel, P.C.			
ADDRESS 560 Lexington Avenue, 15th Floor			
CITY/TOWN New York, NY		ZIP CODE 10022	
PHONE (646) 378-7267	FAX	E-MAIL cleas@sprlaw.com	
Section VI. Current Property Owner/Operator Information – if not a Requestor		Attachment E	
CURRENT OWNER'S NAME 46-81 Metro Ave 1 LLC et al.		OWNERSHIP START DATE: 6/2/2021	
ADDRESS c/o Prologis, Inc., 1800 Wazee Street, Suite 500			
CITY/TOWN Denver, CO		ZIP CODE 80202	
PHONE (415) 733-9574	FAX	E-MAIL bricher@prologis.com	
CURRENT OPERATOR'S NAME	Attachment E		
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.			
Attachment E			
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) **Attachment F**

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

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 Ground Lessee

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

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

Attachment G

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? M3-1

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

Attachment H

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

☒ Yes ☐ No

Attachment H

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

Attachment H

XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) that in the event of a conflict between the general terms and conditions of participation and 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 46-81 Metro Ground Lessee 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: 8/2/2021 Signature: Megan Robert

Print Name: Megan Robert

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy of the application form with original signatures and table of contents, and one complete electronic copy in final, non-fillable 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

PLEASE DO NOT SUBMIT PAPER COPIES OF SUPPORTING DOCUMENTS. Please provide a hard copy of ONLY the application form and a table of contents.

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 11

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 type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Yes <input checked="" 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
<p>From ECL 27-1405(31):</p> <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> <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)</p> <p>375-3.2:</p> <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: 46-81 Metropolitan Ave
City: Queens, NY

Site Address: 46-81 Metropolitan Avenue
County: Queens **Zip:** 11385

Tax Block & Lot

Section (if applicable): **Block:** 2611 **Lot:** 71

Requestor Name: 46-81 Metro Ground Lessee LLC
City: Denver, CO

Requestor Address: c/o Prologis, Inc., 1800 Wazee Street, Suite 500
Zip: 80202 **Email:** bricher@prologis.com

Requestor's Representative (for billing purposes)

Name: Brett Richer, Prologis, Inc.

Address: 1800 Wazee Street, Suite 500

City: Denver, CO

Zip: 80202

Email: bricher@prologis.com

Requestor's Attorney

Name: Christine Leas, Sive, Paget, & Riesel, P.C. **Address:** 560 Lexington Avenue, 15th Floor

City: New York, NY

Zip: 10022

Email: cleas@sprlaw.com

Requestor's Consultant

Name: Mimi Raygorodetsky, Langan Engineering, Environmental, Surveying, Landscape And **Address:** 360 West 31st Street, 21 Penn Plaza, 8th Floor

City: New York, NY

Zip: 10001

Email: mraygorodetsky@langan.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:

ATTACHMENT A

SECTION I: REQUESTOR INFORMATION

A copy of the entity information for 46-81 Metro Ground Lessee LLC (the Requestor) from the New York State Department of State Division of Corporations is included with this attachment. The Requestor is a foreign limited liability company, authorized to conduct business in New York State. The sole member of 46-81 Metro Ground Lessee LLC is Goforitnow LLC, the sole member of which is the public company, Prologis, L.P., a Delaware limited partnership (whose general partner is Prologis, Inc., a publicly traded real estate investment trust listed on the New York Stock Exchange under the ticker symbol: PLD). Goforitnow LLC and Prologis, L.P. are a foreign limited liability company and a foreign limited partnership, respectively.

The COVID-19 vaccine is here. It is safe, effective and free.
Walk in to get vaccinated at sites across the state. Continue to
mask up and stay distant where directed.

[GET THE FACTS >](#)

Department of State Division of Corporations

Entity Information

[Return to Results](#)

[Return to Search](#)

Entity Details

ENTITY NAME:

46-81 METRO GROUND LESSEE LLC

FOREIGN LEGAL NAME:

ENTITY TYPE:

FOREIGN LIMITED LIABILITY COMPANY

SECTION OF LAW:

802 LLC - LIMITED LIABILITY COMPANY LAW

DATE OF INITIAL DOS FILING:

05/21/2021

EFFECTIVE DATE INITIAL FILING:

05/21/2021

FOREIGN FORMATION DATE:

05/20/2021

COUNTY:

Queens

JURISDICTION:

Delaware, United States

DOS ID:

6019202

FICTITIOUS NAME:

DURATION DATE/LATEST DATE OF DISSOLUTION:

ENTITY STATUS:

Active

REASON FOR STATUS:

INACTIVE DATE:

STATEMENT STATUS:

CURRENT

NEXT STATEMENT DUE DATE:

05/31/2023

NFP CATEGORY:

[ENTITY DISPLAY](#)

[NAME HISTORY](#)

[FILING HISTORY](#)

[MERGER HISTORY](#)

[ASSUMED NAME HISTORY](#)

Service of Process Name and Address

Name: C/O CORPORATION SERVICE COMPANY

Address: 80 STATE STREET, ALBANY, NY, United States, 12207 - 2543

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office or Owner Name and Address

Name:

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

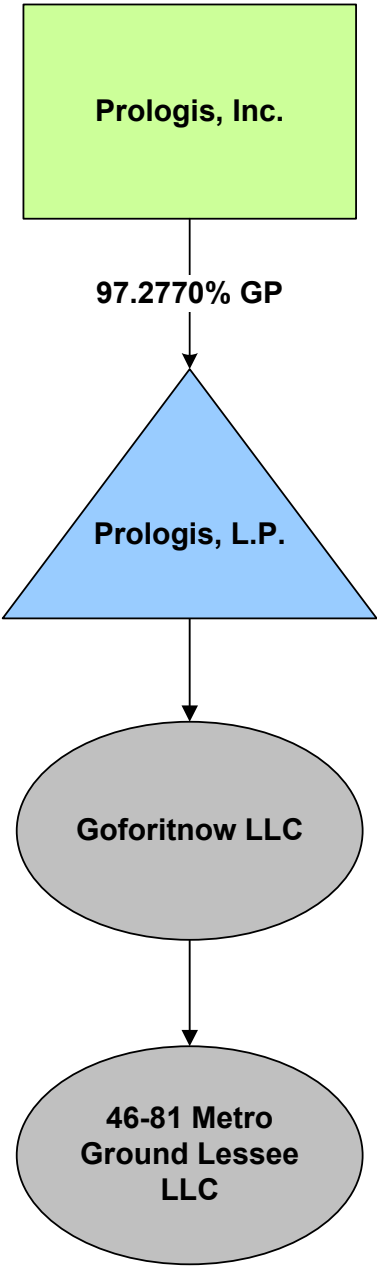
Farmcorpflag

Is The Entity A Farm Corporation: No

Stock Information

Share Value	Number Of Shares	Value Per Share

46-81 Metro Ground Lessee LLC
As of June 30, 2021



ATTACHMENT B

SECTION II: PROJECT DESCRIPTION

Item 3 – Project Description

The site is located at 46-81 Metropolitan Avenue, Queens, New York and is identified as Block 2611, Lot 71 on the Queens Borough Tax Map. The site is bound to the north by a bulkhead, the majority of which is part of the adjoining lot (Block 2611, Lot 93), followed by Newtown Creek (a National Priorities List [NPL] site); to the east by a grocery store, café, liquor store, and an asphalt-paved parking area (Block 2611, Lot 93); to the south by Metropolitan Avenue followed by a wholesale grocery store and industrial buildings; and to the west by a concrete supplier (Block 2611, Lot 35), followed by a New York City Transit Authority building, followed by Newtown Creek. Surrounding properties include single- and multi-story industrial and commercial buildings and asphalt-paved parking lots.

The site is about 195,700 square feet in area and consists of an asphalt-paved parking lot with a one-story bus maintenance building with an attached two-story office building in the southern portion of the site and four pre-fabricated office trailers in the northeastern portion of the site.

The purpose of the project is to investigate and remediate this contaminated brownfield site by implementing remedial measures that are protective of human health and the environment. The remedial program will start with preparation of a Remedial Investigation Work Plan (RIWP) within 30 days of execution of the Brownfield Cleanup Agreement (BCA). Investigation and remediation will be implemented such that a certificate of completion is obtained by end of 2024. After remediation, the site will be redeveloped with a multistory industrial warehouse facility.

ATTACHMENT C

SECTION III: PROPERTY'S ENVIRONMENTAL HISTORY

Item 1 - Environmental Reports and Investigations

Environmental reports prepared for the site are summarized below and include the following:

- Phase I Environmental Site Assessment, dated October 2015, prepared by Edgewater Environmental, Inc. (Edgewater)
- Tank Cleaning & Tank Closure Site Assessment, dated December 13, 2016, prepared by Construction Enterprises, LLC (ConstEnt)
- Phase I Environmental Site Assessment, dated December 5, 2018, prepared by Cashin Associates, P.C. (Cashin)
- Phase II Subsurface Investigation Report, dated March 6, 2019, prepared by EnviroTrac Environmental Services (EnviroTrac)
- Request for Spill Closure Report, dated January 2, 2020, prepared by EnviroTrac
- Phase I Environmental Site Assessment, dated April 2021, prepared by Langan
- Phase II Environmental Site Investigation, dated April 2021, prepared by Langan

The previously listed environmental reports are appended to this attachment as separate pdf electronic copies.

Phase I Environmental Site Assessment, dated October 2015, prepared by Edgewater Environmental, Inc. (Edgewater)

The Phase I Environmental Site Assessment (ESA) was prepared on behalf of JLJ Enterprises, LLC, in October 2015. The ESA identified the following three recognized environmental conditions (REC):

- Storage drums located along the northwestern boundary of the site were at risk of overfilling due to rainwater or other release.
- The west-adjointing property was identified as the location of a former petroleum bulk petroleum storage facility with the potential to impact the site.

- Soil sample data collected as part of a 2014 Preliminary Phase II Environmental Site Investigation¹ reportedly identified Toxicity Leaching Characteristic Procedure (TCLP) lead in shallow soil in the northeastern corner of the site.

Tank Cleaning & Tank Closure Site Assessment, dated December 13, 2016, prepared by Construction Enterprises, LLC (ConstEnt)

ConstEnt prepared a Tank Cleaning & Tank Closure Site Assessment to document the cleaning and regulatory closure of one 4,000-gallon gasoline underground storage tank (UST) and the regulatory closure of two previously cleaned, 4,000-gallon diesel fuel USTs located in the southern part of the site, adjacent to the bus maintenance building. All three USTs were closed in place.

ConstEnt advanced eight soil borings to a depth of 10 feet below grade surface (bgs) and converted one boring location into a groundwater monitoring well. Analytical data indicated the presence of volatile organic compounds (VOCs) and semivolatile organic compounds (SVOCs) in soil at concentrations above New York State Department of Environmental Conservation (NYSDEC) Commissioner's Policy (CP)-51 Soil Cleanup Guidance, and VOCs, SVOCs and metals in groundwater at concentrations above NYSDEC Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 703.5 and the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA water (herein collectively referenced as NYSDEC SGVs). ConstEnt's report concluded with a recommendation for further delineation of soil impacts.

Phase I Environmental Site Assessment, dated December 5, 2018, prepared by Cashin Associates, P.C. (Cashin)

Cashin prepared a Phase I ESA in December 2018 for M&T Bank, and identified one REC and one 'potential' historical REC (HREC) and provided recommendations for future investigation. Report conclusions are outlined as follows:

- REC-1: The Phase I ESA summarized a 2014 Preliminary Phase II Environmental Site Investigation² that included two rounds of subsurface soil sampling. Results identified SVOCs above the 6 NYCRR Part 375 Restricted Use Commercial (RUC) and Restricted Use Industrial (RUI) Soil Cleanup Objectives (SCOs). Hazardous concentrations of lead

¹ The Phase I ESA provided a summary of the 2014 Preliminary Phase II Environmental Site Investigation but did not include the report as an attachment. The 2014 Preliminary Phase II ESI is not available to Requestor.

² The Phase I ESA provided a summary of the 2014 Preliminary Phase II Environmental Site Investigation but did not include the report as an attachment.

were detected above the United States Environmental Protection Agency (USEPA) Hazardous Waste Limit (HWL) in the northeastern corner of the site.

- 'Potential' HREC-1: Historical use of Lot 35, the adjoining property to the west of the site, as a petroleum bulk storage facility containing several large capacity aboveground storage tanks (ASTs) and USTs was considered a potential HREC.

Cashin made the following recommendations:

- Conduct a ground-penetrating radar (GPR) survey on the entirety of the site to identify former locations of closed-in-place USTs and any other unknown USTs;
- Conduct a Phase II ESI with VOC and SVOC analysis if anomalies consistent with USTs are found during the GPR survey;
- Clean bus maintenance areas and place drums on containment pallets to mitigate risk from spills;
- Update the NYSDEC Petroleum Bulk Storage (PBS) tank registration for the site to match the listing details observed during the Phase I ESA site reconnaissance.

Phase II Subsurface Investigation Report, dated March 6, 2019, prepared by EnviroTrac Environmental Services (EnviroTrac)

EnviroTrac conducted a Phase II subsurface investigation to address the REC, 'potential' HREC, and other site observations identified in their 2018 Phase I ESA. The Phase II Subsurface Investigation consisted of a geophysical survey to identify subsurface utilities and anomalies, the collection of soil samples from ten boring locations, and the collection of groundwater samples from five monitoring well locations. One boring was installed in the southern part of the site, adjacent to the closed-in-place USTs that were identified in the Phase I ESA. The remaining borings were spread throughout the site.

Evidence of petroleum impacts, including odor and staining, was identified in one boring in the southern part of the site, adjacent to the closed-in place USTs, as well as at five borings located along the western and northern boundaries of the site. Petroleum-related VOCs, including toluene, xylenes, and naphthalene were identified in soil above the NYSDEC Title 6 NYCRR Part 375 Protection of Groundwater (PGW) SCOs but below the Restricted Use Commercial (RUC) and Restricted Use Industrial (RUI) SCOs. Petroleum-related VOCs were detected in groundwater above the NYSDEC SGVs. Based on these observations, a spill was reported and NYSDEC Spill No. 1811650 was assigned to the site on February 22, 2019. In addition to the petroleum-related VOCs detected in soil and groundwater at the site, SVOCs and lead were

identified in soil borings across the site at concentrations above the RUC and/or RUI SCOs. SVOCs were identified in groundwater above NYSDEC SGVs.

EnviroTrac recommended that the closed-in-place UST and any petroleum-impacted soil be removed from the site.

Request for Spill Closure Report, dated January 2, 2020, prepared by EnviroTrac

EnviroTrac prepared a Request for Spill Closure Report to support the closure of Spill No. 1811650. The closure report outlined two Areas of Concern (AOCs): AOC-1, petroleum impacts in the southern portion of the site near previously removed and/or closed-in-place USTs, including a 2,200-gallon gasoline UST, 6,050-gallon diesel fuel UST, a 4,000-gallon gasoline UST, two 4,000-gallon diesel fuel USTs and seventeen 550-gallon USTs; and AOC-2, NYSDEC Spill No. 1811650 along the western boundary of the site adjoining an off-site former oil distribution facility.

Between February and May 2019, EnviroTrac performed soil and groundwater investigations to delineate the area of petroleum impacts associated with AOC-1. Additionally, in September 2019, seventeen (17) 550-gallon USTs were identified in the southern and eastern parts of the garage located in the southern portion of the site. Sixteen (16) of 17 USTs were removed and one UST was closed-in-place because of its proximity to a structural building support. About 1,460 tons of petroleum-impacted soil and 4,670 gallons of petroleum-impacted liquids were removed and disposed of off-site. Petroleum-impacted soil identified during the 2016 Tank Cleaning & Tank Closure Site Assessment was removed as part of this excavation. Post-excavation soil samples were collected along the bottom and perimeter of the excavation and analyzed for VOCs and SVOCs. Benzo(a)pyrene was detected above RUC and RUI SCOs at four sampling locations in the southern and western part of the excavation. Additional excavation was not feasible because of proximity to the site boundary and structural building support. Groundwater sampling was conducted in October 2019 in the areas adjacent to the remedial excavation. Groundwater sample analytical data indicated VOCs and SVOCs were present above NYSDEC SGVs.

In October 2019, EnviroTrac collected samples from 7 soil borings along the western part of the site to investigate AOC-2. VOCs were not detected above RUC SCOs. SVOCs were detected above RUC SCOs at three boring locations. Groundwater sampling analytical data indicated VOCs and SVOCs were present above the NYSDEC SGVs. Remedial actions were not performed at these locations.

The report concludes with a request that Spill No. 1811650 be closed.

Phase I Environmental Site Assessment, dated April 2021, prepared by Langan

Langan conducted a Phase I Environmental Site Assessment in April 2021. The following RECs and HREC were identified:

- REC 1 – The site has documented history of contamination, having been used for automotive operations since 1936, including a garage with a gasoline tank of unknown size on the western portion of the site (1936-1950), a gasoline filling station (1971-2006) and a bus repair facility (current use). Stored petroleum and hazardous substances were observed to be associated with the current bus repair operations during the site reconnaissance. In addition, several regulatory listings identify petroleum storage, petroleum releases (closed status) and hazardous waste generation at the site. Previous studies indicate that a total of 21 USTs were removed from the site (along with petroleum-impacted soil and groundwater) and petroleum spills were reported and closed, even though at least one closed-in-place UST, hazardous lead and petroleum-impacted soil and petroleum-impacted groundwater, including light non-aqueous phase liquid (LNAPL), remain at the site, despite documented remedial efforts.
- REC 2 – The historical use of adjoining and surrounding properties was a REC. Previous studies also indicate that petroleum releases associated with historical operations at the western adjoining property (Lot 35), an oil distribution facility associated with eight 110,000- to 400,000-gallon fuel oil tanks from 1924 to 2006, have impacted groundwater at the site. Free product, likely No. 2 fuel oil, was identified in wells located along the western and northern site boundary. In addition, Newtown Creek, which adjoins the site to the north, is a Federal Superfund site and is considered a REC.
- HREC 1 – Four closed spills listings were identified on the site in the NYSDEC Spills database. Two of the spills (Spill Nos. 1603691 and 1811650) are included in REC 1, as previous studies indicate petroleum impacts associated with these listings remain in soil and groundwater at the site. The remaining two listings (Spill Nos. 9301925 and 1103708) appear to have been sufficiently cleaned up, based on the information provided in the listings, and were considered HRECs.

Phase II Environmental Site Investigation, dated April 2021, prepared by Langan

Langan conducted a Phase II Environmental Site Investigation (ESI) in February and March 2021 to investigate the RECs identified in a draft of the April 2021 Phase I ESA. A total of seventeen soil samples, seven groundwater samples, five soil vapor samples, one sub-slab soil vapor sample and one ambient sample were collected. Based on the analytical data collected during this investigation, the following findings were obtained:

- Metals and SVOCs were identified in soil at concentrations above the RUC and RUI SCOs.

- Concentrations of petroleum-related compounds, including benzene and naphthalene were identified above PGW SCOs in soil in the southern part of the site, and above and NYSDEC SGVs in groundwater in northwestern and southern parts of the site. Field observations in the northwestern part of the site, including visual observation of LNAPL, elevated photoionization detector (PID) readings and soil staining, confirmed the presence of product above groundwater. The hydrocarbon concentrations identified in the southern part of the site were identified as being consistent with the historical on-site use of USTs.
- Petroleum-related VOCs, SVOCs, and dissolved metals were identified at concentrations above NYSDEC SGVs in groundwater throughout the site.
- Chlorinated VOCs are present in sub-slab soil vapor at the bus maintenance building in the southern portion of the site. Solvents were identified as being associated with historical site use. Petroleum-related compounds were detected in soil vapor and sub slab vapor. Comparison criteria does not exist for the compounds, but elevated concentrations indicate the presence of contamination within the subsurface.

Item 2 - Sampling Data

Sample analytical results from the 2021 Phase II ESI, 2020 Request for Spill Closure Report, 2019 Phase II Subsurface Investigation Report, and the data presented in the 2015 Phase I ESA are presented in Figures C-1 through C-3 in this attachment. Sample results are compared to the following criteria and compounds with concentrations detected above the respective comparison criteria are summarized by matrix;

- Soil sample results are compared to the RUC and RUI.
- TCLP metals are compared to USEPA HWL.
- Groundwater sample results are compared to the NYSDEC SGVs
- Sub-slab vapor are evaluated using the NYSDOH Guidance Decision Matrices

Tables summarizing the detected concentrations of each contaminant by media type from the 2021 Phase II ESI are included as Tables 1 through 3 in this attachment.

Soil

VOCs were not detected above RUC or ROI SCOs; however, VOCs were detected above PGW SCOs as summarized below:

- benzene: SB11; 0.33 milligrams per kilogram (mg/kg)
- naphthalene: GP-06 and SB11; max. 58 mg/kg in GP-06
- toluene: GP-06; 1.2 mg/kg
- xylenes: GP-06; 3.7 mg/kg

Analytes detected above RUC SCO are presented below in normal font with samples above RUI SCO in bold.

SVOCs

- **benzo(a)anthracene**: **GP-C** and **SB09**, SB13; max. 23 mg/kg in SB09
- **benzo(a)pyrene**: **GP-03, GP-04, GP-10, EW-1, NW-2, SW-1, SW-2, SW-4, WW-1, GP-A, GP-C, GP-F, SB02, SB03, SB07, SB08, SB09, SB11, SB13**, and **SB14**; max. 19 mg/kg in GP-C and SB09
- **benzo(b)fluoranthene**: **GP-C, SB09**, SB11 and **SB13**; max. 22 mg/kg in SB09
- **dibenz(a,h)anthracene**: **GP-03**, GP-10, **GP-C**, GP-F, **SB09**, SB11 and **SB13**; max. 4.6 mg/kg in GP-C
- **indeno(1,2,3-cd)pyrene**: **GP-C, SB09** and SB13; max. 14 mg/kg in GP-C

Metals

- **arsenic**: **SB01, SB03, SB08, SB13** and **SB16**; max. 46.8 mg/kg in SB08
- copper: SB01 and SB08; max. 1,600 mg/kg in SB01
- **lead**: GP-08, **GP-04**, GP-10, SB03, **SB09**, SB13; max. 7,870 mg/kg in GP-04
- **mercury**: SB01, **SB02**, SB03, SB06, SB13, SB14, SB16; max. 10.9 mg/kg in SB02

TCLP Metals

- lead: 3A 2FBG; max. 40.6 milligrams per liter (mg/L)

Groundwater

Analytes detected above the NYSDEC SGVs are presented below.

VOCs

- 1,2,4,5-tetramethylbenzene: MW05; 53 micrograms per liter (µg/L)
- 1,3,5-trimethylbenzene: MW#5, MW#7, MW#8 and MW#10; max. 170 µg/L in MW#5
- 1,2,4-trimethylbenzene: MW#4, MW#5, MW#7, MW#8 and MW#10; max. 630 µg/L in MW#5
- benzene: MW#1, MW#2, MW#3, MW#4, MW#5, MW#6, MW#7, MW#8 MW#10, GP-04 and GP-05; max. 16 µg/L in MW#7
- ethylbenzene: MW#2, MW#4, MW#5, MW#7 and MW#8; max. 180 µg/L in MW#5
- isopropylbenzene: MW05; max. 13 µg/L

- m,p-xylene: MW#4, MW#5, MW#7 and MW#8; max. 770 µg/L in MW#5
- MTBE: MW#6, MW#7 and MW#8; max. 30 µg/L in MW#7
- n-butylbenzene: MW05, MW#5, MW#10, MW#12 and GP-08; max. 17 µg/L in MW#12
- n-propylbenzene: MW05, MW#5, MW#7 and MW#8; max 98 µg/L in MW#5
- o-xylene: MW#4, MW#5, MW#7 and MW#8; max 360 µg/L in MW#5
- sec-butylbenzene: MW05, MW#5, MW#10, MW#11, MW#12 and GP-08; max. 18 µg/L in MW#12
- tert-butylbenzene: MW#12; max. 5.4 µg/L
- toluene: MW#4, MW#5, MW#6, MW#7 and MW#8; max. 290 µg/L in MW#5

SVOCs

- benzo(a)anthracene: MW01, MW02, MW03, MW05, MW09, MW11, MW12, MW#1, MW#8, MW#10, MW#11, and MW#12; max. 5.1 µg/L in MW#12
- benzo(a)pyrene: MW01, MW02, MW03, MW05, MW09, MW11, MW12, MW#8, MW#10, MW#11 MW#12, GP-04, GP-08 and GP-10; max. 4.5 µg/L in GP-04
- benzo(b)fluoranthene: MW01, MW02, MW03, MW05, MW09, MW11, MW12, MW#8 MW#10, MW#11, MW#12, GP-04 and GP-10; max. 3.9 µg/L in GP-04
- benzo(k)fluoranthene: MW01, MW02, MW03, MW05, MW09, MW11, MW12, MW#12, GP-04 and GP-10; max. 3.9 µg/L in GP-04
- chrysene: MW01, MW02, MW03, MW05, MW09, MW11, MW12, MW#8, MW#10, MW#11, MW#12, GP-04, GP-08 and GP-10; max. 6.2 µg/L in GP-08
- indeno(1,2,3-cd)pyrene: MW01, MW02, MW03, MW05, MW09, MW11, MW12, MW#8 MW#10, MW#11, and MW#12; max. 2 µg/L in MW#12
- naphthalene: MW#5, MW#8 and MW#12; max. 44 µg/L in MW#8

Metals

- antimony: MW02 and MW03 6.41; max. 6.41 µg/L in MW03
- antimony (dissolved): MW03; 6.45 µg/L
- arsenic: MW05; 54.96 µg/L
- barium : MW05; 1,113 µg/L
- chromium: MW05; 98.91 µg/L
- copper: MW05; 1,237 µg/L

- iron: MW01, MW02, MW03, MW05, MW09, MW11 and MW12; max. 77,000 µg/L in MW05
- iron (dissolved): MW02, MW03, MW05, MW09, MW11 and MW12; max. 24,100 µg/L in MW03
- lead: MW01, MW02, MW03, MW05, MW09, MW11 and MW12; max. 6,776 µg/L in MW05
- magnesium : MW02, MW05 and MW09; max. 47,600 µg/L in MW05
- magnesium (dissolved): MW02; 47,000 µg/L
- manganese: MW03 and MW05; max. 977 µg/L in MW05
- manganese (dissolved): MW03; 428.2 µg/L
- mercury: MW01, MW02 and MW05; max. 3.12 µg/L in MW05
- sodium: MW01, MW02, MW03, MW05, MW09, MW11 and MW12; max. 146,000 µg/L in MW03
- sodium (dissolved): MW01, MW02, MW03, MW05, MW09, MW11 and MW12; max 170,000 µg/L in MW03
- thallium: MW05; 0.57 µg/L

Sub-Slab Vapor

The NYSDOH Decision Matrices (Matrices A, B, and C) address the compounds tetrachloroethene (PCE), trichloroethene (TCE), 1,1,1-trichloroethane (1,1,1-TCA), 1,1-dichloroethene, cis-1,2-dichloroethene, vinyl chloride, methylene chloride, and carbon tetrachloride. The matrix evaluation relies on both soil vapor and indoor air data. Indoor air samples were not collected; however, the matrices provide a minimum soil vapor concentration above which monitoring and/or mitigation is recommended, regardless of indoor air concentrations. Sub-slab and soil vapor data was compared to these minimum soil vapor concentrations.

- TCE was detected at a concentration of 10 µg/m³ at SSV01, a concentration for which the NYSDOH Decision Matrix A recommendation ranges from “no further action” to “mitigate”, dependent on corresponding indoor air concentrations.
- PCE was detected at 188 µg/m³ at SSV01, a concentration for which the NYSDOH Decision Matrix B recommendation ranges from “no further action” to “mitigate”, dependent on corresponding indoor air concentrations.

- Vinyl chloride was detected at $5.67 \mu\text{g}/\text{m}^3$, a concentration for which the NYSDOH Decision Matrix C recommendation ranges from “no further action” to “identify sources and resample or mitigate”, dependent on corresponding indoor air concentrations.
- The remaining compounds evaluated using the NYSDOH Decision Matrices were not detected in the soil vapor or sub-slab vapor samples.

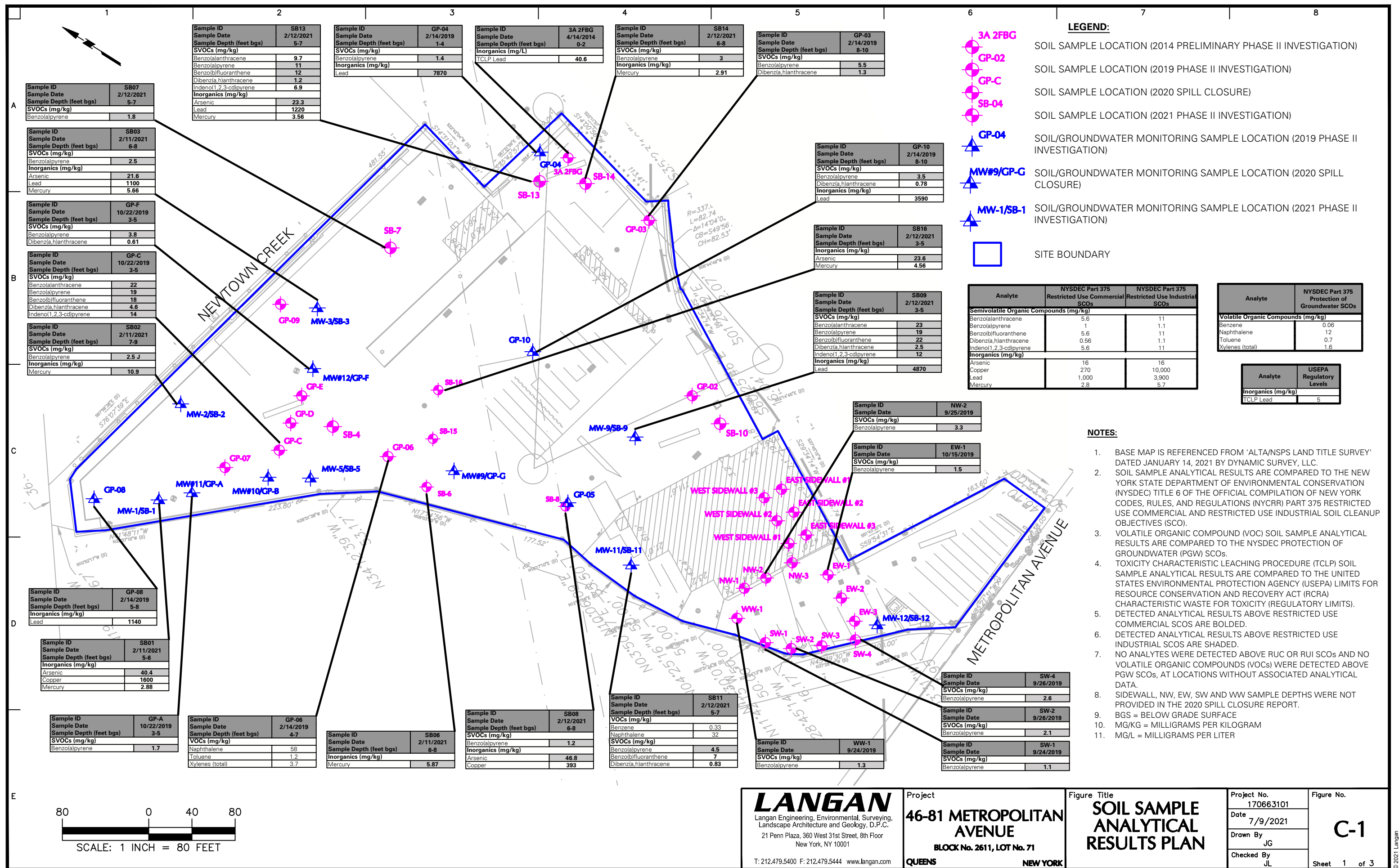
Petroleum-related VOCs were detected in soil vapor and sub slab vapor at higher concentrations than the ambient air sample.

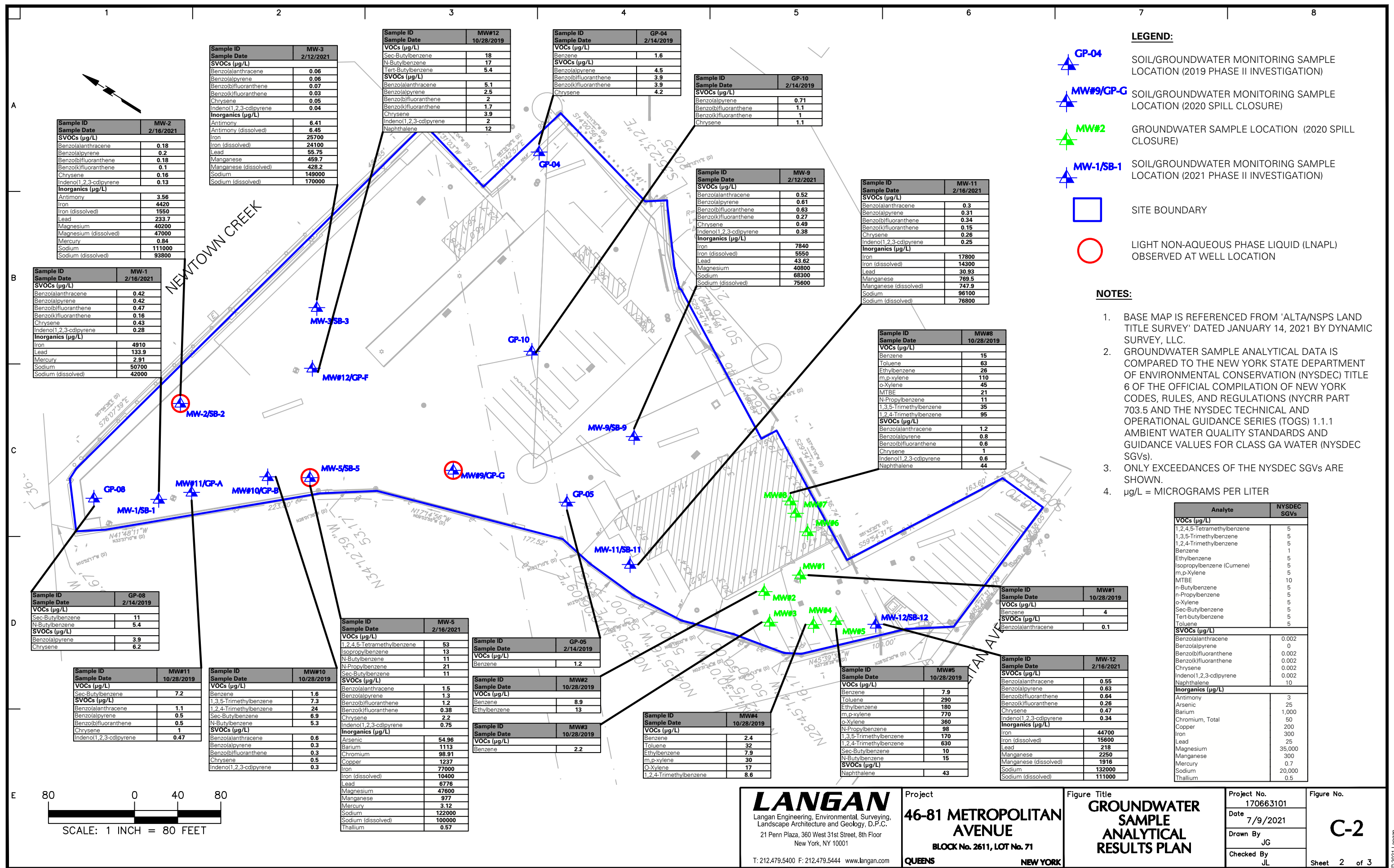
Item 3 – Attachments

- Figure C-1 – Soil Sample Analytical Results Plan
- Figure C-2 – Groundwater Sample Analytical Results Plan
- Figure C-3 – Soil Vapor Sample Analytical Results Plan
- Table 1 – Soil Sample Analytical Results Summary
- Table 2 – Groundwater Sample Analytical Results Summary
- Table 3 – Soil and Sub-Slab Vapor Sample Analytical Results Summary

Item 4 – Past and Current Land Uses

- Automotive repair operations (1971 – present)
- Gasoline Filling Station (1971 – 2006)
- Bohack Terminal (1936 – 1950)
- Hardy, Voorhees and Co. Lumber Yard and Planing Mill (1902)





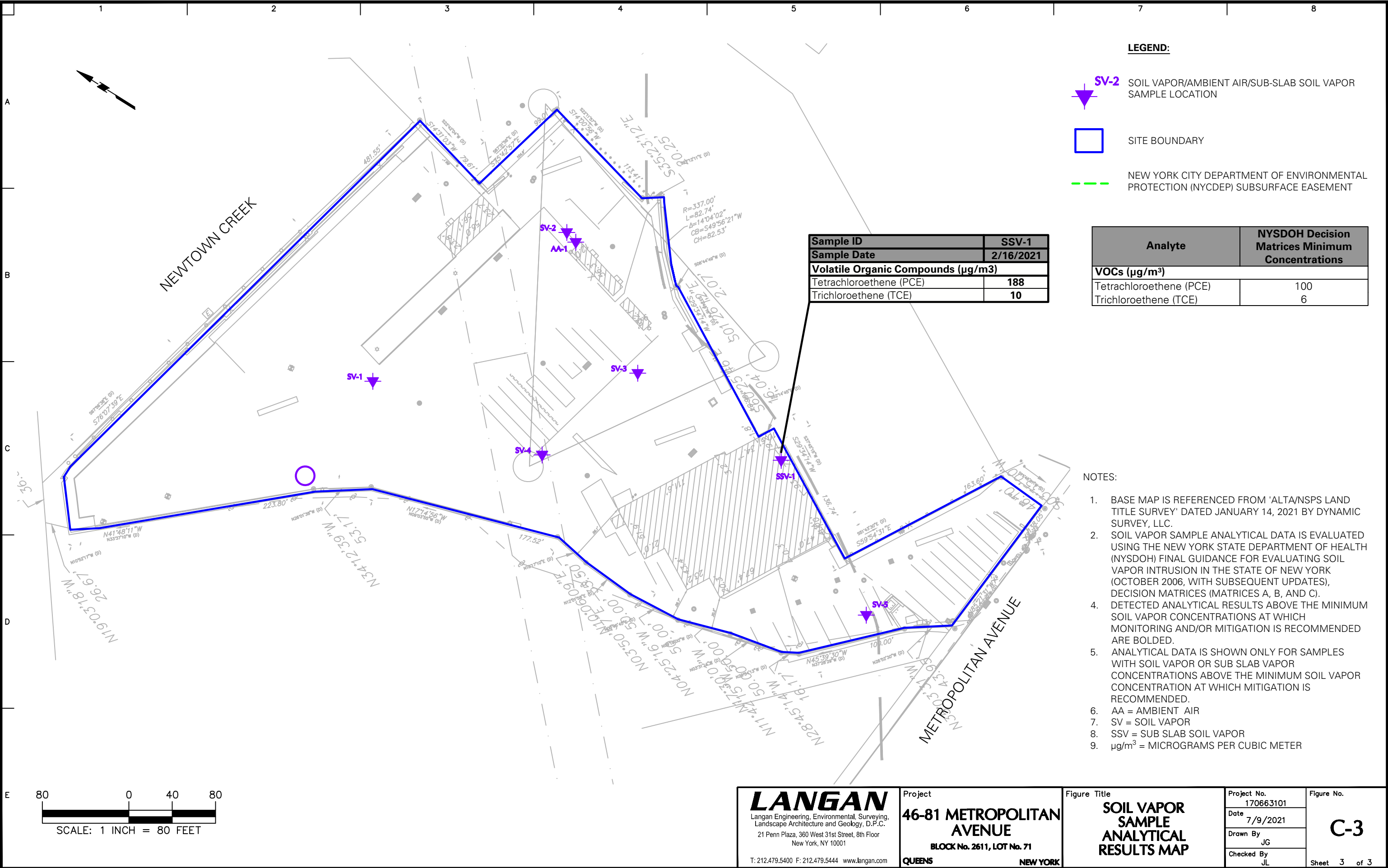


Table 1
2021 Phase II Environmental Site Investigation Report
Soil Sample Analytical Results Summary

46-81 Metropolitan Avenue
Queens, New York
Langan Project No.: 170663101

Location Sample ID Laboratory ID Sample Date Sample Depth (feet bgs)	NYSDEC Part 375 Restricted Use Commercial SCOs	NYSDEC Part 375 Restricted Use Industrial SCOs	SB01 SB01 5-6 L2106775-01 2/11/2021 5-6	SB02 SB02 7-9 L2106775-02 2/11/2021 7-9	SB03 SB03 6-8 L2106775-03 2/11/2021 6-8	SB04 SB04 9-11 L2106775-04 2/11/2021 9-11	SB05 SB05 13-15 L2106775-05 2/11/2021 13-15	SB06 SB06 6-8 L2107086-06 2/11/2021 6-8	SB07 SB07 5-7 L2107086-04 2/12/2021 5-7	SB08 SB08 6-8 L2107086-02 2/12/2021 6-8	SB09 SB09 3-5 L2107086-05 2/12/2021 3-5	SB10 SB10 6-8 L2107086-03 2/12/2021 6-8	SB11 SB11 5-7 L2107477-05 2/16/2021 5-7	SB12 SB12 3-5 L2107477-04 2/16/2021 3-5	SB13 SB13 5-7 L2107086-07 2/12/2021 5-7	SB14 SB14 6-8 L2107086-06 2/12/2021 6-8	SB15 SB15 6-8 L2107086-01 2/12/2021 6-8	SB16 SB16 3-5 L2107477-06 2/16/2021 3-5
Volatile Organic Compounds (mg/kg)																		
1,2,4,5-Tetramethylbenzene	~	~	0.18 U	3	0.0054 U	14	3.5	12	0.0019 U	0.0002 J	0.0028 U	0.0017 U	0.047 J	0.13 U	0.003 U	0.0027 U	7.4	0.003 U
1,2,4-Trimethylbenzene	190	380	0.18 U	0.26	0.0054 U	0.47 U	0.22 U	0.22 U	0.0019 U	0.0018 U	0.0028 U	0.0017 U	0.082 J	0.13 U	0.003 U	0.0027 U	1.4	0.003 U
1,3,5-Trimethylbenzene (Mesitylene)	190	380	0.18 U	0.13 J	0.0054 U	0.47 U	0.22 U	0.22 U	0.0019 U	0.0018 U	0.0028 U	0.0017 U	0.042 J	0.13 U	0.003 U	0.0027 U	0.061 J	0.003 U
1,4-Diethyl Benzene	~	~	0.037 J	0.26	0.0054 U	0.47 U	0.42	0.22 U	0.0019 U	0.0018 U	0.0028 U	0.0017 U	0.069 J	0.13 U	0.003 U	0.0027 U	2	0.003 U
4-Ethyltoluene	~	~	0.046 J	0.16 J	0.0054 U	0.47 U	0.22 U	0.22 U	0.0019 U	0.0018 U	0.0028 U	0.0017 U	0.12 J	0.13 U	0.003 U	0.0027 U	0.17	0.003 U
Acetone	500	1,000	0.88 U	0.91 U	0.5	2.3 U	1.1 U	1.1 U	0.034	0.048	0.026	0.014	0.82 U	0.034	0.22	0.24	0.53 U	0.094
Benzene	44	89	0.044 U	0.045 U	0.0014 U	0.12 U	0.054 U	0.054 U	0.00016 J	0.00044 U	0.0007 U	0.00044 U	0.33	0.033 U	0.00076 U	0.00067 U	0.026 U	0.00076 U
Carbon Disulfide	~	~	0.88 U	0.91 U	0.027 U	2.3 U	1.1 U	1.1 U	0.0074 J	0.0088 U	0.014 U	0.0087 U	7.6	0.65 U	0.015 U	0.013 U	0.53 U	0.015 U
Cymene	~	~	0.088 U	0.28	0.00032 J	0.23 U	0.11 U	0.11 U	0.00095 U	0.00088 U	0.0014 U	0.00087 U	0.0096 J	0.065 U	0.0015 U	0.0013 U	0.53	0.0015 U
Ethylbenzene	390	780	0.088 U	0.013 J	0.0027 U	0.23 U	0.11 U	0.11 U	0.00095 U	0.00088 U	0.0014 U	0.00087 U	0.12	0.065 U	0.0015 U	0.0013 U	0.059	0.0015 U
Isopropylbenzene (Cumene)	~	~	0.088 U	0.095	0.0027 U	0.19 J	0.63	0.18	0.00095 U	0.00088 U	0.0014 U	0.00087 U	0.013 J	0.065 U	0.0015 U	0.0013 U	1.7	0.0015 U
M,P-Xylene	~	~	0.18 U	0.059 J	0.0054 U	0.47 U	0.22 U	0.22 U	0.0019 U	0.0018 U	0.0028 U	0.0017 U	0.18	0.13 U	0.003 U	0.0027 U	0.052 J	0.003 U
Methyl Ethyl Ketone (2-Butanone)	500	1,000	0.88 U	0.91 U	0.099	2.3 U	1.1 U	1.1 U	0.0021 J	0.0078 J	0.0038 J	0.0087 U	0.82 U	0.65 U	0.055	0.063	0.53 U	0.02
Naphthalene	500	1,000	0.82	0.63	0.011 U	2.1	0.87	0.47	0.0038 U	0.001 J	0.0056 U	0.0035 U	32	0.26 U	0.006 U	0.0054 U	6.3	0.006 U
n-Butylbenzene	500	1,000	0.068 J	0.66	0.0027 U	3.3	1.3	2	0.00095 U	0.00088 U	0.0014 U	0.00087 U	0.082 U	0.065 U	0.0015 U	0.0013 U	4.1	0.0015 U
n-Propylbenzene	500	1,000	0.046 J	0.055 J	0.0027 U	0.23 U	1.3	0.096 J	0.00095 U	0.00088 U	0.0014 U	0.00087 U	0.082 U	0.065 U	0.0015 U	0.0013 U	3.6	0.0015 U
o-Xylene (1,2-Dimethylbenzene)	~	~	0.088 U	0.044 J	0.0027 U	0.23 U	0.11 U	0.11 U	0.00095 U	0.00088 U	0.0014 U	0.00087 U	0.024 J	0.065 U	0.0015 U	0.0013 U	0.13	0.0015 U
Sec-Butylbenzene	500	1,000	0.046 J	0.73	0.0027 U	2.7	0.93	2.6	0.00095 U	0.00088 U	0.0014 U	0.00087 U	0.082 U	0.065 U	0.0015 U	0.0013 U	2.4	0.0015 U
Styrene	~	~	0.088 U	0.091 U	0.0027 U	0.23 U	0.11 U	0.11 U	0.00095 U	0.00088 U	0.0014 U	0.00087 U	0.022 J	0.065 U	0.0015 U	0.0013 U	0.053 U	0.0015 U
T-Butylbenzene	500	1,000	0.045 J	0.19	0.0054 U	0.74	0.2 J	0.6	0.0019 U	0.0018 U	0.0028 U	0.0017 U	0.16 U	0.13 U	0.003 U	0.0027 U	0.53	0.00041 J
Tert-Butyl Methyl Ether	500	1,000	0.18 U	0.18 U	0.0016 J	0.47 U	0.22 U	0.22 U	0.0019 U	0.0018 U	0.00039 J	0.0009 J	0.16 U	0.0024	0.0013 J	0.0027 U	0.1 U	0.00034 J
Toluene	500	1,000	0.088 U	0.091 U	0.0027 U	0.23 U	0.11 U	0.11 U	0.00095 U	0.00088 U	0.0014 U	0.00087 U	0.26	0.065 U	0.0015 U	0.0013 U	0.053 U	0.0015 U
Total Xylenes	500	1,000	0.088 U	0.1 J	0.0027 U	0.23 U	0.11 U	0.11 U	0.00095 U	0.00088 U	0.0014 U	0.00087 U	0.2 J	0.065 U	0.0015 U	0.0013 U	0.18 J	0.0015 U
Semivolatile Organic Compounds (mg/kg)																		
2,4-Dinitrotoluene	~	~	4.8	3.2 U	1 U	2.7 U	2.6 U	6 U	0.2 U	0.19 U	1.1 U	0.19 U	0.95 U	0.21 U	1.4 U	0.22 U	0.19 U	0.22 U
2-Methylnaphthalene	~	~	1.1 J	0.79 J	1.2 U	3.2 U	3.2 U	18	0.043 J	0.096 J	0.53 J	0.23 U	3.9	0.25 U	0.24 J	0.065 J	6.5	0.26 U
2-Methylphenol (o-Cresol)	500	1,000	3.4 U	3.2 U	1 U	2.7 U	2.6 U	6 U	0.2 U	0.19 U	1.1 U	0.19 U	0.16 J	0.21 U	1.4 U	0.22 U	0.19 U	0.22 U
3 & 4 Methylphenol (m&p Cresol)	500	1,000	4.9 U	4.7 U	0.6 J	3.8 U	3.8 U	8.7 U	0.072 J	0.28 U	1.6 U	0.27 U	0.5 J	0.3 U	1.6 J	0.85	0.27 U	0.31 U
Acenaphthene	500	1,000	3.5	2.6	0.45 J	0.98 J	0.42 J	1.3 J	0.27	0.11 J	3.8	0.15 U	0.55 J	0.045 J	0.88 J	0.44	0.25	0.063 J
Acenaphthylene	500	1,000	1.4 J	1.8 J	0.8 U	0.82 J	0.47 J	4.8 U	0.16 U	0.089 J	0.86 U	0.15 U	1.8	0.16 U	1.1 U	0.099 J	0.15 U	0.17 U
Acetophenone	~	~	3.4 U	3.2 U	1 U	2.7 U	2.6 U	6 U	0.2 U	0.19 U	1.1 U	0.19 U	0.34 J	0.21 U	1.4 U	0.22 U	0.19 U	0.22 U
Anthracene	500	1,000	6.6	2.5	0.79	0.68 J	1.6 U	3.6 U	0.79	0.29	7.3	0.11 U	2.1	0.1 J	2.8	1.2	0.31	0.1 J
Benzo(a)anthracene	5.6	11	1.5 J	2.2	2.2	1.6 U	1.6 U	3.6 U	2	1.1	23	0.11 U	5.4	0.4	9.7	2.9	0.074 J	0.58
Benzo(a)pyrene	1	1.1	2.7 U	2.5 J	2.5	2.1 U	2.1 U	4.8 U	1.8	1.2	19	0.15 U	4.5	0.44	11	3	0.051 J	0.78
Benzo(b)fluoranthene	5.6	11	1 J	3	2.9	1.6 U	1.6 U	3.6 U	2	1.4	22	0.11 U	7	0.48	12	3.1	0.045 J	0.82
Benzo(g,h,i)Perylene	500	1,000	0.65 J	1.7 J	1.5	2.1 U	2.1 U	4.8 U	1.1	0.73	9.6	0.15 U	3.2	0.18	6.2	1.9	0.031 J	0.42
Benzo(k)fluoranthene	56	110	2 U	0.89 J	0.91	1.6 U	1.6 U	3.6 U	0.65	0.51	7.1	0.11 U	2	0.18	3.4	1.1	0.11 U	0.3
Biphenyl (Diphenyl)	~	~	7.7 U	7.4 U	2.3 U	6.1 U	6 U	14 U	0.45 U	0.44 U	2.5 U	0.43 U	0.98 J	0.47 U	3.2 U	0.51 U	0.32 J	0.5 U
Bis(2-ethylhexyl) phthalate	~	~	3.4 U	3.2 U	1 U	2.7 U	2.6 U	6 U	0.2 U	0.078 J	1.1 U	0.19 U	0.95 U	0.21 U	1.4 U	0.22 U	0.19 U	0.22 U
Carbazole	~	~	3.4 U	3.2 U	0.23 J	2.7 U	2.6 U	6 U	0.087 J	0.15 J	2.2	0.19 U	0.77 J	0.04 J	0.47 J	0.32	0.19 U	0.03 J
Chrysene	56	110	1.7 J	2.2	2.1	1.6 U	1.6 U	3.6 U	1.9	1.2	18	0.11 U	5.8	0.38	8.4	2.6	0.096 J	0.54
Dibenz(a,h)anthracene	0.56	1.1	2 U	2 U	0.29 J	1.6 U	1.6 U	3.6 U	0.26	0.18	2.5	0.11 U	0.83	0.054 J	1.2	0.39	0.11 U	0.09 J
Dibenzofuran	350	1,000	3.4 U	2.5 J	0.13 J	2.2 J	1.1 J	1.4 J	0.18 J	0.09 J	1.3	0.19 U	2.4					

Table 1
Phase II Environmental Site Investigation Report
Soil Sample Analytical Results Summary

46-81 Metropolitan Avenue
Queens, New York
Langan Project No.: 170663101

Notes:

1. Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Restricted Use Commercial and Restricted Use Industrial Soil Cleanup Objectives (SCO).
2. Criterion comparisons for 3- & 4-methylphenol (m&p cresol) are provided for reference. Promulgated SCOs are for 3-methylphenol (m-cresol) and 4-methylphenol (p-cresol).
3. Criterion comparisons for total chromium are provided for reference. Promulgated SCOs shown are for trivalent chromium.
4. Only detected analytes are shown in the table.
5. Detected analytical results above Restricted Use Commercial SCOs are bolded.
6. Detected analytical results above Restricted Use Industrial SCOs are shaded.
7. Analytical results with reporting limits (RL) above the lowest applicable criteria are italicized.
8. ~ = Regulatory limit for this analyte does not exist
9. bgs = below grade surface
10. mg/kg = milligrams per kilogram
11. % = percent

Qualifiers:

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

Table 2
2021 Phase II Environmental Site Investigation Report
Groundwater Sample Analytical Results Summary

46-81 Metropolitan Avenue
Queens, New York
Langan Project No.: 170663101

Location Sample ID Laboratory ID Sample Date	NYSDEC SGVs	MW01 MW01_021621 L2107477-02 2/16/2021	MW02 MW02_021621 L2107477-01 2/16/2021	MW03 MW03_021221 L2107086-09 2/12/2021	MW05 MW05_021621 L2107477-07 2/16/2021	MW09 MW09_021221 L2107086-08 2/12/2021	MW11 MW11_021621 L2107477-08 2/16/2021	MW12 MW12_021621 L2107477-03 2/16/2021
Volatile Organic Compounds (µg/L)								
1,1-Dichloroethene	5	0.5 U	0.5 U	5 U	0.5 U	0.5 U	0.5 U	0.34 J
1,2,4,5-Tetramethylbenzene	5	1.9 J	2.1	20 U	53	2 U	0.88 J	2 U
1,2,4-Trimethylbenzene	5	2.5 U	2.5 U	25 U	0.96 J	2.5 U	2.5 U	2.5 U
1,4-Diethyl Benzene	~	2 U	2 U	20 U	5.2	2 U	2 U	2 U
Acetone	50	5 U	5 U	50 U	15	5 U	5 U	5 U
Bromomethane	5	2.5 U	2.5 U	25 U	2.5 U	0.78 J	2.5 U	2.5 U
Dichlorodifluoromethane	5	5 U	2.6 J	50 U	5 U	5 U	5 U	5 U
Isopropylbenzene (Cumene)	5	2.5 U	2.5 U	25 U	13	2.5 U	2.5 U	2.5 U
Naphthalene	10	1.1 J	2.5 U	25 U	7.3	2.5 U	0.88 J	2.5 U
n-Butylbenzene	5	2.5 U	2.5 U	25 U	11	2.5 U	2.5 U	2.5 U
n-Propylbenzene	5	2.5 U	2.5 U	25 U	21	2.5 U	2.5 U	2.5 U
Sec-Butylbenzene	5	2.5 U	2.5 U	25 U	11	2.5 U	2.5 U	2.5 U
T-Butylbenzene	5	2.5 U	2.5 U	25 U	3	2.5 U	2.5 U	2.5 U
Tert-Butyl Methyl Ether	10	2.5 U	0.81 J	25 U	0.98 J	0.97 J	1 J	7.5
Trichloroethene (TCE)	5	0.5 U	0.5 U	5 U	0.5 U	0.5 U	0.5 U	0.66
Vinyl Chloride	2	1 U	1 U	10 U	1 U	0.11 J	1 U	0.24 J
Semivolatile Organic Compounds (µg/L)								
2-Methylnaphthalene	~	0.15	0.05 J	0.31	58	0.1 U	0.27	0.1 U
Acenaphthene	20	1.7	0.36	0.1 J	10	0.07 J	0.38	0.03 J
Acenaphthylene	~	0.36	0.18	0.04 J	11	0.1 U	0.18	0.04 J
Anthracene	50	0.86	0.21	0.07 J	7.8	0.08 J	0.26	0.09 J
Benzo(a)anthracene	0.002	0.42	0.18	0.06 J	1.5	0.52	0.3	0.55
Benzo(a)pyrene	0	0.42	0.2	0.06 J	1.3	0.61	0.31	0.63
Benzo(b)fluoranthene	0.002	0.47	0.18	0.07 J	1.2	0.63	0.34	0.64
Benzo(g,h,i)Perylene	~	0.28	0.13	0.05 J	0.97	0.35	0.22	0.31
Benzo(k)fluoranthene	0.002	0.16	0.1	0.03 J	0.38	0.27	0.15	0.26
Bis(2-ethylhexyl) phthalate	5	3 U	3 U	3 U	2.2 J	3 U	3 U	3 U
Chrysene	0.002	0.43	0.16	0.05 J	2.2	0.49	0.26	0.47
Dibenz(a,h)anthracene	~	0.06 J	0.02 J	0.1 U	0.19	0.08 J	0.05 J	0.09 J
Dibenzofuran	~	2 U	2 U	2 U	20	2 U	2 U	2 U
Fluoranthene	50	1.1	0.45	0.15	3.8	0.93	0.84	1
Fluorene	50	1.8	0.55	0.12	30	0.04 J	0.46	0.03 J
Indeno(1,2,3-cd)pyrene	0.002	0.28	0.13	0.04 J	0.75	0.38	0.25	0.34
Naphthalene	10	0.14	0.1	0.08 J	6.7	0.1 U	0.48	0.1 U
Pentachlorophenol	1	0.13 J	0.8 U	0.8 U	0.8 U	0.8 U	0.8 U	0.8 U
Phenanthrene	50	0.36	1.1	0.22	40	0.32	1.1	0.41
Pyrene	50	2.2	0.61	0.14	12	0.9	0.72	0.94
Inorganics (µg/L)								
Aluminum	~	2,250	1,340	181	23,200	989	1,710	11,500
Aluminum (Dissolved)	~	9.16 J	10.9	20	10 U	10 U	3.88 J	4.25 J
Antimony	3	1.87 J	3.56 J	6.41	2.65 J	4 U	0.49 J	1.44 J
Antimony (Dissolved)	3	4 U	4 U	6.45	1.25 J	4 U	0.46 J	0.94 J
Arsenic	25	9.17	3.28	13.44	54.96	1.23	5.01	20.94
Arsenic (Dissolved)	25	2.1	1.41	12.02	9.8	0.37 J	3.38	17.11
Barium	1,000	147.8	95.09	167.6	1,113	139.7	264.7	410.8
Barium (Dissolved)	1,000	99.86	58.54	158.7	248.3	111.3	229.3	171.9
Beryllium	3	0.16 J	0.14 J	0.5 U	1.79	0.5 U	0.5 U	0.94
Cadmium	5	0.27	0.08 J	0.09 J	2.47	0.2 U	0.09 J	0.56
Cadmium (Dissolved)	5	0.2 U	0.2 U	0.07 J	0.2 U	0.2 U	0.2 U	0.2 U
Calcium	~	82,600	35,200	104,000	127,000	117,000	72,600	136,000
Calcium (Dissolved)	~	80,000	34,700	97,500	63,100	110,000	70,800	122,000
Chromium, Total	50	7.08	10.5	0.71 J	98.91	4.57	6.99	46.47
Chromium, Total (Dissolved)	50	0.27 J	3.25	0.2 J	1 U	1 U	0.2 J	1 U
Cobalt	~	2.22	1.44	1	29.22	0.94	1.66	14.42
Cobalt (Dissolved)	~	0.5 U	0.5 U	0.86	1.23	0.5 U	0.18 J	0.35 J
Copper	200	51.55	27.31	7.16	1,237	10.36	15.65	64.13
Copper (Dissolved)	200	1 U	1 U	0.41 J	0.79 J	1 U	0.44 J	0.4 J
Iron	300	4,910	4,420	25,700	77,000	7,840	17,800	44,700
Iron (Dissolved)	300	226	1,550	24,100	10,400	5,550	14,300	15,600
Lead	25	133.9	233.7	55.75	6,776	43.62	30.93	218
Lead (Dissolved)	25	1 U	1 U	24.12	0.82 J	1 U	1 U	1 U
Magnesium	35,000	13,100	40,200	22,600	47,600	40,800	16,300	26,300
Magnesium (Dissolved)	35,000	12,300	47,000	21,900	20,800	34,700	17,900	19,500
Manganese	300	138	212	459.7	977	234.2	769.5	2,250
Manganese (Dissolved)	300	96.1	195.9	428.2	205.9	204.5	747.9	1,916
Mercury	0.7	2.91	0.84	0.2 U	3.12	0.2 U	0.39	0.26
Nickel	100	7	3.25	6.79	61.04	2.1	4.34	28.02
Nickel (Dissolved)	100	2 U	2 U	6.13	2.93	2 U	0.96 J	1.91 J
Potassium	~	26,600	24,100	21,500	20,200	8,840	40,700	14,100
Potassium (Dissolved)	~	25,600	23,800	21,200	16,600	8,500	37,200	12,000
Selenium	10	5 U	5 U	5 U	8.93	5 U	5 U	5.64
Selenium (Dissolved)	10	5 U	5 U	5 U	5 U	5 U	5 U	2.38 J
Silver	50	0.4 U	0.16 J	0.4 U	2.74	0.4 U	0.4 U	0.16 J
Sodium	20,000	50,700	111,000	149,000	122,000	68,300	96,100	132,000
Sodium (Dissolved)	20,000	42,000	93,800	170,000	100,000	75,600	76,800	111,000
Thallium	0.5	0.18 J	0.21 J	1 U	0.57 J	1 U	1 U	0.31 J
Thallium (Dissolved)	0.5	1 U	1 U	1 U	0.17 J	0.15 J	1 U	1 U
Vanadium	~	9.04	18.33	2.53 J	92.32	4.2 J	5.99	46.56
Vanadium (Dissolved)	~	5 U	5.62	1.64 J	5 U	5 U	5 U	5 U
Zinc	2,000	84.64	47.03	53.6	1,083	12.89	36.1	225.3
Zinc (Dissolved)	2,000	10 U	10 U	39.26	6.46 J	10 U	10 U	7.87 J

Notes:

- Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules and Regulations (NYCRR) Part 703.5 and the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water (herein collectively referenced as "NYSDEC SGVs").
- Only detected analytes are shown in the table.
- Detected analytical results above NYSDEC SGVs are bolded and shaded.
- Analytical results with reporting limits (RL) above NYSDEC SGVs are italicized.
- ~ = Regulatory limit for this analyte does not exist
- µg/l = micrograms per liter

Qualifiers:

J = The analyte was detected above the Method Detection Limit (MDL), but below the RL; therefore, the result is an estimated concentration.
U = The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

Table 3
2021 Phase II Environmental Site Investigation Report
Soil Vapor Sample Analytical Results Summary

46-81 Metropolitan Avenue
Queens, New York
Langan Project No.: 170663101

Location		AA01		SSV01		SV01		SV02		SV03		SV04		SV05
Sample ID		AA01_021621		SSV01_021621		SV01_021621		SV02_021621		SV03_021621		SV04_021621		SV05_021621
Laboratory ID		L2107478-03		L2107478-06		L2107478-01		L2107478-02		L2107478-05		L2107478-04		L2107478-07
Sample Date		2/16/2021		2/16/2021		2/16/2021		2/16/2021		2/16/2021		2/16/2021		2/16/2021
Sample Type		AA		SSV		SV		SV		SV		SV		SV
Volatile Organic Compounds (µg/m³)														
1,2,4-Trimethylbenzene	~	2.13		31.2	U	347		570		97.3		211		97.8
1,3,5-Trimethylbenzene (Mesitylene)	~	0.983	U	31.2	U	112		167		35		89		40.5
1,3-Butadiene	~	0.442	U	14	U	0.885	U	5.18		3.69	U	6.86		9.49
2,2,4-Trimethylpentane	~	3.56		9,010		110		33		1,890		48.6		20.6
2-Hexanone	~	0.82	U	26	U	45.9		45.9		6.84	U	52.5		37.5
4-Ethyltoluene	~	0.983	U	31.2	U	84.1		107		19.8		52.6		20.8
Acetone	~	7.6		126		35.4		31.8		19.8	U	71.5		26.6
Benzene	~	1.3		20.3	U	2.04		3.83		5.34	U	4.98		5.72
Carbon Disulfide	~	0.623	U	25.7		1.59		15.2		5.2	U	19		88.4
Chloromethane	~	1.07		13.1	U	0.826	U	1.33		3.45	U	0.686		1.01
Cyclohexane	~	1.06		134		203		22.8		25.7		34.8		10.1
Dichlorodifluoromethane	~	2.21		31.4	U	1.98	U	1.98	U	8.26	U	0.989	U	7.27
Ethanol	~	17.8		300	U	29.6		33.7		78.6	U	31.3		22.2
Ethylbenzene	~	1.23		27.6	U	9.08		8.99		7.25	U	16.6		10
Isopropanol	~	8.68		176		2.46	U	2.46	U	10.3	U	2.29		1.23
M,P-Xylene	~	4.27		55.2	U	131		114		38		121		68.6
Methyl Ethyl Ketone (2-Butanone)	~	1.47	U	46.9	U	363		229		232		442		262
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	~	2.05	U	65.2	U	78.3		4.1	U	17.1	U	4.22		2.05
n-Heptane	~	2.07		26	U	9.84		28.8		12		24.2		12.1
n-Hexane	~	1.97		149		26.7		84.9		119		69.1		24.6
o-Xylene (1,2-Dimethylbenzene)	~	1.61		27.6	U	108		92.1		25.6		96.4		50.8
Tert-Butyl Alcohol	~	1.52	U	48.2	U	8.12		5.67		12.6	U	4.12		1.52
Tetrachloroethene (PCE)	100	1.36	U	188		2.71	U	2.71	U	1.13	U	1.36	U	1.36
Toluene	~	6.67		23.9	U	13.2		16.3		14.9		26.7		41.5
Total Xylenes	~	5.86		27.6	U	240		206		63.4		217		119
Trichloroethene (TCE)	6	1.07	U	10		2.15	U	2.15	U	0.897	U	1.07	U	1.07
Trichlorofluoromethane	~	1.19		35.7	U	2.25	U	2.25	U	9.38	U	1.12	U	1.12
Vinyl Chloride	6	0.511	U	5.67		1.02	U	1.02	U	0.427	U	0.511	U	0.511

Notes:

1. Soil vapor sample analytical results are compared to the minimum soil vapor concentrations at which mitigation is recommended as set forth in the New York State Department of Health (NYSDOH) October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York and subsequent updates (2013, 2015) Decision Matrices for Sub-Slab Vapor.
2. Ambient air sample analytical results are shown for reference only.
3. Only detected analytes are shown in the table.
4. Detected analytical results above the minimum soil vapor concentrations recommending mitigation are shaded.
4. Analytical results with reporting limits (RL) above the lowest applicable criteria are italicized.
6. ~ = Regulatory limit for this analyte does not exist
7. µg/m³ = micrograms per cubic meter
8. AA = Ambient Air
9. SV = Soil Vapor
10. SSV = Sub-slab Soil Vapor

Qualifiers:

U = The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

ATTACHMENT D

SECTION IV: PROPERTY INFORMATION

Item 2 – Property Map

Figure D-1 is the required United States Geological Survey (USGS) 7.5-minute quadrangle map showing the location of the site.

Figure D-2 provides a site base map that shows map scale, north arrow orientation, date, and location of the site with respect to adjacent streets and roadways.

Figure D-3 provides a site base map that shows i) proposed brownfield site boundary lines, with adjacent property owners clearly identified; and ii) surrounding land uses.

Figure D-4 provides the Queens Borough Tax Map.

Item 6 – Closed NYSDEC Spills

Four closed New York State Department of Environmental Conservation (NYSDEC) spills were associated with the site and summarized in the table below:

Site Name	Spill No.	Spill Date	Closure Date	Material	Quantity (gallons)	Notes
4681 Metropolitan Ave	9301925	05/11/1993	06/04/1993	Waste oil	50	The spill was assigned after leaking waste oil drums were observed to have been abandoned by a previous tenant. Sorbents were used and the spill was closed.
Amboy Park/UNK Bus Company	1103708	07/05/2011	07/06/2011	Fuel oil	15	Fuel oil was released during a tank overfill, onto asphalt, a concrete wall and the soil of an adjoining property. Eight gallons of liquid and 5 bags of soil were collected and drummed prior to disposal.
Commercial Site	1603691	7/14/2016	12/15/2016	Fuel oil	0	Fuel oil was released during underground storage tank (UST) removal and a spill was assigned based on analytical results the listing fails to demonstrate that adequate cleanup and documentation measures were completed.
255 Metro LLC	1811650	02/21/2019	01/27/2020	Fuel oil	Not reported	See below for further detail.

Spill No. 1811650 was reported when evidence of petroleum impacts, including odor, staining, and petroleum-related volatile organic compounds (VOCs) in soil and groundwater, were identified in borings in the southern part of the site (adjacent to closed-

in-place USTs) and along the western and northern boundaries of the site during a Phase II subsurface investigation.

Between February and May 2019, 21 USTs, 1,460 tons of petroleum-impacted soil and 4,670 gallons of petroleum-impacted liquids were removed and disposed of off-site. Post-excavation soil samples were collected along the bottom and perimeter of the excavation and analyzed for VOCs and semivolatile organic compounds (SVOCs). Benzo(a)pyrene was detected above Title 6 New York Codes, Rules and Regulations (6 NYCRR) Part 375 Restricted Use Commercial (RUC) and Restricted Use Industrial (RUI) Soil Cleanup Objectives (SCOs) at sampling locations in the southern and western part of the excavation. Additional excavation was not feasible because of proximity to the site boundary and structural building support. Groundwater sampling was conducted in October 2019 in the areas adjacent to the remedial excavation. Groundwater sample analytical data indicated VOCs and SVOCs were present above NYSDEC Title 6 NYCRR Part 703.5 and the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA water (herein collectively referenced as NYSDEC SGVs).

In October 2019, samples from soil borings along the western part of the site identified VOCs below RUC SCOs and SVOCs above RUC SCOs. Groundwater sampling analytical data indicated VOCs and SVOCs were present above the NYSDEC SGVs.

At least one closed-in-place UST, petroleum-impacted soil and petroleum-impacted groundwater, remain at the site, despite documented remedial efforts.

Item 8 – Easements

A New York City Department of Environmental Protection (NYCDEP) water tunnel easement transects the site from the northeast to the southwest. The easement occupies an area of about 17,500 square feet and is shown on Figure D-4. This easement will not preclude remediation at the site because the subsurface tunnel is located more than 100 feet below grade surface.

Item 10 – Property Description and Environmental Assessment Narrative

Location

The site is located at 46-81 Metropolitan Avenue and occupies Queens Borough Tax Block 2611, Lot 71. The site is bound to the north by a bulkhead, the majority of which is a part of the east-adjointing lot, followed by Newtown Creek (a National Priorities List [NPL] site), followed by a parking lot and Grand Avenue; to the east by a grocery store, café, liquor store, and an asphalt-paved parking area; to the south by Metropolitan Avenue followed by a wholesale grocery store and industrial buildings; and to the west by a concrete supplier and a New York City Transit Authority building, followed by Newtown Creek.

Surrounding properties include single- and multi-story buildings occupied by industrial and commercial occupants.

Site Features

The site is approximately 4.5 acres (195,698 square feet) in area and is located in an industrial part of the Ridgewood neighborhood of Queens, New York. According to the 2013 United States Geological Survey (USGS) Brooklyn Quadrangle 7.5-Minute Series Topographic Maps, the site is at an elevation of about 5 to 10 feet above mean sea level (msl). The site and surrounding area slope down to the northwest towards Newtown Creek. The site primarily consists of an asphalt parking lot with a one-story bus maintenance building with an attached two-story office building in the southern portion of the site, and four office trailers in the northeastern portion of the site.

Current Zoning and Land Use

According to the New York City (NYC) Planning Commission Zoning Map 13b, the site is located in an M3-1 manufacturing zoning district. M3 districts are designated as areas with heavy industries that generate noise, traffic or pollutants. Typical uses include power plants, solid waste transfer facilities and recycling plants, and fuel supply depots.

Past Use of the Site

The site has been occupied by commercial and industrial facilities since as early as 1902. The site is currently developed with a large asphalt paved parking lot, offices and a bus maintenance facility. The historical and current site uses of environmental concern include:

- Automotive repair operations (1971 – present)
- Gasoline Filling Station (1971 – 2006)
- Bohack Terminal (1936 – 1950)
- Hardy, Voorhees and Co. Lumber Yard and Planing Mill (1902)

Previous studies dating back to 2014 indicated that stored petroleum and hazardous substances were associated with the current bus repair operations. In addition, several regulatory listings for the site (Resource Conservation and Recovery Act Generators [RCRA], Facility Index System, New York State Department of Environmental Conservation [NYSDEC] Spills and NYSDEC Petroleum Bulk Storage Facilities databases) identified petroleum storage, petroleum releases (closed status) and hazardous waste generation at the site. Previous studies indicate that a total of 21 underground storage tanks (USTs) were removed from the site (along with petroleum-impacted soil and groundwater), and petroleum spills were reported and closed. These reports also indicate that at least one closed-in-place UST; hazardous lead; and petroleum-impacted soil and

petroleum-impacted groundwater, including light non-aqueous phase liquid (LNAPL), remain at the site, despite documented remedial efforts related to the petroleum spills. In addition, chlorinated solvents were identified in sub-slab soil vapor at the site.

Site Geology and Hydrogeology

The site is underlain by fill to depths ranging from about 4 to 9 feet below grade surface (bgs) across the site; the fill generally consists of sand with varying amounts of gravel, brick, slag, glass, and coal ash. The fill is underlain by native soil which consists of varying amounts of clay, peat, sand and silt. Groundwater was encountered at about 3.5 to 7.5 feet bgs. Groundwater flow is presumed to be to the north towards Newtown Creek. The United States Geological Survey (USGS) "Bedrock and Engineering Geologic Maps of New York County and Parts of Kings and Queens Counties, New York, and Parts of Bergen and Hudson Counties, New Jersey" estimate bedrock to be about 200-feet bgs and indicate the bedrock underlying the site is the Hartland Formation. The Hartland Formation is comprised of a dark gray, medium to coarse-grained muscovite-biotite-garnet (mica) schist and gray fine-grained quartz-feldspar granulite with biotite and garnet, with localized concentrations of granite and intrusions of coarse-grained granitic pegmatite.

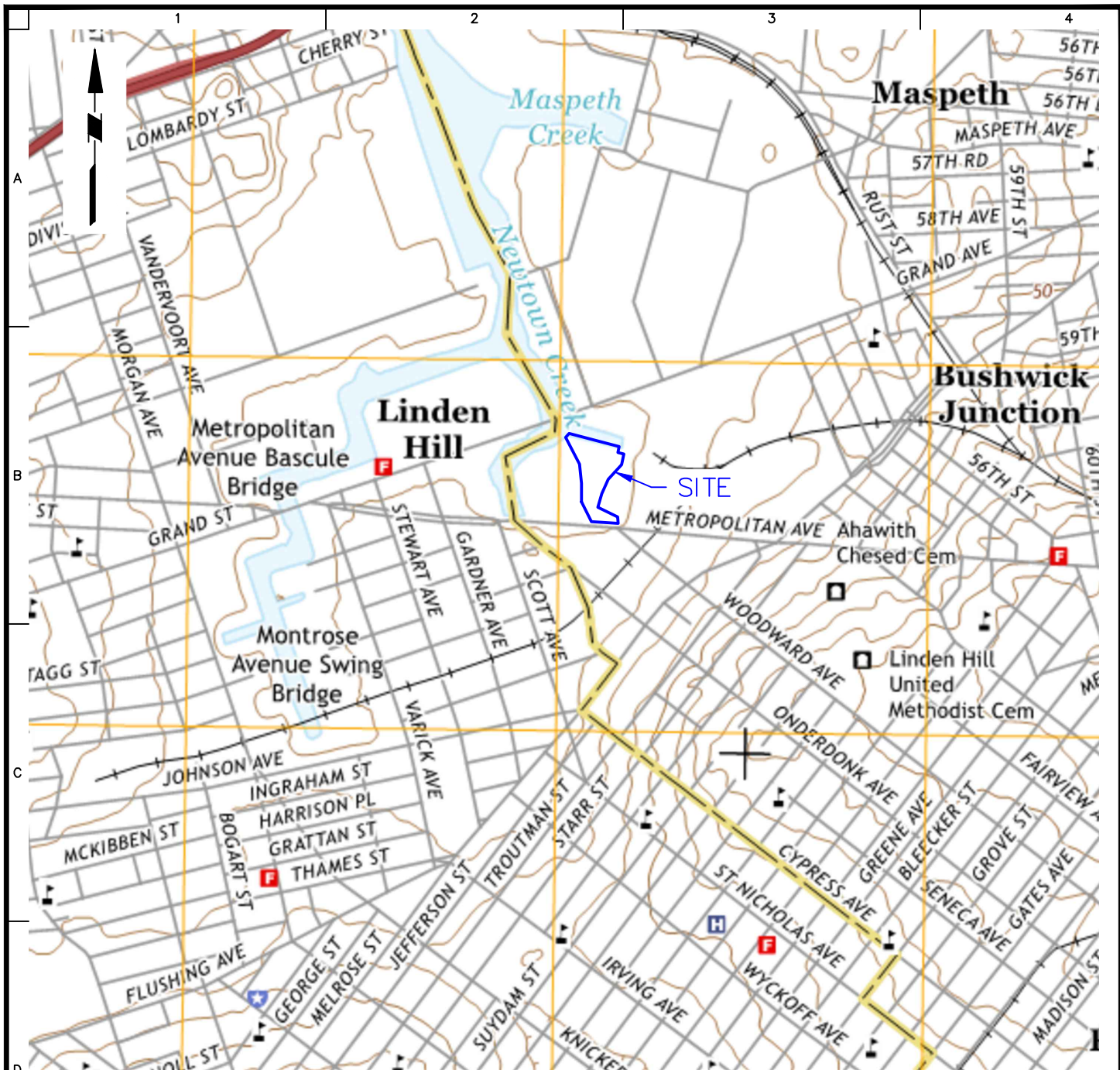
Environmental Assessment

Based on the findings of previous subsurface investigations, the primary contaminants of concern are petroleum in soil and groundwater; semivolatile organic compounds (SVOCs) and metals, including concentrations of lead that exceed the United States Environmental Protection Agency (USEPA) Hazardous Waste Limit in soil; and chlorinated solvents in soil vapor. Further detail regarding documented soil contamination is provided below.

- Petroleum impacts were identified in the northwestern and southern parts of the site.
 - Evidence of impacts in the northwestern part of the site include visual observation of light non aqueous phase liquid (LNAPL), elevated photoionization detector (PID) readings, and staining. Petroleum-related compounds including naphthalene, toluene and xylenes were detected in soil samples above New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Protection of Groundwater (PGW) Soil Cleanup Objectives (SCOs). Petroleum-related VOCs, including 1,2,4,5-tetramethylbenzene, 1,3,5-trimethylbenzene, 1,2,4-trimethylbenzene, ethylbenzene, isopropylbenzene, n-butylbenzene, n-propylbenzene, and sec-butylbenzene were detected in groundwater above NYSDEC NYCRR Part 703.5 and the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality

Standards and Guidance Values for Class GA water (herein collectively referenced as NYSDEC SGVs).

- Evidence of impacts in the southern part of the site include soil endpoint samples collected around the former tank excavation with petroleum-related compounds including benzene and naphthalene above PGW SCOs and petroleum-related VOCs including 1,3,5-trimethylbenzene, 1,2,4-trimethylbenzene, benzene, toluene, ethylbenzene, xylenes (BTEX), n-butylbenzene, n-propylbenzene, sec-butylbenzene, and naphthalene in groundwater above the NYSDEC SGVs.
- Petroleum-related VOCs were detected in soil vapor and sub slab vapor samples at higher concentrations than the ambient air sample.
- Metals and SVOCs were identified in soil at concentrations above the RUC and RUI SCOs throughout the site. Hazardous concentrations of lead were identified in the surficial fill layer in the northeastern corner of the site, and very close to the hazardous waste concentration in the center of the site.
- Chlorinated VOCs are present in sub-slab soil vapor at the garage building in the southern portion of the site. Solvents were identified as being associated with historical site use in the 2018 Phase I ESA. Evaluation of VOCs using the New York State Department of Health (NYSDOH) Decision Matrices yielded recommendations ranging from “no further action” to “mitigate”, depending on corresponding indoor air concentrations. Indoor air samples were not collected.



LEGEND:

— APPROXIMATE SITE BOUNDARY

NOTES:

BASE MAP IS REFERENCED FROM THE UNITED STATES GEOLOGICAL SURVEY (USGS) 7.5-MINUTE SERIES BROOKLYN, N.Y., QUADRANGLE MAP, DATED 2016

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

LANGAN

21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001

T: 212.479.5400 F: 212.479.5444 www.langan.com
Langan Engineering, Environmental, Surveying and
Landscape Architecture, D.P.C. S.A.
Langan Engineering, Environmental, Surveying and
Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan CT, Inc.
Langan International LLC
Collectively known as Langan

Project

**46-81 METROPOLITAN
AVENUE**

BLOCK No. 2611, Lot 71

QUEENS

NEW YORK

Figure Title

**SITE LOCATION
MAP**

Project No.

170663101

Date

7/1/2021

Scale

N.T.S

Drawn By

JG

Checked By

JL

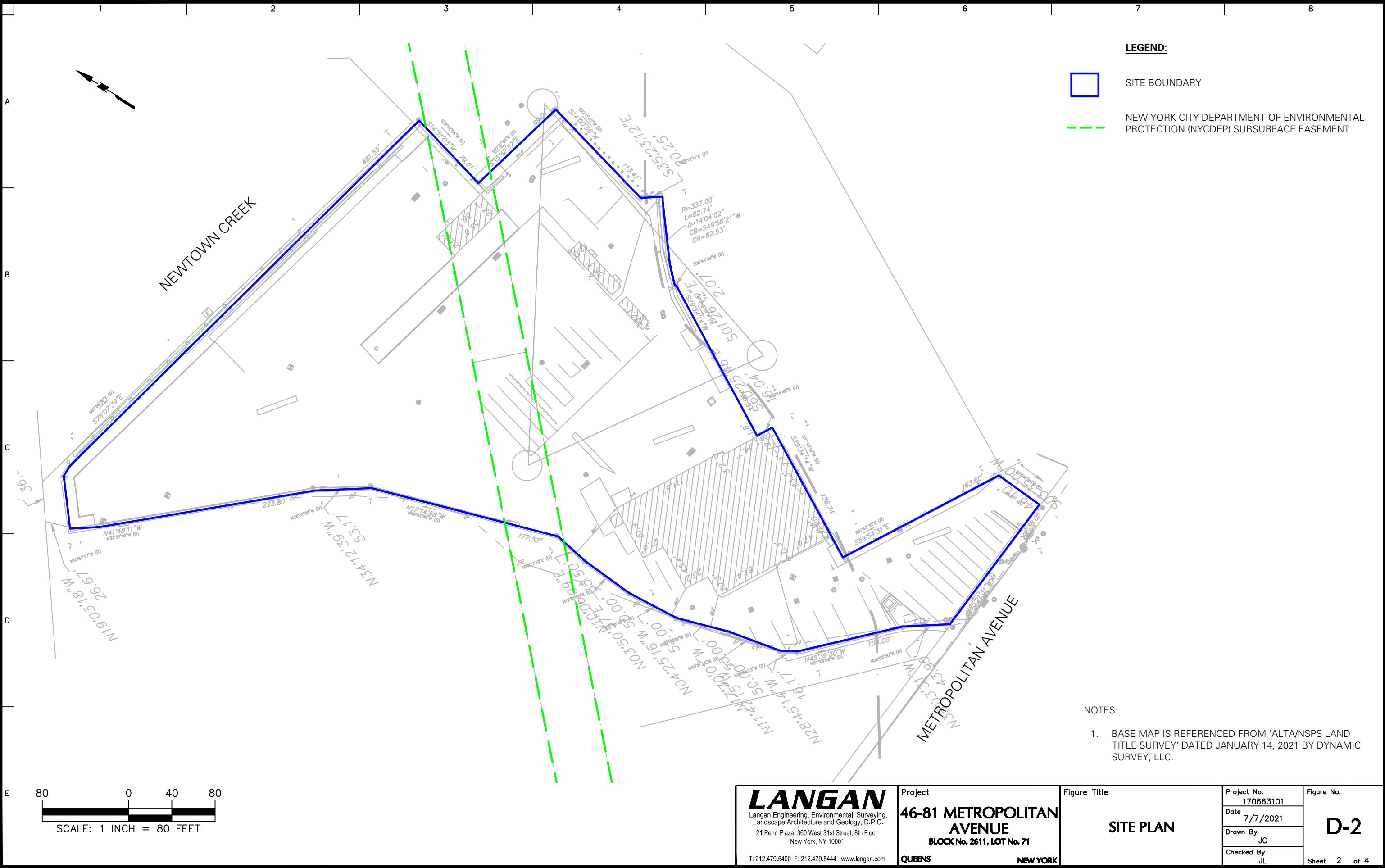
Submission Date

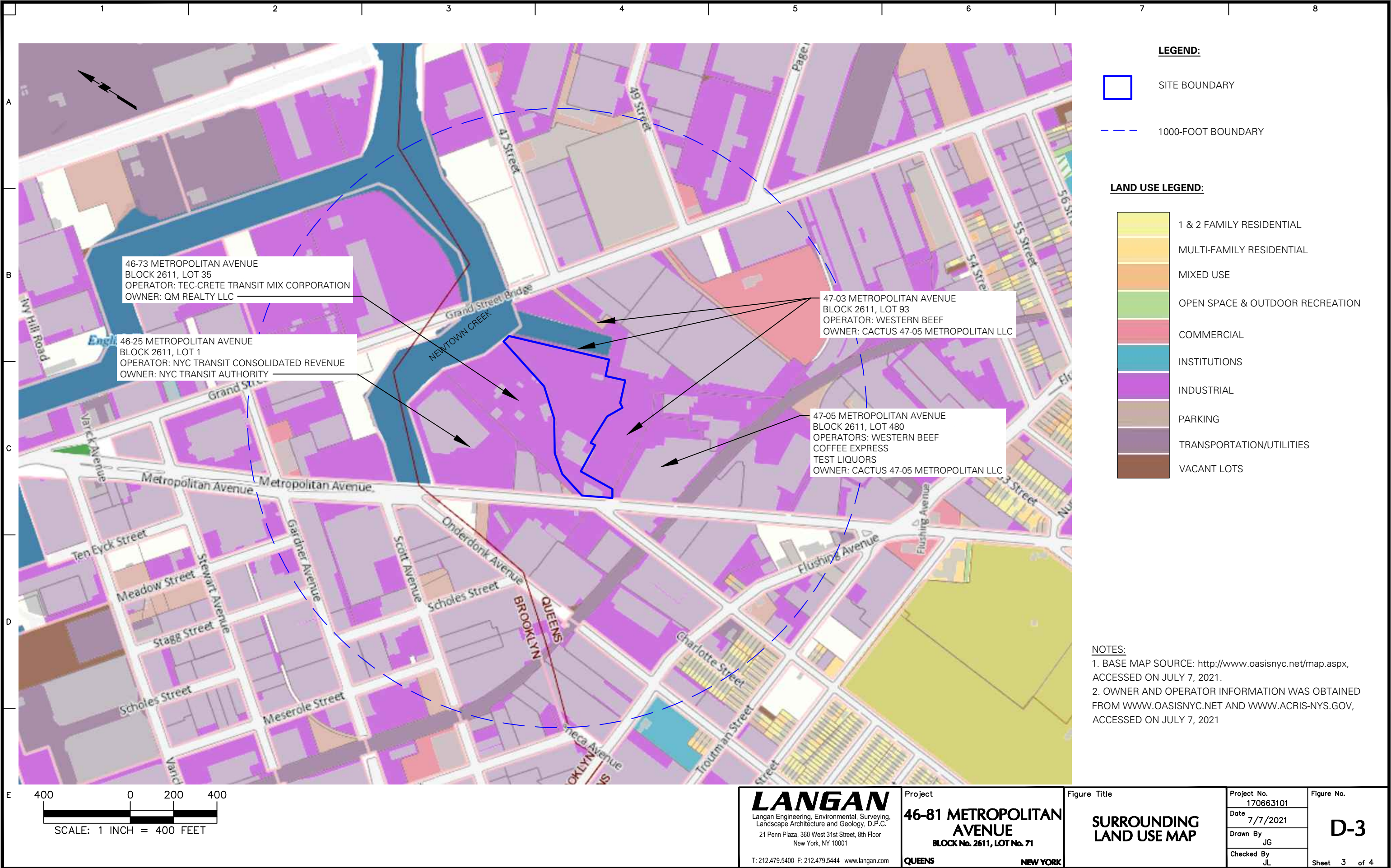
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Figure No.

D-1

Sheet 1 of 4





ATTACHMENT E

SECTION VI: CURRENT AND FORMER SITE OWNER/OPERATOR INFORMATION

Current Site Owner

46-81 Metro Ave 1 LLC et al.
c/o Prologis, Inc.
1800 Wazee Street, Suite 500
Denver, CO 80202
Phone Number: 415-733-9574

The site is currently owned by 46-81 Metro Ave 1 LLC (68.93%), as a tenant in common with 269 Triple J Metro, LLC and 269 Rudolph Metro, LLC (each as to a 15.535% tenant in common interest)(collectively, the “Current Site Owners”). The tenant in common ownership structure is contemplated in a purchase agreement between the parties (originally between Prologis, L.P., as the buyer, and 269 Triple J Metro, LLC, 269 Rudolph Metro, LLC, 255 Metro, LLC, Triple J Metro J, LLC, Triple J Metro B, LLC, Triple J Metro Q, LLC, Rudolph Metro J, LLC, Rudolph Metro B, LLC, Rudolph Metro Q, LLC, and One Stop Metro LLC, collectively, as the seller (each a “Seller” and collectively, “Sellers”). The closing under the purchase agreement permitted multiple closings, as required by Sellers, in order to facilitate a Section 1031 transaction for each of them. At the initial closing on June 2, 2021, 255 Metro, LLC, Triple J Metro J, LLC, Triple J Metro B, LLC, Triple J Metro Q, LLC, Rudolph Metro J, LLC, Rudolph Metro B, LLC, Rudolph Metro Q, LLC, and One Stop Metro LLC conveyed their interest to 46-81 Metro Ave 1 LLC (See attached June 2, 2021 deed), and at the conclusion of this transaction, the remaining Sellers (i.e., 269 Triple J Metro, LLC and 269 Rudolph Metro, LLC¹) will convey their respective interests to 46-81 Metro Ave 1 LLC, which will then be the sole property owner. But for Sellers need for multiple closings, and Prologis, L.P.’s desire to immediately remediate the site, a ground lease was entered into between the Current Site Owners and the Requestor, 46-81 Metro Ground Lessee LLC, an affiliate of 46-81 Metro Ave 1 LLC, both of which entities are 100% owned indirectly by Prologis, L.P.

Current Site Operators

The site currently has multiple operators, all of whom are expected to vacate the site by September 15, 2021. Their names, addresses and phone numbers are below:

¹ 269 Triple J Metro, LLC and 269 Rudolph Metro, LLC acquired their respective tenant in common interests in the site via the attached deed dated May 26, 2016. One Stop Metro, LLC (one of the transferees of its entire tenant in common interest to the Applicant 46-81 Metro Ave 1 LLC) acquired its tenant in common interest in the site property via the attached deed dated May 13, 2019.

Operator	Contact Address	Phone Number
2s2j Corp.	14-06 Hancock Street, 2nd Floor, Brooklyn, NY 11237	347-530-4511
All American Scrap Metal, LLC	2472 Sycamore Avenue, Wantagh, NY 11793	917-407-9745
Alpha J3, Inc.	54-40 Little Neck Parkway, Apt. 1R, Little Neck, NY 11362	718-314-4488
ANL No. 1	22-37 119th Street, College Point, NY 11356	917-605-1016
Brother Tracking NY, Inc.	4140 Union Street, Apt. 12o, Flushing, NY 11355	917-531-0318
Coach Bus Service, Inc.	DBA A Plus Coach Part, 41 Richards Street, Brooklyn, NY 11231	718-522-5999
Complete Carriers	255 Pinelawn Rd, Melville, NY 11747	631-439-1900
David H. Trucking/Grand Ave. Food Supply	1953 East 9th Street Brooklyn, NY 11223	732-248-6666
Eagle Bus, Inc.	633 Trapelo Road, Waltham, MA 02452	917-265-8868
Ecko Star Removal, Inc.	218-01 133rd Road, Springfield Gardens. NY 11413	917-478-7782
Five Star Maintenance, Inc.	151 1st Avenue, Suite 8, New York, NY 10003	212-533-6712
Gega NYC Express	PO Box 790255 Middle Village, NY 11379	917-535-5805
Great Cargo Inc.	2148 65th Street, Brooklyn, NY 11204	929-372-1818
Green Corner	801 Flushing Ave, Brooklyn, NY 11206	Not provided
Han Sung Sikpoom Trading Corp.	1826 Suydam Street, Ridgewood, NY 11385	917-476-4846
Hauppauge Transportation, Inc.	55 Kennedy Drive, Hauppauge, New York 11788	631-629-8889
J&J Farms	J&J Farms Creamery, Inc., 57-48 49th Place Maspeth, NY 11378	Not provided
Koffee Kup Bakery, inc.	59 Rathe Road, Suite 100, Colchester, VT 05446	802-495-1293
KUI TIEW /Chace Restaurant	58-82 57th Drive, Maspeth, NY 11376	718-482-8712
Long Island City Truck Repair Corp	35-44 95th Street, 8th Floor, Jackson Heights, NY 11372	347-608-5257
Luxury Van & Shuttle Bus Corp. / Nour	38-11 Ditmars Blvd, Astoria, NY 11105	917-495-1293
Midtown West Dairy Distributors, Inc.	PO Box 952 Commack, NY 11725	917-299-0080
MJC Waste Service Inc.	82-11 57th Avenue Elmhurst, NY 11373	718-496-1111
My Tech Auto Repair Shop Corp.	66-35 69th Street, Middle Village, NY 11379	718-326-0251
Nature's Land of NY Inc.	PO Box 1640 Long Island City, NY 11101	347-610-2913
New Wenzhou Moving Inc.	144-47 27th Avenue Flushing, NY 11354	718-308-7773
RDA Contracting, Inc.	101-21 Jamaica Avenue, Richmond Hill, NY 11418	917-300-2520
Safeway Services Corp.	252-36 Brattle Avenue, Little Neck, NY 11362	718-599-5454
Sea Town Fish/Sea Yown Brooklyn	330 Linden Street, Brooklyn, New York 11237	917-797-9706
Shunda Star Trading Co., Ltd.	75C Onderdonk Avenue Ridgewood, NY 11385	718-628-8018
Super Bus	46-81 Metropolitan Ave, Ridgewood, NY 11385	718-821-2100
Williamsburg Materials Corp.	52-46 69th Street, Maspeth, NY 11378	347-585-6605
Zero Below Trucking Corp.	68 South Service Road, Suite 100, Melville, NY 11747	516-587-6605
Zero Gravity Moving, LLC	66-15 52nd Drive Maspeth, NY 11378	347-557-4630

Former Site Owners:

The following table is based on review of records obtained from the New York City Department of Finance Automated City Register Information System (ACRIS).

Date	Owner	Relationship to Requestor
13 May 2019	One Stop Metro, LLC 37-30 Review Avenue Long Island City, NY 11101 Phone Number: Unknown	Seller, none
26 May 2016	255 Metro, LLC; 269 Triple J Metro, LLC; 269 Rudolph Metro, LLC; 255 Metro, LLC; Triple J Metro J, LLC; Triple J Metro B, LLC; Triple J Metro Q, LLC; Rudolph Metro J, LLC; Rudolph Metro B, LLC; Rudolph Metro Q, LLC; and One Stop Metro LLC 213-19 99 th Avenue Queens Village, NY 11429 Phone Number: Unknown	Tenant in Common Sellers, other than 255 Metro, LLC, none
17 December 2012	Willets Point Holdings LLC 127-50 Northern Boulevard Flushing, NY 11368 Phone Number: Unknown	None
24 January 2013	Metro Affiliates, Inc. c/o Atlantic Express Transportation Corp., 7 North Street Staten Island, NY 10302 Phone Number: Unknown	None
22 January 1986	Grand Metro Building Company 25 South Service Road Jericho, NY 11753 Phone Number: Unknown	None
10 February 1985	Metro Affiliates Inc. c/o Peter R. Silverman, P.C. 122 East 42 nd Street New York, NY 10017 Phone Number: Unknown	None
10 July 1980	Richard Vuola 75 Union Hill Road Marlboro, NJ 07726 Phone Number: Unknown	None
3 December 1979	Fred J. Carillo 151 Jericho Turnpike Old Westbury, NY 11568 Phone Number: Unknown	None

Date	Owner	Relationship to Requestor
4 October 1979	Grand Metro Building Corp. 25 South Service Road Jericho, NY 11753 Phone Number: Unknown	None
24 September 1979	Grand Metro Building Company 25 South Service Road Jericho, NY 11753 Phone Number: Unknown	None
24 September 1979	Brooklyn Savings Bank 221 Montague Street Brooklyn, NY 11201 Phone Number: Unknown	None
31 January 1979	Botern Realty Corp. 221 Montague Street Brooklyn, NY 11201 Phone Number: Unknown	None

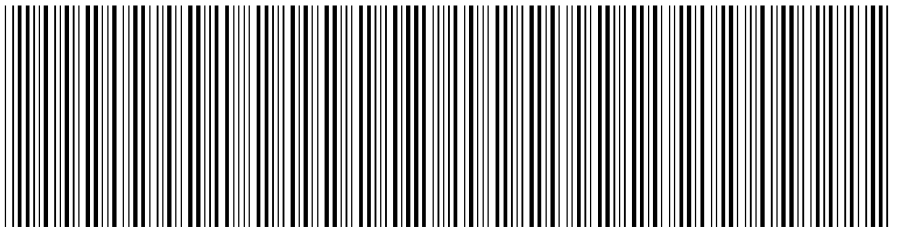
Former Site Operators:

The following table is based on a review of the April 2021 Phase I Environmental Site Assessment, prepared by Langan.

Date	Operator/Site Use	Address and Phone No.	Relationship to Requestor
1990-2013	School bus parking lot	Address and Phone Number Unknown	None
1971-2006	Bus repair shop with gasoline filling station	Address and Phone Number Unknown	None
1936-1950	Bohack Terminal	Address and Phone Number Unknown	None
1902-1914	Hardy, Voorhees and Co. Lumber and Planing Mill	Address and Phone Number Unknown	None

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 13

Document ID: 2021060400439001

Document Date: 06-02-2021

Preparation Date: 06-07-2021

Document Type: DEED

Document Page Count: 11

PRESENTER:

FIRST AMERICAN TITLE INSURANCE CO. NCS
666 THIRD AVENUE
1041944-T
NEW YORK, NY 10017
212-850-0644
JGAMBOA@FIRSTAM.COM

RETURN TO:

46-81 METRO AVE 1 LLC
C/O PROLOGIS, INC.
1800 WAZEE STREET, SUITE 500
DENVER, CO 80202

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	2611	71	Entire Lot	46-81 METROPOLITAN AVENUE
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

255 METRO, LLC
213-19 99TH AVENUE
QUEENS VILLAGE, NY 11429

GRANTEE/BUYER:

46-81 METRO AVE 1 LLC
C/O: PROLOGIS, INC., 1800 WAZEE STREET, SUITE 500
DENVER, CO 80202

☒ Additional Parties Listed on Continuation Page

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: \$ 92.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 1,121,835.75

NYS Real Estate Transfer Tax:

\$ 277,790.50

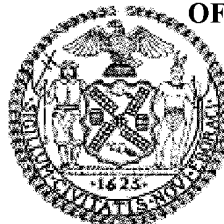
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OF THE CITY REGISTER OF THE

CITY OF NEW YORK

Recorded/Filed 06-11-2021 13:55

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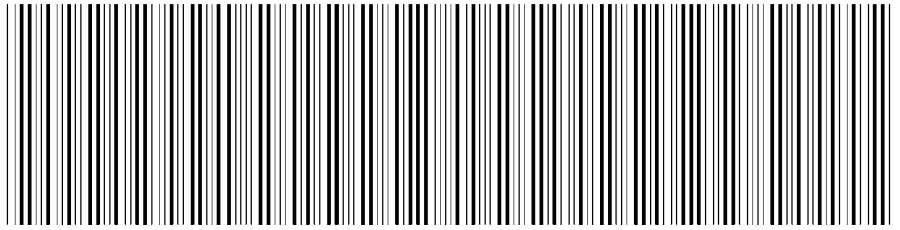
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Annette McMill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
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RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 13

Document ID: 2021060400439001

Document Date: 06-02-2021

Preparation Date: 06-07-2021

Document Type: DEED

PARTIES

GRANTOR/SELLER:

TRIPLE J METRO J, LLC
213-19 99TH AVENUE
QUEENS VILLAGE, NY 11429

GRANTOR/SELLER:

TRIPLE J METRO B, LLC
213-19 99TH AVENUE
QUEENS VILLAGE, NY 11429

GRANTOR/SELLER:

TRIPLE J METRO Q, LLC
213-19 99TH AVENUE
QUEENS VILLAGE, NY 11429

GRANTOR/SELLER:

RUDOLPH METRO J, LLC
213-19 99TH AVENUE
QUEENS VILLAGE, NY 11429

GRANTOR/SELLER:

RUDOLPH METRO B, LLC
213-19 99TH AVENUE
QUEENS VILLAGE, NY 11429

GRANTOR/SELLER:

RUDOLPH METRO Q, LLC
213-19 99TH AVENUE
QUEENS VILLAGE, NY 11429

GRANTOR/SELLER:

ONE STOP METRO LLC
213-19 99TH AVENUE
QUEENS VILLAGE, NY 11429

BARGAIN AND SALE DEED

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

THIS INDENTURE, made the ^{*}2nd day of June, 2021.

BETWEEN ^{*AS OF} **255 METRO, LLC**, a Delaware limited liability company (as to an undivided 20.43% interest), **TRIPLE J METRO J, LLC**, a Delaware limited liability company (as to an undivided 7.25% interest), **TRIPLE J METRO B, LLC**, a Delaware limited liability company (as to an undivided 7.25% interest); **TRIPLE J METRO Q, LLC**, a Delaware limited liability company (as to an undivided 7.25% interest); **RUDOLPH METRO J, LLC**, a Delaware limited liability company (as to an undivided 7.25% interest); **RUDOLPH METRO B, LLC**, a Delaware limited liability company (as to an undivided 7.25% interest); **RUDOLPH METRO Q, LLC**, a Delaware limited liability company (as to an undivided 7.25% interest); and **ONE STOP METRO LLC**, a New York limited liability company (as to an undivided 5.00% interest), all having an address at 213-19 99th Avenue, Queens Village, New York 11429

party of the first part, and

46-81 METRO AVE 1 LLC, a Delaware limited liability company, having an address at c/o Prologis, Inc., 1800 Wazee Street, Suite 500, Denver, Colorado 80202

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars (\$10.00) and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York and more particularly described on **Exhibit A** attached hereto (the "**Property**"), known by street address as 46-81/46-91 Metropolitan Avenue, Flushing, New York.

BEING AND INTENDED TO BE the same Property conveyed to the party of the first part by (i) deed dated 05/26/2016 and recorded on 06/09/2016 at CRFN #2016000195780, and (ii) deed dated 05/13/2019 and recorded on 05/22/2019 at CRFN #2019000162010.

THIS CONVEYANCE IS INTENDED TO CONVEY A SIXTY-EIGHT AND 93/100 PERCENT (68.93%) UNDIVIDED INTEREST IN THE PROPERTY OWNED IN TOTAL BY THE PARTY OF THE FIRST PART

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 Property 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 Property; **TO HAVE AND TO HOLD** the Property 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 Property 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.

[Signature pages follow immediately]

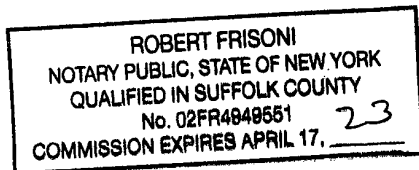
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

255 METRO, LLC,
a Delaware limited liability company

By: X
Name: James Juliano
Title: Manager

STATE OF NEW YORK)
COUNTY OF Queens)

On the 27 day of May, 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared James Juliano 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.



[Signature]
Notary Public

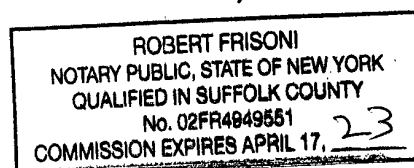
TRIPLE J METRO J, LLC,
a Delaware limited liability company

By: X
Name: James Juliano
Title: Manager

STATE OF NEW YORK)
COUNTY OF Queens)

On the 27 day of May, 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared James Juliano 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.

[Signature]
Notary Public



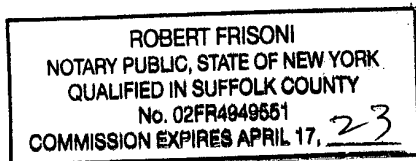
Deed

TRIPLE J METRO B, LLC,
a Delaware limited liability company

By: X
Name: James Juliana
Title: Manager

STATE OF NEW YORK)
COUNTY OF Queens)

On the 27 day of May, 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared James Juliana 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.



[Signature]
Notary Public

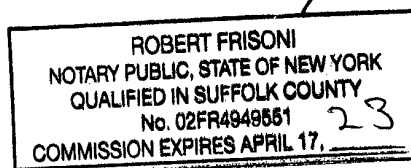
TRIPLE J METRO Q, LLC,
a Delaware limited liability company

By: X
Name: James Juliana
Title: Manager

STATE OF NEW YORK)
COUNTY OF Queens)

On the 27 day of May, 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared James Juliana 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.

[Signature]
Notary Public

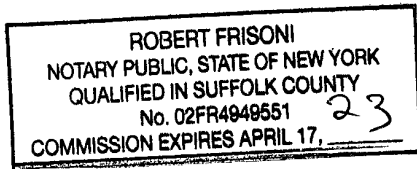


RUDOLPH METRO J, LLC,
a Delaware limited liability company

By: ☒
Name: Raymond Rudolph
Title: manager

STATE OF NEW YORK)
COUNTY OF Queens

On the 27 day of May, 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared Raymond Rudolph 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.



[Signature]
Notary Public

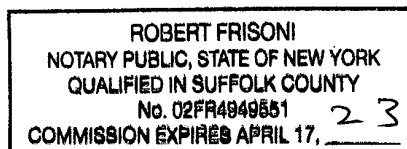
RUDOLPH METRO B, LLC,
a Delaware limited liability company

By: ☒
Name: Raymond Rudolph
Title: Manager

STATE OF NEW YORK)
COUNTY OF Queens

On the 27 day of May, 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared Raymond Rudolph 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.

[Signature]
Notary Public



RUDOLPH METRO Q, LLC,
a Delaware limited liability company

By: X

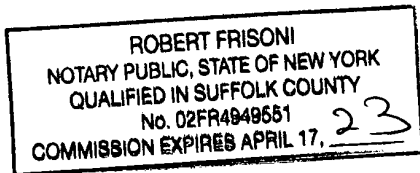
Name: Raymond Rudolph

Title: Manager

STATE OF NEW YORK)

COUNTY OF Queens

On the 27 day of May, 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared Raymond Rudolph 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.



[Signature]
Notary Public

ONE STOP METRO LLC,
a New York limited liability company

By: _____

Name: Alan Dern

Title: Managing Member

STATE OF NEW YORK)

COUNTY OF)

On the _____ day of _____, 2021 before me, the undersigned, a Notary Public in and for said State, 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

RUDOLPH METRO Q, LLC,
a Delaware limited liability company

By: X
Name: Raymond Rudolph
Title: Manager

STATE OF NEW YORK)

COUNTY OF)

On the _____ day of _____, 2021 before me, the undersigned, a Notary Public in and for said State, 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

ONE STOP METRO LLC,
a New York limited liability company

By: [Signature]
Name: Alan Dern
Title: Managing Member

STATE OF NEW YORK)

COUNTY OF Queens)

On the 27 day of May, 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared Alan Dern 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

ROBERT FRISONI
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN SUFFOLK COUNTY
No. 02FR4949551
COMMISSION EXPIRES APRIL 17, 23

Deed

EXHIBIT "A"

[Follows immediately]

LEGAL DESCRIPTION OF THE PROPERTY

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, being part of Lot 71 in Block 2611, Section 14, as laid out on Queens Land and Tax Map and more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Metropolitan Avenue at the division line between the premises herein described and the land now or formerly of William Dykes, said point of beginning being 438.68 feet as measured along the northerly side of Metropolitan Avenue from its intersection with the westerly line of Long Island Railroad-Bushwick Branch;

RUNNING THENCE the following courses and distances;

1. North 26 degrees 52 minutes 30 seconds west 43.95 feet;
2. North 37 degrees 28 minutes 29 seconds west 100.00 feet;
3. North 20 degrees 34 minutes 13 seconds west 16.17 feet;
4. North 3 degrees 31 minutes 14 seconds west 50.00 feet;
5. North 9 degrees 19 minutes 00 seconds west 50.00 feet;
6. North 3 degrees 45 minutes 45 seconds east 50.00 feet;
7. North 12 degrees 01 minutes 58 seconds east 50.00 feet;
8. North 18 degrees 17 minutes 10 seconds east 35.50 feet;
9. North 9 degrees 03 minutes 55 seconds west 177.52 feet;
10. North 26 degrees 01 minutes 38 seconds west 53.17 feet;
11. North 33 degrees 37 minutes 10 seconds west 223.80 feet;

[Legal Description continues on next page]

12. North 10 degrees 52 minutes 17 seconds west 26.67 feet to the United Stairs Pierhead and Bulkhead line, which were approved by the War Dept. January 21, 1920 and held by the City of New York, on Alteration Map No. 890, to the final Map of the Borough of Queens, and also held by the City of New York on the Draft Damage Map of Newtown Creek;

THENCE along said U.S. Pierhead and Bulkhead line north 61 degrees 43 minutes 43 seconds east, a distance of 36.83 feet to a point;

THENCE in a southeasterly direction along the southerly side of a private basin south 67 degrees 56 minutes 38 seconds east a distance of 481.55 feet to a point;

THENCE south 22 degrees 42 minutes 04 seconds west a distance of 79.61 feet to a fence posts;

THENCE the following two course and distances;

1. South 67 degrees 31 minutes 56 seconds east 99.01 feet;
2. South 22 degrees 11 minutes 57 seconds west 113.41 feet to a fence post;

THENCE south 27 degrees 12 minute 11 seconds east 20.25 feet;

THENCE on a curve to the left having a radius of 337 feet and an arc length of 82.74 feet (81.14 feet actual) to a point;

THENCE south 6 degrees 44 minutes 49 seconds west 2.07 feet to the corner of a one-story concrete and stucco building;

THENCE along the said building south 37 degrees 45 minutes 15 seconds feet 156.84 feet to a point;

THENCE south 52 degrees 14 minutes 45 seconds east 16.04 feet to a point;

THENCE south 37 degrees 45 minutes 15 seconds west 136.74 foot to a point;

THENCE south 51 degrees 43 minutes 30 seconds east, a distance of 163.60;

THENCE south 11 degrees 46 minutes 01 seconds west a distance of 46.07 feet to the northerly side of Metropolitan Avenue;

THENCE along said northerly side of Metropolitan Avenue, north 77 degrees 10 minutes 30 seconds west a distance of 138.05 feet to the point or place of BEGINNING.

[End of Legal Description]

BARGAIN AND SALE DEED

255 METRO, LLC, a Delaware limited liability company (as to an undivided 20.43% interest), **TRIPLE J METRO J, LLC**, a Delaware limited liability company (as to an undivided 7.25% interest), **TRIPLE J METRO B, LLC**, a Delaware limited liability company (as to an undivided 7.25% interest); **TRIPLE J METRO Q, LLC**, a Delaware limited liability company (as to an undivided 7.25% interest); **RUDOLPH METRO J, LLC**, a Delaware limited liability company (as to an undivided 7.25% interest); **RUDOLPH METRO B, LLC**, a Delaware limited liability company (as to an undivided 7.25% interest); **RUDOLPH METRO Q, LLC**, a Delaware limited liability company (as to an undivided 7.25% interest); and **ONE STOP METRO LLC**, a New York limited liability company (as to an undivided 5.00% interest)

TO

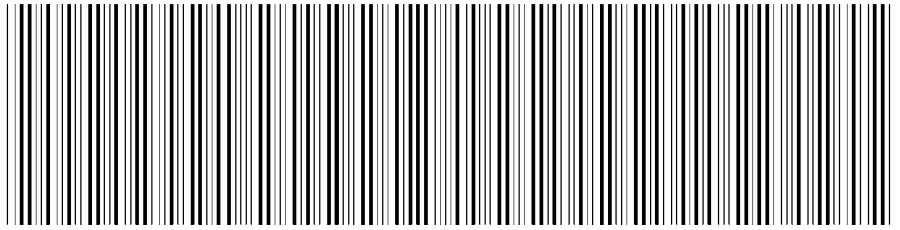
46-81 METRO AVE 1 LLC, a Delaware limited liability company

ADDRESS: 46-81/46-91 Metropolitan Avenue
Flushing, New York
BLOCK: 2611
LOT: 71
COUNTY: Queens

RETURN BY MAIL TO:

46-81 METRO AVE 1 LLC
c/o Prologis, Inc.
1800 Wazee Street, Suite 500
Denver, Colorado 80202
Attn.: Gayle Orman

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



2021060400439001001S0C2A

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2021060400439001
Document Type: DEED

Document Date: 06-02-2021

Preparation Date: 06-07-2021

ASSOCIATED TAX FORM ID: 2021052700206

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

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

1
7



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: 2611 LOT: 71
- (2) Property Address: 46-81 METROPOLITAN AVENUE, QUEENS, NY 11385
- (3) Owner's Name: 46-81 METRO AVE 1 LLC
- Additional Name:

Affirmation:



You have visited DOF'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:

46-81 Metro Ave 1 LLC

Signature:

[Handwritten Signature]

Date (mm/dd/yyyy)

6/2/21

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

Jason E. Bost, Vice President

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 46-81 METROPOLITAN AVENUE QUEENS 11385
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 46-81 METRO AVE 1 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 ACRES
 FRONT FEET DEPTH

Check the boxes below as they apply:

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

8. Seller Name 255 METRO, 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 2 / 11 / 2021
 Month Day Year

11. Date of Sale / Transfer 6 / 2 / 2021
 Month Day Year

12. Full Sale Price \$ 4,273,660.00

(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

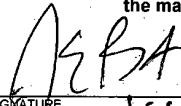
15. Building Class E, 1 16. Total Assessed Value (of all parcels in transfer) 2,013,300

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

QUEENS 2611 71

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 46-81 Metro Ave 1 LLC		BUYER'S ATTORNEY	
C/O: PROLOGIS, INC. 1800 WAZEE STREET, SUITE 500		LAST NAME	FIRST NAME
STREET NUMBER	STREET NAME (AFTER SALE)	AREA CODE	TELEPHONE NUMBER
DENVER			SELLER
CITY OR TOWN	STATE	ZIP CODE	DATE
	CO	80202	

2021052700206201

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 C/O: PROLOGIS, INC. 1800 WAZEE STREET, SUITE 500		DATE		LAST NAME		FIRST NAME	
STREET NUMBER DENVER		STREET NAME (AFTER SALE)		AREA CODE 255 Metro, LLC		TELEPHONE NUMBER SELLER	
CITY OR TOWN		STATE CO		ZIP CODE 80202		DATE 5/27/21	
				SELLER SIGNATURE James Juliano, mgr			

2021052700206201

Grantee (Buyer)

LAST NAME / COMPANY

Grantor (Seller)

TRIPLE J METRO B, LLC

FIRST NAME

By X

FIRST NAME James Juliano, Mgr

LAST NAME / COMPANY

Grantee (Buyer)

TRIPLE J METRO J, LLC

By X

FIRST NAME James Juliano, Mgr

LAST NAME / COMPANY

Grantor (Seller)

TRIPLE J METRO Q, LLC

By X

FIRST NAME James Juliano Mgr

LAST NAME / COMPANY

Grantee (Buyer)

LAST NAME / COMPANY

Grantor (Seller)

RUDOLPH METRO J, LLC

FIRST NAME

By X

FIRST NAME Raymond Rudolph, Mgr

LAST NAME / COMPANY

Grantee (Buyer)

LAST NAME / COMPANY

Grantor (Seller)

RUDOLPH METRO B, LLC

FIRST NAME

By X

FIRST NAME Raymond Rudolph, Mgr

LAST NAME / COMPANY

Grantee (Buyer)

LAST NAME / COMPANY

Grantor (Seller)

RUDOLPH METRO Q, LLC

FIRST NAME

X

FIRST NAME Raymond Rudolph, Mgr

LAST NAME / COMPANY

Grantee (Buyer)

LAST NAME / COMPANY

Grantor (Seller)

ONE STOP METRO LLC

FIRST NAME

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

FIRST NAME

LAST NAME / COMPANY

202105270020620101

Grantee (Buyer)

LAST NAME / COMPANY

Grantor (Seller)

TRIPLE J METRO B, LLC

LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

By X
FIRST NAME James Juliano, Mgr

LAST NAME / COMPANY

Grantor (Seller)

TRIPLE J METRO Q, LLC

LAST NAME / COMPANY

Grantee (Buyer)

By X
FIRST NAME James Juliano, MgrBy X
FIRST NAME James Juliano Mgr

LAST NAME / COMPANY

Grantor (Seller)

RUDOLPH METRO J, LLC

LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

By X
FIRST NAME Raymond Rudolph, Mgr

LAST NAME / COMPANY

Grantor (Seller)

RUDOLPH METRO B, LLC

LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

By X
FIRST NAME Raymond Rudolph, Mgr

LAST NAME / COMPANY

Grantor (Seller)

RUDOLPH METRO Q, LLC

LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

X
FIRST NAME Raymond Rudolph, Mgr

LAST NAME / COMPANY

Grantor (Seller)

ONE STOP METRO LLC

LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

X
FIRST NAME Alan Bern, mgr-member

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

LAST NAME / COMPANY

FIRST NAME

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.

BUYERS

_____ Buyer Signature	_____ Date
_____ Buyer Signature	_____ Date
_____ Buyer Signature	_____ Date
_____ Buyer Signature	_____ Date
_____ Buyer Signature	_____ Date
_____ Buyer Signature	_____ Date
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_____ Buyer Signature	_____ Date
_____ Buyer Signature	_____ Date
_____ Buyer Signature	_____ Date

SELLERS

By <u>X</u>	<u>265 Metro, LLC</u> Seller Signature <u>James Juliano, mgr</u>	<u>5/27/21</u> Date
By <u>X</u>	<u>Triple Metro J, LLC</u> Seller Signature <u>James Juliano mgr</u>	<u>5/27/21</u> Date
By <u>X</u>	<u>Triple Metro B, LLC</u> Seller Signature <u>James Juliano, mgr</u>	<u>5/27/21</u> Date
By <u>X</u>	<u>Triple Metro A, LLC</u> Seller Signature <u>James Juliano, mgr</u>	<u>5/27/21</u> Date
By <u>X</u>	<u>Triple Metro J, LLC</u> Seller Signature <u>Raymond Rudolph, mgr</u>	<u>5/27/21</u> Date
By <u>X</u>	<u>Triple Metro B, LLC</u> Seller Signature <u>Raymond Rudolph, mgr</u>	<u>5/27/21</u> Date
By <u>X</u>	<u>Triple Metro A, LLC</u> Seller Signature <u>Raymond Rudolph, mgr</u>	<u>5/27/21</u> Date
By <u>X</u>	<u>One Stop Metro, LLC</u> Seller Signature <u>Alan Dorn, mgr member</u>	<u>5/27/21</u> Date
_____ Seller Signature	_____ Date	
_____ Seller Signature	_____ Date	
_____ Seller Signature	_____ Date	
_____ Seller Signature	_____ Date	
_____ Seller Signature	_____ Date	
_____ Seller Signature	_____ Date	

2021052700206201

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.

BUYERS

Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date
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Buyer Signature	Date

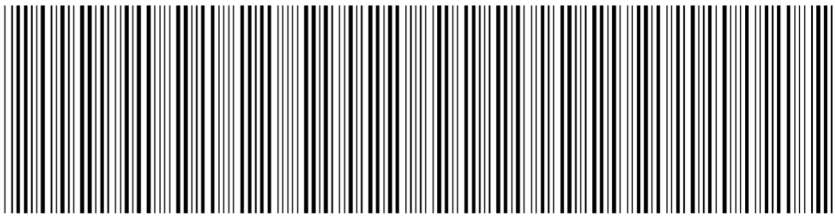
SELLERS

By <u>X</u>	Seller Signature 255 Metro, LLC James Juliano, mgr	Date
	Seller Signature Triple J Metro J, LLC	Date
By <u>X</u>	Seller Signature James Juliano mgr	Date
	Seller Signature Triple J Metro B, LLC	Date
By <u>X</u>	Seller Signature James Juliano, mgr	Date
	Seller Signature Triple J Metro Q, LLC	Date
By <u>X</u>	Seller Signature James Juliano, mgr	Date
	Seller Signature Rudolph Metro J, LLC	Date
By <u>X</u>	Seller Signature Raymond Rudolph, mgr	Date
	Seller Signature Rudolph Metro B, LLC	Date
By <u>X</u>	Seller Signature Raymond Rudolph, mgr	Date
	Seller Signature Rudolph Metro Q, LLC	Date
By <u>X</u>	Seller Signature Raymond Rudolph, mgr	Date
	Seller Signature One Stop Metro, LLC	Date
By <u>X</u>	Seller Signature Alan Dorn, mgr member	Date
	Seller Signature	Date
	Seller Signature	Date
	Seller Signature	Date
	Seller Signature	Date
	Seller Signature	Date

2021052700206201

**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.



2016060301037001001E5526

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 7

Document ID: 2016060301037001

Document Date: 05-26-2016

Preparation Date: 06-03-2016

Document Type: DEED

Document Page Count: 5

PRESENTER:

GOLD STAR ABSTRACT, LLC
525 NORTHERN BLVD., SUITE 205
GOL-15-6589-Q
GREAT NECK, NY 11021
516-327-4500
SHARON@TITLESR.US

RETURN TO:

ROBERT FRISONI RSQ
527 TOWN LINE ROAD
SUITE 300
HAUPPAUGE, NY 11788

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	2611	71	Entire Lot	46-81 METROPOLITAN AVENUE

Property Type: COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
QUEENS	2611	71	Entire Lot	46-91 METROPOLITAN AVENUE

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

WILLETS POINT HOLDINGS LLC
127-50 NORTHERN BLVD.
FLUSHING, NY 11368

GRANTEE/BUYER:

255 METRO, LLC
213-19 99TH AVENUE
QUEENS VILLAGE, NY 11429

☒ Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 62.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 603,750.00

NYS Real Estate Transfer Tax:

\$ 92,000.00

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

CITY OF NEW YORK

Recorded/Filed 06-09-2016 16:50

City Register File No.(CRFN):

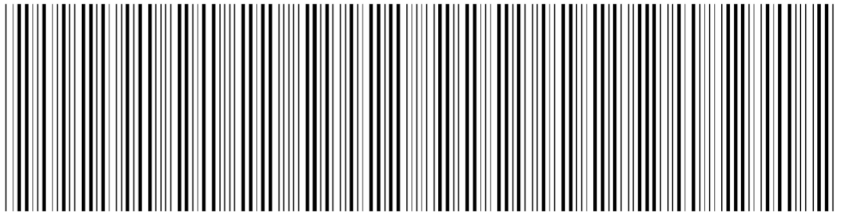
2016000195780



Annette McMill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2016060301037001001C57A6

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 7

Document ID: 2016060301037001

Document Date: 05-26-2016

Preparation Date: 06-03-2016

Document Type: DEED

PARTIES

GRANTEE/BUYER:

269 TRIPLE J METRO, LLC
213-19 99TH AVENUE
QUEENS VILLAGE, NY 11429

GRANTEE/BUYER:

269 RUDOLPH METRO, LLC
213-19 99TH AVENUE
QUEENS VILLAGE, NY 11429

GRANTEE/BUYER:

TRIPLE J METRO J, LLC
213-19 99TH AVENUE
QUEENS VILLAGE, NY 11429

GRANTEE/BUYER:

TRIPLE J METRO B, LLC
213-19 99TH AVENUE
QUEENS VILLAGE, NY 11429

GRANTEE/BUYER:

TRIPLE J METRO Q, LLC
213-19 99TH AVENUE
QUEENS VILLAGE, NY 11429

GRANTEE/BUYER:

RUDOLPH METRO J, LLC
213-19 99TH AVENUE
QUEENS VILLAGE, NY 11429

GRANTEE/BUYER:

RUDOLPH METRO B, LLC
213-19 99TH AVENUE
QUEENS VILLAGE, NY 11429

GRANTEE/BUYER:

RUDOLPH METRO Q, LLC
213-19 99TH AVENUE
QUEENS VILLAGE, NY 11429

606-16-6589-Q

THIS INDENTURE, made the 26th day of May, 2016,

BETWEEN

WILLETS POINT HOLDINGS, LLC, a New York limited liability company, having an office at 127-50 Northern Boulevard, Flushing, New York 11368,

party of the first part, and

255 METRO, LLC, a Delaware limited liability company, having an undivided 25.43% tenant-in-common interest, **269 TRIPLE J METRO, LLC**, a Delaware limited liability company, having an undivided 15.535% tenant-in-common interest, **269 RUDOLPH METRO, LLC**, a Delaware limited liability company, having an undivided 15.535% tenant-in-common interest, **TRIPLE J METRO J, LLC**, a Delaware limited liability company, having an undivided 7.25% tenant-in-common interest, **TRIPLE J METRO B, LLC**, a Delaware limited liability company, having an undivided 7.25% tenant-in-common interest, **TRIPLE J METRO Q, LLC**, a Delaware limited liability company, having an undivided 7.25% tenant-in-common interest, **RUDOLPH METRO J, LLC**, a Delaware limited liability company, having an undivided 7.25% tenant-in-common interest, **RUDOLPH METRO B, LLC**, a Delaware limited liability company, having an undivided 7.25% tenant-in-common interest, and **RUDOLPH METRO Q, LLC**, a Delaware limited liability company, having an undivided 7.25% tenant-in-common interest, all having an office at 213-19 99th Avenue, Queens Village, New York 11429,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten (\$10.00) Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

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

BEING AND INTENDED TO BE the same premises conveyed to the party of the first part by deed dated December 17, 2012 and recorded January 24, 2013 in CRFN # 2013000032913.

SAID PREMISES KNOWN AS 46-81/46-91 METROPOLITAN AVENUE, QUEENS, NEW YORK (A/K/A BLOCK 2611; LOT 71).

THIS DEED IS SUBJECT TO THE FOLLOWING RESTRICTION WHICH SHALL RUN WITH THE LAND: GRANTEE AND GRANTEE'S SUCCESSORS AND ASSIGNS SHALL NOT USE THE PREMISES AS AN ASPHALT PRODUCTION PLANT WITHOUT THE CONSENT OF GRANTOR AND ITS SUCCESSORS OR ASSIGNS.

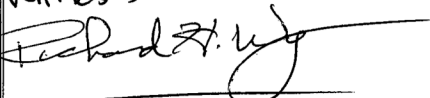
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises;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

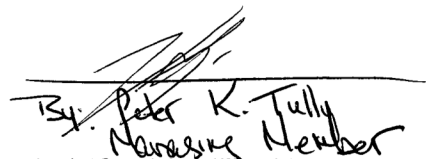
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of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

Witness:



Willets Point Holdings, LLC


By: Peter K. Tully
Managing Member

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of QUEENS

ss:

State of New York, County of

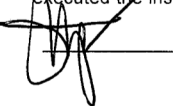
ss:

On the 26th day of May in the year 2016
before me, the undersigned, personally appeared

Peter K. Tully, Member
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.

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.


(signature and office of individual taking
acknowledgment)

SUZANNE COGNETTA
Notary Public, State of New York
No. 01CO5042180
Qualified in Nassau County
Commission Expires April 17, 2019

(signature and office of individual taking
acknowledgment)

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

Title No. _____

SECTION
BLOCK 2611
LOT 71
COUNTY Queens
STREET ADDRESS

RETURN BY MAIL TO:

Robert J. Frisoni, Esq.
Frisoni & Associates, PC
527 Town Line Road
Suite 300
Hauppauge, NY 11788

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

STEWART TITLE INSURANCE COMPANY

**SCHEDULE A
DESCRIPTION OF PREMISES**

Title No. GOL-15-6589-Q
Policy No. O-8911-000727768

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, being part of Lot 71 in Block 2611, Section 14, as laid out on Queens Land and Tax Map and more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Metropolitan Avenue at the division line between the premises herein described and the land now or formerly of William Dykes, said point of beginning being 438.68 feet as measured along the northerly side of Metropolitan Avenue from its intersection with the westerly line of Long Island Railroad-Bushwick Branch;

RUNNING THENCE the following courses and distances;

1. North 26 degrees 52 minutes 30 seconds west 43.95 feet;
2. North 37 degrees 28 minutes 29 seconds west 100.00 feet;
3. North 20 degrees 34 minutes 13 seconds west 16.17 feet;
4. North 3 degrees 31 minutes 14 seconds west 50.00 feet;
5. North 9 degrees 19 minutes 00 seconds west 50.00 feet;
6. North 3 degrees 45 minutes 45 seconds east 50.00 feet;
7. North 12 degrees 01 minutes 58 seconds east 50.00 feet;
8. North 18 degrees 17 minutes 10 seconds east 35.50 feet;
9. North 9 degrees 03 minutes 55 seconds west 177.52 feet;
10. North 26 degrees 01 minutes 38 seconds west 53.17 feet;
11. North 33 degrees 37 minutes 10 seconds west 223.80 feet;

CONTINUED

STEWART TITLE INSURANCE COMPANY

12. North 10 degrees 52 minutes 17 seconds west 26.67 feet to the United Stairs Pierhead and Bulkhead line, which were approved by the War Dept. January 21, 1920 and held by the City of New York, on Alteration Map No. 890, to the final Map of the Borough of Queens, and also held by the City of New York on the Draft Damage Map of Newtown Creek;

THENCE along said U.S. Pierhead and Bulkhead line north 61 degrees 43 minutes 43 seconds east, a distance of 36.83 feet to a point;

THENCE in a southeasterly direction along the southerly side of a private basin south 67 degrees 56 minutes 38 seconds east a distance of 481.55 feet to a point;

THENCE south 22 degrees 42 minutes 04 seconds west a distance of 79.61 feet to a fence posts;

THENCE the following two course and distances;

1. South 67 degrees 31 minutes 56 seconds east 99.01 feet;
2. South 22 degrees 11 minutes 57 seconds west 113.41 feet to a fence post;

THENCE south 27 degrees 12 minute 11 seconds east 20.25 feet;

THENCE on a curve to the left having a radius of 337 feet and an arc length of 82.74 feet (81.14 feet actual) to a point;

THENCE south 6 degrees 44 minutes 49 seconds west 2.07 feet to the corner of a one-story concrete and stucco building;

THENCE along the said building south 37 degrees 45 minutes 15 seconds feet 156.84 feet to a point;

THENCE south 52 degrees 14 minutes 45 seconds east 16.04 feet to a point;

THENCE south 37 degrees 45 minutes 15 seconds west 136.74 foot to a point;

THENCE south 51 degrees 43 minutes 30 seconds east, a distance of 163.60;

CONTINUED

STEWART TITLE INSURANCE COMPANY

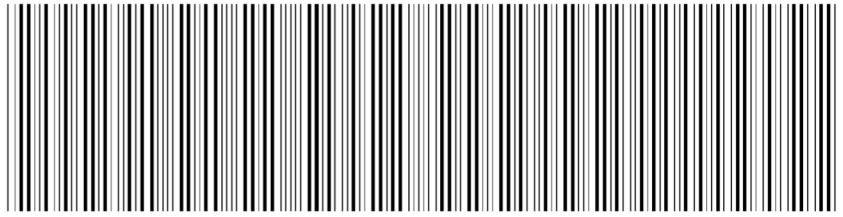
THENCE south 11 degrees 46 minutes 01 seconds west a distance of 46.07 feet to the northerly side of Metropolitan Avenue;

THENCE along said northerly side of Metropolitan Avenue, north 77 degrees 10 minutes 30 seconds west a distance of 138.05 feet to the point or place of BEGINNING.

SCHEDULE A

A.L.T.A 2006 OWNERS POLICY

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



2016060301037001001S9BA7

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2016060301037001

Document Date: 05-26-2016

Preparation Date: 06-03-2016

Document Type: DEED

ASSOCIATED TAX FORM ID: 2016051100270

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT

4

FOR CITY USE ONLY

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

C3. Book OR C4. Page
 C5. CRFN



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 46-81 METROPOLITAN AVENUE QUEENS 11385
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 255 METRO, LLC
 LAST NAME / COMPANY FIRST NAME

269 TRIPLE J METRO, LLC
 LAST NAME / COMPANY FIRST NAME

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

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

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

8. Seller Name WILLETS POINT HOLDINGS 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

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

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

Check the boxes below as they apply:

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

SALE INFORMATION

10. Sale Contract Date 10 / 6 / 2015
 Month Day Year

11. Date of Sale / Transfer 5 / 26 / 2016
 Month Day Year

12. Full Sale Price \$ 2,300,000
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

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

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

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

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

15. Building Class E, 1 16. Total Assessed Value (of all parcels in transfer) 2,807,100
 17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

QUEENS 2611 71 QUEENS 2611 71

201605110027020107

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 5/26/16	
BUYER'S ATTORNEY	
BUYER SIGNATURE <i>[Signature]</i> 213-19 99TH AVENUE	DATE 5/26/16
STREET NUMBER 213-19	STREET NAME (AFTER SALE) 99TH AVENUE
CITY OR TOWN QUEENS VILLAGE	STATE NY
ZIP CODE 11429	AREA CODE 212
TELEPHONE NUMBER 5126116	SELLER
SELLER SIGNATURE <i>[Signature]</i>	DATE 5/26/16

By *Peter K. Tully*,
Member

Grantee (Buyer)

269 RUDOLPH METRO, LLC

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

TRIPLE J METRO J, LLC

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

TRIPLE J METRO B, LLC

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

TRIPLE J METRO Q, LLC

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

RUDOLPH METRO J, LLC

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

RUDOLPH METRO B, LLC

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

RUDOLPH METRO Q, LLC

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

LAST NAME / COMPANY

FIRST NAME

201605110027020107

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.

BUYERS

[illegible][illegible]

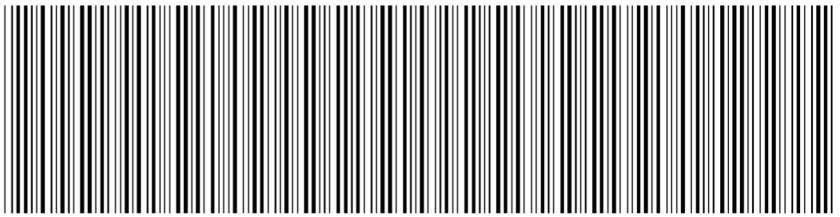
SELLERS

[illegible]

2016051100270201

**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.



2019052100151001001E94AA

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2019052100151001

Document Date: 05-13-2019

Preparation Date: 05-21-2019

Document Type: DEED

Document Page Count: 3

PRESENTER:

GOLD STAR ABSTRACT, LLC
1981 MARCUS AVENUE, SUITE E123
GOL-1009085-Q
LAKE SUCCESS, NY 11042
516-327-4500
SHARON@TITLESR.US

RETURN TO:

ANDREW L CRABTREE ESQ
225 BROADHOLLOW ROAD
SUITE 303
MELVILLE, NY 11747

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	2611	71	Entire Lot	46-81 METROPOLITAN AVENUE

Property Type: COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
QUEENS	2611	71	Entire Lot	46-91 METROPOLITAN AVENUE

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

255 METRO, LLC
213-19 99TH AVENUE
QUEENS VILLAGE, NY 11429

GRANTEE/BUYER:

ONE STOP METRO, LLC
37-30 REVIEW AVENUE
LONG ISLAND CITY, NY 11101

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
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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:

	\$	6,445.66
--	----	----------

NYS Real Estate Transfer Tax:

	\$	1,810.00
--	----	----------

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

CITY OF NEW YORK

Recorded/Filed 05-22-2019 13:14

City Register File No.(CRFN):

2019000162010



Annette McMill

City Register Official Signature

606-1009085-Q

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

THIS INDENTURE, made the 13th day of MAY, 2019,

BETWEEN

255 METRO, LLC, a Delaware limited liability company, having an office at 213-19 99th Avenue, Queens Village, New York 11429 (as to an undivided five (5%) percent tenant-in-common interest)

party of the first part, and

ONE STOP METRO, LLC, a New York limited liability company, having an office at 37-30 Review Avenue, Long Island City, NY 11101

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten (\$10.00) Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

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

THIS CONVEYANCE IS INTENDED TO CONVEY AN UNDIVIDED FIVE (5%) PERCENT TENANT-IN-COMMON INTEREST IN THE PREMISES HELD BY THE PARTY OF THE FIRST PART TO THE PARTY OF THE SECOND PART.

THIS CONVEYANCE IS FURTHER INTENDED TO CONFIRM THAT THE PARTY OF THE FIRST PART SHALL RETAIN AN UNDIVIDED TWENTY AND 43/100 (20.43%) PERCENT TENANT-IN-COMMON INTEREST IN THE PREMISES.

BEING AND INTENDED TO BE the same premises conveyed to the party of the first part by deed dated May 26, 2016 and recorded on June 9, 2016 at CRFN #2016000195780.

SAID PREMISES KNOWN BY STREET ADDRESS AS 46-81/46-91 METROPOLITAN AVENUE, QUEENS, NEW YORK.

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

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

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

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

IN PRESENCE OF:

255 METRO, LLC

By:

James Juliano, Managing Member

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of Queens

ss:

State of New York, County of

ss:

On the 3rd day of May, 2019

before me, the undersigned, personally appeared

JAMES JULIANO

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.

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.

(signature and office of individual taking acknowledgment)

(signature and office of individual taking acknowledgment)



Carolyn P Guinan
#01GU6233691
1/3/2023

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory or Country) 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, and that such individual made such appearance before the undersigned in the

(insert the City or other political subdivision)

in _____ (and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

BARGAIN AND SALE DEED

WITH COVENANT AGAINST GRANTOR'S ACTS

Title No. _____

SECTION

BLOCK 2611

LOT 71

COUNTY Queens

STREET ADDRESS

RETURN BY MAIL TO:

Andrew L. Crabtree, Esq.
225 Broadhollow Road
Suite 303
Melville, New York 11747

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

SCHEDULE "A"

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, being part of Lot 71 in Block 2611, Section 14, as laid out on Queens Land and Tax Map and more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Metropolitan Avenue at the division line between the premises herein described and the land now or formerly of William Dykes, said point of beginning being 438.68 feet as measured along the northerly side of Metropolitan Avenue from its intersection with the westerly line of Long Island Railroad-Bushwick Branch;

RUNNING THENCE the following courses and distances;

1. North 26 degrees 52 minutes 30 seconds west 43.95 feet;
2. North 37 degrees 28 minutes 29 seconds west 100.00 feet;
3. North 20 degrees 34 minutes 13 seconds west 16.17 feet;
4. North 3 degrees 31 minutes 14 seconds west 50.00 feet;
5. North 9 degrees 19 minutes 00 seconds west 50.00 feet;
6. North 3 degrees 45 minutes 45 seconds east 50.00 feet;
7. North 12 degrees 01 minutes 58 seconds east 50.00 feet;
8. North 18 degrees 17 minutes 10 seconds east 35.50 feet;
9. North 9 degrees 03 minutes 55 seconds west 177.52 feet;
10. North 26 degrees 01 minutes 38 seconds west 53.17 feet;

11. North 33 degrees 37 minutes 10 seconds west 223.80 feet;

12. North 10 degrees 52 minutes 17 seconds west 26.67 feet to the United Stairs Pierhead and Bulkhead line, which were approved by the War Dept. January 21, 1920 and held by the City of New York, on Alteration Map No. 890, to the final Map of the Borough of Queens, and also held by the City of New York on the Draft Damage Map of Newtown Creek;

THENCE along said U.S. Pierhead and Bulkhead line north 61 degrees 43 minutes 43 seconds east, a distance of 36.83 feet to a point;

THENCE in a southeasterly direction along the southerly side of a private basin south 67 degrees 56 minutes 38 seconds east a distance of 481.55 feet to a point;

THENCE south 22 degrees 42 minutes 04 seconds west a distance of 79.61 feet to a fence posts;

THENCE the following two course and distances;

1. South 67 degrees 31 minutes 56 seconds east 99.01 feet;
2. South 22 degrees 11 minutes 57 seconds west 113.41 feet to a fence post;

THENCE south 27 degrees 12 minutes 11 seconds east 20.25 feet;

THENCE on a curve to the left having a radius of 337 feet and an arc length of 82.74 feet (81.14 feet actual) to a point;

THENCE south 6 degrees 44 minutes 49 seconds west 2.07 feet to the corner of a one-story concrete and stucco building;

THENCE along the said building south 37 degrees 45 minutes 15 seconds west 156.84 feet to a point;

THENCE south 52 degrees 14 minutes 45 seconds east 16.04 feet to a point;

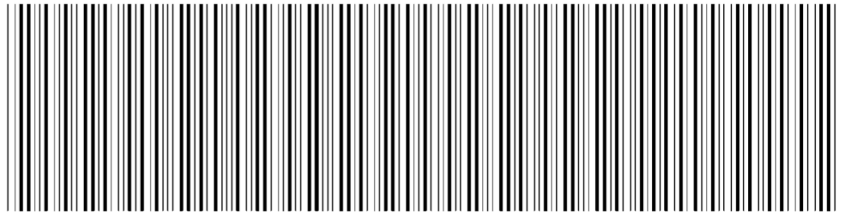
THENCE south 37 degrees 45 minutes 15 seconds west 136.74 feet to a point;

THENCE south 51 degrees 43 minutes 30 seconds east, a distance of 163.60;

THENCE south 11 degrees 46 minutes 01 seconds west a distance of 46.07 feet to the northerly side of Metropolitan Avenue;

THENCE along said northerly side of Metropolitan Avenue, north 77 degrees 10 minutes 30 seconds west a distance of 138.05 feet to the point or place of BEGINNING.

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



2019052100151001001S5A2B

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2019052100151001

Document Date: 05-13-2019

Preparation Date: 05-21-2019

Document Type: DEED

ASSOCIATED TAX FORM ID: 2019030800480

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT

1

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	46-81	METROPOLITAN AVENUE	QUEENS	11385
	STREET NUMBER	STREET NAME	BOROUGH	ZIP CODE

2. Buyer Name	ONE STOP METRO, 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 2 # of Parcels OR Part of a Parcel

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

5. Deed
Property
Size _____ X _____ OR _____ ACRES

7. New Construction on Vacant Land

8. Seller Name	255 METRO, LLC	
	LAST NAME / COMPANY	FIRST NAME
	LAST NAME / COMPANY	FIRST NAME

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 / 1 / 2019
Month Day Year

11. Date of Sale / Transfer 5 / 13 / 2019
Month Day Year

12. Full Sale Price \$ 4,523.27

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

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

A	<input type="checkbox"/>	Sale Between Relatives or Former Relatives
B	<input type="checkbox"/>	Sale Between Related Companies or Partners in Business
C	<input 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 type="checkbox"/>	Other Unusual Factors Affecting Sale Price (Specify Below)
J	<input checked="" type="checkbox"/>	None

15. Building Class E 1

16. Total Assessed Value (of all parcels in transfer) 3 8 6 9 1 0 0


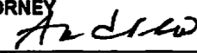

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

QUEENS 2611 71

QUEENS 2611 71

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		3/23/19		BUYER'S ATTORNEY			
<small>BUYER SIGNATURE</small>				<small>DATE</small>		<small>LAST NAME</small>		<small>FIRST NAME</small>	
37-30 REVIEW AVENUE		Alan Dern				631		753-0200	
<small>STREET NUMBER</small>		<small>STREET NAME (AFTER SALE)</small>				<small>AREA CODE</small>		<small>TELEPHONE NUMBER</small>	
LONG ISLAND CITY		NY		11101				SELLER	
<small>CITY OR TOWN</small>		<small>STATE</small>		<small>ZIP CODE</small>		<small>SELLER SIGNATURE</small>		<small>DATE</small>	
								James Juliano	

2019030800480201

ATTACHMENT F

SECTION VII: REQUESTOR ELIGIBILITY INFORMATION

Volunteer Status

Pursuant to ECL § 27-1405(1), the Requestor, 46-81 Metro Ground Lessee LLC, is properly designated as a Volunteer because it (together with its affiliated owner, 46-81 Metro Ave 1 LLC) conducted all appropriate inquiry prior to purchasing the site and any 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 Requestor's (and its affiliated owner's) limited leasehold interest/ownership or involvement with the site. A site access letter from the owner is included in this attachment.

As described in Attachment E, 46-81 Metro Ave 1 LLC is seeking to acquire the entire site, but due to constraints placed on it by the prior owners of the site, currently owns only 68.93% of the site, which upon 46-81 Metro Ave 1 LLC initial acquisition of the site leased entirely to the Requestor to permit Requestor to submit the site to the Brownfield Cleanup Program rather than delay such application until 46-81 Metro Ave 1 LLC owns 100% of the site (which will occur not later than February 2022). As such, 46-81 Metro Ave 1 LLC, has a temporary tenant in common relationship with a couple of the current owners (i.e., 269 Triple J Metro, LLC and 269 Rudolph Metro, LLC (each as to a 15.535% tenant in common interest)) solely for purposes of facilitating a Section 1031 transaction for such current owners, which, together with the grantors in the deed to 46-81 Metro Ave 1 LLC (a copy of which is attached to this application) are collectively prior owners and operators of the site. 46-81 Metro Ave 1 LLC has exercised and continues to exercise due care with respect to the site, including performing appropriate due diligence prior to site acquisition, confirming there is no human health hazard at the site and preparing for site remediation under the Brownfield Cleanup Program (BCP). For the foregoing reasons, the Requestor qualifies as a Volunteer.

46-81 Metro Ave 1 LLC et al.
c/o Prologis, Inc.
Wazee Street, Suite 500
Denver, CO 80202

June 29, 2021

46-81 Metro Ground Lessee LLC
c/o Prologis, Inc.
Wazee Street, Suite 500
Denver, CO 80202

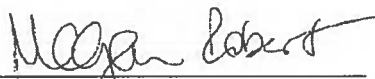
Re: 46-81 Metropolitan Avenue

Dear 46-81 Metro Ground Lessee LLC:

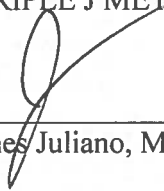
This letter confirms that 46-81 Metro Ground Lessee LLC has access to the above-referenced site to implement any investigation or remedial work required by the New York State Department of Environmental Conservation (NYSDEC) pursuant to the Brownfield Cleanup Program (BCP), and otherwise comply with all obligations under the Brownfield Cleanup Agreement (BCA), including the recording of an environmental easement, if required, from the date hereof until such time as the BCA is terminated or NYSDEC issues a Certificate of Completion.

Very truly yours,

46-81 Metro Ave 1 LLC

By: 
Megan Robert, Senior Vice President

269 TRIPLE J METRO, LLC

By: 
James Juliano, Managing Member

269 RUDOLPH METRO, LLC

By: 
Raymond Rudolph, Managing Member

ATTACHMENT G

SECTION IX: CONTACT LIST INFORMATION

Item 1

Chief Executive Officer

Mayor Bill de Blasio
City Hall
260 Broadway Avenue
New York, NY 10007

New York City Planning Commission

Marisa Lago, Commissioner
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Borough of Queens, Borough President

Donovan Richards, Jr.
120-55 Queens Boulevard
Queens, NY 11424

Item 2

Residents, owners, and occupants of the site and properties adjacent to the site:

Site Owner:

46-81 Metro Ave 1 LLC et al.
c/o Prologis, Inc.
1800 Wazee Street, Suite 500
Denver, CO 80202
415-733-9574

269 Triple J Metro, LLC and 269 Rudolph Metro, LLC
213-19 99th Avenue
Queens Village, NY 11429

Adjacent Property Owners and Tenants:

NYC Transit Consolidated Revenue
46-25 Metropolitan Avenue
Queens, NY 11385
(347) 643-8717

Owner: NYC Transit Authority (NYCTA)
347 Madison Avenue, 8th Floor
New York, NY 10017
877-690-5116

Tec-Crete Transit Mix Corporation
46-73 Metropolitan Avenue
Queens, NY 11385
(718) 386-4355
Owner: QM Realty LLC
39 Dorchester Drive
Manhasset, NY 11030
516-357-3512

Western Beef
47-05 Metropolitan Avenue
Queens, NY 11385
(718) 821-0011
Owner: Cactus 47-05 Metropolitan LLC
47-05 Metropolitan Avenue
Queens, NY 11385

Test Liquors
47-05 Metropolitan Avenue
Queens, NY 11385
718-821-0378
Owner: Cactus 47-05 Metropolitan LLC
47-05 Metropolitan Avenue
Queens, NY 11385

Coffee Express
47-05 Metropolitan Avenue
Queens, NY 11385
(718) 497-7074
Owner: Cactus 47-05 Metropolitan LLC
47-05 Metropolitan Avenue
Queens, NY 11385

Item 3

Local news media from which the community typically obtains information

Queens Gazette
42-16 34th Avenue
Queens, NY 11101
(718) 361-6161

Item 4

Public Water Supply

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

NYCDEP
Vincent Sapienza, Commissioner
59-17 Junction Boulevard, 13th Floor
Flushing, NY 11373

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

NYC Water Board
Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
Flushing, NY 11373

Item 5

Any person who has requested to be placed on the contact list:

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

Item 6

Schools and Day Care Facilities

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

Item 7

Document Repositories:

Vincent Arcuri, Jr.
Chairperson
Queens Community Board 5
61-23 Myrtle Avenue
Queens, NY 11385
Phone: (718) 366-1834
qn05@cb.nyc.gov

Usha Pinto
Branch Manager
Queens Public Library – Maspeth Branch
69-70 Grand Avenue
Queens, NY 11378
(718) 639-5228

Letters received from the repositories acknowledging that they agree to act as document repositories for the BCP project are included in this attachment.

24 June 2021

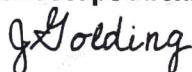
Vincent Arcuri, Jr.
Queens Community Board 5
61-23 Myrtle Avenue
Queens, NY 11385

**Re: Brownfield Cleanup Program Application
46-81 Metropolitan Avenue (the "site")
Block 2611, Lot 71
Queens, NY 11385**

Dear Mr. Arcuri,

We represent 46-81 Metro Ground Lessee LLC in their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced 4.5-acre site that is comprised of Queens Borough (Queens County) Tax Block 2611, Lot 71. The site is located in the Maspeth neighborhood of Queens. It is a NYSDEC requirement that we supply them a letter certifying that the local community board is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Following NYSDEC review of each document, Langan will provide the local community board with a link or CD containing the files, which it will make available to the public for the duration of the site's involvement with the BCP. Please sign below if you are able to certify that your community board would be willing and able to act as the temporary public repository for this BCP project.

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

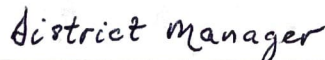


Joshua Golding, PE
Senior Staff Engineer

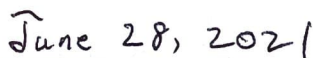
Yes, the Queens Community Board 5 is willing and able to act as a public repository on behalf of 46-81 Metro Ground Lessee LLC in their cleanup of the site under the NYSDEC BCP.



(Name)



(Title)



(Date)

24 June 2021

Usha Pinto
Queens Public Library – Maspeth Branch
69-70 Grand Avenue
Queens, NY 11378

**Re: Brownfield Cleanup Program Application
46-81 Metropolitan Avenue (the "site")
Block 2611, Lot 71
Queens, NY 11385**

Dear Ms. Pinto,

We represent 46-81 Metro Ground Lessee LLC in their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced 4.5-acre site that is comprised of Queens Borough (Queens County) Tax Block 2611, Lot 71. The site is located in the Maspeth neighborhood of Queens. It is a NYSDEC requirement that we supply them a letter certifying that the local library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Following NYSDEC review of each document, Langan will provide the local library with a link or CD containing the files, which it will make available to the public for the duration of the site's involvement with the BCP. Please sign below if you are able to certify that your library would be willing and able to act as the temporary public repository for this BCP project.

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

J. Golding

Joshua Golding, PE
Senior Staff Engineer

Yes, the Queens Public Library – Maspeth Branch is willing and able to act as a public repository on behalf of 46-81 Metro Ground Lessee LLC in their cleanup of the site under the NYSDEC BCP.

USHA PINTO

(Name)

6/28/21

(Date)

COMMUNITY LIBRARY MANAGER

(Title)

ATTACHMENT H

SECTION X: LAND USE FACTORS

Item 1 – Current Zoning

According to the New York City (NYC) Planning Commission Zoning Map 13b, the site is located in an M3-1 manufacturing zoning district. M3 districts are designated for areas with heavy industries that generate noise, traffic or pollutants. Typical uses include power plants, solid waste transfer facilities and recycling plants and fuel supply depots.

Item 2 – Current Use

The northern half of the site is currently used as a charter bus parking lot and is occupied by four pre-fabricated office trailers and an asphalt parking lot. The southern half of the site is occupied by a one-story bus maintenance building with an attached two-story office building.

Item 3 – Intended Use Post-Remediation

After remediation, the site will be redeveloped with a multistory industrial warehouse facility.

The post-remediation use will comply with the current M3-1 zoning.

Item 4 – Historical and/or Recent Development Patterns

The current and planned post-remediation uses of the site are consistent with the current industrial development patterns in the area.

Item 5 – Consistency with Applicable Zoning Laws/Maps

The current site use is consistent with current zoning laws/maps. A figure showing the existing zoning map is included in this attachment.

Item 6 – Consistency with Comprehensive Community Master Plans

The site is within the Maspeth Industrial Business Zone (IBZ) – one of 21 IBZs within NYC where expanded business services are available for industrial and manufacturing businesses. The extents of the Maspeth Industrial Business Zone are depicted in a figure included in this attachment. The planned post-remediation use of the site is consistent with the Maspeth IBZ.

Maspeth Industrial Business Zone

Ratified Boundaries
September 2013

September 2013 Ratified Boundaries

Site Boundary

