

**38-18 33rd Street LLC and 32-20 38th
Avenue LLC**
Brownfield Cleanup Program Application
Former Refron Inc. Gas Reclamation Site
38-18 33rd Street and 32-20 38th Avenue, Long Island City, NY 11101



Legal & Consulting Team:
Knauf Shaw LLP & vEKtor Consultants.
October 2024

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October 30, 2024

VIA ELECTRONIC MAIL
leonard.zinoman@dec.ny.gov

Site Control Section
Attn: Len Zinoman
New York State Department of Environmental Conservation
Bureau of Technical Support
625 Broadway, 11th Floor
Albany, NY 12233-7020

**RE: Brownfield Cleanup Program Application
Former Refron Inc. Gas Reclamation Site
Site No. C241285**

Dear Mr. Zinoman:

Enclosed please find a revised Brownfield Cleanup Program ("BCP") Application in response to a Letter of Incomplete Application received via email from the Department on October 17, 2024. Responses to your comments are provided below:

Section I: Property Information

- Please see attached comments provided by the Project Manager.

RESPONSE: The requested changes to the Property Description Narrative and the Environmental Assessment have been made.

For the Project Description Narrative, the full description of the past uses of the site is now located in Section I.14a.D. of the application.

For the Environmental Assessment, a new section has been added to the Support Document under Section I.14b. The descriptions of the pollutants on the Site follow DEC's guidance from the BCP Application instructions section.

Section IV: Property's Environmental History

- Please see attached comments provided by the Project Manager.

RESPONSE: The requested changes to the Environmental Assessment data summary table have been completed. The measurements for contaminants are now recorded with the correct units: ppm for soil and ppb for groundwater. These units have also been updated in



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the spider maps. The type of soil vapor sample taken has also been added to each row in the Soil Vapor Table.

For the past land use section within Section IV, the shorter version of the past land use description has been added here, as was recommended by the comments.

For Sites Seeking Tangible Property Credits in New York City

- Question 7 – Please change the answer to “No” since not all three conditions in the question exist, e.g., Section I of the application indicates the project is not located within a designated Brownfield Opportunity Area.

RESPONSE: This response has been changed to “No” on the updated form.

Additional Comments

- In the top section of Page 1 of the revised application, please select “yes” to indicate that the submittal is a revised application and include the NYSDEC site code in the subject line of this letter.

RESPONSE: “Yes” has been checked where indicated and the NYSDEC site code has been entered into the space provided.

The September 2024 Phase II Environmental Site Assessment, prepared by Vektor Consultants, and the RIWP have also been updated. The Spider Maps now have the appropriate units.

Please let me know if you have any questions. Thank you.

Sincerely,

KNAUF SHAW LLP

A handwritten signature in black ink, appearing to read 'Linda R. Shaw'.

LINDA R. SHAW, ESQ.

Enclosures

cc: S. Deyette, Director, Remedial Bureau B (scott.deyette@dec.ny.gov)
H. Al-Hadithy, Project Manager, Region 2 (haala.al-hadithy@dec.ny.gov)
A. Obligado, Section Chief, Remediation Section C, Region 2
(andre.obligado@dec.ny.gov)
J. O’Connell, RHWRE, Region 2 (jane.oconnell@dec.ny.gov)
A. Pereira, Regional Attorney, Region 2 (Antonia.Pereira@dec.ny.gov)
J. Agosta, Project Attorney (Jonathan.Agosta@dec.ny.gov)



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K. Lewandowski, Chief, Site Control Section (kelly.lewandowski@dec.ny.gov)
Steven Hurwitz, Applicant's Contact (shurwitz@cavupg.com)
Ezgi Karayel, Requestor's Consultant (ezgi@vektorconsultants.com)



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
 - a. one file in non-fillable PDF of the application form plus supplemental information, excluding the previous environmental reports and work plans, if applicable;
 - b. one individual file (PDF) of each previous environmental report; and,
 - c. one file (PDF) of each work plan being submitted with the application, if applicable.
2. Compress all files (PDFs) into one zipped/compressed folder.
3. Submit the application to the Site Control Section either via email or ground mail, as described below.

Please select only ONE submittal method – do NOT submit both email and ground mail.

a. VIA EMAIL:

- Upload the compressed folder to the NYSDEC File Transfer Service. (<http://fts.dec.state.ny.us/fts>) or another file-sharing service.
- Copy the download link into the body of an email with any other pertinent information or cover letter attached to the email.
- Subject line of the email: “BCP Application NEW - *Proposed Site Name*”
- Email your submission to DESiteControl@dec.ny.gov – do NOT copy Site Control staff.

b. VIA GROUND MAIL:

- Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
- Mail the external storage device to the following address:
Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233-7020

PROPOSED SITE NAME: Former Refron Inc. Gas Reclamation Site

Is this an application to amend an existing BCA with a major modification? Please refer to the application instructions for further guidance related to BCA amendments.

If yes, provide existing site number: _____

☐

Yes

☒

No

Is this a revised submission of an incomplete application?

If yes, provide existing site number: C241285

☒

Yes

☐

No



BCP App Rev 15 – May 2023

SECTION I: Property Information

PROPOSED SITE NAME **Former Refron Inc. Gas Reclamation Site**

ADDRESS/LOCATION **38-18 33rd Street and 32-20 38th Avenue**

CITY/TOWN **Long Island City**

ZIP CODE **11101**

MUNICIPALITY (LIST ALL IF MORE THAN ONE) **New York City**

COUNTY **Queens**

SITE SIZE (ACRES) **0.683**

LATITUDE

LONGITUDE

40° 45' 9.9606" -73° 55' 51.7794"

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

ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section	Block	Lot	Acreage
38-18 33rd Street	4	381	5	0.617
32-20 38th Avenue	4	381	16	0.066

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

SECTION I: Property Information (CONTINUED)		Y	N
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?		<input type="radio"/>	<input checked="" type="radio"/>
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.		<input type="radio"/>	<input checked="" type="radio"/>
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.		<input type="radio"/>	<input checked="" type="radio"/>
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____		<input type="radio"/>	<input checked="" type="radio"/>
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: _____		<input type="radio"/>	<input checked="" type="radio"/>
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. <div style="display: flex; justify-content: space-between;"> <div><u>Easement/Right-of-Way Holder</u></div> <div><u>Description</u></div> </div>		<input type="radio"/>	<input checked="" type="radio"/>
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <div style="display: flex; justify-content: space-between;"> <div><u>Type</u></div> <div><u>Issuing Agency</u></div> <div><u>Description</u></div> </div> Two bulk storage sites DEC https://extapps.dec.ny.gov/cfm/extapps/derexternal/abs/details.cfm?ProgNo=2-369721&ProgType=PBS https://extapps.dec.ny.gov/cfm/extapps/derexternal/abs/details.cfm?ProgNo=2-293105&ProgType=PBS		<input checked="" type="radio"/>	<input type="radio"/>
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?		<input checked="" type="radio"/>	<input type="radio"/>
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.			
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.		<input checked="" type="radio"/>	<input type="radio"/>
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?		<input type="radio"/>	<input checked="" type="radio"/>
17. If you have answered YES to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?		<input type="radio"/>	<input checked="" type="radio"/>
NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.			
If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.			
Initials of each Requestor: <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> </div>			

SECTION II: Project Description

1. The project will be starting at: ☒ Investigation ☐ Remediation

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

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

☐ Yes ☐ No ☒ N/A

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

☒ RIWP ☐ RAWP ☐ IRM ☐ No

4. Please provide a short description of the overall project development, including the date that the remedial program is to begin, and the date by which a Certificate of Completion is expected to be issued.

Is this information attached? ☒ Yes ☐ No

SECTION III: Land Use Factors

1. What is the property's current municipal zoning designation? M1-3/R7X and M1-2/R6A

2. What uses are allowed by the property's current zoning (select all that apply)?

Residential ☒ Commercial ☒ Industrial ☒

3. Current use (select all that apply):

Residential ☐ Commercial ☒ Industrial ☐ Recreational ☐ Vacant ☐

4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant.
Is this summary included with the application?

Y ☒ N ☐

5. Reasonably anticipated post-remediation use (check all that apply):

Residential ☒ Commercial ☒ Industrial ☐

If residential, does it qualify as single-family housing?

N/A ☐ ☒

6. Please provide a statement detailing the specific proposed post-remediation use.
Is this summary attached?

☒ ☐

7. Is the proposed post-remediation use a renewable energy facility?
See application instructions for additional information.

☐ ☒

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

☒ ☐

9. Is the proposed use consistent with applicable zoning laws/maps?
Please provide a brief explanation. Include additional documentation if necessary.

☒ ☐

10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans?
Please provide a brief explanation. Include additional documentation if necessary.

☒ ☐

SECTION IV: Property's Environmental History

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

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard ([ASTM E1903](#)). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do NOT submit paper copies of ANY supporting documents.**
2. **SAMPLING DATA: INDICATE (BY SELECTING THE OPTIONS BELOW) KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. DATA SUMMARY TABLES SHOULD BE INCLUDED AS AN ATTACHMENT, WITH LABORATORY REPORTS REFERENCED AND INCLUDED.**

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chlorinated Solvents	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other VOCs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
SVOCs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metals	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1,4-dioxane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other – indicated below	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Please describe other known contaminants and the media affected:

3. For each impacted medium above, include a site drawing indicating:
 - Sample location
 - Date of sampling event
 - Key contaminants and concentration detected
 - For soil, highlight exceedances of reasonably anticipated use
 - For groundwater, highlight exceedances of 6 NYCRR part 703.5
 - For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

These drawings are to be representative of all data being relied upon to determine if the site requires remediation under the BCP. Drawings should be no larger than 11"x17" and should only be provided electronically. These drawings should be prepared in accordance with any guidance provided.

Are the required drawings included with this application? ☒ YES ☐ NO

4. Indicate Past Land Uses (check all that apply):

<input type="checkbox"/> Coal Gas Manufacturing	<input checked="" 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 type="checkbox"/> Service Station
<input type="checkbox"/> Landfill	<input type="checkbox"/> Tannery	<input type="checkbox"/> Electroplating	<input type="checkbox"/> Unknown

Other: Facility on-Site was used for pipe cutting around the mid-century and a chemical laboratory occupied another portion of the Site. Site was also used by Refron Inc. for refrigerant gas reclamation and storage and testing of refrigerant gases including Freon, which has been detected on the Site.

SECTION V: Requestor Information

NAME 32-20 38th Avenue LLC & 38-18 33rd Street LLC

ADDRESS 2233 Nostrand Avenue

CITY/TOWN Brooklyn

STATE NY

ZIP CODE 11210

PHONE (212) 837-4509

EMAIL shurwitz@cavupg.com

	Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?	<input checked="" type="radio"/>	<input type="radio"/>
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?	<input checked="" type="radio"/>	<input type="radio"/>
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A <input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.	<input checked="" type="radio"/>	<input type="radio"/>

SECTION VI: Requestor Eligibility

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

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	<input type="radio"/>	<input checked="" type="radio"/>
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="radio"/>	<input checked="" type="radio"/>
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?	<input type="radio"/>	<input checked="" type="radio"/>
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>

SECTION VI: Requestor Eligibility (CONTINUED)

7. Has the requestor been convicted of a criminal offense (i) involving the handling, storing, treating, disposing or transporting or contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	<input type="radio"/> Y	<input checked="" type="radio"/> N
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	<input type="radio"/>	<input checked="" type="radio"/>
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?	<input type="radio"/>	<input checked="" type="radio"/>
12. 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 <input type="checkbox"/> <p>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.</p>	VOLUNTEER <input checked="" type="checkbox"/> <p>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.</p> <p>NOTE: By selecting this option, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste.</p> <p>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.</p>	
13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?		
Yes <input checked="" type="radio"/> No <input type="radio"/> N/A <input type="radio"/>		

SECTION VI: Requestor Eligibility (CONTINUED)

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

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

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

Is this proof attached?

☒ Yes☐ No☐ N/A**Note:** A purchase contract or lease agreement does not suffice as proof of site access.**SECTION VII: Requestor Contact Information**

REQUESTOR'S REPRESENTATIVE Steven Hurwitz

ADDRESS 2233 Nostrand Ave.

CITY Brooklyn

STATE NY

ZIP CODE 11210

PHONE (212) 837-4509

EMAIL shurwitz@cavupg.com

REQUESTOR'S CONSULTANT (CONTACT NAME) Ezgi Karayel

COMPANY Vektor Consultants

ADDRESS 37 West 37th Street, 6th Floor

CITY New York

STATE NY

ZIP CODE 10018

PHONE (347) 871-0750

EMAIL ezgi@vektorconsultants.com

REQUESTOR'S ATTORNEY (CONTACT NAME) Linda Shaw, Esq.

COMPANY Knauf Shaw LLP

ADDRESS 2600 Innovation Square, 100 South Clinton Avenue

CITY Rochester

STATE NY

ZIP CODE 14604

PHONE (585) 546-8430

EMAIL lshaw@nyenvlaw.com

SECTION VIII: Program Fee

Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor is required to pay a non-refundable program fee of \$50,000. Requestors may apply for a fee waiver based on demonstration of financial hardship.

	Y	N
1. Is the requestor applying for a fee waiver based on demonstration of financial hardship?	<input type="radio"/>	<input checked="" type="radio"/>
2. If yes, appropriate documentation to demonstrate financial hardship must be provided with the application. See application instructions for additional information.		
Is the appropriate documentation included with this application? N/A	<input checked="" type="radio"/>	<input type="radio"/>

SECTION IX: Current Property Owner and Operator Information

CURRENT OWNER Venta Industries, L.L.C. and Vecta Industries, L.L.C.

CONTACT NAME Jay Kestenbaum

ADDRESS 11 Manor Lane

CITY Lawrence STATE NY ZIP CODE 11559

PHONE (915) 553-4890 EMAIL jay@kestenbaum.nyc

OWNERSHIP START DATE 11/24/2020

CURRENT OPERATOR Vacant since January 2024; temporary parking until November 2024

CONTACT NAME Jay Kestenbaum

ADDRESS 11 Manor Lane

CITY Lawrence STATE NY ZIP CODE 11559

PHONE (915) 553-4890 EMAIL jay@kestenbaum.nyc

OPERATION START DATE N/A

SECTION X: Property Eligibility Information

	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information as an attachment.	<input type="radio"/>	<input checked="" type="radio"/>
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____	<input type="radio"/>	<input checked="" type="radio"/>

SECTION X: Property Eligibility Information (continued)

3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: _____ EPA ID Number: _____ Date Permit Issued: _____ Permit Expiration Date: _____	Y <input type="radio"/>	N <input checked="" type="radio"/>
4. If the answer to question 2 or 3 above is YES, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. <div style="text-align: right;">N/A <input checked="" type="radio"/></div>	<input type="radio"/>	<input type="radio"/>
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	<input type="radio"/>	<input checked="" type="radio"/>
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	<input type="radio"/>	<input checked="" type="radio"/>

SECTION XI: Site Contact List

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

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

SECTION XII: Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Sole Member (title) of 38-18 33rd Street LLC & 32-20 38th Avenue LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the DER-32, Brownfield Cleanup Program Applications and Agreements; and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: 9/24/24 Signature: [Signature]

Print Name: Steven Hurwitz

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

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY

Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27-1407(1-a) must be submitted if requestor is seeking this determination.

BCP App Rev 15

Please respond to the questions below and provide additional information and/or documentation as required. <i>Please refer to the application instructions.</i>	Y	N
1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?	<input checked="" type="radio"/>	<input type="radio"/>
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	<input checked="" type="radio"/>	<input type="radio"/>
3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?	<input type="radio"/>	<input checked="" type="radio"/>
4. Is the property upside down or underutilized as defined below?		
Upside down	<input type="radio"/>	<input checked="" type="radio"/>
Underutilized	<input type="radio"/>	<input checked="" type="radio"/>
<p>From ECL 27-1405(31): “Upside down” shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.</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): 375-3.2: (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 (1) the proposed use is at least 75 percent for industrial uses; or (2) at which: (i) the proposed use is at least 75 percent for commercial or commercial and industrial uses; (ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and (iii) one or more of the following conditions exists, as certified by the applicant: (a) property tax payments have been in arrears for at least five years immediately prior to the application; (b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or (c) there are no structures.</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>		

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

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

Check appropriate box below:

- ☐ Project is an Affordable Housing Project – regulatory agreement attached
- ☒ Project is planned as Affordable Housing, but agreement is not yet available*
- *Selecting this option 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’ household’s annual gross income.
- (2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income.
- (3) “Area median income” means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

6. Is the site a planned renewable energy facility site as defined below?

☐ Yes – planned renewable energy facility site with documentation

☐ Pending – planned renewable energy facility awaiting documentation

*Selecting this option will result in a “pending” status. The appropriate documentation will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

☒ No – not a planned renewable energy facility site

If yes, please provide any documentation available to demonstrate that the property is planned to be developed as a renewable energy facility site.

From ECL 27-1405(33) as of April 9, 2022:

“Renewable energy facility site” shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system.

From Public Service Law Article 4 Section 66-p as of April 23, 2021:

(b) "renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

7. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and plans to meet the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?

☐ Yes - *Selecting this option will result in a “pending” status, as a BOA conformance determination has not yet been made. Proof of conformance will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

☒ No

From ECL 75-0111 as of April 9, 2022:

(5) "Disadvantaged communities" means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.

BCP APPLICATION SUPPORT DOCUMENT

BCP APPLICATION SUPPORT DOCUMENT

Exhibit List

Exhibit A	Site Location Map, Base Map, and Street Map
Exhibit B	Survey and Tax Map
Exhibit C	BOA, Disadvantaged Communities, Environmental Justice, and En-Zone Maps
Exhibit D	Flood Map
Exhibit E	Zoning Map
Exhibit F	Previous Owners and Operators List
Exhibit G	Site Drawing Spider Maps
Exhibit H	DOS Entity Information
Exhibit I	Corporate Consents
Exhibit J	Deeds
Exhibit K	Site Access Agreements
Exhibit L	Site Contact List
Exhibit M	Repository Letters

ENVIRONMENTAL REPORTS SEPARATELY ATTACHED:

1. January 2023 Phase I Environmental Site Assessment for 38-18 33rd Street prepared by H2M Architects + Engineers for Vecta Industries, L.L.C.;
2. January 2023 Phase I Environmental Site Assessment for 32-20 38th Avenue prepared by H2M Architects + Engineers for Venta Industries, L.L.C.;
3. September 2024 Phase I Environmental Site Assessment for 38-18 33rd Street and 32-20 38th Avenue prepared by Vektor Consultants for 38-18 33rd Street LLC & 32-20 38th Avenue LLC;
4. September 2024 Phase II Environmental Site Assessment for 38-18 33rd Street and 32-20 38th Avenue prepared by Vektor Consultants for 38-18 33rd Street LLC & 32-20 38th Avenue LLC; and
5. September 2024 Remedial Investigation Work Plan prepared by Vektor Consultants for 38-18 33rd Street LLC & 32-20 38th Avenue LLC.

SECTION I – PROPERTY INFORMATION

The Site is located at the following addresses:

Parcel Address	Tax Parcel Identification No.	Acreage ¹
33-18 33rd Street	4-381-5	0.617
32-20 38th Avenue	4-381-16	0.066

The Site is located in Long Island City, Queens, New York 11101 (“Site” or “BCP Site”). The Site Location and Base Map are in Exhibit A.

1. Site Boundary and Tax Parcel Information

The Site boundary corresponds to the tax boundaries. The Tax Boundary Map and a Survey map are provided in Exhibit B.

2. Property Map

The Site Location and Base Map are in Exhibit A. A Survey map is in Exhibit B.

3-5. BOA, Disadvantaged Communities, EJ, and En-Zone Designations

The Site BOA, Disadvantaged Communities, Environmental Justice, and En-Zone Maps are in Exhibit C. The Site is not located in an En-Zone or a BOA. The Site is located in a Potential Environmental Justice Area. The EPA ArcGIS map indicates that approximately 60% of the population surrounding this Site are people of color, and the PEJA Communities Map states that the area has a minority population of 75.25%. However, only approximately 13% of the area surrounding the Site contains limited English proficiency households, so the BCP documents will not need to be translated. Finally, the Site is located in a disadvantaged community area. According to the New York State Disadvantaged Communities Map, the Site is located on Census Tract 36081003100, which has an environmental burden higher than 96% of Census Tracts statewide and a population vulnerability higher than 78% percent of Census Tracts statewide.

6-11. Please refer to BCP Application Form.

12. Easements and Existing Rights of Way

There are no Easements or Existing Right-of-Ways located on the Site.

13. Please refer to BCP Application Form.

14a. Property Description Narrative

A. Site Location

¹ Acreages were determined using the architectural survey prepared by Perfect Point Land Surveying on July 17, 2024.

The Site is located at the follow addresses:

Parcel Address	Tax Parcel Identification No.
33-18 33rd Street	4-381-5
32-20 38th Avenue	4-381-16

The Site is located in Long Island City, Queens, New York 11101. The Site is bounded to the north by 38th Avenue, beyond which are four two-story residential buildings, a six-story mixed use building, a three-story transportation and utility building, and a two-story parking use building. To the south of the Site is a 10-story mixed use building and a public facility and institution property utilized as an MTA easement. East of the Site runs 33rd Street, and across the street is a six-story residential building, three-story commercial building, two-story mixed-use building, and a parking lot. 32nd Street is to the west of the Site, followed by a two-story manufacturing building, a six-story mixed use building, two two-story residential use buildings, and a two-story parking garage.

B. Site Features

The Site is occupied by two buildings. The building located at 32-20 38th Avenue is a two-story brick building that was constructed in 1947. The building at 33-18 33rd Street is a three-story stucco and brick warehouse building that was constructed in 1949. The remainder of the Site is occupied by a parking lot. The buildings were vacated as of January 2024 and were most recently used as a warehouse. The former Refron gas refrigerant facility occupied the Site before the warehouse use until 2021. The parking lot is being used on a temporary basis by three neighbors who have been allowed to park three vehicles on the Site on a month-to-month basis, which may continue until the Volunteer acquires the Site in the first quarter of 2025.

The closest water body, the East River, is located approximately 0.94 miles from the Site. The Site is not located within a Flood Zone. *See Exhibit D, Flood Map.*

C. Current Zoning and Land Use

The Site is currently located in the M1-3/R7X and M1-2/R6A Zones. *See Exhibit E, Zoning Map.* The Site is currently vacant but was most recently used for warehouse space. The surrounding properties are home to a mix of residential, commercial, and industrial uses. The closest residential areas directly border the Site to the north and west. The closest rail line is .09 miles to the west.

D. Past Use of the Site

The 32-20 38th Avenue parcel was undeveloped until 1947 when a fireproof structure was built, and a chemical laboratory began operations that lasted until 1970. Between 1977 and 1986, the building was used for manufacturing, including by NY Chain Manufacturing Co and American LaFrance. From 1986 until 2021, the Site was used by Refron Inc. for reclamation of refrigerant gases, as well as testing and storage of refrigerants. This past use of refrigerant gas reclamation is the likely cause of the very high levels of Freon present in the soil vapor samples. This building was used for refrigerant gas reclamation until 2021. The building is currently vacant.

The 38-18 33rd Street parcel was home to a few dwellings, a contractor's yard, and a shed from 1888 until 1949, as well as some auto shops during this time frame. By 1947, a fireproof structure was built, and a pipe cutter began using the building. From 1970 until 1980, the Site was occupied by a plumbing supply warehouse and a contractor's staging area. From 1985 until 2021, the Site was used by Refron Inc. for reclamation and storage of refrigerant gases, with office space on the second floor. AirGas Refrigerants Inc and ASPEN Refrigerants also operated on the Site at certain points in this time frame. On March 20, 2019, an equipment failure resulted in a spill of approximately 20 gallons of diesel fuel on the asphalt. First Environmental reportedly cleaned the spill, and the DEC closed the case on March 28, 2019. This building is currently vacant. The entire site is currently vacant.

Pollution on the site may have derived from the following past uses: jewelry manufacturing, the chain manufacturing business, the refrigerant supply businesses, a chemical laboratory, the plumbing and heating supplies business, and the equipment supply business, among others. Further information can be found in Exhibit F, Previous Owners and Operators List.

E. Site Geology and Hydrogeology

According to the United States Geological Survey (USGS) Topographic Quadrangle for "Central Park, New York" dated 2019, the Site sits 28 feet above mean sea level. The topographic gradient of the Site slopes towards the east southeast. The inferred groundwater flow is to the east, towards the East River, which is located about one mile to the east of the Site. The soil on the Site is classified as urban land. The soil types present at the Site are silt loam, loamy sand, sandy loam, and fine sandy loam.

Groundwater is located between 17 and 18 feet below ground surface at the Site. Bedrock is present approximately 200 feet below ground surface.

14b. Environmental Assessment

Based on the investigations conducted to date, the primary contaminants of concern are metals in soil and VOCs in groundwater and soil vapor. See Exhibit G, Site Drawing Spider Maps. Further details can also be found in Section IV.3 of this support document.

Soil – The primary contaminant discovered in the soil on the Site is arsenic, which exceeded the Restricted Residential Use SCO for this metal. Nickel and zinc levels both exceeded Unrestricted Use SCOs, but not Restricted Residential Use SCOs. No other metal, VOC, SVOC, or other contaminants were discovered that exceeded either SCO standards. There was one exceedance of arsenic at 25.7 ppm from sample SB-8. See section IV.3 for more information.

Groundwater – The primary contaminants of concern in the groundwater on the Site are chlorinated VOCs. Tetrachloroethylene (PCE) (max exceedance of 33 ppb), trichloroethylene (TCE) (exceedance of 12 ppb), and trans-1,2-dichloroethylene (max exceedance of 10 ppb), which exceeded the AWGS standards for groundwater. All of the three above exceedances derived from sample MW-1. These chlorinated VOCs likely derive from historical on-Site operations. Six

metals—lead, magnesium, chromium, mercury, manganese, and sodium—also exceeded their respective AWQS values. The maximum exceedances are as follows: lead at 95.7 ppb (GW-2), magnesium at 46,300 ppb (GW-1), chromium at 92.6 ppb (GW-1), mercury at 0.8 ppb (GW-2), manganese at 5,720 ppb (GW-2), and sodium at 789,000 ppb (GW-2). Sodium also exceeded its dissolved metal AWQS value for dissolved metal (79,200 ppb, GW-1). See section IV.3 for more information.

Soil Vapor – There were numerous detections during the soil vapor investigations, specifically for chlorinated VOCs, and Freon. The following contaminants were discovered above their respective NYSDOH Decision Matrices Minimum Concentration screening levels: carbon tetrachloride, cis-1,2-dichloroethylene, tetrachloroethylene, and trichloroethylene. Elevated levels of Freon were also discovered. See section IV.3 for information on exact maximum detection levels for each vapor contaminant detected.

15-17. Regarding Questions 15-17 on the BCP Application:

Requestor will later be seeking a formal determination that the project will be eligible for affordable housing credits because the project will be 20% affordable. Requestor is not seeking a determination that the Site is Upside down or Underutilized.

SECTION II – PROJECT DESCRIPTION

1-3. Please refer to BCP Application Form.

4. Short Project Description

The planned redevelopment of the Site entails the planned development of three mixed-use commercial ground floor and residential buildings which will be 20% affordable pursuant to the new affordable housing 485-x program.

Schedule – Commencement through COC

A Remedial Investigation (“RI”) Work Plan (“RIWP”) has been submitted with this application. Remedial Investigation is expected to be completed on the Site shortly after the Site has been accepted into the program by the first quarter of 2025. Site preparation activities, including demolition, are expected to commence in early 2025 as well. The Remedial Investigation Report (“RIR”) and Remedial Action Work Plan (“RAWP”) will be completed in Spring or Summer of 2025 pending NYSDEC/NYSDOH review and approvals and any required remediation may commence in Summer or Fall of 2025. The Certificate of Completion is anticipated to be issued on or before December 31, 2025, or in early to mid-2026.

SECTION III – LAND USE FACTORS

1. Current Zoning

The Site is currently present in zoning districts M1-3/R7X and M1-2/R6A. *See Exhibit E, Zoning Map.*

2. Allowed Uses

The M1-3/R7X and M1-2/R6A zoning districts allow for light industrial, commercial, and apartment housing uses.

3-4. Current Use

The Site buildings are currently vacant as of January 2024 and were most recently used for warehouse space. There is temporary parking on the Site, which will cease upon Site acquisition by the Volunteer anticipated in the first quarter of 2025.

5. Intended Use Post Remediation

After the remediation, the Site will be used for mixed commercial and residential uses, including a 20% affordable housing component.

6. Post Remediation Use

Post remediation use of the Site entails the construction of three mixed commercial and residential buildings, including a 20% affordable housing component.

7. Renewable Energy Facility

The proposed post-remediation use is not a renewable energy facility.

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

Yes, current, historical, and/or recent development patterns support the proposed use since New York City has a housing shortage.

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

Yes, the project is consistent with the City of New York zoning laws and map.

10. Consistent with the Master Plan?

The City of New York does not have a Master Plan or Comprehensive Plan for this area, but creation of new housing is generally consistent with the City of New York's overall plan to promote additional housing, particularly affordable housing.

SECTION IV – PROPERTY’S ENVIRONMENTAL HISTORY

1. List of Environmental Reports

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

- a) January 2023 Phase I Environmental Site Assessment for 38-18 33rd Street prepared by H2M Architects + Engineers for Vecta Industries, L.L.C.;
- b) January 2023 Phase I Environmental Site Assessment for 32-20 38th Avenue prepared by H2M Architects + Engineers for Venta Industries, L.L.C.;
- c) September 2024 Phase I Environmental Site Assessment for 38-18 33rd Street and 32-20 38th Avenue prepared by Vektor Consultants for 38-18 33rd Street LLC & 32-20 38th Avenue LLC;
- d) September 2024 Phase II Environmental Site Assessment for 38-18 33rd Street and 32-20 38th Avenue prepared by Vektor Consultants for 38-18 33rd Street LLC & 32-20 38th Avenue LLC; and
- e) September 2024 Remedial Investigation Work Plan prepared by Vektor Consultants for 38-18 33rd Street LLC & 32-20 38th Avenue LLC.

2. Sampling Data

See Exhibit G, Spider Maps, which include sampling data summaries, and Section IV.3.

3. Environmental Assessment

Based on the investigations conducted to date, the primary contaminants of concern are metals in soil and VOCs in groundwater and soil vapor. See Exhibit G, Site Drawing Spider Maps.

Soil:

Analytes > RRSCOs	Detections > RRSCOs	Maximum Detection (ppm)	RRSCO (ppm)	Depth (ft-bgs)	Sample ID	Max Collection Date
Metals						
Arsenic	1	25.7	16	10-12	SB-8	07/18/24

Groundwater:

Analyte > AWQS	Detections > AWQS	Maximum Detection (ppb)	AWQS (ppb)	Sample ID	Max Collection Date
VOCs					
Tetrachloroethylene	2	33	5	MW-1	08/08/24
Trans-1,2-Dichloroethylene	1	10	5	MW-1	08/08/24

Trichloroethylene	2	12	5	MW-1	08/08/24
Metals (ICP Dilution Factor)					
Chromium	2	92.6	50	GW-1	07/18/24
Lead	2	95.7	25	GW-2	07/18/24
Magnesium	1	46300	35000	GW-1	07/18/24
Manganese	2	5720	300	GW-2	07/18/24
Sodium	2	789000	20000	GW-2	07/18/24
Mercury (by 7470/7471 Dilution Factor)	1	0.8	0.7	GW-2	07/18/24

Soil Vapor:

Analytes	Total Detections	Maximum Detection ($\mu\text{g}/\text{m}^3$)	NYSDOH Decision Matrices ($\mu\text{g}/\text{m}^3$)	Type	Sample ID	Max Collection Date
VOCs						
1,1,1,2-Tetrachloroethane	17	14		Soil Vapor	SV-8	08/08/24
1,1,1-Trichloroethane	17	28	100	Soil Vapor	SV-1D	08/08/24
1,1,2,2-Tetrachloroethane	17	14		Soil Vapor	SV-8	08/08/24
1,1,2-Trichloro-1,2,2-trifluoroethane (Freon 113)	17	120		Soil Vapor	SV-10S/SV-10D	08/08/24
1,1,2-Trichloroethane	17	11		Soil Vapor	SV-8	08/08/24
1,1-Dichloroethane	17	8		Soil Vapor	SV-8	08/08/24
1,1-Dichloroethylene	17	2	6	Soil Vapor	SV-8	08/08/24
1,2,4-Trichlorobenzene	17	15		Soil Vapor	SV-8	08/08/24
1,2,4-Trimethylbenzene	17	9.8	60	Soil Vapor	SV-8	08/08/24
1,2-Dibromoethane	17	15		Soil Vapor	SV-8	08/08/24
1,2-Dichlorobenzene	17	12		Soil Vapor	SV-8	08/08/24
1,2-Dichloroethane	17	8		Soil Vapor	SV-8	08/08/24
1,2-Dichloropropane	17	9.2		Soil Vapor	SV-8	08/08/24
1,2-Dichlorotetrafluoroethane	17	18		Soil Vapor	SV-1D	08/08/24

1,3,5-Trimethylbenzene	17	9.8		Soil Vapor	SV-8	08/08/24
1,3-Butadiene	17	84		Soil Vapor	SV-5D	08/08/24
1,3-Dichlorobenzene	17	12		Soil Vapor	SV-8	08/08/24
1,3-Dichloropropane	17	9.2		Soil Vapor	SV-8	08/08/24
1,4-Dichlorobenzene	17	12		Soil Vapor	SV-8	08/08/24
1,4-Dioxane	17	14		Soil Vapor	SV-8	08/08/24
2,2,4-Trimethylpentane	17	4.6		Soil Vapor	SV-8	08/08/24
2-Butanone	17	98		Soil Vapor	SV-11D	08/08/24
2-Hexanone	17	33		Soil Vapor	SV-11D	08/08/24
3-Chloropropene	17	31		Soil Vapor	SV-5D	08/08/24
4-Methyl-2-pentanone	17	18		Soil Vapor	SV-11D	08/08/24
Acetone	17	830		Soil Vapor	SV-4	07/19/24
Acrylonitrile	17	21		Soil Vapor	SV-11S	08/08/24
Benzene	17	46	60	Soil Vapor	SV-5D	08/08/24
Benzyl chloride	17	10		Soil Vapor	SV-8	08/08/24
Bromodichloromethane	17	13		Soil Vapor	SV-8	08/08/24
Bromoform	17	21		Soil Vapor	SV-8	08/08/24
Bromomethane	17	7.7		Soil Vapor	SV-8	08/08/24
Carbon disulfide	17	68		Soil Vapor	SV-5D	08/08/24
Carbon tetrachloride	17	28	6	Soil Vapor	SV-12D	08/08/24
Chlorobenzene	17	9.1		Soil Vapor	SV-8	08/08/24
Chloroethane	17	5.2		Soil Vapor	SV-8	08/08/24
Chloroform	17	280		Soil Vapor	SV-1D	08/08/24

Chloromethane	17	4.1		Soil Vapor	SV-8	08/08/24
cis-1,2-Dichloroethylene	17	230	6	Soil Vapor	SV-8	08/08/24
cis-1,3-Dichloropropylene	17	9		Soil Vapor	SV-8	08/08/24
Cyclohexane	17	7.9	60	Soil Vapor	SV-12D	08/08/24
Dibromochloromethane	17	17		Soil Vapor	SV-8	08/08/24
Dichlorodifluoromethane	17	420		Soil Vapor	SV-10S	08/08/24
Ethyl acetate	17	14		Soil Vapor	SV-8	08/08/24
Ethyl Benzene	17	9.8	60	Soil Vapor	SV-5D	08/08/24
Hexachlorobutadiene	17	21		Soil Vapor	SV-8	08/08/24
Isopropanol	17	31		Soil Vapor	SV-4	07/19/24
Methyl Methacrylate	17	8.1		Soil Vapor	SV-8	08/08/24
Methyl tert-butyl ether	17	7.2		Soil Vapor	SV-8	08/08/24
Methylene chloride	17	14	100	Soil Vapor	SV-8	08/08/24
Naphthalene	17	21	60	Soil Vapor	SV-8	08/08/24
n-Heptane	17	46	200	Soil Vapor	SV-5D	08/08/24
n-Hexane	17	46	200	Soil Vapor	SV-5D	08/08/24
o-Xylene	17	9.8	60	Soil Vapor	SV-5D	08/08/24
p- & m- Xylenes	17	30	200	Soil Vapor	SV-5D	08/08/24
p-Ethyltoluene	17	9.8		Soil Vapor	SV-8	08/08/24
Propylene	17	830		Soil Vapor	SV-5D	08/08/24
Styrene	17	8.5		Soil Vapor	SV-8	08/08/24
Tetrachloroethylene	17	44,000	100	Soil Vapor	SV-8	08/08/24
Tetrahydrofuran	17	12		Soil Vapor	SV-8	08/08/24

Toluene	17	77	300	Soil Vapor	SV-5D	08/08/24
trans-1,2-Dichloroethylene	17	40		Soil Vapor	SV-1D	08/08/24
trans-1,3-Dichloropropylene	17	9		Soil Vapor	SV-8	08/08/24
Trichloroethylene	17	130,000	6	Soil Vapor	SV-8	08/08/24
Trichlorofluoromethane (Freon 11)	17	14,000		Soil Vapor	SV-10S/SV-10D	08/08/24
Vinyl acetate	17	7		Soil Vapor	SV-8	08/08/24
Vinyl bromide	17	18		Soil Vapor	SV-10D	08/08/24
Vinyl Chloride	17	4.5	6	Soil Vapor	SV-5D	08/08/24

4. Past Land Use

1. Past Use of the Site

See Section I.14-D for a full description of past land uses. Among other uses, the Site has been occupied by a chemical laboratory, a pipe cutter facility, a chain manufacturer, a jewelry manufacturer, and a company that stored and reclaimed refrigerant gases, including Freon, which has been found in soil vapor at the Site. The historical owners and uses associated with the Site are further described below and in Exhibit F, Previous Owners and Operators List.

2. Past Investigations Related to Uses and Environmental Conditions that Led to the Submission of this Application

A Phase I Environmental Site Assessment (ESA) was completed for 32-20 38th Avenue by H2M Architects + Engineers in January 2023. This Phase I ESA identified two recognized environmental conditions (RECs) and two business environmental risks (BERs). The first REC was the likelihood of vapor encroachment on the Site from surrounding dry cleaners and auto repair facilities located nearby. The second REC was the existence of the Site's E-Designation by New York City. The first BER H2M identified was the presence of refrigerant gases on the Site, and H2M noted that the Site's history of housing a jeweler, a chemical laboratory, and reclamation and storage of refrigerant gases indicating that hazardous waste was generated on-Site. The second BER was the existence of capped floor drains, because the sediment at the bottom of these drains could not be observed.

In January 2023, H2M also prepared a Phase I ESA for 38-18 33rd Street. This ESA identified two RECs, one historical REC (HREC), three BERs, and one de minimis condition. The two RECs were the same as for 32-20 38th Avenue: (1) vapor encroachment from off-Site, and (2) an E-

Designation by NYC. The identified HREC was a spill of 25 gallons of diesel fuel that occurred on March 20, 2019, when a tank ruptured. Absorbent was used to clean the spill, and the NYC Department of Environmental Protection (DEP) confirmed that no underground structures were impacted by the release. Two of the BERs were the same as those identified at 32-20 38th Avenue, those being the presence of refrigerant gases on-Site and the capped drains. The third BER was an active above-ground storage tank containing fuel oil in the basement of the structure, serving to supply fuel for a backup generator. The de minimis condition H2M identified was the pools of water observed in the boiler room, resulting from leakage of the overhead pipes. H2M noted that no sheens or unusual odors that would indicate a fuel leak were observed from or on these pools of water. It is important to note that these two Phase Is were prepared for the Site owner and thus failed to note the Site owner's refrigerant business as a REC or the other past businesses all of which used hazardous substances and/or petroleum products.

In September 2024, Vektor Consultants completed a Phase I ESA for the Site at the behest of the Requestor. Vektor identified three RECs, one HREC, and two environmental issues (EIs). The first REC identified by Vektor was the Site's historical usage as chain manufacturing business, a refrigerant gas supply business, and a chemical laboratory, all of which entailed the use of hazardous substances and/or petroleum products. Second, Vektor noted that the Site was in close proximity to dry cleaners and auto repair shops; therefore, a high risk of vapor in the area also exists from these neighboring operations exists. The third REC identified was the presence of chlorinated volatile organic compounds (CVOCs) that Vektor detected during sampling events at the Site in July and August 2024. The only HREC was the same spill #1812448 identified in H2M's Phase I ESA for 38-18 33rd Street. Vektor also identified two EIs. First, the Site carries an E-Designation from New York City as E-number E-218. Second, due to the age of the building it is possible that lead-based paint and/or asbestos containing materials may be present.

Vektor also completed a Phase II ESA at the Site in September 2024. The field investigation was conducted on July 18 and 19, 2024, and this consisted of installation and sampling of eight soil borings, installation, and sampling of two temporary groundwater monitoring wells, and the installation and sampling of five soil vapor points. Supplemental sampling was conducted in August 2024, and this consisted of further soil vapor sampling. Based on these two sampling events, Vektor made multiple conclusions in the Phase II report. Among these, Vektor noted the presence of arsenic in the soil above its RRSCO. The Phase II also noted the presence of PCE, TCE, and trans-1,2-dichloroethylene in the groundwater samples. Finally, VOCs, and particularly petroleum-related VOCs and the same CVOCs detected in groundwater were detected in all soil vapor samples. The TCE and PCE soil vapor numbers in particular were very high. Freon, which is associated with the historic use of refrigerant gases at the Site, was also detected at elevated concentrations across the Site.

Finally, Vektor prepared a RIWP in September 2024. First, the RIWP includes a geophysical survey to locate any previously unidentified underground storage tanks (USTs) and locate utilities in the vicinity of the proposed boring locations. Second, the RIWP includes installation of eleven soil borings to 15 feet below sidewalk grade, or refusal, across the Site and the collection of thirty-three (33) soil samples and additional quality assurance/quality control (QA/QC) samples. Third, five monitoring wells will be installed and eight groundwater samples and additional QA/QC samples will be collected from these five new wells along with the three existing groundwater

monitoring wells. Fourth, and finally, five soil vapor points will be installed, and five soil vapor samples and one duplicate soil vapor sample will be taken, as well as one ambient air sample.

SECTION V – REQUESTOR INFORMATION

The Requestors are 38-18 33rd Street LLC and 32-20 38th Avenue LLC, which are New York limited liability companies, located at 2233 Nostrand Avenue, Brooklyn, NY 11210. 38-18 33rd Street LLC and 32-20 38th Avenue LLC are authorized to do business in the State of New York. *See Exhibit H, NYSDOS Entity Information.* The sole member in each LLC is Steven Hurwitz.

The Written Consent provides sole member Steven Hurwitz with authority to sign all Brownfield Cleanup Program (“BCP”) documents on behalf of the Requestors 38-18 33rd Street LLC and 32-20 38th Avenue LLC. *See Exhibit I, Corporate Consent.*

As further described below in Section IV, the Site is located at 33-18 33rd Street and 32-20 38th Avenue, Queens, New York 11101, tax parcel identification nos. 4-381-5 and 4-381-16 (“Site” or “BCP Site”).

Requestors are not the owner of the site. As more fully described below in Section VI, Vecta Industries, L.L.C. and Venta Industries, L.L.C. are the current owners of the Site. *See Exhibit J, Deeds.* The Requestors have received a temporary license from the Owner to access the property to perform investigation and remediation work required by the BCP. *See Exhibit K, Site Access Agreements.*

The Requestor has no prior relationship with any current or past owners or operators of the Site. *See Exhibit F, Previous Owners and Operators List.* The Requestor did not cause any of the contamination of the Site, which predates the Requestor’s involvement at the Site.

SECTION VI – REQUESTOR ELIGIBILITY INFORMATION

1-11. Please refer to BCP Application Form.

REQUESTOR CERTIFICATION (FOR BOTH APPLICANTS)

The Requestor certifies it is a Volunteer, since it does not have nor has ever had a relationship with any of the past owners or operators of the Site that caused the contamination other than it will purchase the Site from previous owners. Requestor did not have involvement with the Site at the time of disposal. The Requestor has performed all required environmental due diligence prior to acquiring the Site and has implemented due care of the Site when it has accessed the Site.

SECTION VII – REQUESTOR CONTACT INFORMATION

Please refer to the BCP Application Form.

SECTION VIII – PROGRAM FEE

Please refer to responses on the BCP Application Form.

SECTION IX – CURRENT PROPERTY OWNER/OPERATOR INFORMATION

The owners of the Site are listed in the table below.

Parcel Address	Owner
38-18 33rd Street, Long Island City, NY 11101	Vecta Industries, L.L.C.
32-20 38th Avenue, Long Island City, NY 11101	Venta Industries, L.L.C.

See Exhibit J, Deeds.

The Previous Owner and Operator list is attached in Exhibit F. This Exhibit includes both current and previous property owners and operators by name, last known address, telephone number, and the Requestor's relationship to each owner and operator (all of which are "None"). Exhibit F also includes the prior operators' use of the Site.

SECTION X – PROPERTY ELIGIBILITY INFORMATION

Please refer to the responses to Questions 1-6 on the BCP Application Form, which confirms the site is not ineligible for the BCP.

In addition to the responses on the application form, which clarify the Site is an eligible brownfield site pursuant to ECL § 27-1405, the following information further demonstrates this Site's eligibility for the BCP.

The Site meets the definition of an eligible "brownfield site" in Environmental Conservation Law § 27-1405(2) as "any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by the department that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations." Environmental investigation results show evidence of impact from the Site's previous commercial and industrial uses, which can be linked to and caused Site contamination above the applicable cleanup standards. Certain soil vapor screening levels were high. *See* Environmental Reports separately attached and the Spider Maps in Exhibit G, providing the data demonstrating exceedances of the cleanup standards for this Site. As a result, the Site meets the definition of a brownfield site pursuant to Environmental Conservation Law

§27-1405(2).

SECTION XI – CONTACT LIST INFORMATION

See Exhibit L for the Site Contact List. *See* Exhibit M for the Repository Letter.

EXHIBIT A

BASE MAP

Former Refron Inc. Gas Reclamation Site

38-18 33rd Street and 32-20 38th Avenue

Legend:

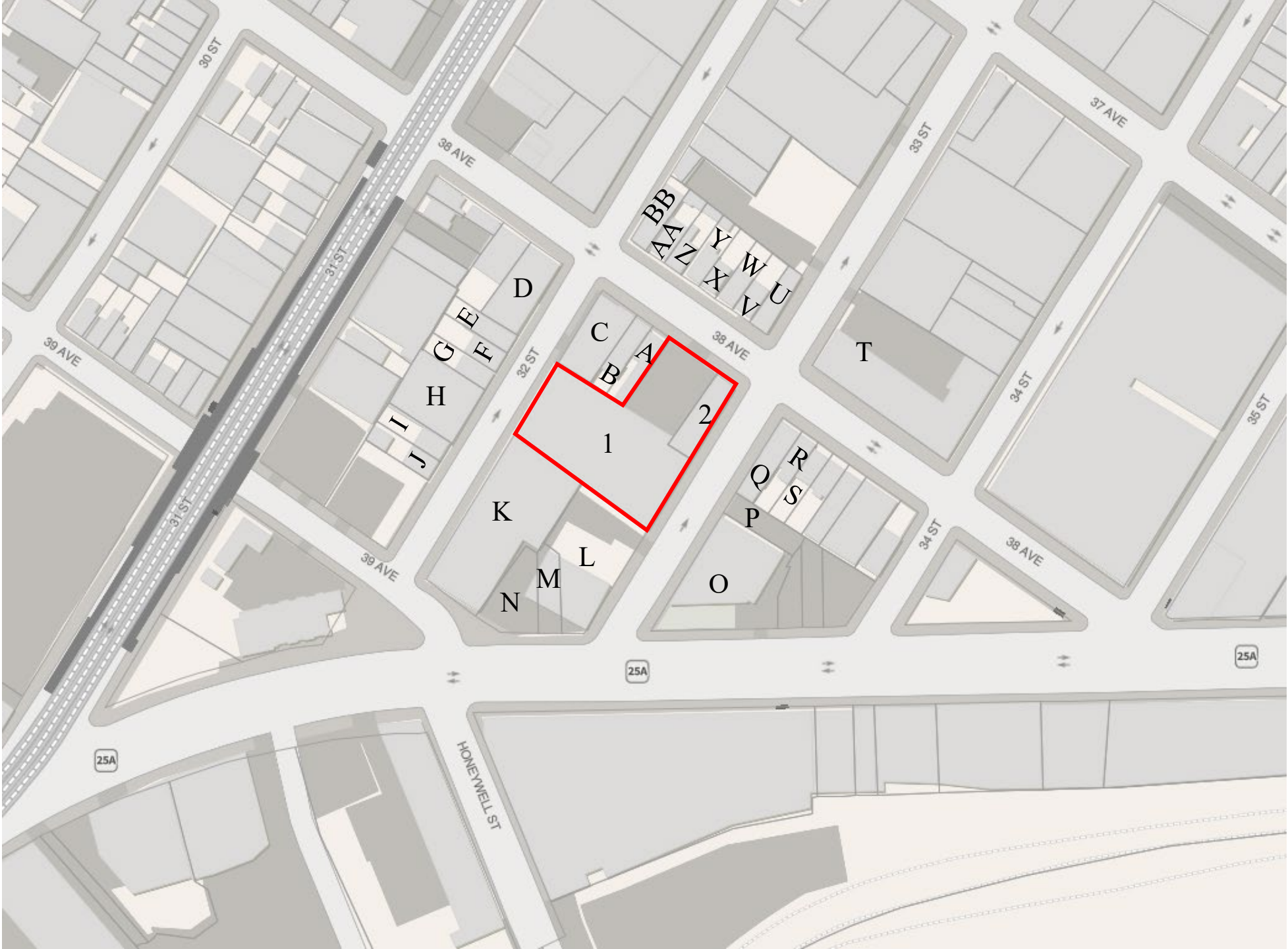
— Site Property Boundary

Corresponding page
lists adjacent property owners by
letter A – BB



All feature locations are approximate. This map is intended as a schematic to be used in conjunction with associated Application and Support Information, and should not be relied upon as a survey for planning and other activities.

September 2024
Source: NYCityMap NYC Basemap
Scale: 1” = 100’ approximately



Number	Property Owner(s) Name(s)	Property Address	Section-Block-Lot
1	Vecta Industries, L.L.C.	38-18 33 rd Street, Long Island City, NY 11101	4-381-5
2	Venta Industries, L.L.C.	32-20 38 th Avenue, Long Island City, NY 11101	4-381-16

Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
A	Ramlochan, Vashie	32-10 38 th Avenue	4-381-12
B	Ramlochan, Vashie	32-08 38 th Avenue	4-381-11
C	Jae Four Real Estate Investment LLC	32-04 38 th Avenue	4-381-9
D	31-18 Realty LLC	31-18 38 th Avenue	4-382-19
E	38-12 Realty LLC	38-12 32 nd Street	4-382-21
F	Mohammed A. Rahman	38-14 32 nd Street	4-382-22
G	Henao, Nury Maria	38-18 32 nd Street	4-382-23
H	32 nd Street Realty Associates LLC	38-24 32 nd Street	4-382-24
I	38-28 32 nd Street LLC	38-28 32 nd Street	4-382-27
J	38-28 32 nd Street LLC	38-30 32 nd Street	4-382-127
K	39 th Ave Holdings 1 LLC	32-03 39 th Avenue	4-381-30
L	NYC Transit	38-34 33 rd Street	4-381-21
M	NYC Transit	32-19 Northern Boulevard	4-381-26
N	NYC Transit	3209-17 Northern Boulevard	4-381-27
O	NYC Transit	33-01 Northern Boulevard	4-380-1
P	38 th Ave. Realty Holdings, LLC	33 Street	4-380-3

Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
Q	38-09 33 rd St., LLC	33-02 38 th Avenue	4-380-4
R	Labiba Estate LLC	33-04 38 th Avenue	4-380-5
S	38 th Ave Dev LLC	33-08 38 th Avenue	4-380-6
T	38 th Avenue Partners, LLC	33-01 38 th Avenue	4-375-33
U	3219 38 th St Real Estate Corp	32-19 38 th Avenue	4-374-43
V	Pan, Yu Ping	32-17 38 th Avenue	4-374-46
W	Avila, Victor M.	32-15 38 th Avenue	4-374-47
X	32-11 38 Ave LLC	32-11 38 th Avenue	4-374-48
Y	Eladio Baez	32-09 38 th Avenue	4-374-49
Z	Sukhai, Nandy C	32-07 38 th Avenue	4-374-50
AA	Maria M. Palencia	32-03 38 th Avenue	4-374-51
BB	Filiotis Andriana	32-01 38 th Avenue	4-374-3

SITE LOCATION MAP



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



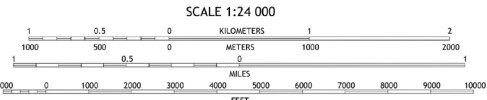
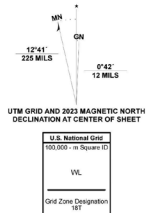
CENTRAL PARK QUADRANGLE
NEW YORK - NEW JERSEY
7.5-MINUTE SERIES



Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1 000-meter grid/Universal Transverse Mercator, Zone 18T
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery.....N.A.P. July 2017 - December 2017
Roads.....U.S. Census Bureau, 2016 - 2016
Names.....GNS, 1979 - 2023
Hydrography.....National Hydrography Dataset, 2002 - 2022
Contours.....National Elevation Dataset, 2015
Boundaries.....Multiple sources; see metadata file 2020 - 2022
Wetlands.....FWS National Wetlands Inventory 2008 - 2011



CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
This map was produced to conform with the
National Geospatial Program US Topo Product Standard.



1	2	3
4	5	6
7	8	9

1 Hackensack
2 Yonkers
3 Mount Vernon
4 Westhaver
5 Flushing
6 Jersey City
7 Brooklyn
8 Jamaica

ROAD CLASSIFICATION	
Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	4WD
Interstate Route	US Route
	State Route

CENTRAL PARK, NY, NJ
2023



NSN 7643 010 346 504
NSA REF NO. U.S.G.S. 24 K 7974

Street Map

Former Refron Inc.
Gas Reclamation Site

38-18 33rd Street and
32-20 38th Avenue

Legend:
 Site Property
Boundary

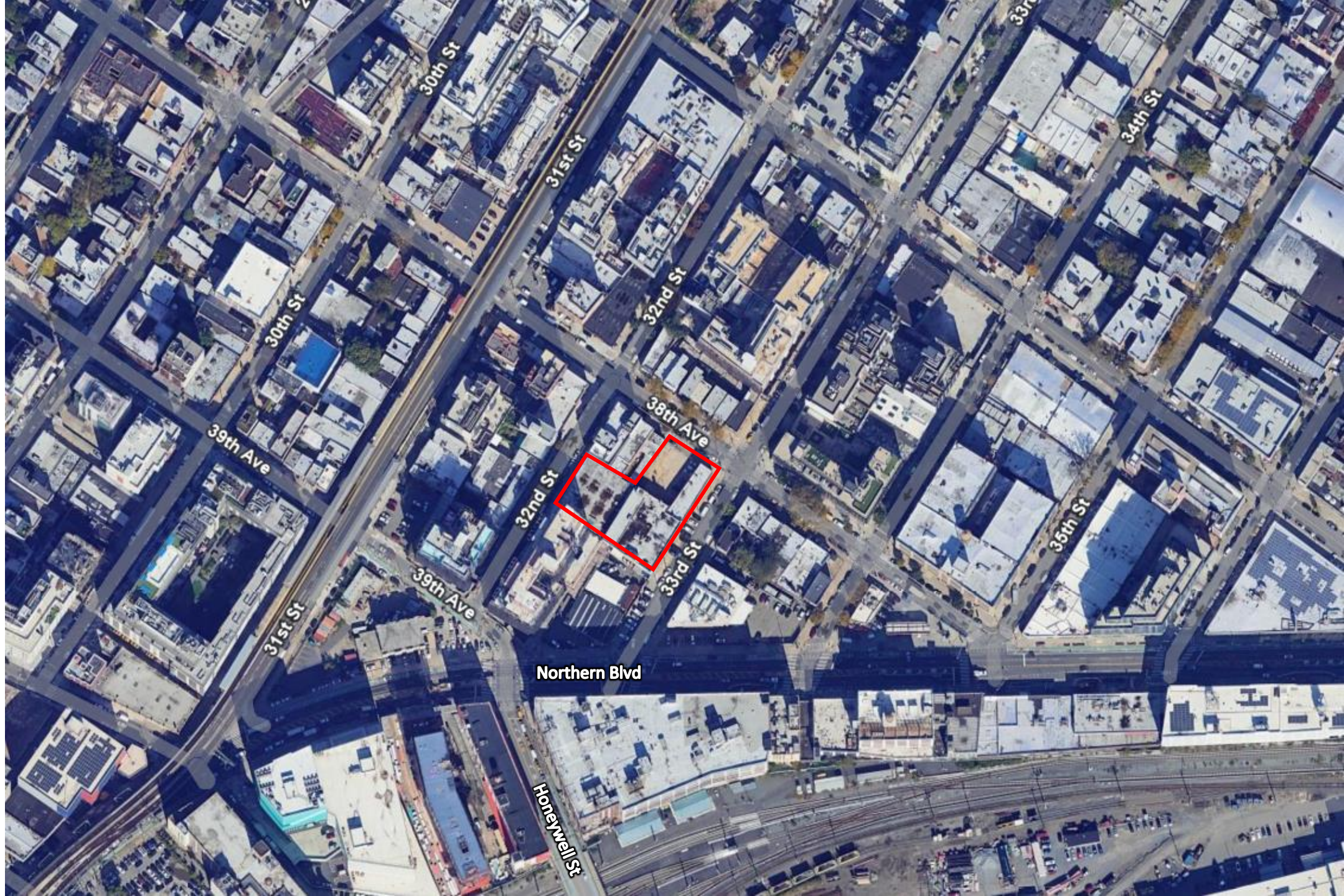
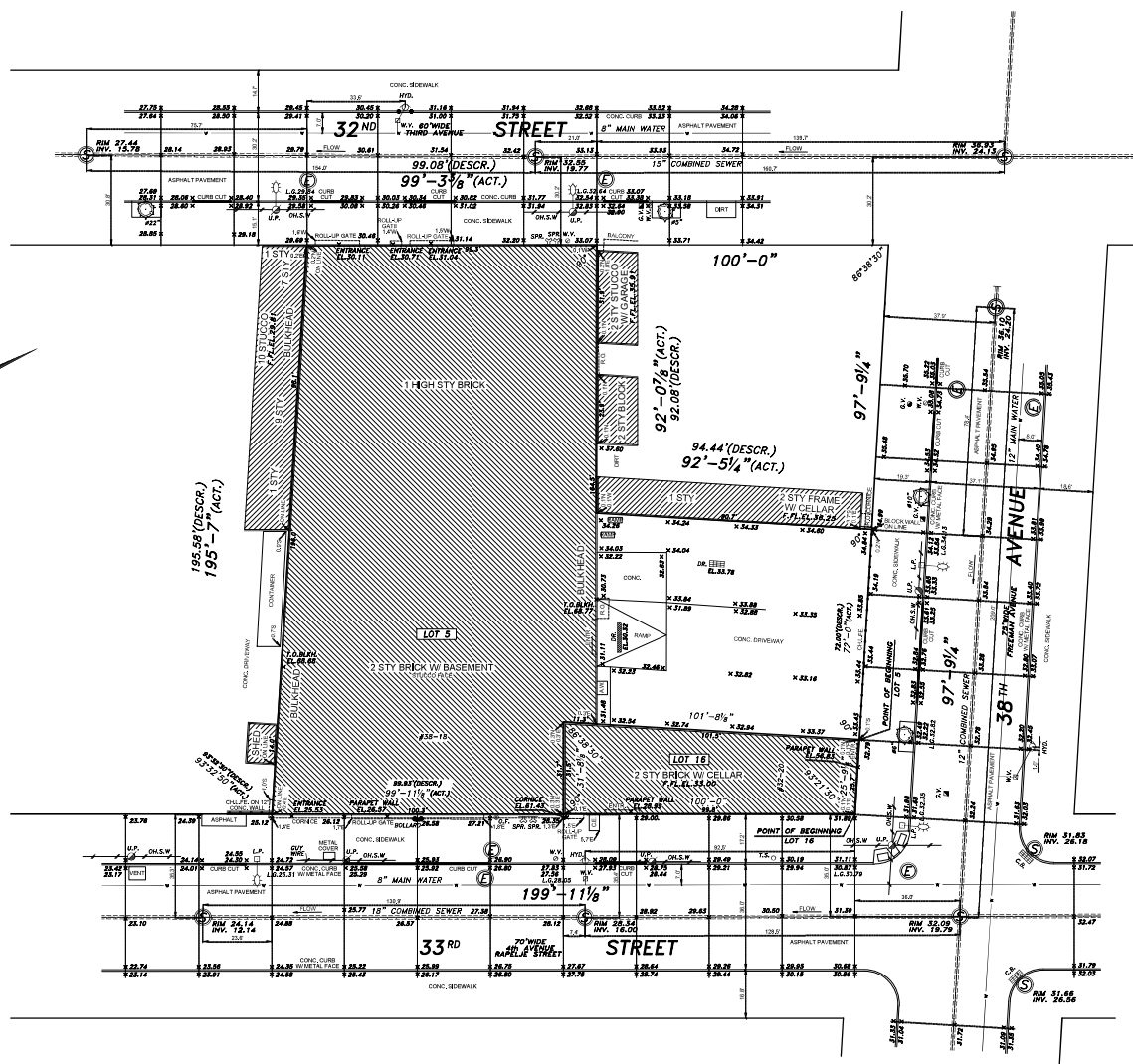
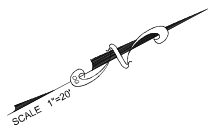


EXHIBIT B

FLOOD NOTE
BY GRAPHCORPLOT12 ONLY, SUBJECT PROPERTY IS LOCATED IN
ZONE X 0.3% ANNUAL CHANCE (STORM EVENT)
AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR COMMUNITY PANEL NUMBER
380 467 0003 WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 5, 2002.
ZONE X 0.3% ANNUAL CHANCE (STORM EVENT)
AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR COMMUNITY PANEL NUMBER
380 467 0003 WHICH BEARS AN EFFECTIVE DATE OF JANUARY 16, 2015.



LOT 5 AREA = 26853.29 sq.ft. = 0.6165 acre
 LOT 16 AREA = 2894.18 sq.ft. = 0.0664 acre
TOTAL AREA = 29747.47 sq.ft. = 0.6829 acre

[illegible][illegible]

—UNDERGROUND UTILITIES NOTES

UNDERGROUND, OVERHEAD AND GROUND LEVEL UTILITIES ARE NOT GUARANTEED AS TO ACCURACY, EXACT LOCATION, TYPE OR USE, ACTIVE OR INACTIVE. VERIFICATION IS MANDATORY WITH MUNICIPAL AGENCIES, PUBLIC AND PRIVATE UTILITY COMPANIES PRIOR TO TAKING TITLE AND/OR DESIGN WORK. BOUNDARIES ARE NOT GUARANTEED UNLESS SO NOTED.

ALL OPERATIONS OF UNDERGROUND FACILITIES AND ALL EXCAVATORS ARE OBLIGATED TO COMPLY WITH ARTICLE 36 OF THE GENERAL BUSINESS LAW AND WITH PROVISIONS OF INDUSTRIAL CODE PART (RULE NO. 35) BEFORE ANY EXCAVATION OR DEMOLITION IS COMMENCED. EVERY EXCAVATOR IS REQUIRED BY THESE LAWS TO GIVE ADVANCE NOTICE TO EVERY OPERATOR OF UNDERGROUND FACILITIES OF HIS INTENT TO PERFORM EXCAVATION OR DEMOLITION WORK IN THE SPECIFIED AREA.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAY NOT BEARING THE LENDING SURVEYOR'S NIKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION, GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

GUARANTEED TO:

COUNTY: QUEENS	CITY: LONG ISLAND CITY
SECTION:	BLOCK: 381 LOT(S): 5, 16
PROPERTY ADDRESS: 38-18 33rd STREET & 32-20 38th AVENUE	

ARCHITECTURAL SURVEY

PREPARED BY

PERFECT POINT
LAND SURVEYING
brooklyn • queens • manhattan • bronx

phone: (718) 474-7700
fax: (718) 872-9699
info@ppsurveying.com
www.ppsurveying.com

DATE: JULY 17, 2024

N.Y.S. J.S. 00000

TAX MAP



NYC Digital Tax Map

Effective Date : 12-07-2008 10:43:49
End Date : Current

Queens Block: 381

Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon



— BCP Site Boundary

EXHIBIT C

BOA Map

Former Refron Inc. Gas
Reclamation Site

38-18 33rd Street and 32-20
38th Avenue

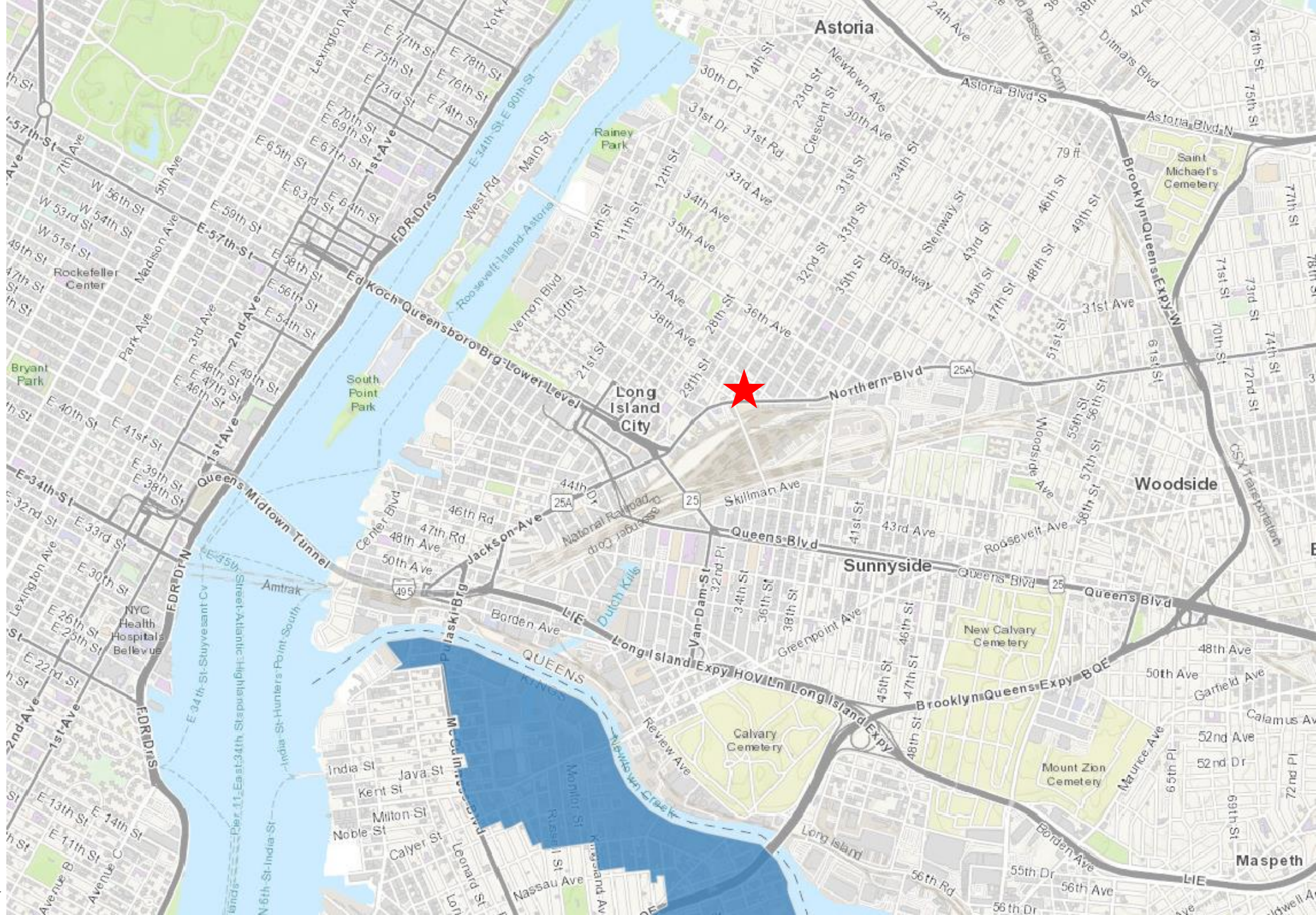
Legend:

★ Site Location

September 2024

Source: DOS Geographic
Information Gateway

Scale: 1" = 100' approximately



Disadvantaged Communities Map

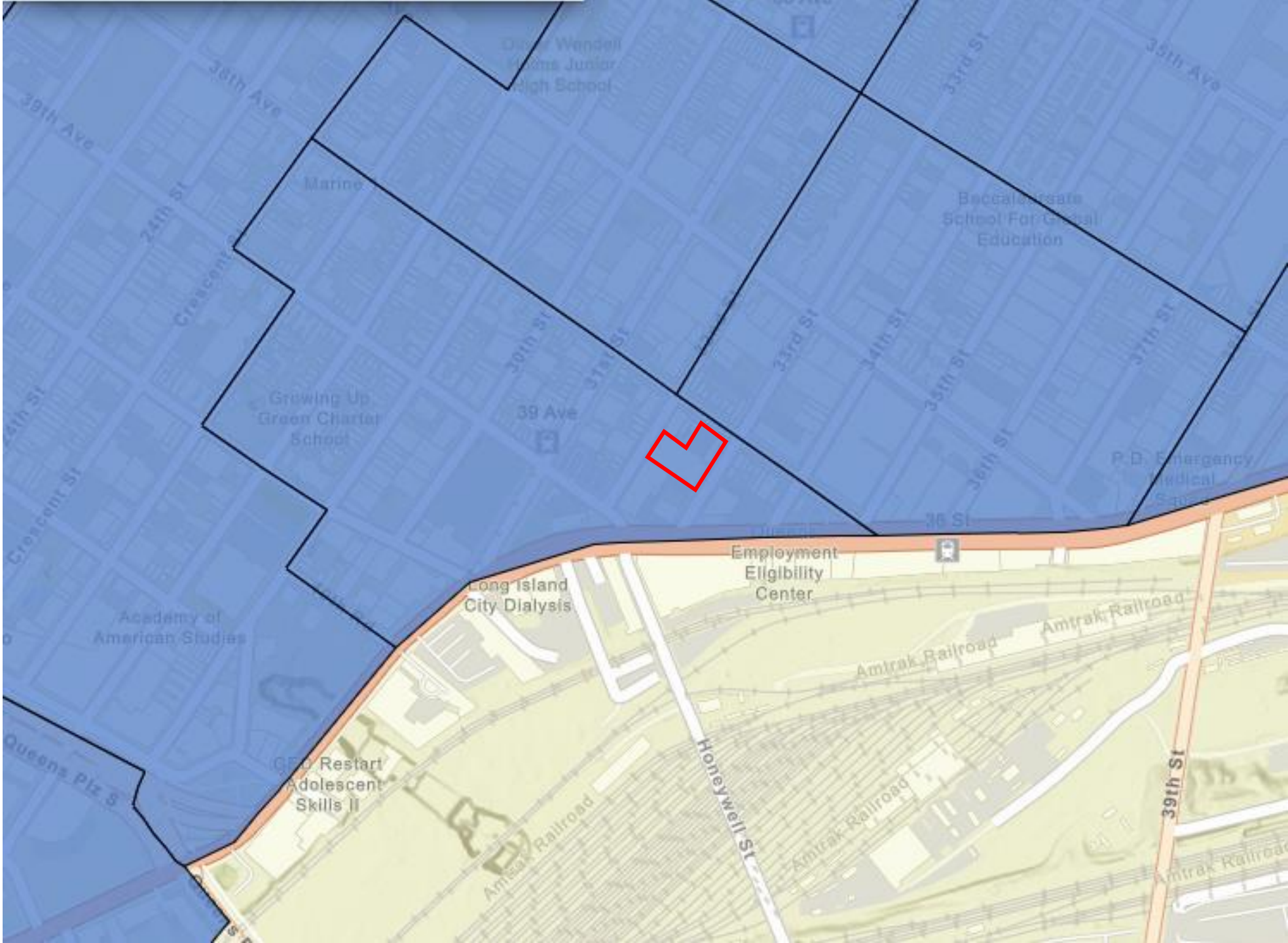
Former Refron Inc. Gas
Reclamation Site

38-18 33rd Street and 32-20
38th Avenue

Legend:

Site Property Boundary

Disadvantaged Community



Census Tract 36081003100 is **Designated a DAC**
This Tract covering **New York city** has a population of **1,144**

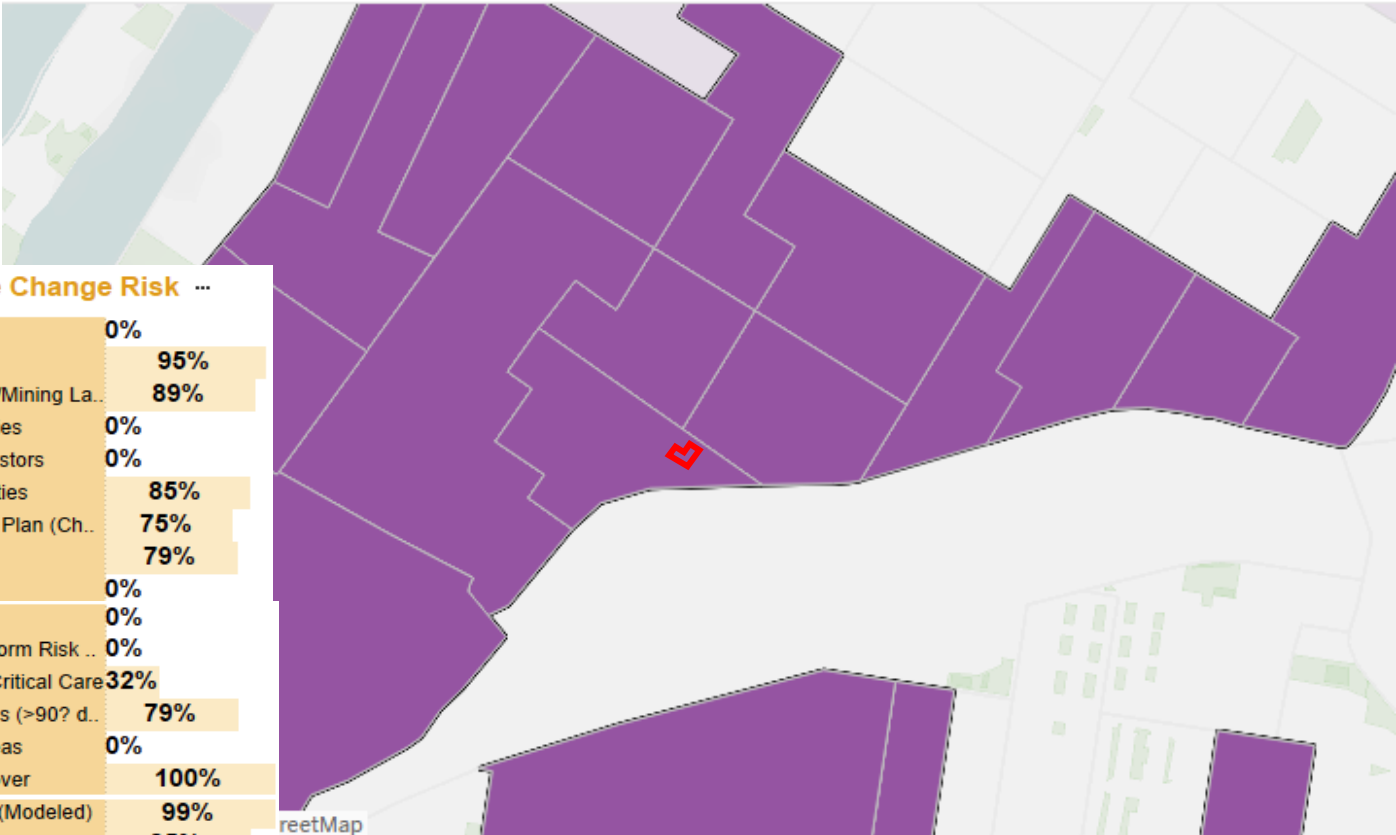
Environmental Burden is higher than **96%** of Census Tracts statewide
Population Vulnerability is higher than **78%** of Census Tracts statewide

Population Characteristics & Vulnerability ...

Health Impacts & Burdens	Asthma ED visits	91%
	COPD ED visits	67%
	Heart attack (MI) Hospitalization	62%
	Low Birthweight	82%
	Pct Adults Age 65+	7%
	Pct w/ Disabilities	1%
	Pct w/o Health Insurance	70%
	Premature Deaths	88%
Housing, Mobility, Communications	Energy Poverty / Cost Burden	58%
	Homes Built Before 1960	90%
	Housing Cost Burden (Rental C...	46%
	Manufactured Homes	49%
	Pct Renter-Occupied Homes	87%
Income	Pct w/o Internet (home or cellul...	15%
	Pct <100% of Federal Poverty ...	60%
	Pct <80% Area Median Income	91%
	Pct Single-Parent Households	16%
	Pct w/o Bachelor/Es Degree	49%
Race/Ethnicity	Unemployment Rate	44%
	Historical Redlining Score	100%
	Limited English Proficiency	71%
	Pct Asian	82%
	Pct Black or African American	38%
	Pct Latino/a or Hispanic	90%
	Pct Native American or Indigen...	59%

Environmental Burden & Climate Change Risk ...

Land Use & Historic Discrimination	Active Landfills	0%
	Housing Vacancy Rate	95%
	Industrial/Manufacturing/Mining La...	89%
	Major Oil Storage Facilities	0%
	Municipal Waste Combustors	0%
	Power Generation Facilities	85%
	Regulated Management Plan (Ch...	75%
	Remediation Sites	79%
Potential Climate Change Risk	Scrap Metal Processing	0%
	Agricultural Land Use	0%
	Coastal Flooding and Storm Risk ...	0%
	Driving Time to Urgent/Critical Care	32%
	Extreme Heat Projections (>90? d...	79%
	Inland Flooding Risk Areas	0%
	Low Vegetative Land Cover	100%
Potential Pollution Exposure	Benzene Concentration (Modeled)	99%
	Particulate Matter (PM2.5)	85%
	Traffic: Diesel Trucks	62%
	Traffic: Number of Vehicles	68%
	Wastewater Discharge	92%



Legend:
— Site Property Boundary

Disadvantaged Community

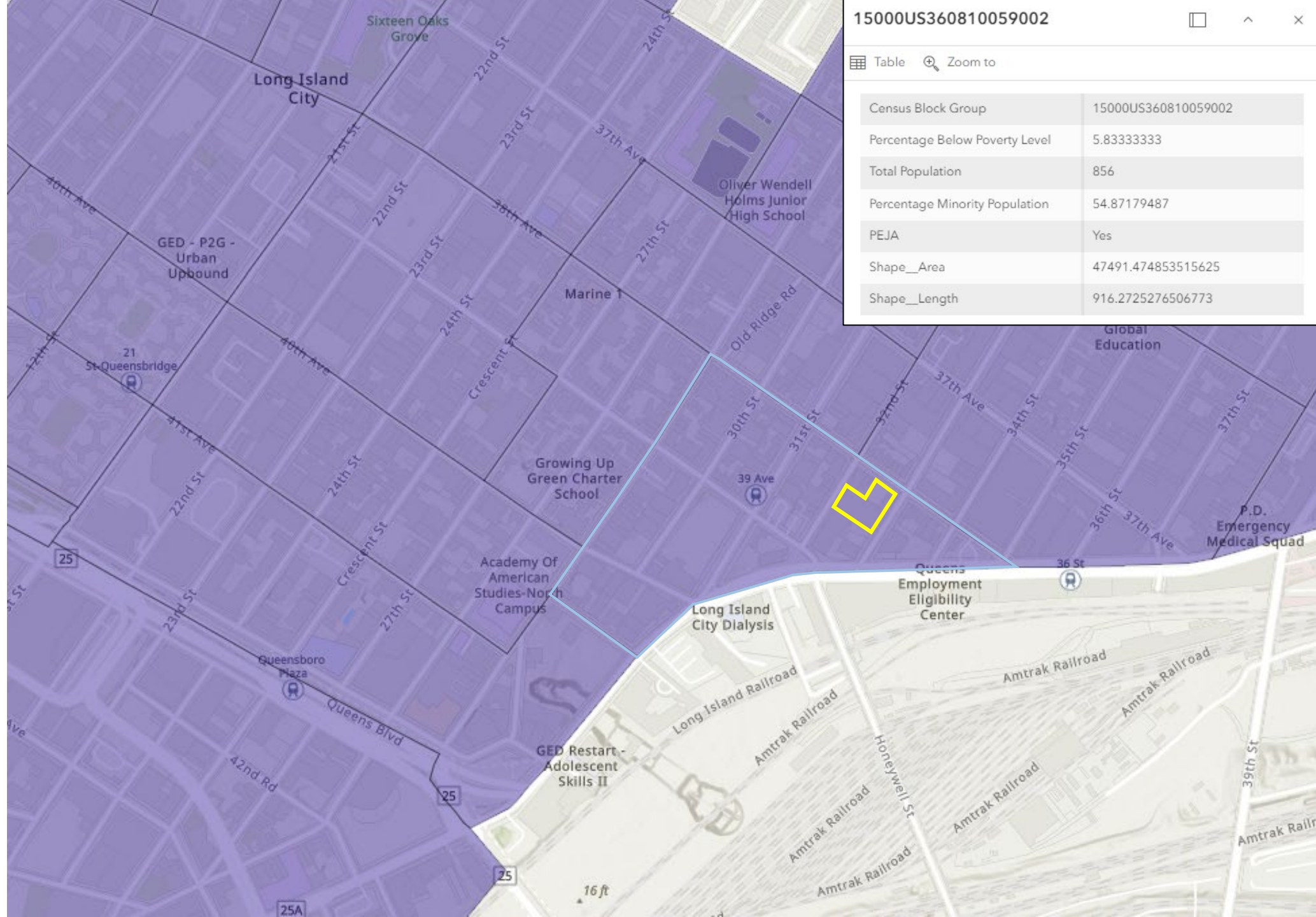
EJ MAP

Former Refron Inc. Gas Reclamation Site

38-18 33rd Street and 32-20
38th Avenue

Legend:

 Site Property Boundary
 Potential EJ Area

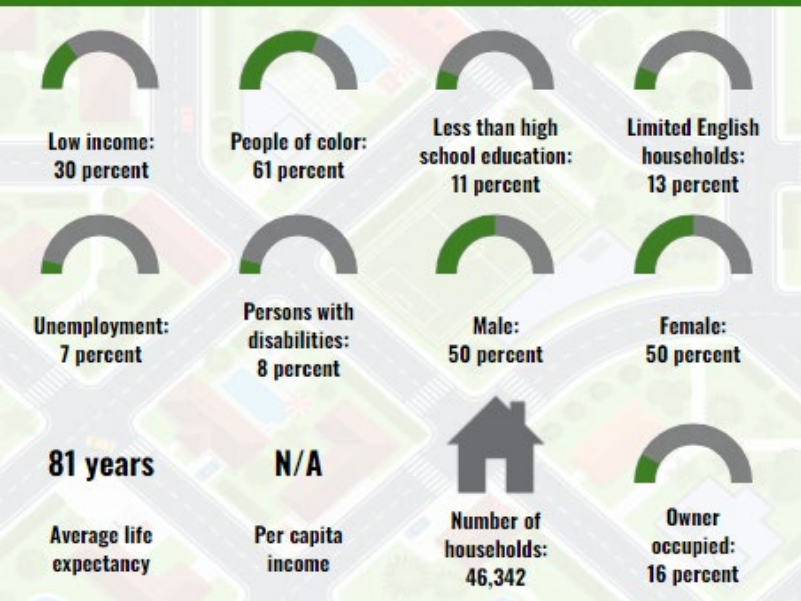


15000US360810059002

Table Zoom to

Census Block Group	15000US360810059002
Percentage Below Poverty Level	5.83333333
Total Population	856
Percentage Minority Population	54.87179487
PEJA	Yes
Shape__Area	47491.474853515625
Shape__Length	916.2725276506773

COMMUNITY INFORMATION



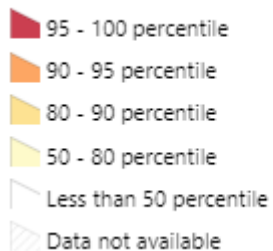
1 mile Ring Centered at 40.752756,-73.931091
Population: 99,338
Area in square miles: 3.14

LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	46%
Spanish	21%
French, Haitian, or Cajun	1%
German or other West Germanic	1%
Russian, Polish, or Other Slavic	3%
Other Indo-European	14%
Korean	2%
Chinese (including Mandarin, Cantonese)	5%
Tagalog (including Filipino)	1%
Other Asian and Pacific Island	3%
Arabic	2%
Other and Unspecified	1%
Total Non-English	54%

EJScreen Community Report

Demographic Index (National Percentiles)



Translation Not Required
Limited English Households: 13%

En-Zone Map

Former Refron Inc. Gas
Reclamation Site

38-18 33rd Street and 32-30 38th
Avenue

Legend:

- Site Property Boundary

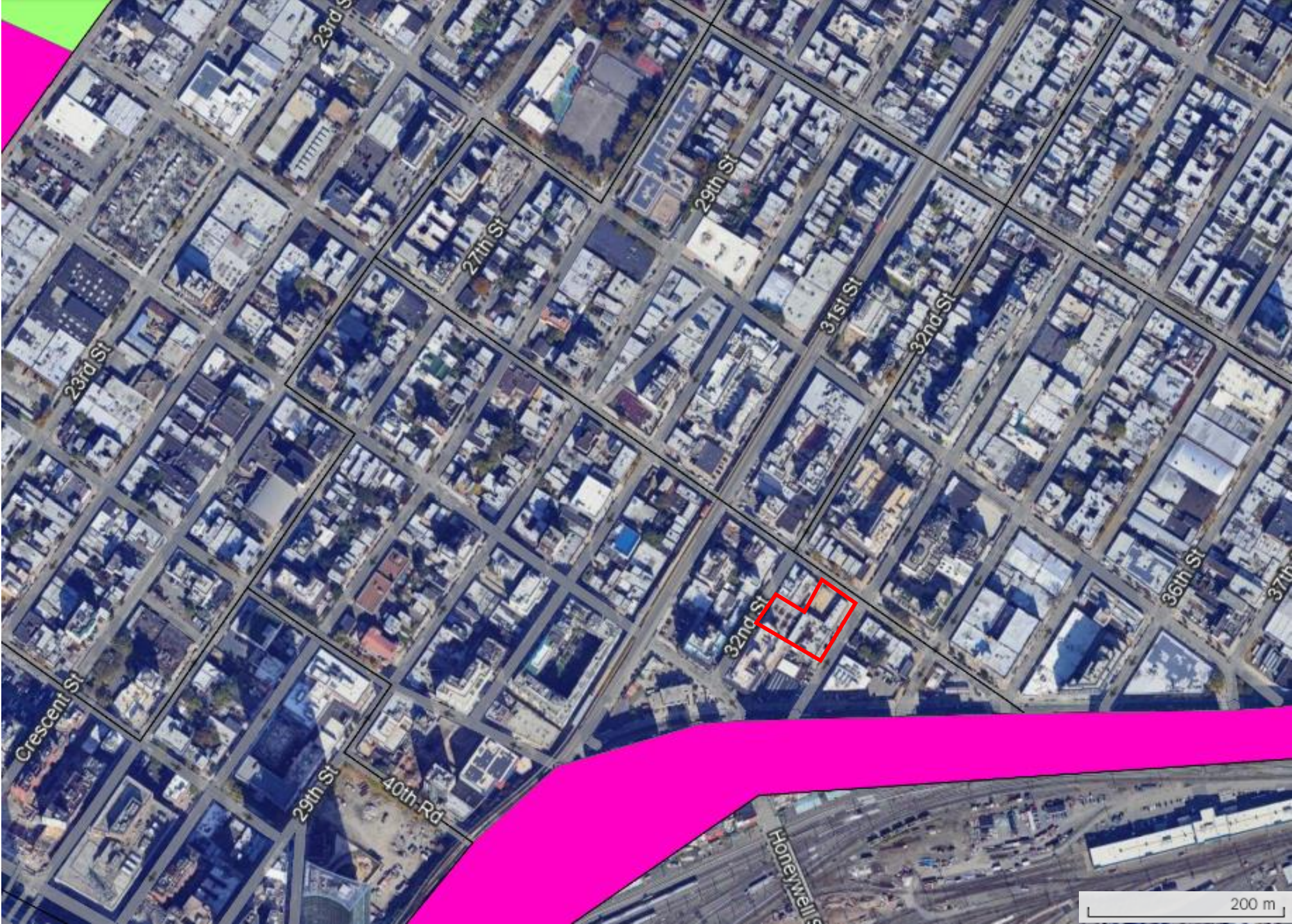


EXHIBIT D

FLOOD MAP

Former Refron Inc. Gas Reclamation Site

38-18 33rd Street and 32-20 38th Avenue

Legend:



Site Location

All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

September 2024
Source: FEMA Flood Map

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updates or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations (BFEs) shown on this map apply only to areas of 0.2% National Geodetic Vertical Datum of 1929 (NGVD 29). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was New York State Plane FIPSZONE 1014. The horizontal datum was NAD 83. GPSRS spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the National Geodetic Vertical Datum of 1929. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://users.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NGA-AN0512
National Geodetic Survey
SSM-C-1 #0202
1315 East-West Highway
Silver Spring, Maryland 20910-3182
(301) 713-3242

To obtain current elevation, description and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was provided in digital format by the Department of Information Technology and Telecommunication, City of New York. This information was derived from digital orthophotos produced at a scale of 1:1,200 with 2-foot pixel resolution from photography dated 2004.

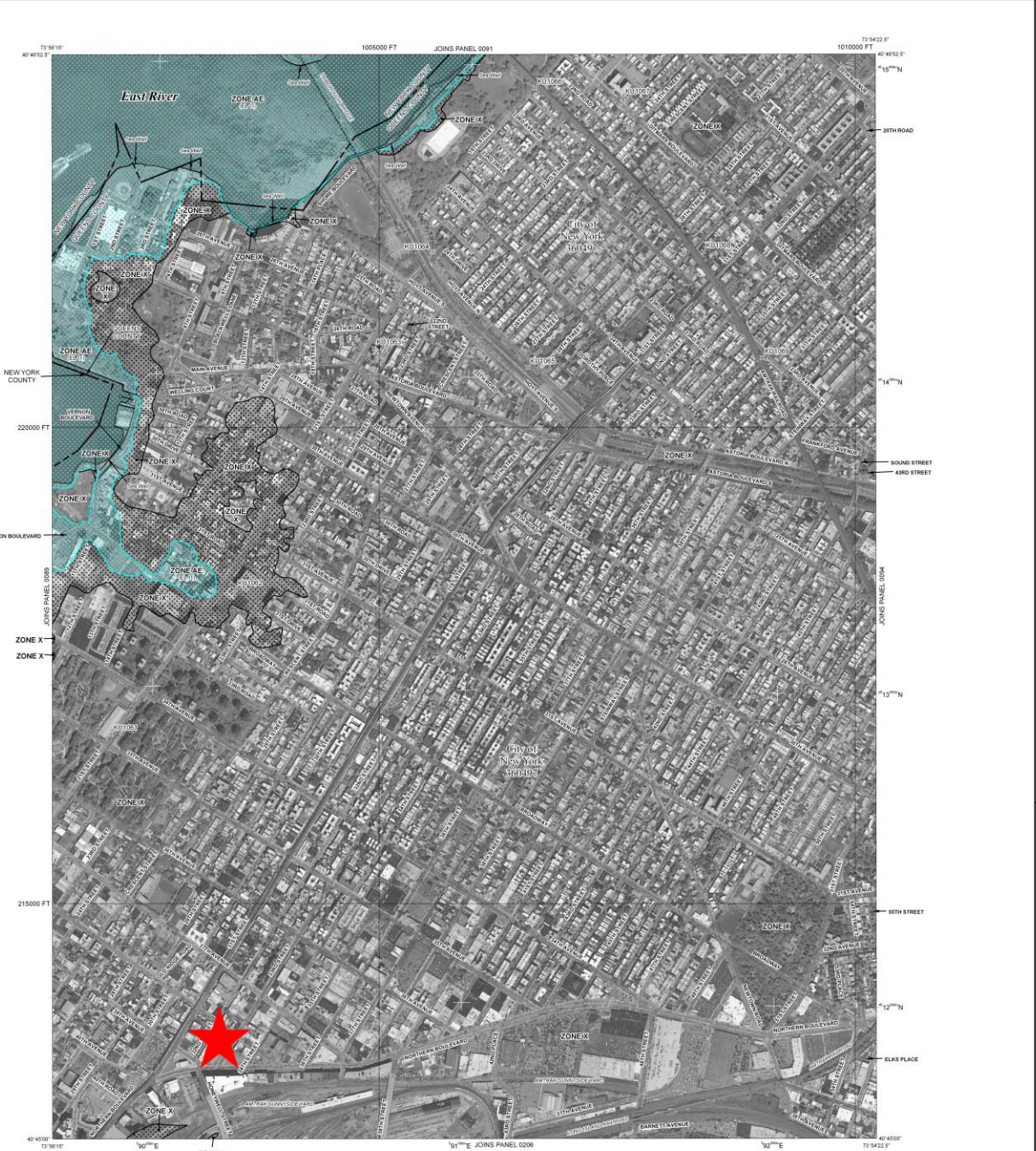
Based on updated topographic information, this map reflects more detailed and up-to-date stream channel configurations and floodplain delineations than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. Also, the need to floodplain relationships for unimproved streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map showing the layout of map panels for this jurisdiction.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://info.fema.gov>.

If you have questions about this map or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-336-2827) or visit the FEMA website at <http://www.fema.gov>.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION

BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equal or exceeded in any given year. The Special Flood Hazard areas in the map are divided by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, AR, AN, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

Zone A
No Base Flood Elevations determined.
Base Flood Elevations determined.

Zone AE
Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

Zone AH
Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of shallow fan flooding, velocities also determined.

Zone AO
Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system (levee, dike, or wall) which is being removed to provide protection from the 1% annual chance or greater flood.

Zone AR
Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

Zone AN
Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

Zone V
Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

Zone VE
Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

Zone X
Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees from the 1% annual chance flood.

OTHER AREAS

Zone D
Areas determined to be outside the 0.2% annual chance floodplain. Areas in which flood hazards are undetermined, but possible.

Coastal Barrier Resources System (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary
0.2% annual chance floodplain boundary
Floodway boundary
Zone D boundary
Zone X boundary
CBRS and OPA boundary
Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
Base Flood Elevation line and value, elevation in feet
Base Flood Elevation value where uniform within zone; elevation in feet

* Referenced to the National Geodetic Vertical Datum of 1929.

87°57'45" 32°22'30"
78°N
600000 FT
DX5510 x
M 1.5
River Mile
MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

INITIAL MAP DATE
June 25, 1974
FLOOD HAZARD BOUNDARY MAP REVISIONS
June 11, 1978
FLOOD INSURANCE RATE MAP EFFECTIVE
November 15, 1983
FLOOD INSURANCE RATE MAP REVISIONS
September 5, 2007 - to change Special Flood Hazard Areas, to reflect updated topographic information, and to update map format

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-438-6625.

MAP SCALE 1" = 500'
0 500 1000
FEET
0 500 1000
METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0093F

FIRM

FLOOD INSURANCE RATE MAP

CITY OF NEW YORK, NEW YORK
BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES

PANEL 93 OF 457

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

COMMUNITY
NEW YORK, CITY OF

NUMBER
3604970093F

PANEL
0093

SUFFIX
F

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
3604970093F

MAP REVISED
SEPTEMBER 5, 2007

Federal Emergency Management Agency


EXHIBIT E

ZONING MAP

Former Refron Inc. Gas
Reclamation Site

38-18 33rd Street and
32-20 38th Avenue

Legend:

 Site property boundary

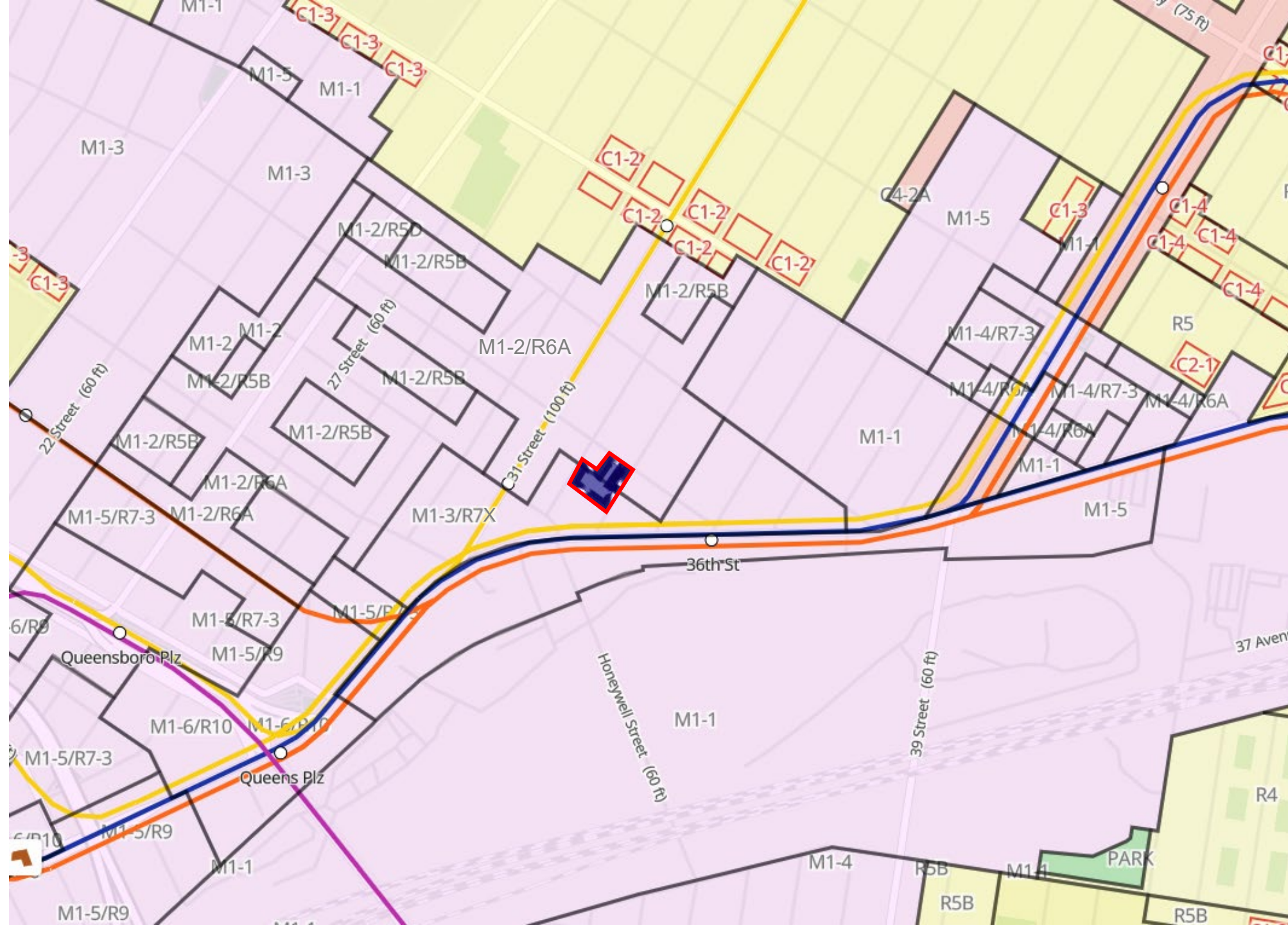
Zoning Districts:

M1-3/R7X and M1-2/R6A

September 2024

Source: NYS ZOLA

ArcGIS



Zoning District: M1-2 and M1-3

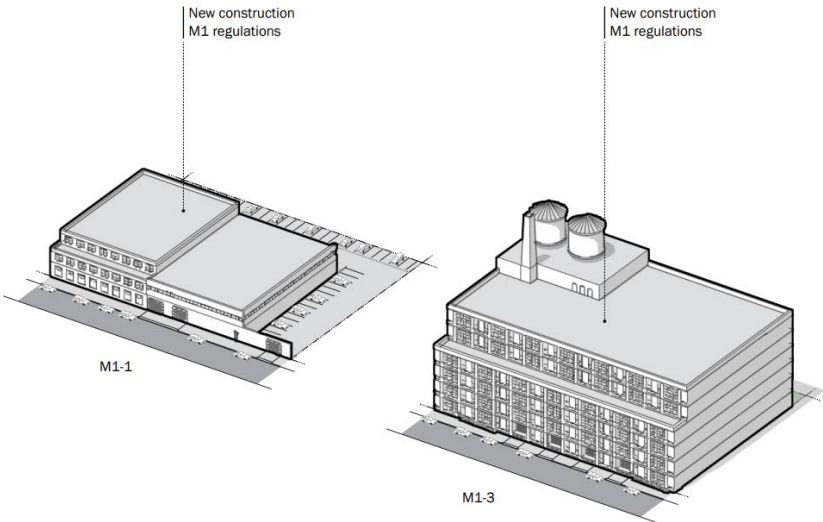
M1 districts range from the Garment District in Manhattan and Port Morris in the Bronx with multistory lofts, to parts of Red Hook or College Point with one- or two-story warehouses characterized by loading bays. M1 districts are often buffers between M2 or M3 districts and adjacent residential or commercial districts. M1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities. Nearly all industrial uses are allowed in M1 districts if they meet the stringent M1 performance standards. Offices, hotels and most retail uses are also permitted. Certain community facilities, such as hospitals, are allowed in M1 districts only by special permit, but houses of worship are allowed as-of-right.

Other than M1 districts paired with residence districts in Special Mixed Use Districts, M1-5M and M1-6M districts (by special permit) and M1-D districts (by authorization or certification) are the only manufacturing districts in which residences are permitted. However, in M1-6D districts, residential use may be allowed as-of-right on zoning lots under certain conditions.

In M1-5M and M1-6M districts, mapped in parts of Chelsea, space in an industrial building may be converted to residential use, provided a specified amount of floor area is preserved for particular industrial and commercial uses.

Floor area ratios in M1 districts range from 1.0 to 10.0, depending on location; building height and setbacks are controlled by a sky exposure plane which may be penetrated by a tower in certain districts. Although new industrial buildings are usually low-rise structures that fit within sky exposure plane, commercial and community facility buildings can be constructed as towers in M1-3 through M1-6 districts. In the highest density manufacturing district, M1-6, mapped only in Manhattan, an FAR of 12 can be achieved with a bonus for a public plaza. Except along district boundaries, no side yards are required. Rear yards at least 20 feet deep are usually required, except within 100 feet of a corner.

Parking and loading requirements vary with district and use. M1-1, M1-2 and M1-3 districts are subject to parking requirements based on the type of use and size of an establishment. For example, a warehouse in an M1-1 district requires one off-street parking space per 2,000 square feet of floor area or per every three employees, whichever would be less. Parking is not required in Long Island City or M1-4, M1-5 and M1-6 districts, mapped mainly in Manhattan. Requirements for loading berths of specified dimensions differ according to district, size and type of use.



M1	Light Manufacturing District (High Performance)					
	M1-1	M1-2	M1-3	M1-4	M1-5	M1-6
Manufacturing FAR	1.0	2.0	5.0	2.0	5.0	10.0
Required Accessory Parking PRC-B	1 per 300 sf			None		
Permitted Sign Regulations (Surface Area)	6 X street frontage					

Zoning District: R7X

R7

R7 districts are medium-density apartment house districts mapped in much of the Bronx as well as the Upper West Side in Manhattan and Brighton Beach in Brooklyn. The height factor regulations for R7 districts encourage lower apartment buildings on smaller zoning lots and, on larger lots, taller buildings with less lot coverage. As an alternative, developers may choose the optional Quality Housing regulations to build lower buildings with greater lot coverage.

Regulations for residential development in R7-1 and R7-2 districts are essentially the same except that R7-2 districts, which are mapped primarily in upper Manhattan, have lower parking requirements.

Height Factor Regulations

Height factor buildings are often set back from the street and surrounded by open space and on-site parking. The floor area ratio (FAR) in R7 districts ranges from 0.87 to a high of 3.44; the open space ratio (OSR) (OSR) ranges from 15.5 to 25.5. As in other non-contextual districts, a taller building may be obtained by providing more open space. For example, 76% of the zoning lot with a 14-story building must be open space (3.44 FAR × 22.0 OSR). The maximum FAR is achievable only where the zoning lot is large enough to accommodate a practical building footprint as well as the required amount of open space. The building must be set within a sky exposure plane which, in R7 districts, begins at a height of 60 feet above the street line and then slopes inward over the zoning lot.

Off-street parking is generally required for 60 percent of a building’s dwelling units in an R7-1 district and 50 percent in an R7-2 district, but requirements are lower for income-restricted housing units (IRHU) and are further modified in certain areas, such as within the Transit Zone and the Manhattan Core, or for lots less than 15,000 square feet in R7-1 districts. Off-street parking requirements can be waived if 5 or fewer parking spaces are required in R7-1 districts, or if 15 or fewer parking spaces are required or if the zoning lot is 10,000 square feet or less in R7-2 districts.

Medium-Density Non-Contextual Residence District								
R7		FAR	Open Space Ratio	Sky Exposure Plane	DU Factor	Required Parking		
		max.	range			Basic	min.	
Height Factor	Basic	0.87-3.44	15.5-25.5	Starts at 60 ft	680	60% R7-1	50% R7-2	15% of IRHU

Quality Housing Regulations

The optional Quality Housing regulations in R7 districts utilize height limits to produce lower, high lot coverage buildings set at or near the street line. With floor area ratios that are equal to or greater than can be achieved in height factor buildings, the optional Quality Housing regulations produce new buildings in keeping with the scale of many traditional neighborhoods in the East Village and upper Manhattan, the west Bronx, and sections of Queens and Brooklyn.

The optional Quality Housing regulations for buildings on wide streets outside the Manhattan Core are the same as in R7A districts. The maximum FAR is 4.0 and the base height before setback is 40 to 75 feet with a maximum building height of 80 feet, or 85 feet if providing a qualifying ground floor. The maximum FAR on narrow streets and within the Manhattan Core is 3.44, and the base height before setback is 40 to 65 feet with a maximum building height of 75 feet. The area between a building’s street wall and the street line must be planted, and the building must have interior amenities for residents pursuant to the Quality Housing Program.

Off-street parking is generally required for 50 percent of a building’s dwelling units, but requirements are lower for income-restricted housing units (IRHU) and are further modified in certain areas, such as within the Transit Zone and the Manhattan Core, or for lots less than 15,000 square feet in R7-1 districts. Off-street parking requirements can be waived if 5 or fewer parking spaces are required in R7-1 districts, or if 15 or fewer parking spaces are required or if the zoning lot is 10,000 square feet or less in R7-2 districts.

Higher maximum FAR and heights are available for buildings participating in the Inclusionary Housing Program or that provide certain senior facilities.

Medium-Density Non-Contextual Residence District													
R7 QH		Lot Area	Lot Width	Rear Yard	Lot Coverage	Other Lot	FAR	Base Height	Building Height	# of Stories	DU Factor	Required Parking	
		min.	min.	min.	Corner	max.	max.	min. -max.	max. (w/QGF)	max. (w/QGF)		Basic	IRHU
Basic	Narrow Street						3.44	40-65 ft	75 ft	n/a			
	Wide Street	1,700 sf	18 ft	30 ft	100%	65%	4.00	40-75 ft	80 (85) ft	n/a (8)	680	50% of DU	15% of IRHU
Inclusionary							4.60	40-75 ft	135 ft	13			

Zoning District: R7X (Continued)

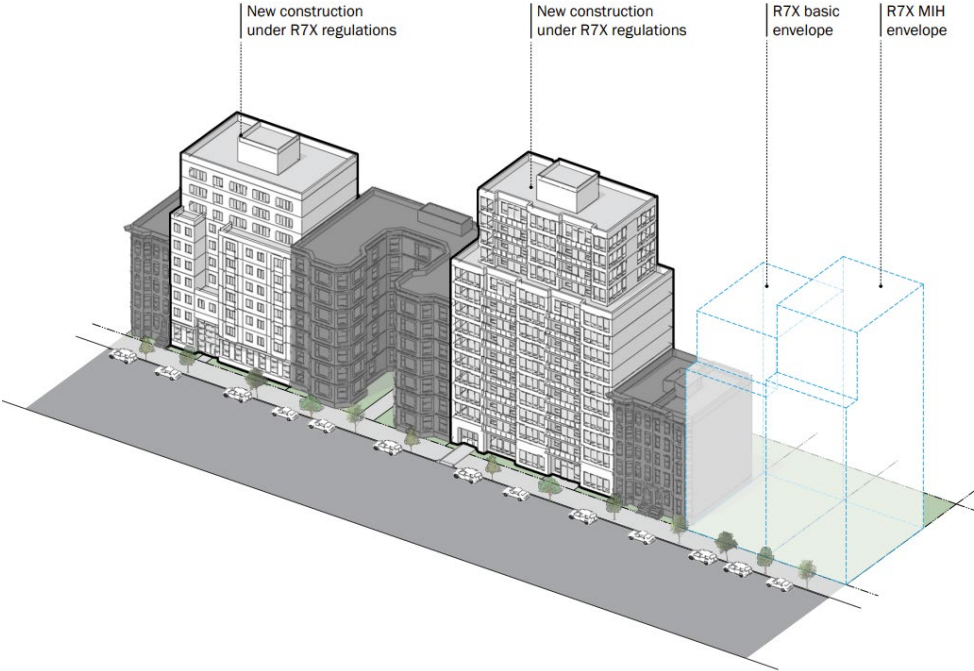
R7X

R7X districts are also governed by contextual Quality Housing bulk regulations but the substantially higher floor area ratio (FAR) and maximum building height typically produce taller, bulkier buildings than in R7A and R7B districts. The flexibility of the R7X regulations is exemplified by the 12- to 14-story apartment buildings in the R7X districts mapped along major thoroughfares in Harlem in Manhattan and Jackson Avenue in Long Island City in Queens.

The FAR in R7X districts is 5.0. Above a base height of 60 to 85 feet, the building must be set back a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to its maximum height of 120 feet. If providing a qualifying ground floor, the maximum base height is 95 feet and the maximum height of the building is 125 feet. To maintain the traditional streetscape, the street wall of a new building can be no closer to the street line than any adjacent street wall but need not be farther than 10 feet. The building must have interior amenities for residents pursuant to the Quality Housing Program.

Higher maximum FAR and heights are available for buildings participating in the inclusionary Housing Program or that provide certain senior facilities.

Off-street parking is generally required for 50 percent of a building’s dwelling units, but requirements are lower for income-restricted housing units (IRHU) and are further modified in certain areas, such as within the Transit Zone and the Manhattan Core, or for lots 10,000 square feet or less. Off-street parking requirements can be waived if 15 or fewer parking spaces are required.



R7 QH		Medium-Density Non-Contextual Residence District										
		Lot Area	Lot Width	Rear Yard	Lot Coverage		FAR	Base Height	Building Height	# of Stories	DU Factor	Required Parking
		min.	min.	min.	Corner	Other Lot	max.	min. - max.	max. (w/QGF)	max. (w/QGF)		Basic min.
Basic	Narrow Street						3.44	40-65 ft	75 ft	n/a		
	Wide Street	1,700 sf	18 ft	30 ft	100%	65%	4.00	40-75 ft	80 (85) ft	n/a (8)	680	50% of DU
	Inclusionary						4.60	40-75 ft	135 ft	13		15% of IRHU

Zoning District: R6A

R6

R6 zoning districts are widely mapped in built-up, medium-density areas in Brooklyn, Queens and the Bronx. The character of R6 districts can range from neighborhoods with a diverse mix of building types and heights to large-scale “tower in the park” developments such as Ravenswood in Queens and Homecrest in Brooklyn. Developers can choose between two sets of bulk regulations. Standard height factor regulations, introduced in 1961, produce small multi-family buildings on small zoning lots and, on larger lots, tall buildings that are set back from the street. Optional Quality Housing regulations produce high lot coverage buildings within height limits that often reflect the scale of older, pre-1961 apartment buildings in the neighborhood.

Height Factor Regulations

Buildings developed pursuant to height factor regulations are often tall buildings set back from the street and surrounded by open space and on-site parking. The floor area ratio (FAR) in R6 districts ranges from 0.78 (for a single-story building) to 2.43 at a typical height of 13 stories; the open space ratio (OSR) ranges from 27.5 to 37.5. Generally, the more open space, the taller the building. In the diagram, for example, 81% of the zoning lot with the 13-story building is required to be open space (2.43 FAR × 33.5 OSR). Thus, the maximum floor area ratio is achievable only where the zoning lot is large enough to accommodate a practical building footprint as well as the required amount of open space. There are no height limits for height factor buildings although they must be set within a sky exposure plane which begins at a height of 60 feet above the street line and then slopes inward over the zoning lot.

Off-street parking is generally required for 70 percent of a building’s dwelling units, but requirements are lower for income-restricted housing units (IRHU) and are further modified in certain areas, such as within the Transit Zone and the Manhattan Core, or for lots less than 10,000 square feet. Parking can be waived if five or fewer spaces are required.

Medium-Density Non-Contextual Residence District							
R6		FAR	Open Space Ratio	Sky Exposure Plane	DU Factor	Required Parking	
		max.	range			Basic	IRHU
						min.	
Height Factor	Basic	0.78-2.43	27.50-37.50	Starts at 60 ft	680	70% of DU	25% of IRHU

Quality Housing Regulations

The optional Quality Housing regulations produce high lot coverage buildings set at or near the street line. Height limitations ensure that these buildings are often more compatible with older buildings in the neighborhood. As an incentive for developers to choose the Quality Housing option outside the Manhattan Core, greater floor area ratio, and therefore, more apartments, is permitted for buildings on or within 100 feet of a wide street than would be permitted under height factor regulations. The FAR is 3.0; the maximum base height before setback is 65 feet with a maximum building height of 75 with a qualifying ground floor (70 feet without). On a narrow street (beyond 100 feet of a wide street), the maximum FAR is 2.2; the maximum base height before setback is 45 feet with a maximum building height of 55 feet. The area between a building’s street wall and the street line must be planted and the buildings must have interior amenities for the residents pursuant to the Quality Housing Program.

Higher maximum FAR and heights are available for buildings participating in the Inclusionary Housing Program or that provide certain senior facilities.

Off-street parking is generally required for 50 percent of a building’s dwelling units, but requirements are lower for income-restricted housing units (IRHU) and are further modified in certain areas, such as within the Transit Zone and the Manhattan Core, or for lots less than 10,000 square feet. Parking can be waived if five or fewer spaces are required.

Medium-Density Contextual Residence District												
R6A	Lot Area	Lot Width	Rear Yard	Lot Coverage		FAR	Base Height	Building Height	# of Stories	DU Factor	Required Parking	
	min.	min.	min.	Corner	Other Lot	max.	min. - max. (w/QGF)	max. (w/QGF)	max. (w/QGF)		Basic	IRHU
												min.
Basic	1,700 sf	18 ft	30 ft	100%	65%	3.00	40-60 (65) ft	70 (75) ft	n/a (7)	680	50% of DU	25% of IRHU
Inclusionary						3.60	40-65 ft	80 (85) ft	8			

Zoning District: R6A

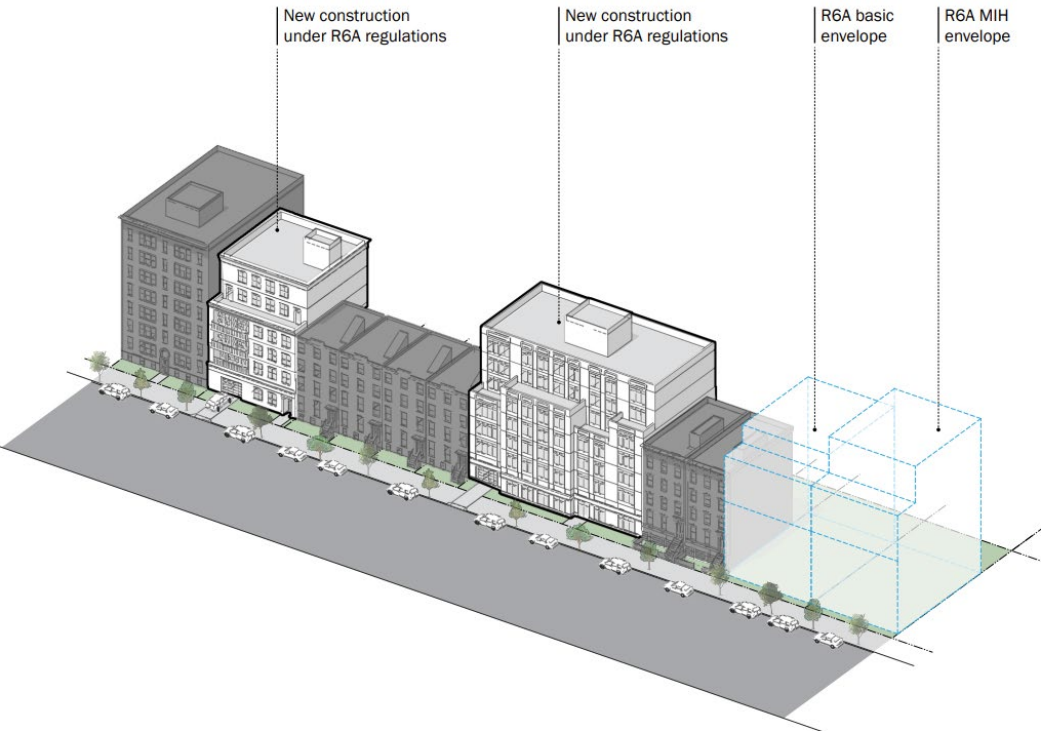
R6A

R6A is a contextual district where the Quality Housing bulk regulations are mandatory. These regulations produce high lot coverage, six- to eight-story apartment buildings set at or near the street line. Designed to be compatible with older buildings found in medium-density neighborhoods, R6A districts are mapped in the Bronx, Brooklyn and Queens. Parts of Kingsbridge in the Bronx and Williamsburg in Brooklyn are typical R6A areas.

The floor area ratio (FAR) in R6A districts is 3.0. Above a minimum base height of 40 feet, the building must set back by at least 10 feet on a wide street and 15 feet on a narrow street before rising to its maximum height of 70 feet, or 75 feet if providing a qualifying ground floor. To preserve the traditional streetscape, the street wall of a new building can be no closer to the street line than any adjacent street wall but need not be farther than 10 feet. The area between a building’s street wall and the street line must be planted. R6A buildings must have interior amenities for the residents pursuant to the Quality Housing Program.

Higher maximum FAR and heights are available for buildings participating in the Inclusionary Housing Program or that provide certain senior facilities.

Off-street parking is generally required for 50 percent of a building’s dwelling units, but requirements are lower for income-restricted housing units (IRHU) and are further modified in certain areas, such as within the Transit Zone and the Manhattan Core, or for lots less than 10,000 square feet. Parking can be waived if five or fewer spaces are required. Off-street parking is not allowed in front of a building.



Medium-Density Contextual Residence District												
R6A	Lot Area	Lot Width	Rear Yard	Lot Coverage		FAR	Base Height	Building Height	# of Stories	DU Factor	Required Parking	
	min.	min.	min.	Corner	Other Lot	max.	min.-max. (w/QGF)	max. (w/QGF)	max. (w/QGF)		Basic	IRHU
				max.							min.	
Basic	1,700 sf	18 ft	30 ft	100%	65%	3.00	40-60 (65) ft	70 (75) ft	n/a (7)	680	50% of DU	25% of IRHU
Inclusionary						3.60	40-65 ft	80 (85) ft	8			

EXHIBIT F

PREVIOUS OWNERS & OPERATORS LIST
Former Refron Inc. Gas Reclamation Site
38-18 33rd Street and 32-20 38th Avenue, Long Island City, New York 11101

Year	Contact Information 38-18 33rd Street 4-381-5 Owners	Status	Relation to Requestor
-1974	Jarcho Bros., Inc. Address: 38-18 33rd Street Long Island City, New York 11101 Phone: Unknown	Active	None
1974-1975	Ogden American Corporation Address: 277 Park Avenue New York, New York 10017 Phone: Unknown	Inactive	None
1975-1981	Kalisch-Jarcho, Inc. Address: 91-31 Queens Boulevard, Suite 601 Elmhurst, New York 11373 ATTN: Marvin Kalisch Phone: Unknown	Active	None
1981-1999	Vecta Industries (a partnership) Address: 200 Wildacre Avenue Lawrence, New York 11559 Phone: Unknown	Unknown	None
1999-2014	Vecta Industries, LLC Address: 11 Manor Lane Lawrence, New York 11559 Phone: Unknown	Inactive	None
2014-2015	KF-1 Family Partnership Address: c/o Gerald Kestenbaum 1060 Fifth Avenue, Apartment 9C New York, New York 10128 Phone: Unknown	Unknown	None
2014-2020	Jay Kestenbaum Address: 11 Manor Lane Lawrence, New York 11559 Phone: Unknown	Unknown	None
2020- current	Vecta Industries, L.L.C. Address: 11 Manor Lane Lawrence, New York 11559 Phone: Unknown	Active	None
Operators			
1915-1985 (intermittently)	Contractor Storage Yard Address: N/A Phone: N/A	N/A	N/A
1915-1950	Auto Shop(s) (in the North/Northeast part of the lot) Address: N/A Phone: N/A	N/A	N/A
1950	Pipe Cutting (in the Southeast part of the lot) Address: N/A Phone: N/A	N/A	N/A
1962-1983	Jarcho Bros Inc / Kalisch-Jarcho Inc. (plumbing and heating supplies) Address: 38-18 33rd Street Long Island City, New York 11101 Phone: Unknown	Active	None
1985- present	Parking Lot (part of lot to the North) Address: N/A Phone: N/A	N/A	N/A
1988-1992	Refrigeration Sales Co LLC Address: Unknown Phone: Unknown	Unknown	None
1992-2000	Equipment Supply Company Address: Unknown Phone: Unknown	Unknown	None
1994-2021	Refron Inc. Address: 38-18 33rd Street Phone: 718-392-8002	Inactive	None

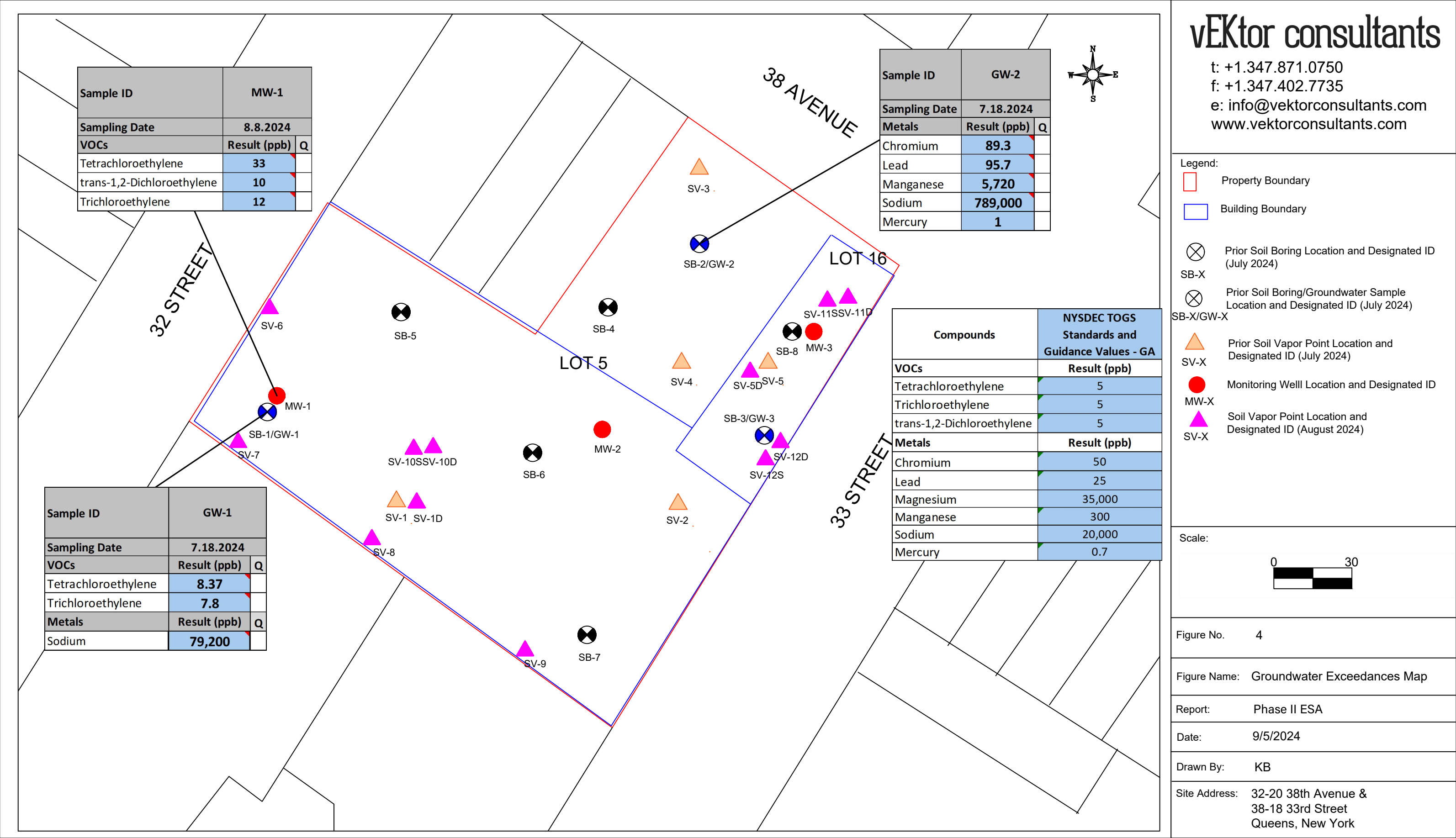
PREVIOUS OWNERS & OPERATORS LIST
Former Refron Inc. Gas Reclamation Site
38-18 33rd Street and 32-20 38th Avenue, Long Island City, New York 11101

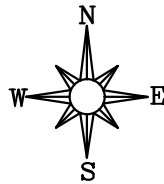
	Long Island City, New York 11101		
2005, 2010	Buildinglink Address: Unknown	Unknown	None
2010, 2017	AirGas Refrigerants Inc. Address: 259 N. Radnor Chester Road Phone: 718-392-1149 Radnor, Pennsylvania 19087	Unknown	None
2020-2022 (approx.)	ASPEN Refrigerants, Inc. Address: 28 Liberty Street New York, New York 10005	Active	None
2021-2023 (approx.)	Film production assembly of props	Unknown	None
Current	Vacant		

PREVIOUS OWNERS & OPERATORS LIST
Former Refron Inc. Gas Reclamation Site
38-18 33rd Street and 32-20 38th Avenue, Long Island City, New York 11101

Year	Contact Information 32-20 38th Avenue 4-381-16 Owners	Status	Relation to Requestor
-1987	New York Chain Mfg. Co., Inc. Address: c/o David Altschul 1 Cedar Street New York, New York 10005 Phone: Unknown	Inactive	None
1987-1999	Venta Industries Address: c/o Jay Kestenbaum 38-18 33rd Street Long Island City, New York 11101 Phone: Unknown	Unknown	None
1999-2014	Venta Industries, LLC Address: 11 Manor Lane Lawrence, New York 11559 Phone: Unknown	Inactive	None
2014-2015	KF-1 Family Partnership, L.P. Address: c/o Gerald Kestenbaum 1060 Fifth Avenue, Apartment 9C New York, New York 10128 Phone: Unknown	Unknown	None
2014-2020	Jay Kestenbaum Address: 11 Manor Lane Lawrence, New York 11559 Phone: Unknown	Unknown	None
2020-current	Venta Industries, L.L.C. Address: 11 Manor Lane Lawrence, New York 11559 Phone: 718-392-8002	Active	None
Operators			
1947-1970	Chemical Lab Address: N/A Phone: N/A	N/A	N/A
1962	American LaFrance, Division of Sterling Precision Corporation Address: 319 Clematis Street West Palm Beach, Florida 33401 Phone: Unknown	Inactive	None
1983	New York Chain Mfg. Co., Inc. Address: c/o David Altschul 1 Cedar Street New York, New York 10005 Phone: Unknown	Inactive	None
1991-1992	Quelart LTD Address: 32-20 38th Avenue Long Island City, New York 11101 Phone: Unknown	Inactive	None
1987-2008	Refron Inc. Address: 32-20 38th Avenue Long Island City, New York 11101 Phone: 718-392-8002	Inactive	None
Current	Vacant		

EXHIBIT G





Sample ID	SV-10D
Sampling Date	8/8/2024
VOCs	ug/m3
1,1,1-Trichloroethane	22
Freon 113	120
1,2-Dichlorotetrafluoroethane	22
Acetone	16
Benzene	7.6
Carbon disulfide	11
Carbon tetrachloride	11
Chloroform	130
cis-1,2-Dichloroethylene	8.7
Dichlorodifluoromethane	370
Isopropanol	11
Propylene	13
Tetrachloroethylene	12,000
Trichloroethylene	18,000
Freon 11	14,000

Sample ID	SV-7
Sampling Date	8/8/2024
VOCs	ug/m3
1,1,1-Trichloroethane	18
Acetone	22
Carbon disulfide	5.3
Chloroform	32
cis-1,2-Dichloroethylene	8.6
Dichlorodifluoromethane	26
Isopropanol	9.5
Propylene	2.7
Tetrachloroethylene	15,000
Trichloroethylene	5,200
Freon 11	780

Sample ID	SV-1
Sampling Date	7/19/2024
VOCs	ug/m3
1,1,1-Trichloroethane	10
Freon 113	39
Acetone	32
Carbon disulfide	11
Carbon tetrachloride	3
Chloroform	130
cis-1,2-Dichloroethylene	160
Dichlorodifluoromethane	190
Isopropanol	11
Tetrachloroethylene	33,000
trans-1,2-Dichloroethylene	24
Trichloroethylene	90,000
Freon 11	4,300

Sample ID	SV-1D
Sampling Date	8/8/2024
VOCs	ug/m3
1,1,1-Trichloroethane	28
Freon 113	79
1,2-Dichlorotetrafluoroethane	18
Acetone	18
Carbon disulfide	6.6
Carbon tetrachloride	11
Chloroform	280
cis-1,2-Dichloroethylene	190
Dichlorodifluoromethane	330
Isopropanol	12
Propylene	3
Tetrachloroethylene	22,000
trans-1,2-Dichloroethylene	40
Trichloroethylene	62,000
Freon 11	9,800

Sample ID	SV-8
Sampling Date	8/8/2024
VOCs	ug/m3
1,1,1-Trichloroethane	13
Freon 113	43
Acetone	440
Acrylonitrile	6.9
Benzene	8.3
Carbon disulfide	7.4
Carbon tetrachloride	3.8
Chloroform	180
Dichlorodifluoromethane	160
Isopropanol	23
Tetrachloroethylene	44,000
Trichloroethylene	130,000
Freon 11	2,000

Sample ID	SV-9
Sampling Date	8/8/2024
VOCs	ug/m3
1,1,1-Trichloroethane	15
Freon 113	51
1,2,4-Trimethylbenzene	8.8
1,3,5-Trimethylbenzene	8.8
2-Butanone	12
Acetone	51
Benzene	6.2
Carbon disulfide	12
Carbon tetrachloride	5.1
Chloroform	32
Dichlorodifluoromethane	210
p-Ethyltoluene	8
Propylene	8.4
Tetrachloroethylene	170
Trichloroethylene	1,800
Freon 11	8,000

Sample ID	SV-12S
Sampling Date	8/8/2024
VOCs	ug/m3
Freon 113	37
2-Butanone	11
Acetone	43
Benzene	11
Carbon disulfide	40
Carbon tetrachloride	25
Chloroform	17
Dichlorodifluoromethane	8.1
Isopropanol	8.1
Propylene	26
Tetrachloroethylene	29
Toluene	29
Trichloroethylene	450
Freon 11	1,800

Sample ID	SV-12D
Sampling Date	8/8/2024
VOCs	ug/m3
Freon 113	43
1,3-Butadiene	26
2-Butanone	14
Acetone	330
Benzene	16
Carbon disulfide	38
Carbon tetrachloride	28
Chloroform	18
Cyclohexane	7.9
Isopropanol	14
n-Heptane	12
n-Hexane	26
Propylene	290
Tetrachloroethylene	19
Toluene	35
Trichloroethylene	360
Freon 11	2,200

Sample ID	SV-10S
Sampling Date	8/8/2024
VOCs	ug/m3
1,1,1-Trichloroethane	27
Freon 113	120
1,2-Dichlorotetrafluoroethane	25
Acetone	82
Acrylonitrile	5.3
Carbon tetrachloride	15
Chloroform	150
cis-1,2-Dichloroethylene	12
Dichlorodifluoromethane	420
Isopropanol	13
Propylene	6.4
Tetrachloroethylene	13,000
trans-1,2-Dichloroethylene	7.4
Trichloroethylene	18,000
Freon 11	14,000

Sample ID	SV-6
Sampling Date	8/8/2024
VOCs	ug/m3
1,1,1-Trichloroethane	12
2-Butanone	27
Acetone	110
Benzene	5.3
Carbon disulfide	16
Carbon tetrachloride	7.3
Chloroform	69
Dichlorodifluoromethane	50
Isopropanol	13
Propylene	8
Tetrachloroethylene	5,300
Trichloroethylene	2,100
Freon 11	1,900

Sample ID	SV-4
Sampling Date	6/27/2024
VOCs	ug/m3
2-Butanone	19
Acetone	830
Isopropanol	31
Tetrachloroethylene	19
Trichloroethylene	12
Freon 11	21

Sample ID	SV-5
Sampling Date	6/27/2024
VOCs	ug/m3
Freon 113	41
2-Butanone	13
4-Methyl-2-pentanone	7.4
Acetone	63
Acrylonitrile	5.9
Benzene	8.1
Carbon disulfide	44
Carbon tetrachloride	3.4
Propylene	62
Tetrachloroethylene	66
Toluene	20
Trichloroethylene	1,700
Freon 11	2,700

Sample ID	SV-3
Sampling Date	6/27/2024
VOCs	ug/m3
1,1,1-Trichloroethane	1.3
1,2,4-Trimethylbenzene	2.1
2-Butanone	5.4
Acetone	150
Benzene	0.7
Carbon disulfide	1.3
Chloroform	11
Dichlorodifluoromethane	2.8
Isopropanol	3.1
o-Xylene	1
p- & m- Xylenes	2.2
p-Ethyltoluene	2
Propylene	7.9
Tetrachloroethylene	66
Tetrahydrofuran	1.4
Toluene	1.2
Trichloroethylene	0.59
Freon 11	28

Sample ID	SV-11S
Sampling Date	8/8/2024
VOCs	ug/m3
Freon 113	62
2-Butanone	17
Acetone	67
Acrylonitrile	21
Carbon disulfide	5
Carbon tetrachloride	7.1
Chloroform	9.4
Dichlorodifluoromethane	11
Propylene	46
Tetrachloroethylene	74
Toluene	6
Trichloroethylene	1,300
Freon 11	4,400

Sample ID	SV-11D
Sampling Date	8/8/2024
VOCs	ug/m3
Freon 113	43
1,3-Butadiene	19
2-Butanone	98
2-Hexanone	33
4-Methyl-2-pentanone	18
Acetone	570
Benzene	8.2
Carbon disulfide	15
Carbon tetrachloride	10
Chloroform	8.6
Dichlorodifluoromethane	12
Isopropanol	19
n-Heptane	15
n-Hexane	18
Propylene	180
Tetrachloroethylene	34
Toluene	22
Trichloroethylene	800
Freon 11	3,900

Sample ID	SV-2
Sampling Date	7/19/2024
VOCs	ug/m3
1,1,1-Trichloroethane	1
1,1,2,2-Tetrachloroethane	1.6
Freon 113	2
1,1-Dichloroethane	0.78
1,1-Dichloroethylene	0.69
1,2,4-Trichlorobenzene	2.7
1,2,4-Trimethylbenzene	5
1,2-Dichlorobenzene	2.6
1,2-Dichloroethane	0.78
1,3,5-Trimethylbenzene	3.3
1,3-Dichlorobenzene	2
1,4-Dichlorobenzene	2.1
1,4-Dioxane	3.4
2,2,4-Trimethylpentane	0.9
2-Butanone	2.4
2-Hexanone	3.1
4-Methyl-2-pentanone	3.6
Acetone	15
Acrylonitrile	0.61
Benzene	1.2
Benzyl chloride	1.7
Bromomethane	1
Carbon disulfide	1.5
Carbon tetrachloride	1.3
Chlorobenzene	0.88
Chloroethane	0.55
Chloroform	1.5
cis-1,2-Dichloroethylene	0.69
Cyclohexane	0.66
Dichlorodifluoromethane	2.7
Ethyl Benzene	1.8
Hexachlorobutadiene	5.6
Isopropanol	4.5
Methyl Methacrylate	1.1
MTBE	0.69
Methylene chloride	1.3
Naphthalene	3.6
n-Heptane	0.79
n-Hexane	0.8
o-Xylene	2.8
p- & m- Xylenes	6.1
p-Ethyltoluene	4.2
Styrene	1.5
Tetrachloroethylene	3.4
Tetrahydrofuran	1.2
Toluene	2
trans-1,2-Dichloroethylene	0.69
Trichloroethylene	2.8
Freon 11	7.1
Vinyl bromide	0.84
Vinyl Chloride	0.4

vEktor consultants

t: +1.347.871.0750

f: +1.347.402.7735

e: info@vektorconsultants.com

www.vektorconsultants.com

Legend:

Property Boundary

Building Boundary

Prior Soil Boring Location and Designated ID (July 2024)

Prior Soil Boring/Groundwater Sample Location and Designated ID (July 2024)

Prior Soil Vapor Point Location and Designated ID (July 2024)

Monitoring Well Location and Designated ID

Soil Vapor Point Location and Designated ID (August 2024)

Notes:

- All feature locations are approximate
- All units are reported in micrograms per cubic meter
- Freon 113: 1,1,2-Trichloro-1,2,2-trifluoroethane
- Freon 11: Trichlorofluoromethane

Scale:



Figure No. 5

Figure Name: Soil Vapor Detections Spider Map

Report: Phase II ESA

Date: 9/5/2024

Drawn By: KB

Site Address: 32-20 38th Avenue &
38-18 33rd Street
Queens, New York

EXHIBIT H

Department of State

Division of Corporations

Entity Information

Return to Results

Return to Search

Entity Details



ENTITY NAME: 32-20 38TH AVENUE LLC
DOS ID: 7365140
FOREIGN LEGAL NAME:
FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY
DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTIONOF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 07/02/2024
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 07/02/2024
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: CURRENT
COUNTY: KINGS
NEXT STATEMENT DUE DATE: 07/31/2026
JURISDICTION: NEW YORK, UNITED STATES
NFP CATEGORY:

- ENTITY DISPLAY
- NAME HISTORY
- FILING HISTORY
- MERGER HISTORY
- ASSUMED NAME HISTORY

Service of Process on the Secretary of State as Agent

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

Name: 32-20 38TH AVENUE LLC
Address: 2233 NOSTRAND AVENUE, BROOKLYN, NY, UNITED STATES, 11210

Electronic Service of Process on the Secretary of State as agent: Not Permitted

Chief Executive Officer's Name and Address

Name:
Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share

Department of State

Division of Corporations

Entity Information

Return to Results

Return to Search

Entity Details



ENTITY NAME: 38-18 33RD STREET LLC
DOS ID: 7365138
FOREIGN LEGAL NAME:
FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY
DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTIONOF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 07/02/2024
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 07/02/2024
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: CURRENT
COUNTY: KINGS
NEXT STATEMENT DUE DATE: 07/31/2026
JURISDICTION: NEW YORK, UNITED STATES
NFP CATEGORY:

- ENTITY DISPLAY
- NAME HISTORY
- FILING HISTORY
- MERGER HISTORY
- ASSUMED NAME HISTORY

Service of Process on the Secretary of State as Agent

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

Name: 38-18 33RD STREET LLC
Address: 2233 NOSTRAND AVENUE, BROOKLYN, NY, UNITED STATES, 11210

Electronic Service of Process on the Secretary of State as agent: Not Permitted

Chief Executive Officer's Name and Address

Name:
Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share

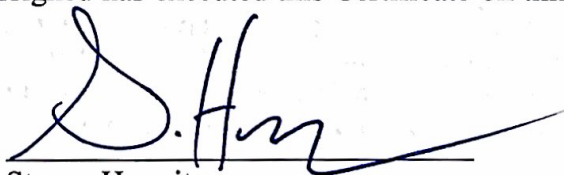
Exhibit I

WRITTEN CONSENT

The undersigned, being the Sole Member of 32-20 38th Avenue LLC, does hereby certify as follows:

1. 32-20 38th Avenue LLC is the prospective volunteer for the prospective Brownfield Cleanup Program (BCP) Site located at 38-18 33rd Street (Tax Block 381 Lot 5) and 32-30 38th Avenue (Tax Block 381 Lot 16) (collectively the "BCP Site").
2. I, Steven Hurwitz, am the sole member of 32-20 38th Avenue LLC, and am therefore authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer 32-20 38th Avenue LLC in relation to the BCP Site.
3. I am authorized to execute any document required as a result of the Site's participation in the Brownfield Cleanup Program on behalf of 32-20 38th Avenue LLC, including the Brownfield Cleanup Agreement, any Change of Use applications, BCA Amendments, and if required, an environmental easement.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 24th day of September, 2024.

A handwritten signature in blue ink, appearing to read "S. Hurwitz", is written over a horizontal line.

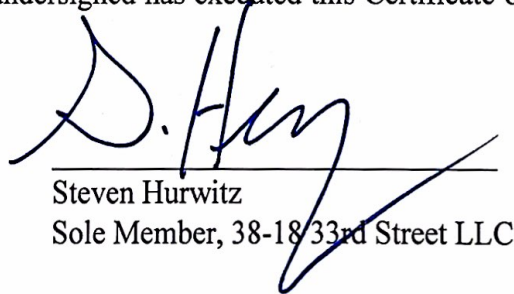
Steven Hurwitz
Sole Member, 32-20 38th Avenue LLC

WRITTEN CONSENT

The undersigned, being the Sole Member of 38-18 33rd Street LLC, does hereby certify as follows:

1. 38-18 33rd Street LLC is the prospective volunteer for the prospective Brownfield Cleanup Program (BCP) Site located at 38-18 33rd Street (Tax Block 381 Lot 5) and 32-30 38th Avenue (Tax Block 381 Lot 16) (collectively the "BCP Site").
2. I, Steven Hurwitz, am the sole member of 38-18 33rd Street LLC, and am therefore authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer 38-18 33rd Street LLC in relation to the BCP Site.
3. I am authorized to execute any document required as a result of the Site's participation in the Brownfield Cleanup Program on behalf of 38-18 33rd Street LLC, including the Brownfield Cleanup Agreement, any Change of Use applications, BCA Amendments, and if required, an environmental easement.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 24th day of September, 2024.



Steven Hurwitz
Sole Member, 38-18 33rd Street LLC

Exhibit J

QRM 27842

THIS INDENTURE, made the 7th day of July, nineteen hundred and eighty-seven
BETWEEN NEW YORK CHAIN MFG. CO., INC., a New York corporation, successor by merger to Allmit Realty Corp., with its principal place of business at 32-20 38th Avenue, Long Island City, New York

REEL 2406 PAGE 0344

party of the first part, and VENTA INDUSTRIES, a New York partnership with place of business c/o Kestenbaum, 38-18 33rd Street, Long Island City, New York.

party of the second part,

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

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

ALL that certain plot, piece or parcel of land, with the buildings thereon erected, situate in Long Island City, in Queens County and State of New York, known as Lot Number 59 on a map entitled, "Map of Seventy-Eight lots of ground situate in the Third Ward of Long Island City, Queens County, New York, belonging to Thomas S. Paynter, surveyed April 1874, by P.O. Van Alst, City Surveyor", said lot being bounded and described as follows, to wit:-

BEGINNING at the corner formed by the intersection of the southerly side of 38th Avenue, formerly Freeman Avenue with the westerly side of 33rd Street, formerly Kapelje Avenue;

RUNNING THENCE westerly along 38th Avenue 25 feet 9 1/8 inches;

THENCE southerly and at right angles to the southerly side of 38th Avenue 101 feet 8-1/8 inches;

THENCE easterly and at right angles to 33rd Street 31 feet 8-1/8 inches to the westerly side of 33rd Street;

RUNNING THENCE northerly along 33rd Street 100 feet to the point or place of beginning.

This conveyance has been made with the consent of the holders of at least two-thirds of the outstanding shares of the party of the first part entitled to vote thereon at a meeting duly called.

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

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

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

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

IN PRESENCE OF:

NEW YORK CHAIN MFG. CO., INC.

By Leon Alland
Leon Alland, President

TAX MAP
DESIGNATION

Dut.

Sec. 3/2

Blk. 381

Lot(s): 16

Queens
County

ACS 6165

NY005 - Bargain and Sale Deed with Covenant against Grantor's Acts Individual or Corporation (Single Sheet) (NYBTU 8002)

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

THIS INDENTURE, made the 16th day of November, in the year 1999
BETWEEN Venta Industries, a New York partnership,
c/o Jay Kestenbaum, 38-13 33rd Street, LIC, New York

party of the first part, and Venta Industries, LLC
11 Manor Lane
Lawrence, NY 11559

T180

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

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, in Long Island City, Queens County and State of New York, known as Lot # 59 on a certain map entitled, "Map of Seventy-Eight lots of ground situate in the Third Ward of Long Island City, Queens County, New York, belonging to Thomas S. Paynter, surveyed April 1874, by F.O. Van Alst, City Surveyor", said lot being bounded and described as follows, to wit:

Tax Map Designation

BEGINNING at the corner formed by the intersection of the southerly side of 38th Avenue, formerly Freeman Avenue with the westerly side of 33rd Street;

Dist.

RUNNING THENCE westerly along 38th Avenue 25 feet 9 1/4 inches;

Sec. 312

THENCE southerly and at right angles to the southerly side of 38th Avenue 101 feet 8 1/8 inches;

Blk. 381

THENCE easterly and at right angles to 33rd Street 31 feet 8 1/8 to the westerly side of 33rd Street;

Lot(s) 16

RUNNING THENCE northerly along 33rd Street 100 feet to the point or place of BEGINNING.

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

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

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:

Venta Industries

By:

Partner
GERALD KESTENBAUM

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

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

On the 10th day of November in the year 1999
before me, the undersigned, personally appeared Gerald Kutenbaum

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.

Kathleen M. Bonfiglio
KATHLEEN M. BONFIGLIO
Notary Public, State of New York
No. 0180000087
Qualified in Nassau County
Commission Expires June 16, 2001

ACKNOWLEDGMENT FORM FOR USE WITHIN NEW YORK STATE ONLY:
(New York Subscribing Witness Acknowledgment Certificate)

State of New York, County of) ss.:

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

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

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

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

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

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of) ss.:

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

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

ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY:
(Out of State or Foreign General Acknowledgment Certificate)

(Complete Venue with State, Country, Province or Municipality)) ss.:

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

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

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

BARGAIN & SALE DEED

WITH COVENANTS AGAINST GRANTOR'S ACTS

TITLE No. ACS 6155

Venta Industries

TO

Venta Industries, LLC

DISTRICT
SECTION 312
BLOCK 381
LOT 16
COUNTY OR TOWN QUEENS

RECORDED AT REQUEST OF
Fidelity National Title Insurance Company of New York
RETURN BY MAIL TO

National Granite Title Insurance Agency, Inc.
153 North Main Street
New City, New York 10956
(914) 639-1415 (914) 639-1239 (Fax)
(212) 665-0644 (212) 587-0322 (Fax)

ROSENFELD & MAIDENBAUM
132 SPRUCE STREET
CEDARHURST, NEW YORK 11516

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

**CITY REGISTER RECORDING AND ENDORSEMENT PAGE
- QUEENS COUNTY -**

(This page forms part of the instrument)

2025504-211

Block(s): 381
 Lot(s): 16
32-20 38th Avenue, Queens
 Title/Agent Company Name: Sutton
 Title Company Number: ACS 6155

NAME Rosenfeld & Maidenbaum
 ADDRESS 132 Spruce Street
 CITY Cedarhurst STATE N.Y. ZIP 11516

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

Examined by (s): _____

Mile Tax Serial No. _____
 Mile Amount \$ _____
 Taxable Amount \$ _____

Exemption (✓) YES ☐ NO ☐

Type: [3000] [255] [OTHER]

Dwelling Type: [1 to 2] [3] [4 to 6] [over 6]

TAX RECEIVED ON ABOVE MORTGAGE ▼

County (basic) \$ _____
 City (Add'l) \$ _____
 Spec Add'l \$ _____
 TASF \$ _____
 MTA \$ _____
 NYCTA \$ _____
TOTAL TAX \$ _____

Apportionment Mortgage (✓) YES ☐ NO ☐

Joy A. Bobrow, City Register

City Register Serial Number 017880

Indexed By (s): [Signature] Verified By (s): [Signature]

Block(s) and Lot(s) verified by (✓): IN
 Address ☒ Tax Map ☐
 Extra Block(s) _____ Lot(s) _____

Recording Fee A \$ 32
 Affidavit Fee (C) \$ _____
 IT-584/582 Fee (Y) \$ _____
 RPTT Fee (R) \$ 25
 HPD-A ☒ HPD-C ☐

New York State Real Estate Transfer Tax ▼
 \$ _____

Serial Number 015981

New York City Real Property Transfer Tax Serial Number 003943

New York State Gains Tax Serial Number _____

CRGMBQ.BPG 11/88



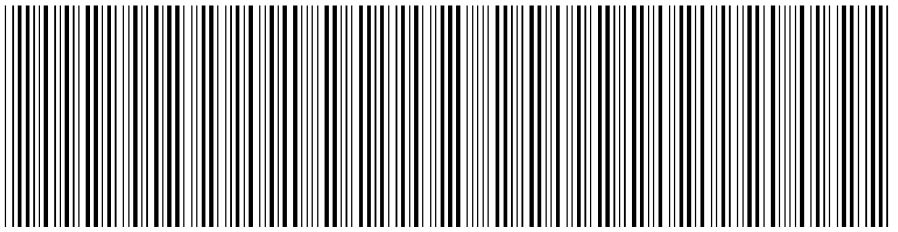
**RECORDED IN QUEENS COUNTY
OFFICE OF THE CITY REGISTER**

Witness My Hand and Official Seal

Joy A. Bobrow
 City Register

**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.



2014112600813002002E15D7

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2014112600813002

Document Date: 11-13-2014

Preparation Date: 01-02-2015

Document Type: DEED

Document Page Count: 3

Point Size less than 8 Points

PRESENTER:

FIRST AMERICAN TITLE INSURANCE (FIRSTAM
PICKUP)
633 THIRD AVENUE
TITLE# 3020-703700-CQ
NEW YORK, NY 10017
212-850-0670

RETURN TO:

HERRICK FEINSTEIN LLP
2 PARK PLACE
NEW YORK, NY 10016
SHEILA ORTIZ

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	381	16	Entire Lot	32-20 38TH AVENUE
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

VENTA INDUSTRIES, LLC
11 MANOR LANE
LAWRENCE, NY 11559

GRANTEE/BUYER:

JAY KESTENBAUM
11 MANOR LANE
LAWRENCE, NY 11559

☒ 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: \$ 79.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

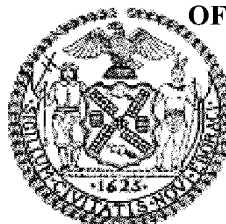
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 01-07-2015 11:10

City Register File No.(CRFN):

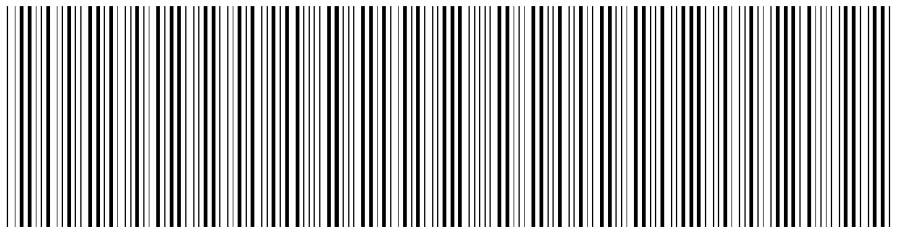
2015000007003



Annette M. Hill

City Register Official Signature

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



2014112600813002002C1757

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 5

Document ID: 2014112600813002

Document Date: 11-13-2014

Preparation Date: 12-02-2014

Document Type: DEED

PARTIES

GRANTEE/BUYER:

KF-1 FAMILY PARTNERSHIP
C/O GERALD KESTENBAUM, 1060 FIFTH AVENUE,
APT 9C
NEW YORK, NY 10128

**BARGAIN AND SALE DEED
WITHOUT COVENANT AGAINST GRANTOR'S ACTS**

THIS INDENTURE, made as of November 20, 2014, by **Venta Industries, LLC**, a New York limited liability company, having an address at 11 Manor Lane, Lawrence, New York 11559 ("**Grantor**") to **Jay Kestenbaum**, an individual, having an address at 11 Manor Lane, Lawrence, New York 11559 ("**JK**") and **KF-1 Family Partnership**, a New York partnership, having an address at c/o Gerald Kestenbaum, 1060 Fifth Avenue, Apt 9C, New York, NY 10128 ("**Partnership**"; together with JK, collectively, "**Grantee**").

WITNESSETH, that Grantor, in consideration of Ten and 00/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration paid by Grantee, does hereby grant and release unto Grantee, as tenants in common and Grantee's successors and assigns forever undivided interests, with JK receiving an undivided fifty percent (50%) interest and Partnership receiving an undivided fifty percent (50%) interest in and to:

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

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

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

TO HAVE AND TO HOLD the Premises herein granted unto Grantee, and Grantee's successors and assigns forever.

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

[The remainder of this page is intentionally left blank.]

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

VENTA INDUSTRIES, LLC

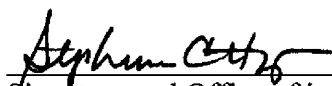
By: 

Name: JAY KESTENBAUM

Title: MANAGING MEMBER

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

On the 14TH day of NOVEMBER, in the year 2014, before me, the undersigned, personally appeared JAY KESTENBAUM personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.



Signature and Office of individual
taking acknowledgment

STEPHANIE C. HARPER
Notary Public, State of New York
No. 01HA6058808
Qualified in Queens County
Commission Expires May 14, 2015

SCHEDULE A

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

in Long Island City, Queens County and State of New York, known as Lot # 59 on a certain map entitled, "Map of Seventy-Eight lots of ground situate in the Third Ward of Long Island City, Queens County, New York, belonging to Thomas S. Paynter, surveyed April 1874, by F.O. Van Alat, City Surveyor", said lot being bounded and described as follows, to wit:

BEGINNING at the corner formed by the intersection of the southerly side of 38th Avenue, formerly Freeman Avenue with the westerly side of 33rd Street;

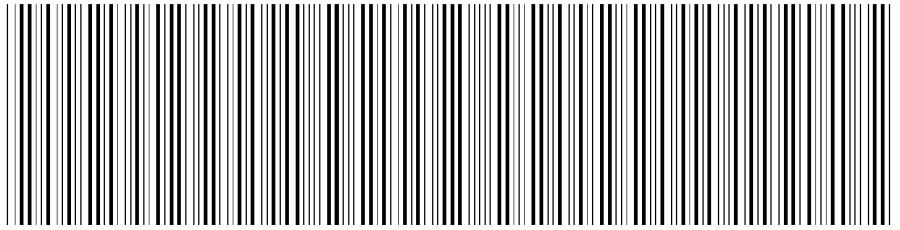
RUNNING THENCE westerly along 38th Avenue 25 feet 9 1/4 inches;

THENCE southerly and at right angles to the southerly side of 38th Avenue 101 feet 8 1/8 inches;

THENCE easterly and at right angles to 33rd Street 31 feet 8 1/8 to the westerly side of 33rd Street;

RUNNING THENCE northerly along 33rd Street 100 feet to the point or place of BEGINNING.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2014112600813002002SDB56

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2014112600813002
Document Type: DEED

Document Date: 11-13-2014

Preparation Date: 12-02-2014

ASSOCIATED TAX FORM ID: 2014111100434

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

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

2
4
2

**AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York)
) SS.:
County of QUEENS)

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

32-20 38TH AVENUE

Street Address		Unit/Apt.	
<u>QUEENS</u>	New York, <u>381</u>	<u>16</u>	(the "Premises");
Borough	Block	Lot	

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

VENTA INDUSTRIES LLC JAY KESSENBAUM
Name of Grantor (Type or Print) Name of Grantee (Type or Print)

By: JAY KESSENBAUM
Signature of Grantor
MANAGING MEMBER

Sworn to before me
this 14th date of November 2014

STEPHANIE C. HARPER
Notary Public, State of New York
No. 01HA6058808
Qualified In Queens County
Commission Expires May 14, 2015

Sworn to before me
this 14th date of November 2014

STEPHANIE C. HARPER
Notary Public, State of New York
No. 01HA6058808
Qualified In Queens County
Commission Expires May 14, 2015

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

**AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York)
County of Suffolk) SS.:

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

32-20 38TH AVENUE

Street Address

Unit/Apt.

QUEENS

New York,

381

16

(the "Premises");

Borough

Block

Lot

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

VENTA INDUSTRIES LLC
Name of Grantor (Type or Print)

KF-1 Family Partnership
Name of Grantee (Type or Print)

By: Jay Kestenbaum
Signature of Grantor

By: Gerald Kestenbaum
Signature of Grantee

Sworn to before me
this 14th day of November 2014

Sworn to before me
this 14th day of November 2014

NOTARY PUBLIC-STATE OF NEW YORK
No. 011G6260173
Qualified in Suffolk County
My Commission Expires April 23, 2016

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.



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: 381 LOT: 16
- (2) Property Address: 32-20 38TH AVENUE, QUEENS, NY 11101
- (3) Owner's Name: KESTENBAUM, JAY
- Additional Name: KF-1 FAMILY PARTNERSHIP

Affirmation:



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

Customer Billing Information:

Please Note:

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

Owner's Approval:

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

Print Name of Owner: Jay Kestenbaum

Signature: [Signature] 11/14/2014 Date (mm/dd/yyyy)

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



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: 381 LOT: 16
- (2) Property Address: 32-20 38TH AVENUE, QUEENS, NY 11101
- (3) Owner's Name: KESTENBAUM, JAY
- Additional Name: KF-1 FAMILY PARTNERSHIP

Affirmation:



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

Customer Billing Information:

Please Note:

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

Owner's Approval:

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

Print Name of Owner:

Signature: *By: [Signature]*

Date (mm/dd/yyyy)

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

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 32-20 38TH AVENUE QUEENS 11101
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name KESTENBAUM JAY
 LAST NAME / COMPANY FIRST NAME

KF-1 FAMILY PARTNERSHIP
 LAST NAME / COMPANY FIRST NAME

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

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

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

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

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

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

Check the boxes below as they apply:

8. Seller Name VENTA INDUSTRIES, 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 11 / 13 / 2014
 Month Day Year

11. Date of Sale / Transfer 11 / 13 / 2014
 Month Day Year

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

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

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

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

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

15. Building Class F, 9 16. Total Assessed Value (of all parcels in transfer) 1,435,500

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 QUEENS 381 16

201411110043420104

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.

<p><i>Jay Kestenbaum</i> BUYER</p>		<p><i>11/14/14</i></p>		<p>BUYER'S ATTORNEY</p>	
<p>BUYER SIGNATURE <i>11 MANOR LANE</i></p>		<p>DATE</p>		<p>LAST NAME</p>	
<p>STREET NUMBER</p>		<p>STREET NAME (AFTER SALE)</p>		<p>AREA CODE</p>	
<p><i>LAWRENCE</i></p>		<p><i>NY</i></p>		<p><i>11559</i></p>	
<p>CITY OR TOWN</p>		<p>STATE</p>		<p>ZIP CODE</p>	
<p><i>Venta Industries LLC</i></p>		<p>SELLER</p>		<p><i>11/14/14</i></p>	
<p><i>By</i></p>		<p>SELLER SIGNATURE</p>		<p>DATE</p>	
<p><i>Jay Kestenbaum</i> MANAGING MEMBER</p>					

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

~~KF-1 Family Partnership~~
B4.

Buyer Signature

Date

Gerald Kestenbaum

Buyer Signature

Date

Buyer Signature

Date

Buyer Signature

Date

Buyer Signature

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Buyer Signature

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Seller Signature

Date

Seller Signature

Date

Seller Signature

Date

Seller Signature

Date

2014111100434201

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 1
KF-1 Family Partnership
 Buyer Signature Gerald Kestenbaum Date 11-14-14

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 _____

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

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Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

SELLERS

Seller Signature _____ Date _____

Seller Signature _____ Date _____

Seller Signature _____ Date _____

Seller Signature _____ Date _____

Seller Signature _____ Date _____

Seller Signature _____ Date _____

Seller Signature _____ Date _____

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Seller Signature _____ Date _____

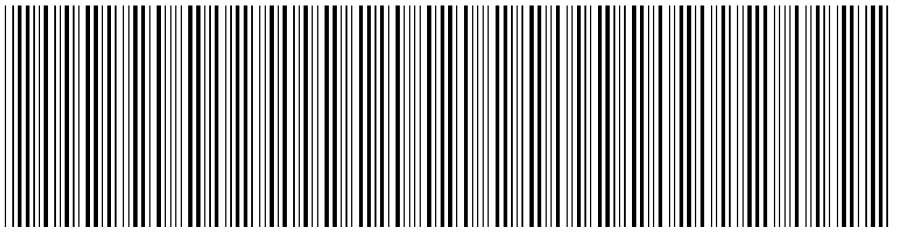
Seller Signature _____ Date _____

Seller Signature _____ Date _____

2014111100434201

**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.



2015021200545002002E1327

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 7

Document ID: 2015021200545002

Document Date: 01-23-2015

Preparation Date: 02-20-2015

Document Type: CORRECTION DEED

Document Page Count: 5

PRESENTER:

MADISON TITLE AGENCY, LLC
(PICK-UP-SDS)
1125 OCEAN AVENUE
LAKEWOOD, NJ 08701
212-808-9400
SARAS@MADISONTITLE.COM

RETURN TO:

JOSH ZELIKOWITZ
HERRICK, FEINSTEIN LLP
2 PARK AVENUE, 14TH FLOOR
NEW YORK, NY 10016
mtany-101386 bw

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	381	16	Entire Lot	32-20 38TH AVENUE
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

CRFN: 2015000007003

PARTIES

GRANTOR/SELLER:

VENTA INDUSTRIES, LLC
11 MANOR LANE
LAWRENCE, NY 11559

GRANTEE/BUYER:

JAY KESTENBAUM
11 MANOR LANE
LAWRENCE, NY 11559

☒ 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:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

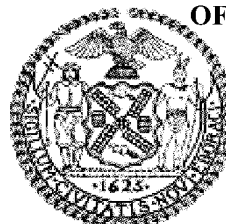
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OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 02-24-2015 15:44

City Register File No.(CRFN):

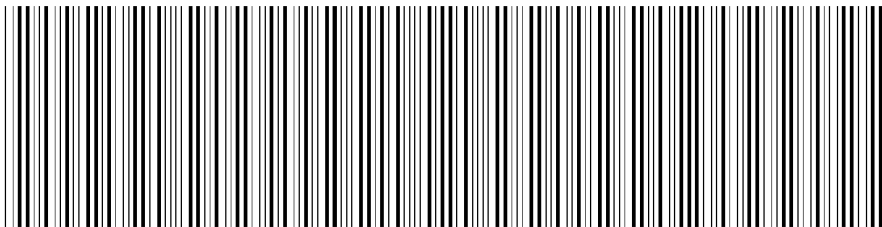
2015000062934



Annette McMill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2015021200545002002C11A7

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 7

Document ID: 2015021200545002

Document Date: 01-23-2015

Preparation Date: 02-12-2015

Document Type: CORRECTION DEED

PARTIES

GRANTEE/BUYER:

KF-1 FAMILY PARTNERSHIP, L.P.
C/O GERALD KESTENBAUM, 1060 FIFTH AVENUE,
APT 9C
NEW YORK, NY 10128

CORRECTION DEED
BARGAIN AND SALE DEED
WITHOUT COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE, made as of January 23, 2015, by **Venta Industries, LLC**, a New York limited liability company, having an address at 11 Manor Lane, Lawrence, New York 11559 ("**Grantor**") to **Jay Kestenbaum**, an individual, having an address at 11 Manor Lane, Lawrence, New York 11559 ("**JK**") and **The KF-1 Family Partnership, L.P.**, a New York limited partnership, having an address at c/o Gerald Kestenbaum, 1060 Fifth Avenue, Apt 9C, New York, NY 10128 ("**Partnership**"; together with JK, collectively, "**Grantee**").

WITNESSETH, that Grantor, in consideration of Ten and 00/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration paid by Grantee, does hereby grant and release unto Grantee, as tenants in common and Grantee's successors and assigns forever undivided interests, with JK receiving an undivided fifty percent (50%) interest and Partnership receiving an undivided fifty percent (50%) interest in and to:

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

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

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

TO HAVE AND TO HOLD the Premises herein granted unto Grantee, and Grantee's successors and assigns forever.

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

This Correction Deed is being given to correct the transfer made pursuant to Deed recorded January 7, 2015 under CRFN 2015000007003 wherein The KF-1 Family Partnership, L.P. was referred to as KF-1 Family Partnership.

[The remainder of this page is intentionally left blank.]

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

VENTA INDUSTRIES, LLC

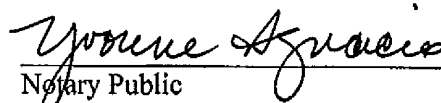
By: 

Name: Gerald Kestenbaum

Title: Member

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

On the 21st day of January, in the year 2015, before me, the undersigned, personally appeared Gerald Kestenbaum, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

YVONNE IGNACIO
NOTARY PUBLIC-STATE OF NEW YORK
No. 011G6260173
Qualified in Suffolk County
My Commission Expires April 23, 2016

[Signature Page - Correction Deed - Venta Industries, LLC]

GRANTEES:

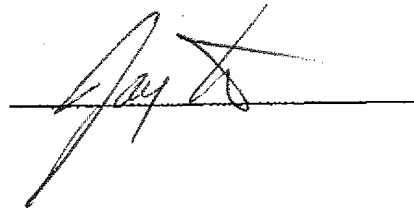
EIN: 13-4084032

THE KF-1 FAMILY PARTNERSHIP, L.P.

By: _____
Name:
Title:

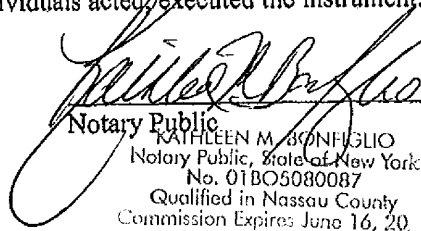
JAY KESTENBAUM

EIN: 067-44-1049



State of NY }
County of Nassau } ss.:

On the 26th day of January, in the year 2015, before me, the undersigned, personally appeared Jay J. Kestenbaum, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose names is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.


Notary Public
KATHLEEN M. BONFIGLIO
Notary Public, State of New York
No. 01BO5080087
Qualified in Nassau County
Commission Expires June 16, 20__

State of _____ }
County of _____ } ss.:

On the ____ day of January, in the year 2015, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose names is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.

Notary Public

SCHEDULE A

LEGAL DESCRIPTION

SCHEDULE A

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

in Long Island City, Queens County and State of New York, known as Lot # 59 on a certain map entitled, "Map of Seventy-Eight lots of ground situate in the Third Ward of Long Island City, Queens County, New York, belonging to Thomas S. Paynter, surveyed April 1874, by F.O. Van Alst, City Surveyor", said lot being bounded and described as follows, to wit:

BEGINNING at the corner formed by the intersection of the southerly side of 38th Avenue, formerly Freeman Avenue with the westerly side of 33rd Street;

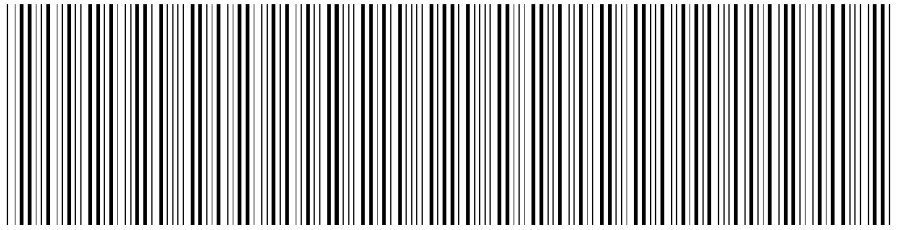
RUNNING THENCE westerly along 38th Avenue 25 feet 9 1/4 inches;

THENCE southerly and at right angles to the southerly side of 38th Avenue 101 feet 8 1/8 inches;

THENCE easterly and at right angles to 33rd Street 31 feet 8 1/8 to the westerly side of 33rd Street;

RUNNING THENCE northerly along 33rd Street 100 feet to the point or place of BEGINNING.

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



2015021200545002002SDDA6

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2015021200545002

Document Date: 01-23-2015

Preparation Date: 02-12-2015

Document Type: CORRECTION DEED

ASSOCIATED TAX FORM ID: 2015011500334

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT

3

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	32-20	38TH AVENUE	QUEENS	11101
	STREET NUMBER	STREET NAME	BOROUGH	ZIP CODE

2. Buyer Name	KESTENBAUM	JAY
	LAST NAME / COMPANY	FIRST NAME

KF-1 FAMILY PARTNERSHIP, L.P.

LAST NAME / COMPANY

FIRST NAME

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

LAST NAME / COMPANY		FIRST NAME

STREET NUMBER AND STREET NAME

CITY OR TOWN

STATE

ZIP CODE

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

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

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

Check the boxes below as they apply:

6. Ownership Type is Condominium

7. New Construction on Vacant Land

8. Seller Name		VENTA INDUSTRIES, LLC	
LAST NAME / COMPANY		FIRST NAME	

LAST NAME / COMPANY

FIRST NAME

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

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

SALE INFORMATION

10. Sale Contract Date 1 / 15 / 2015
Month Day Year

11. Date of Sale / Transfer 1 / 23 / 2015
Month Day Year

12. Full Sale Price \$ _____ 0

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

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

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

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

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

15. Building Class F 9

16. Total Assessed Value (of all parcels in transfer) 1 4 3 5 5 0

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

QUEENS 381 16

CERTIFICATION

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

BUYER			BUYER'S ATTORNEY	
BUYER SIGNATURE <i>See attached</i>		DATE	LAST NAME	FIRST NAME
11 MANOR LANE				
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER
LAWRENCE				
CITY OR TOWN	STATE NY	ZIP CODE 11559	SELLER	
			SELLER SIGNATURE <i>See attached</i>	DATE

SIGNATURE PAGE TO NEW YORK STATE REAL PROPERTY TRANSFER REPORT –
FORM RP-5217NYC

SELLER: VENTA INDUSTRIES, LLC
11 Manor Lane
Lawrence, New York 11559

BUYER: THE KF-1 FAMILY PARTNERSHIP, L.P.
1060 Fifth Avenue, Unit 9C
New York, New York 10128

JAY KESTENBAUM
11 Manor Lane
Lawrence, New York 11559

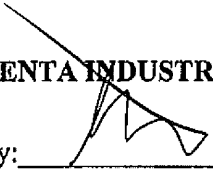
PROPERTY: Block 381, Lot 16
Queens County, State of New York

SIGNATURE

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 I 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.


SELLER:

~~VENTA INDUSTRIES, LLC~~

By: 
Name: Gerald Kestenbaum
Title: Member

BUYERS:

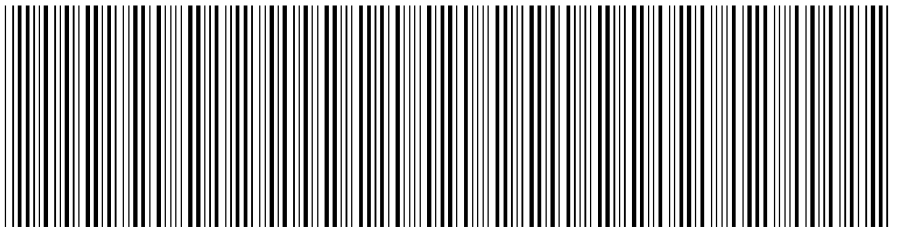
~~THE KF-1 FAMILY PARTNERSHIP, L.P.~~

By: 
Name: Gerald Kestenbaum
Title: General Partner

JAY KESTENBAUM 

**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.



2015021200545005002ED392

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2015021200545005

Document Date: 01-26-2015

Preparation Date: 02-20-2015

Document Type: DEED

Document Page Count: 4

PRESENTER:

MADISON TITLE AGENCY, LLC
(PICK-UP-SDS)
1125 OCEAN AVENUE
LAKEWOOD, NJ 08701
212-808-9400
SARAS@MADISONTITLE.COM

RETURN TO:

JOSH ZELIKOWITZ
HERRICK, FEINSTEIN LLP
2 PARK AVENUE, 14TH FLOOR
NEW YORK, NY 10016
mtany-101386 bw

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	381	16	Entire Lot	32-20 38TH AVENUE
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

THE KF-1 FAMILY PARTNERSHIP, L.P.
C/O GERALD KESTENBAUM, 1060 FIFTH AVENUE,
APT. 9C
NEW YORK, NY 10128

GRANTEE/BUYER:

JAY KESTENBAUM
11 MANOR LANE
LAWRENCE, NY 11559

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 57.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 4,987.50

NYS Real Estate Transfer Tax:

\$ 1,400.00

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

CITY OF NEW YORK

Recorded/Filed 02-24-2015 15:44

City Register File No.(CRFN):

2015000062937



Annette McMill

City Register Official Signature

**BARGAIN AND SALE DEED
WITHOUT COVENANT AGAINST GRANTOR'S ACTS**

THIS INDENTURE, made as of January 26, 2015, by **The KF-1 Family Partnership, L.P.**, a New York limited partnership, having an address at c/o Gerald Kestenbaum, 1060 Fifth Avenue, Apt 9C, New York, NY 10128 ("**Grantor**") to **Jay Kestenbaum**, an individual, having an address at 11 Manor Lane, Lawrence, New York 11559 ("**Grantee**").

WITNESSETH, that Grantor, in consideration of TEN 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid by Grantee, does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee forever, without any representations, warranties or covenants whatsoever and without any covenant against Grantor's acts, all of Grantor's right, title and interest, if any, in and to

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

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

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

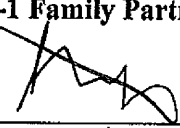
TO HAVE AND TO HOLD the Premises herein granted unto Grantee, and Grantee's successors and assigns forever.

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

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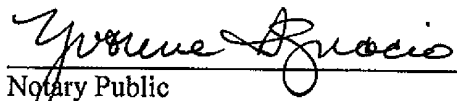
IN WITNESS WHEREOF, the party of the first part has duly executed this deed as of the day and year first above written.

~~The KF-1 Family Partnership, L.P.~~

By: 
Name: Gerald Kestenbaum
Title: General Partner

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

On the 25th day of January, in the year 2015, before me, the undersigned, personally appeared Gerald Kestenbaum, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

YVONNE IGNACIO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01IG6260173
Qualified in Suffolk County
My Commission Expires April 23, 2016

SCHEDULE A

LEGAL DESCRIPTION

SCHEDULE A

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

in Long Island City, Queens County and State of New York, known as Lot # 59 on a certain map entitled, "Map of Seventy-Eight lots of ground situate in the Third Ward of Long Island City, Queens County, New York, belonging to Thomas S. Paynter, surveyed April 1874, by F.O. Van Alat, City Surveyor", said lot being bounded and described as follows, to wit:

BEGINNING at the corner formed by the intersection of the southerly side of 38th Avenue, formerly Freeman Avenue with the westerly side of 33rd Street;

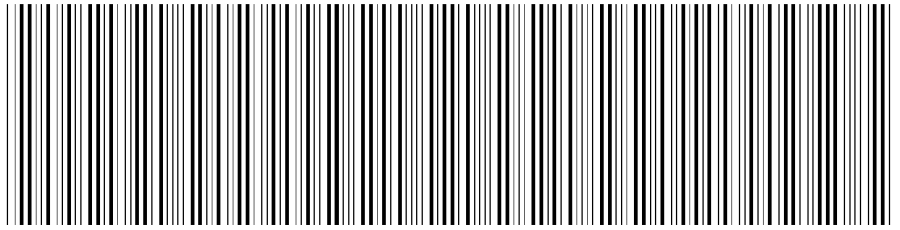
RUNNING THENCE westerly along 38th Avenue 25 feet 9 1/4 inches;

THENCE southerly and at right angles to the southerly side of 38th Avenue 101 feet 8 1/8 inches;

THENCE easterly and at right angles to 33rd Street 31 feet 8 1/8 to the westerly side of 33rd Street;

RUNNING THENCE northerly along 33rd Street 100 feet to the point or place of BEGINNING.

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



2015021200545005002S1D13

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2015021200545005
Document Type: DEED

Document Date: 01-26-2015

Preparation Date: 02-12-2015

ASSOCIATED TAX FORM ID: 2015011500180

SUPPORTING DOCUMENTS SUBMITTED:

RP - 5217 REAL PROPERTY TRANSFER REPORT

Page Count
3

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 32-20 38TH AVENUE QUEENS 11101
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name KESTENBAUM JAY
 LAST NAME / COMPANY FIRST NAME

 LAST NAME / COMPANY FIRST NAME

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

 STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

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

5. Deed Property Size X OR ACRES
 FRONT FEET DEPTH

8. Seller Name THE KF-1 FAMILY PARTNERSHIP, L.P.
 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 1 / 20 / 2015
 Month Day Year

11. Date of Sale / Transfer 1 / 26 / 2015
 Month Day Year

12. Full Sale Price \$ 3 5 0 0 0 0
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

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

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

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

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

15. Building Class F, 9 16. Total Assessed Value (of all parcels in transfer) 1 4 3 5 5 0
 17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional Identifier(s))

 QUEENS 381 16

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	
See attached				
BUYER SIGNATURE			DATE	
11 MANOR LANE			LAST NAME	
			FIRST NAME	
STREET NUMBER			STREET NAME (AFTER SALE)	
LAWRENCE			AREA CODE	
NY			TELEPHONE NUMBER	
11559			SELLER	
CITY OR TOWN			STATE	
ZIP CODE			SELLER SIGNATURE	
			DATE	

SIGNATURE PAGE TO NEW YORK STATE REAL PROPERTY TRANSFER REPORT --
FORM RP-5217NYC

SELLER: THE KF-1 FAMILY PARTNERSHIP, L.P.
1060 Fifth Avenue
Unit 9C
New York, New York 10128

BUYER: JAY KESTENBAUM
11 Manor Lane
Lawrence, New York 11559


PROPERTY: Block 381, Lot 16
Queens County, State of New York

SIGNATURE

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 I 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.

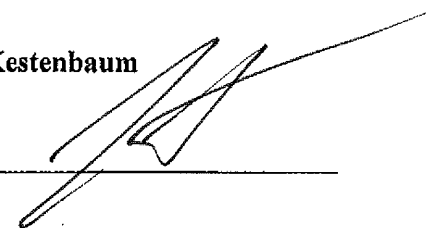
SELLER:

THE KF-1 FAMILY PARTNERSHIP, L.P.

By: 
Name: Gerald Kestenbaum
Title: General Partner

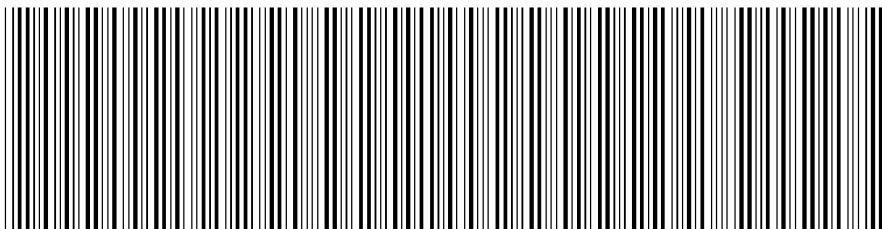
BUYER:

Jay Kestenbaum



**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.



2020121500468004003E7D0E

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2020121500468004

Document Date: 11-24-2020

Preparation Date: 12-18-2020

Document Type: DEED

Document Page Count: 3

PRESENTER:

SUTTON LAND TITLE AGENCY
515 ROCKAWAY AVENUE
AC-006514
VALLEY STREAM, NY 11581
516-837-6204
RECORDINGS@SUTTONALLIANCE.COM

RETURN TO:

HELENE ROTHENBERG, ESQ.
MAIDENBAUM & STERNBERG LLP
132 SPRUCE STREET
CEDARHURST, NY 11516

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	381	16	Entire Lot	32-20 38TH AVENUE
Property Type: INDUSTRIAL BUILDING				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

JAY KESTENBAUM
11 MANOR LANE
LAWRENCE, NY 11559

GRANTEE/BUYER:

VENTA INDUSTRIES, L.L.C.
11 MANOR LANE
LAWRENCE, NY 11559

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 52.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

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

CITY OF NEW YORK

Recorded/Filed 12-22-2020 11:27

City Register File No.(CRFN):

2020000364813



Annette McMill

City Register Official Signature

BARGAIN AND SALE DEED
(with covenants against Grantor's acts)

THIS INDENTURE, made on this 24th day of November, 2020,

BETWEEN

JAY KESTENBAUM
residing at 11 Manor Lane, Lawrence, NY 11559

the party of the first part for her interest, and,

VENTA INDUSTRIES, L.L.C. ^{OK}
with offices located at ~~32-20 38th Avenue, Long Island City, NY 11101~~
11 Manor Lane, Lawrence, NY 11559

the party of the second part,

W I T N E S S E T H that the party of the first 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, such transfer is without consideration and not a transfer to defraud creditors;

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

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 **Grantor in deed recorded on 02-24-2015; CRFN 2015000062937;**

SAID PREMISES known as and by the street address **32-20 38th Avenue**, also known as **Queens County, Block 381, Lot 16;**

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;

SUBJECT TO any state of facts an accurate survey would show;

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 fully executed this deed the day and year first above written.

IN PRESENCE OF:



JAY KESTENBAUM

(Witness)

SCHEDULE A

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

in Long Island City, Queens County and State of New York, known as Lot # 59 on a certain map entitled, "Map of Seventy-Eight lots of ground situate in the Third Ward of Long Island City, Queens County, New York, belonging to Thomas S. Paynter, surveyed April 1874, by F.O. Van Alst, City Surveyor", said lot being bounded and described as follows, to wit:

BEGINNING at the corner formed by the intersection of the southerly side of 38th Avenue, formerly Freeman Avenue with the westerly side of 33rd Street;

RUNNING THENCE westerly along 38th Avenue 25 feet 9 1/4 inches;

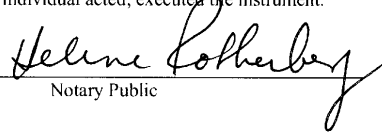
THENCE southerly and at right angles to the southerly side of 38th Avenue 101 feet 8 1/8 inches;

THENCE easterly and at right angles to 33rd Street 31 feet 8 1/8 to the westerly side of 33rd Street;

RUNNING THENCE northerly along 33rd Street 100 feet to the point or place of BEGINNING.

STATE OF NEW YORK }
 } SS.:
COUNTY OF NASSAU }

On the 24th day of November, 2020, before me, the undersigned, A Notary Public in and for said State, personally appeared **JAY KESTENBAUM**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

HELENE ROTHENBERG
Notary Public, State Of New York
No. 02RO4894755
Qualified in Nassau County
Commission Expires April 20, 2023

BARGAIN AND SALE DEED

Title No.: _____

JAY KESTENBAUM

TO

VENTA INDUSTRIES, L.L.C.

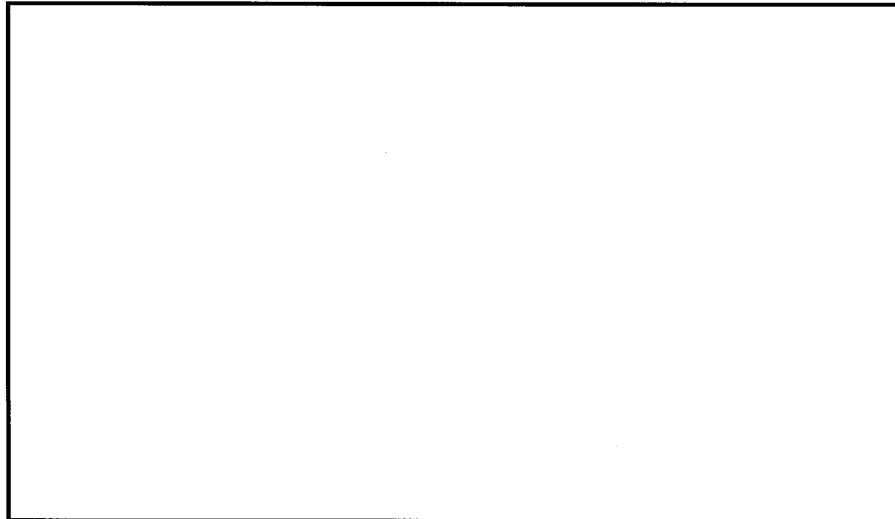
Block: 381

Lot: 16

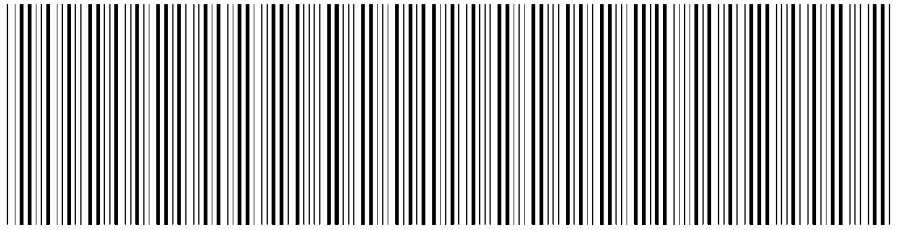
County: Queens

Please record and return by mail to:
Attn: Helene Rothenberg, Esq.
MAIDENBAUM & STERNBERG, LLP
132 Spruce Street
Cedarhurst, NY 11516
516-569-8100

Reserve this space for use of Recording Office



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



2020121500468004003SB38F

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2020121500468004
Document Type: DEED

Document Date: 11-24-2020

Preparation Date: 12-18-2020

ASSOCIATED TAX FORM ID: 2020092400046

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

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

1
3



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: 381 LOT: 16
- (2) Property Address: 32-20 38TH AVENUE, QUEENS, NY 11101
- (3) Owner's Name: VENTA INDUSTRIES, L.L.C.
- Additional Name:

Affirmation:



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

Customer Billing Information:

Please Note:

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

Owner's Approval:

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

Print Name of Owner:

Signature: _____ Date (mm/dd/yyyy)

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

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 32-20 38TH AVENUE QUEENS 11101
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name VENTA INDUSTRIES, L.L.C.
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

LAST NAME / COMPANY FIRST NAME

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

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

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

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

Check the boxes below as they apply:

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

8. Seller Name KESTENBAUM JAY
 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 11 / 24 / 2020
 Month Day Year

11. Date of Sale / Transfer 11 / 24 / 2020
 Month Day Year

12. Full Sale Price \$ 0

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

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

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

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

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

15. Building Class F, 9 16. Total Assessed Value (of all parcels in transfer) 2 1 5 5 5 0

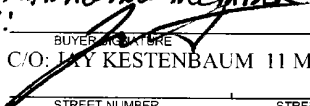
17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

 QUEENS 381 16

202009240004620110

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.

BY: Jay Kestenbaum MANAGING MEMBER		BUYER		BUYER'S ATTORNEY	
BUYER SIGNATURE 		DATE 11/24/20		Maidenbaum & Sternberg, LLP	
C/O: JAY KESTENBAUM 11 MANOR LANE				LAST NAME FIRST NAME	
STREET NUMBER STREET NAME (AFTER SALE)		AREA CODE		TELEPHONE NUMBER	
LAWRENCE		NY		SELLER	
CITY OR TOWN		STATE		ZIP CODE	
		11559		SELLER SIGNATURE	
				DATE 11/24/2020	

CERTIFICATION

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

BUYER**BUYER'S ATTORNEY**

BUYER SIGNATURE		DATE		LAST NAME		FIRST NAME	
32-20 38TH AVENUE							
STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE		TELEPHONE NUMBER	
LONG ISLAND CITY		NY		11101		SELLER	
CITY OR TOWN		STATE		ZIP CODE		SELLER SIGNATURE	
						DATE	

2020092400046201

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

THIS INDENTURE, made the 5th day of September, nineteen hundred and seventy-four,
BETWEEN Jarcho Bros., Inc. a New York corporation, having an office at 38-18
33rd Street, Long Island City, New York.

party of the first part, and Ogden American Corporation, a Delaware corporation,
having an office at 277 Park Avenue, New York, N.Y.

party of the second part,

NYL 786 PMA 386

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

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, ~~as described in Schedule A attached hereto and made a~~
part hereof.

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

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

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

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

IN PRESENCE OF:

Edward J. Joyce Jr.

JARCHO BROS., INC.

BY 
Vice President



SCHEDULE A

NEEL 786 PAGE 387

ALL that certain lot, piece or parcel of land with the buildings thereon, situate, lying and being in the First Ward of the Borough and County of Queens, City and State of New York, known and designated on a certain map entitled, "Map of 78 lots of ground situate in the Third Ward of Long Island City, Queens County, belonging to Thomas S. Paynter, surveyed by P.G. Van Alst, April 1874," and filed in the Office of the Clerk of the County of Queens on July 6, 1883 under Map #112 as and by the lots numbered 48, 49, 50, 51, 56, 57, 58, 60, 61, 62 and 63, all in Block 75, which said lots according to said map are more particularly bounded and described as follows:-

BEGINNING at a point on the southerly side of 38th Avenue (Freeman Avenue), distant 25.77 feet westerly from the corner formed by the intersection of the southerly side of 38th Avenue with the westerly side of 33rd Street (Rapelje Avenue); running

THENCE southerly at right angles to 38th Avenue 101.68 feet;

THENCE easterly along a line forming an exterior angle of 86 degrees 38 minutes 30 seconds with the last mentioned course 31.67 feet to the westerly side of 33rd Street;

THENCE southerly along the westerly side of 33rd Street 99.93 feet;

THENCE westerly along a line forming an exterior angle of 93 degrees 32 minutes 30 seconds with the westerly side of 33rd Street 195.58 feet to the easterly side of 32nd Street (Lathrop Street);

THENCE northerly along the easterly side of 32nd Street 99.28 feet;

THENCE easterly at right angles to 32nd Street 92.08 feet;

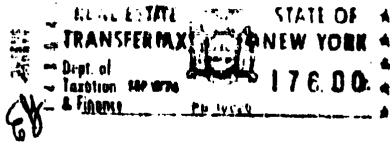
THENCE northerly at right angles to 33th Avenue 94.44 feet to the southerly side of 38th Avenue;

THENCE easterly along the southerly side of 38th Avenue 72 feet to the point or place of BEGINNING.

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

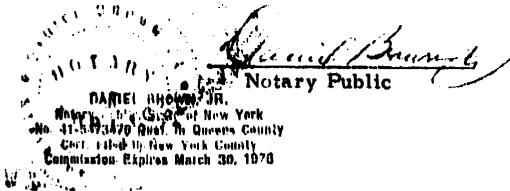
to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.



STATE OF NEW YORK, COUNTY OF New York

On the 5th day of September 1974 , before me personally came Donald A. Krenz to me known, who, being by me duly sworn, did depose and say that he resides at No. 6 Country Lane Westport, Connecticut that he is the Vice President of Jarcho Bros., Inc.

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



Quitclaim Deed

TITLE No

JARCHO BROS., INC.

TO

OGDEN AMERICAN CORPORATION



STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

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

STATE OF NEW YORK, COUNTY OF

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

that he knows REF 786 PALE 388

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

SECTION
BLOCK 381
LOT 5
COUNTY OR TOWN

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

EDWARD J. JOYCE, ESQ.
Ogden Corporation
277 Park Avenue
New York, N. Y. 10017

Zip No

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

SEP 16 1974

OFFICE OF CITY REGISTRAR

Supervisor of City

Recorder

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RECORDED BY
T. G. & T. CO.

TAX PAID

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

Deed Stamp \$440.-

THIS INDENTURE, made the 20th day of February, nineteen hundred and seventy-five
BETWEEN OGDEN AMERICAN CORPORATION, a Delaware corporation, with
its address at 277 Park Avenue, New York, New York, 10017

party of the first part, and KALISCH-JARCHO, INC., a New York corporation, with
its address at 38-18 33rd Street, Long Island City, New York

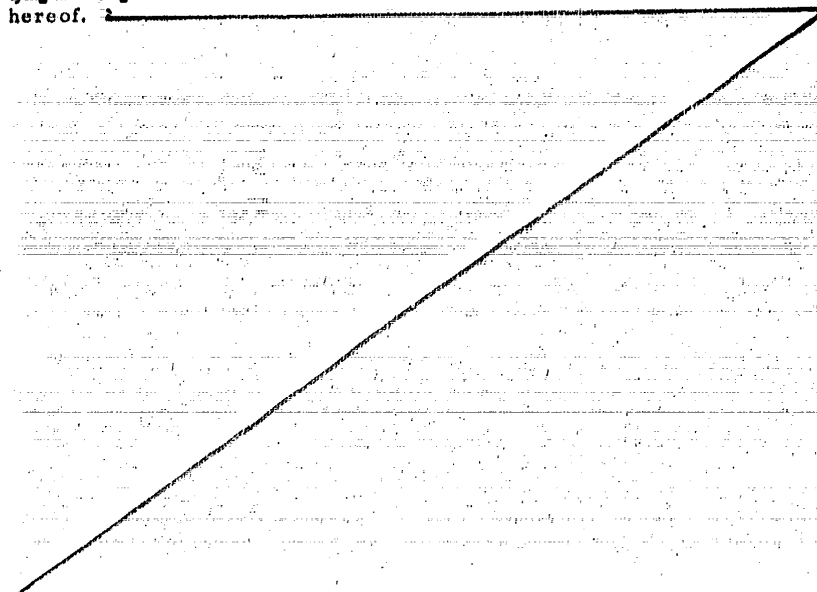
REEL 818 PAGE 1809

party of the second part,

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

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, ~~shown~~, ~~as described in Exhibit A annexed hereto and made a part hereof.~~

*381
5*



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. This conveyance has been made with the consent

in writing of all the stockholders of the corporate grantor herein.

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:

OGDEN AMERICAN CORPORATION

J. L. Effner
SUBSCRIBING WITNESS

Robert De Luca
VICE PRESIDENT

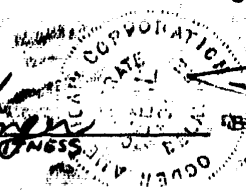


EXHIBIT A TO BARGAIN AND SALE DEED BETWEEN
OGDEN AMERICAN CORPORATION, as party of the
first part, AND KALISCH-JARCHO, INC., as party of
the second part, DATED FEBRUARY 20, 1975.

ALL that certain lot, piece or parcel of land with the buildings thereon, situate, lying and being in the First Ward of the Borough and County of Queens, City and State of New York, known and designated on a certain map entitled "Map of 78 lots of ground situate in the Third Ward of Long Island City, Queens County, belonging to Thomas S. Payntar, surveyed by P. G. Van Alst, April 1874," and filed in the Office of the Clerk of the County of Queens on July 6, 1883 under Map #112 as and by the lots numbered 48, 49, 50, 51, 56, 57, 58, 60, 61, 62 and 63, all in Block 75, which said lots according to said map are more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of 38th Avenue (Freeman Avenue), distant 25.77 feet westerly from the corner formed by the intersection of the southerly side of 38th Avenue with the westerly side of 33rd Street (Rapelje Avenue); running

THENCE southerly at right angles to 38th Avenue 101.68 feet;

THENCE easterly along a line forming an exterior angle of 86 degrees 38 minutes 30 seconds with the last mentioned course 31.67 feet to the westerly side of 33rd Street;

REEL 818 PAGE 1810

THENCE southerly along the westerly side of 33rd Street 99.93 feet;

THENCE westerly along a line forming an exterior angle of 93 degrees 32 minutes 30 seconds with the westerly side of 33rd Street 195.58 feet to the easterly side of 32nd Street (Lathrop Street);

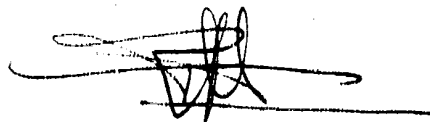
THENCE northerly along the easterly side of 32nd Street 99.28 feet;

THENCE easterly at right angles to 32nd Street 92.08 feet;

THENCE northerly at right angles to 38th Avenue 94.44 feet to the southerly side of 38th Avenue;

THENCE easterly along the southerly side of 38th Avenue 72 feet to the point or place of BEGINNING.

Said premises being known as and by the Street number 38-18 33rd Street, 38-15 through 17 32nd Street, and 32-12 38th Avenue.



838

On the day of 19 , before me
personally came

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

REEL 818 PAGE 1811

STATE OF NEW YORK, COUNTY OF New York

On the 20th day of February 1975, before me personally came J.L. Crumley the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at 110 St. W. Foster Place, Rockawayville, NY. that he knows.

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

Bruce M. Bloch
BRUCE M. BLOCH
 Notary Public, State of New York
 No. 31-4615238
 Qualified in New York County
 Commission Expires March 30, 1975

LEWIS ROSENBLUTH
NOTARY PUBLIC, STATE OF NEW YORK
 No. 31-4514198
 Qualified in New York County
 Commission Expires March 30, 1975

SECTION 3/2
BLOCK 381
LOT 5
COUNTY OR TOWN Queens Co

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

West Hartschal & Mangano Esqs.
767 Fifth Avenue
New York City, NY Zip No.

RETURN TO

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

Marion Dwyer

ARMY DESIGNS

THE

6050

10

This Indenture,

Made the 12th day of November nineteen hundred

and eighty-one

Between

KALISCH-JARCHO, INC. ("Seller"), having an office at 38-13 33rd Street, Long Island City, New York,

REEL 1386 PG 124

a corporation organized under the laws of New York,

VECTA INDUSTRIES, a co-partnership

party of the first part,

and ~~VECTA INDUSTRIES, INC.~~ ("Purchaser"), having an office at ~~200 Wildacre Avenue, Lawrence, N.Y. 11559~~
~~Street, Lawrence, New York~~ 200 WILDOCKE AVENUE, LAWRENCE, N.Y. 11559

* SO IN ORIGIN

part y of the second part,

Witnesseth, that the party of the first part, in consideration of Ten

Dollars, lawful money of the United States,

and other good and valuable consideration,

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

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, bounded and described as follows:

BEGINNING at a point on the southerly side of 38th Avenue (Freeman Avenue) distant 25.77 feet westerly from the corner formed by the intersection of the southerly side of 38th Avenue with the westerly side of 33rd Street (Rapelje Avenue);

RUNNING THENCE southerly at right angles to 38th Avenue, 101.68 feet;

THENCE easterly along a line forming an exterior angle of 86 degrees 38 minutes 30 seconds with the last mentioned course, 31.67 feet to the westerly side of 33rd Street;

THENCE southerly along the westerly side of 33rd Street, 99.93 feet;

THENCE westerly along a line forming an exterior angle of 93 degrees 32 minutes 30 seconds with the westerly side of 33rd Street, 195.58 feet to the easterly side of 32nd Street (Lathrop Street);

THENCE northerly along the easterly side of 32nd Street, 99.28 feet;

THENCE easterly at right angles to 32nd Street, 92.08 feet;

THENCE northerly at right angles to 38th Avenue, 94.44 feet to the southerly side of 38th Avenue;

THENCE easterly along the southerly side of 38th Avenue, 72 feet to the point or place of BEGINNING.

Subject to the following two mortgages:

REEL 1386 PG 125

- (1) Mortgage dated February 20, 1975, recorded February 26, 1975 in the New York City Register's Office, Queens County, in Reel 818, page 1812, made by Kalisch-Jarcho, Inc. to Ogden American Corporation, in the original amount of \$285,000; and
- (2) Mortgage dated July 23, 1976, recorded July 30, 1976 in the aforesaid Register's Office, in Reel 924, page 19, made by Kalisch-Jarcho, Inc. to The Long Island Savings Bank, in the original amount of \$41,029.50.

Said two mortgages were consolidated by an Agreement, dated July 23, 1976, between The Long Island Savings Bank and Kalisch-Jarcho, Inc. to form a single lien of \$285,000, on which there is now due and owing the sum of \$246,393.97.

Purchaser is executing this Deed to evidence the assumption by Purchaser of the payment and performance of the aforesaid consolidated mortgage (the "Existing Mortgage") from and after the date of this Deed. Purchaser hereby indemnifies Seller from and against any and all claims, loss, liability and expense (including without limitation reasonable legal fees) in connection with any liabilities accruing under the Existing Mortgage from and after the date of this Deed.

The Grantor herein is the same party, and the premises conveyed herein are the same premises, as described in Deed recorded in Reel 818, page 1809.

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

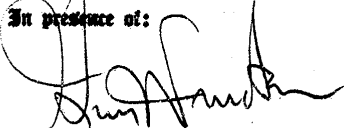
To have and to hold the premises herein granted unto the party of the second part, its successors and assigns forever.

REEL 1386 PG 126

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

In Witness Whereof, the party of the first part has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer the day and year first above written.

In presence of:



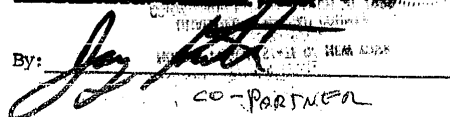
KALISCH-JARCHO, INC., Seller

By:



VECTA INDUSTRIES,

By:


CO-PARTNER

1386 181

State of New York
County of New York

ss.:

REEL 1386 PG 127

On the 12 day of November
Marvin Kalisch

1981

before me came

to me known, who, being by me duly sworn, did depose and say that he resides in at 100
Tudson Avenue, Dobbs Ferry, New York 10522
that he is the President of KALISCH-JARCHO, INC.

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

Paul S. Lewis
Notary Public, State of New York
NO. 30-2349265
QUALIFIED IN NASSAU COUNTY
COMMISSION EXPIRES MARCH 30, 1983

State of New York); County of New York).SS:

On the 12 day of November, 1981 before me came Jay Kestenbaum
to me known, who being by me duly sworn, did depose and say that he resides in
at 110-29 72nd Drive, Forest Hills, New York that he is a partner
in the partnership of Vectra Industries, Inc., the partnership
described in, and which executed, the foregoing instrument; that he knows the
seal of said corporation; that the seal affixed to said instrument is such corporate
seal; that it was so affixed by order of the board of directors of said
corporation; and that he signed his name thereto on behalf of said
partnership.

Paul S. Lewis
Notary Public

PAUL S. LEWIS
NOTARY PUBLIC, STATE OF NEW YORK
NO. 30-2349265
QUALIFIED IN NASSAU COUNTY
COMMISSION EXPIRES MARCH 30, 1983

Dated, 1981, 12, 12

The land affected by the within instru-
ment lies in

BLK 381 LOT 5
& NS

RECORD AND RETURN TO

I. LAIS WINOKER ESQ
88-02 Sutphin Blvd
JAMAICA N.Y.
11435

Deed

38086

2443

Reserve this space for use of Recording Office.

DEC-1 PM 1:48

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

John J. Legattuto
CITY REGISTER

RECEIVED
REAL ESTATE
DEC 1 1981
TRANSFER TAX
QUEENS
COUNTY

REC. FEE

EST

17942

ACS 6155

NY005 - Bargain and Sale Deed with Covenant against Grantor's Acts Individual or Corporation (Single Sheet) (NYBTU 8002)

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

THIS INDENTURE, made the 16th day of November, in the year 1999
BETWEEN Vecta Industries, a partnership at
200 Wildacre Avenue
Lawrence, NY 11559

party of the first part, and Vecta Industries, LLC
11 Manor Lane
Lawrence, NY 11559

party of the second part,

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

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

the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of 38th Avenue (Freeman Avenue) distant 25.77 feet westerly from the corner formed by the intersection of the southerly side of 38th Avenue, 101.68 feet;

RUNNING THENCE southerly at right angles to 38th Avenue, 101.68 feet;

THENCE easterly along a line forming an exterior angle of 86 degrees 38 minutes 30 seconds with the last mentioned course, 31.67 feet to the westerly side of 33rd Street;

THENCE southerly along the westerly side of 33rd Street, 99.93 feet;

THENCE westerly along a line forming an exterior angle of 93 degrees 32 minutes 30 seconds with the westerly side of 33rd Street, 195.58 feet to the easterly side of 32nd Street (Lathrop Street);

THENCE northerly along the easterly side of 32nd Street, 99.08 feet;

THENCE easterly at right angles to 32nd Street, 92.08 feet;

THENCE northerly at right angles to 38th Avenue, 94.44 feet to the southerly side of 38th Avenue;

THENCE northerly at right angles to 38th Avenue, 94.44 feet to the southerly side of 38th Avenue;

THENCE easterly along the southerly side of 38th Avenue, 72 feet to the point or place of BEGINNING.

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

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

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:

Vecta Industries

By:

Partner

GERALD KESTENBAUM

Tax Map
Designation

Dist.

Sec.

Blk. 381

Lot(s) 5

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of **Nassau**

ss.:

On the **10** day of **November** in the year **1999**
before me, the undersigned, personally appeared **Gerold K. Kohn**

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.

Kathleen M. Bonfigliaro
KATHLEEN M. BONFIGLIARO
Notary Public, State of New York
No. 01805080087
Qualified in Nassau County
Commission Expires June 16, 2001

ACKNOWLEDGMENT FORM FOR USE WITHIN NEW YORK STATE ONLY:
(New York Subscribing Witness Acknowledgment Certificate)

State of New York, County of

ss.:

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

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

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

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

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

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of

ss.:

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

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

ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY:
(Out of State or Foreign General Acknowledgment Certificate)

(Complete Venue with State, Country, Province or Municipality) ss.:

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

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

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

BARGAIN & SALE DEED

WITH COVENANTS AGAINST GRANTOR'S ACTS

TITLE NO. **ACS 10155**

Vecta Industries

TO

Vecta Industries, LLC

DISTRICT

SECTION

BLOCK 381

LOT 5

COUNTY OR TOWN Queens

RECORDED AT REQUEST OF

Fidelity National Title Insurance Company of New York

RETURN BY MAIL TO

National Granite Title Insurance Agency, Inc.

155 North Main Street

New City, New York 10956

(914) 639-1415 (914) 639-1239 (Fax)

◆ ◆ ◆

(212) 665-0644 (212) 587-0322 (Fax)

ROSENFELD & MAIDENBAUM
132 SPRUCE STREET
CEDARHURST, NEW YORK 11516

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

20215506102115

25x10

**CITY REGISTER RECORDING AND ENDORSEMENT PAGE
- QUEENS COUNTY -**

(This page forms part of the instrument)

Block(s): 381
 Lot(s): 5
38-13 33rd Street, Queens
 Title/Agent Company Name: Sutton
 Title Company Number: ACS 6055

NAME Rosenfeld & Maidenbaum
 ADDRESS 132 Spruce Street
 CITY Cedarhurst STATE N.Y. ZIP 11516

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

Examined by (s): _____

Mige Tax Serial No. _____
 Mige Amount \$ _____
 Taxable Amount \$ _____
 Exemption (✓) YES ☐ NO ☐
 Type: [3022] [255] [OTHER] _____
 Dwelling Type: [1 to 2] [3] [4 to 6] [over 6]
TAX RECEIVED ON ABOVE MORTGAGE ▼
 County (basic) \$ _____
 City (Add'l) \$ _____
 Spec Add'l \$ _____
 TASF \$ _____
 MTA \$ _____
 NYCTA \$ _____
TOTAL TAX \$ _____
 Apportionment Mortgage (✓) YES ☐ NO ☐
 Joy A. Bobrow, City Register

City Register Serial Number **017879**
 Indexed By (s): De Verified By (s): De
 Block(s) and Lot(s) verified by (s): 8
 Address ☒ Tax Map ☒
 Extra Block(s) _____ Lot(s) _____
 Recording Fee 14 \$ 32
 Affidavit Fee (C) \$ _____
 TP-584/582 Fee (Y) \$ _____
 RPTT Fee (R) \$ 25
 HPD-A ☒ HPD-C ☐
 New York State Real Estate Transfer Tax ▼
 \$ 0
 Serial Number **015980**
 New York City Real Property Transfer Tax **003942**
 Serial Number _____
 New York State Gains Tax
 Serial Number _____

RECORDED IN QUEENS COUNTY
OFFICE OF THE CITY REGISTER

RECORDED IN QUEENS COUNTY

Witness My Hand and Official Seal

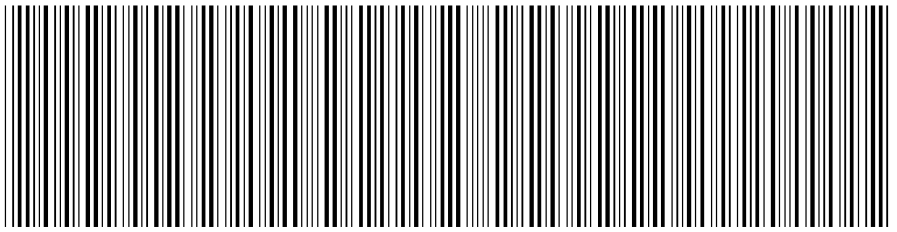
Joy A. Bobrow
City Register



017879-015980-003942

**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.



2014112600813001003E8592

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2014112600813001

Document Date: 11-13-2014

Preparation Date: 01-02-2015

Document Type: DEED

Document Page Count: 3

PRESENTER:

FIRST AMERICAN TITLE INSURANCE (FIRSTAM
PICKUP)
633 THIRD AVENUE
TITLE# 3020-703700-CQ
NEW YORK, NY 10017
212-850-0670

RETURN TO:

HERRICK FEINSTEIN LLP
2 PARK PLACE
NEW YORK, NY 10016
SHEILA ORTIZ

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	381	5	Entire Lot	38-18 33RD STREET
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

VECTA INDUSTRIES, L.L.C.
11 MANOR LANE
LAWRENCE, NY 11559

GRANTEE/BUYER:

JAY KESTENBAUM
11 MANOR LANE
LAWRENCE, NY 11559

☒ 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: \$ 52.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

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

CITY OF NEW YORK

Recorded/Filed 01-07-2015 11:10

City Register File No.(CRFN):

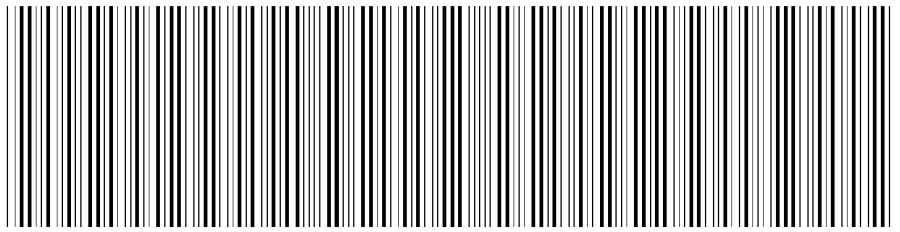
2015000007002



Annette McMill

City Register Official Signature

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



2014112600813001003C8712

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 5

Document ID: 2014112600813001

Document Date: 11-13-2014

Preparation Date: 12-02-2014

Document Type: DEED

PARTIES

GRANTEE/BUYER:

KF-1 FAMILY PARTNERSHIP
C/O GERALD KESTANBAUM, 1060 FIFTH AVENUE,
APT 9C
NEW YORK, NY 10128

**BARGAIN AND SALE DEED
WITHOUT COVENANT AGAINST GRANTOR'S ACTS**

THIS INDENTURE, made as of November 20, 2014, by **Vecta Industries, LLC**, a New York limited liability company, having an address at 11 Manor Lane, Lawrence, New York 11559 ("**Grantor**") to **Jay Kestenbaum**, an individual, having an address at 11 Manor Lane, Lawrence, New York 11559 ("**JK**") and **KF-1 Family Partnership**, a New York partnership, having an address at c/o Gerald Kestenbaum, 1060 Fifth Avenue, Apt 9C, New York, NY 10128 ("**Partnership**"; together with JK, collectively, "**Grantee**").

WITNESSETH, that Grantor, in consideration of Ten and 00/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration paid by Grantee, does hereby grant and release unto Grantee, as tenants in common and Grantee's successors and assigns forever undivided interests, with JK receiving an undivided fifty percent (50%) interest and Partnership receiving an undivided fifty percent (50%) interest in and to:

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

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

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

TO HAVE AND TO HOLD the Premises herein granted unto Grantee, and Grantee's successors and assigns forever.

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

[The remainder of this page is intentionally left blank.]

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

VECTA INDUSTRIES, LLC

By: 

Name: JAY KESTENBAUM

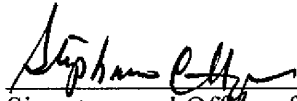
Title: MANAGING MEMBER

STATE OF NEW YORK)

SS.:

COUNTY OF QUEENS)

On the 14TH day of NOVEMBER, in the year 2014, before me, the undersigned, personally appeared JAY KESTENBAUM personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument,



Signature and Office of individual
taking acknowledgment

STEPHANIE C. HARPER

Notary Public, State of New York

No. 01HA6058808

Qualified in Queens County

Commission Expires May 14, 2015

SCHEDULE A

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, bounded and described as follows:

BEGINNING at a point on the southerly side of 38th Avenue (Freeman Avenue) distant 25.77 feet westerly from the corner formed by the intersection of the southerly side of 38th Avenue, 101.68 feet;

RUNNING THENCE southerly at right angles to 38th Avenue, 101.68 feet;

THENCE easterly along a line forming an exterior angle of 86 degrees 38 minutes 30 seconds with the last mentioned course, 31.67 feet to the westerly side of 33rd Street;

THENCE southerly along the westerly side of 33rd Street, 99.93 feet;

THENCE westerly along a line forming an exterior angle of 93 degrees 32 minutes 30 seconds with the westerly side of 33rd Street, 195.58 feet to the easterly side of 32nd Street (Lathrop Street);

THENCE northerly along the easterly side of 32nd Street, 99.08 feet;

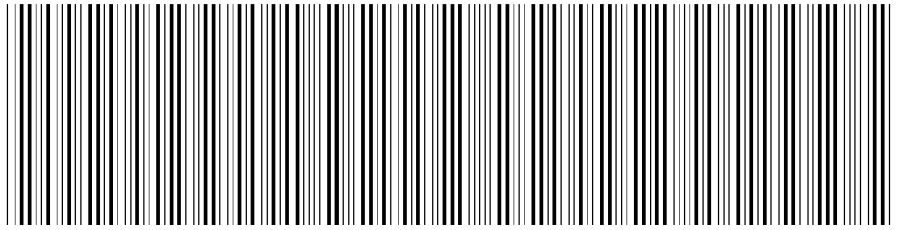
THENCE easterly at right angles to 32nd Street, 92.08 feet;

THENCE northerly at right angles to 38th Avenue, 94.44 feet to the southerly side of 38th Avenue;

THENCE northerly at right angles to 38th Avenue, 94.44 feet to the southerly side of 38th Avenue;

THENCE easterly along the southerly side of 38th Avenue, 72 feet to the point or place of BEGINNING.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2014112600813001003S4B13

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2014112600813001
Document Type: DEED

Document Date: 11-13-2014

Preparation Date: 12-02-2014

ASSOCIATED TAX FORM ID: 2014111100432

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

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

2
3
2

FOR CITY USE ONLY

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

C3. Book OR C4. Page
 C5. CRFN



REAL PROPERTY TRANSFER REPORT

 STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 38-18 33RD STREET QUEENS 11101
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name KESTENBAUM JAY
 LAST NAME / COMPANY FIRST NAME

KF-1 FAMILY PARTNERSHIP
 LAST NAME / COMPANY FIRST NAME

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

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

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

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

6. Seller Name VECTA INDUSTRIES, L.L.C.
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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 ☐

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 11 / 13 / 2014
 Month Day Year

11. Date of Sale / Transfer 11 / 13 / 2014
 Month Day Year

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

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

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

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

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

15. Building Class F, 9 16. Total Assessed Value (of all parcels in transfer) 1 5 0 5 2 5 0

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional Identifier(s))
 QUEENS 381 5

201411110043220104

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 <i>Jay Kestenbaum</i> BUYER SIGNATURE		DATE 11/14/14		BUYER'S ATTORNEY LAST NAME FIRST NAME	
11 MANOR LANE STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE TELEPHONE NUMBER	
LAWRENCE CITY OR TOWN		NY STATE		11559 ZIP CODE	
SELLER VECTA INDUSTRIES LLC BUYER'S SIGNATURE <i>Jay Kestenbaum</i> MANAGING MEMBER		DATE 11/14/14			

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

KF - 1 Family Partnership
By: *Gerald Kestenbaum*

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
Buyer Signature	Date
Buyer Signature	Date
Buyer Signature	Date

SELLERS

Seller Signature	Date
Seller Signature	Date
Seller Signature	Date
Seller Signature	Date
Seller Signature	Date
Seller Signature	Date
Seller Signature	Date
Seller Signature	Date
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Seller Signature	Date
Seller Signature	Date
Seller Signature	Date

2014111100432201

**AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York)
) SS.:
County of QUEENS)

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

38-18 33RD STREET

Street Address		Unit/Apt.	
<u>QUEENS</u>	New York, <u>381</u>	<u>5</u>	(the "Premises");
Borough	Block	Lot	

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

VECTA INDUSTRIES LLC

Name of Grantor (Type or Print)

BY:

JAY KESTENBAUM
Signature of Grantor

JAY KESTENBAUM

Name of Grantee (Type or Print)

JAY KESTENBAUM
Signature of Grantee

Sworn to before me
this 14TH date of NOVEMBER 20 14

STEPHANIE C. HARPER
Notary Public, State of New York
No. 01HA8058808
Qualified in Queens County
Commission Expires May 14, 20 15
Stephanie C. Harper

Sworn to before me
this 14TH date of NOVEMBER 20 14

STEPHANIE C. HARPER
Notary Public, State of New York
No. 01HA8058808
Qualified in Queens County
Commission Expires May 14, 20 15
Stephanie C. Harper

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

**AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York)
) SS.:
County of NY)

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

38-18 33RD STREET

Street Address

Unit/Apt.

QUEENS

New York,

381

5

(the "Premises");

Borough

Block

Lot

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

VECTA Industries LLC

Name of Grantor (Type or Print)

By:

Dan Kestenbaum

Signature of Grantor

Sworn to before me

this _____ date of _____ 20 _____

KF - A Family Partnership

Name of Grantee (Type or Print)

By:

Gerald Kestenbaum

Signature of Grantee

Sworn to before me

this 14th date of November 20 14

YVONNE IGNACIO

NOTARY PUBLIC-STATE OF NEW YORK

No. 01IG6260173

Qualified in Suffolk County

My Commission Expires April 23, 2016

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.



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: 381 LOT: 5
- (2) Property Address: 38-18 33RD STREET, QUEENS, NY 11101
- (3) Owner's Name: KESTENBAUM, JAY
- Additional Name: KF-1 FAMILY PARTNERSHIP

Affirmation:



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

Customer Billing Information:

Please Note:

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

Owner's Approval:

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

Print Name of Owner: JAY KESTENBAUM

Signature: _____

11/14/14
Date (mm/dd/yyyy)

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



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: 381 LOT: 5
- (2) Property Address: 38-18 33RD STREET, QUEENS, NY 11101
- (3) Owner's Name: KESTENBAUM, JAY
- Additional Name: KF-1 FAMILY PARTNERSHIP

Affirmation:



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

Customer Billing Information:

Please Note:

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

Owner's Approval:

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

Print Name of Owner:

KF-1 Family Partnership

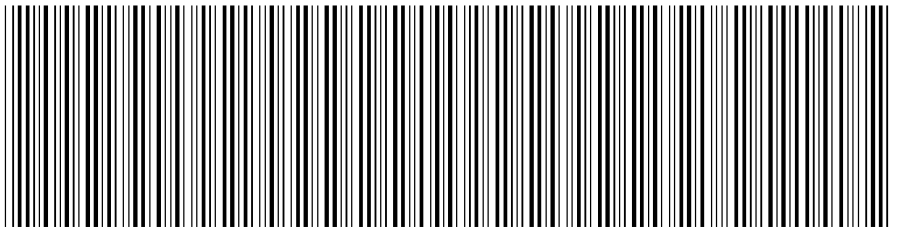
Signature: *[Signature]*

Date (mm/dd/yyyy)

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

**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.



2015101700091001001E0465

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2015101700091001

Document Date: 10-05-2015

Preparation Date: 10-19-2015

Document Type: DEED

Document Page Count: 4

PRESENTER:

TITLEVEST AGENCY
44 WALL STREET, PICKUP/R-QU-490732
10TH FLOOR
NEW YORK, NY 10005
212-757-5800
RECORDINGS@TITLEVEST.COM

RETURN TO:

TITLEVEST AGENCY
44 WALL STREET, PICKUP/R-QU-490732
10TH FLOOR
NEW YORK, NY 10005
212-757-5800
RECORDINGS@TITLEVEST.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	381	5	Entire Lot	38-18 33RD STREET
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

THE KF-1 FAMILY PARTNERSHIP, L.P.
C/O GERALD KESTENBAUM, 1060 FIFTH AVENUE,
UNIT 9C
NEW YORK, NY 10128

GRANTEE/BUYER:

JAY KESTENBAUM
11 MANOR LANE
LAWRENCE, NY 11559

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 57.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 116,812.50

NYS Real Estate Transfer Tax:

\$ 17,800.00

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

CITY OF NEW YORK

Recorded/Filed 10-21-2015 09:48

City Register File No.(CRFN):

2015000375475



Annette McMill

City Register Official Signature

**BARGAIN AND SALE DEED
WITHOUT COVENANT AGAINST GRANTOR'S ACTS**

THIS INDENTURE, made as of ~~September 22~~ ^{October 5}, 2015, by **The KF-1 Family Partnership, L.P.**, a Delaware limited partnership, having an address at c/o Gerald Kestenbaum, 1060 Fifth Avenue, Apt 9C, New York, NY 10128 ("**Grantor**") to **Jay Kestenbaum**, an individual, having an address at 11 Manor Lane, Lawrence, New York 11559 ("**Grantee**").

WITNESSETH, that Grantor, in consideration of TEN 00/100 DOLLARS (\$10.00) and other good and valuable consideration paid by Grantee, does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee forever, without any representations, warranties or covenants whatsoever and without any covenant against Grantor's acts, all of Grantor's right, title and interest, if any, in and to

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

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

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

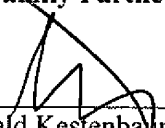
TO HAVE AND TO HOLD the Premises herein granted unto Grantee, and Grantee's successors and assigns forever.

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

[The remainder of this page is intentionally left blank.]

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

The KF-1 Family Partnership, L.P.

By: 
Name: Gerald Kestenbaum
Title: General Partner

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

On the 22nd day of September, in the year 2015, before me, the undersigned, personally appeared Gerald Kestenbaum, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

YVONNE IGNACIO
NOTARY PUBLIC-STATE OF NEW YORK
No. 011G6260173
Qualified in Suffolk County
My Commission Expires April 23, 2016

SCHEDULE A

LEGAL DESCRIPTION

[38-18 33d Street, Long Island City, NY]

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, bounded and described as follows:

BEGINNING at a point on the southerly side of 38th Avenue (Freeman Avenue) distant 25.77 feet westerly from the corner formed by the intersection of the southerly side of 38th Avenue, 101.68 feet;

RUNNING THENCE southerly at right angles to 38th Avenue, 101.68 feet;

THENCE easterly along a line forming an exterior angle of 86 degrees 38 minutes 30 seconds with the last mentioned course, 31.67 feet to the westerly side of 33rd Street;

THENCE southerly along the westerly side of 33rd Street, 99.93 feet;

THENCE westerly along a line forming an exterior angle of 93 degrees 32 minutes 30 seconds with the westerly side of 33rd Street, 195.58 feet to the easterly side of 32nd Street (Lathrop Street);

THENCE northerly along the easterly side of 32nd Street, 99.08 feet;

THENCE easterly at right angles to 32nd Street, 92.08 feet;

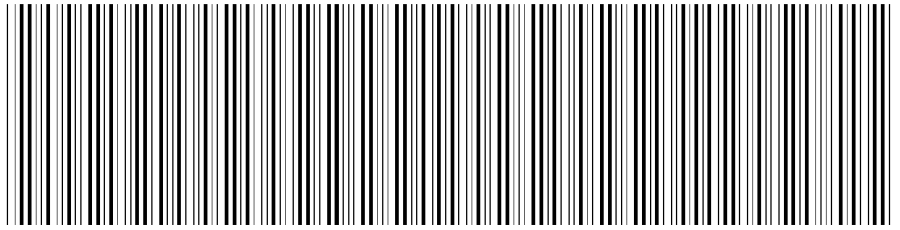
THENCE northerly at right angles to 38th Avenue, 94.44 feet to the southerly side of 38th Avenue;

THENCE northerly at right angles to 38th Avenue, 94.44 feet to the southerly side of 38th Avenue;

THENCE easterly along the southerly side of 38th Avenue, 72 feet to the point or place of BEGINNING.

38-18 33d Street, Long Island City, NY 11101
Block 381, Lot 5 Queens

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



2015101700091001001SCAE4

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2015101700091001
Document Type: DEED

Document Date: 10-05-2015

Preparation Date: 10-19-2015

ASSOCIATED TAX FORM ID: 2015101300330

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

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

2
3



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: 381 LOT: 5
- (2) Property Address: 38-18 33RD STREET, QUEENS, NY 11101
- (3) Owner's Name: KESTENBAUM, JAY
- Additional Name:

Affirmation:



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

Customer Billing Information:

Please Note:

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

Owner's Approval:

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

Print Name of Owner:

Signature: See attached Date (mm/dd/yyyy)

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



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: 381 LOT: 5
- (2) Property Address: 38-18 33RD STREET, QUEENS, NY 11101
- (3) Owner's Name: KESTENBAUM, JAY
- Additional Name:

Affirmation:



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Customer Billing Information:

Please Note:

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Owner's Approval:

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

Print Name of Owner:

Signature:

Date (mm/dd/yyyy) 09/22/2015

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

FOR CITY USE ONLY

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

C3. Book OR C4. Page

C5. CRFN



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 38-18 33RD STREET QUEENS 11101
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name KESTENBAUM JAY
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address
 LAST NAME / COMPANY FIRST NAME

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

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

6. Seller Name THE KF-I FAMILY PARTNERSHIP, L.P.
 LAST NAME / COMPANY FIRST NAME

7. 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 9 / 18 / 2015
 Month Day Year

11. Date of Sale / Transfer 10 / 5 / 2015
 Month Day Year

12. Full Sale Price \$ 4 4 5 0 0 0 0
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

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

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

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

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

15. Building Class F 9 16. Total Assessed Value (of all parcels in transfer) 1 5 5 4 3 0 0

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 QUEENS 381 5

CERTIFICATION

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

BUYER**BUYER'S ATTORNEY**

BUYER SIGNATURE

DATE

LAST NAME

FIRST NAME

11 MANOR LANE

STREET NUMBER

STREET NAME (AFTER SALE)

AREA CODE

TELEPHONE NUMBER

LAWRENCE

NY

11559

SELLER

CITY OR TOWN

STATE

ZIP CODE

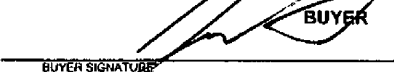
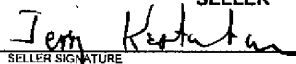
SELLER SIGNATURE

DATE

2015101300330201

CERTIFICATION

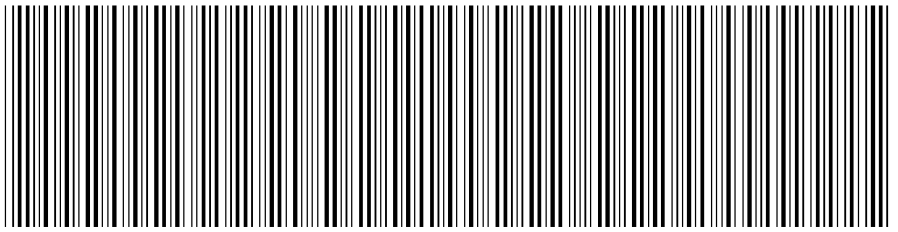
I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing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

BUYER		BUYER'S ATTORNEY	
BUYER SIGNATURE 	DATE 10/4/15	LAST NAME FUAST	FIRST NAME THOMAS
11 MANOR LANE		212	837-6818
STREET NUMBER	STREET NAME (AFTER SALE)	AREA CODE	TELEPHONE NUMBER
LAWRENCE			
	NY	11559	
CITY OR TOWN	STATE	ZIP CODE	
		SELLER SIGNATURE 	DATE 10-1-15

2015092100560201

**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.



2020121500468003003EBDBB

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2020121500468003

Document Date: 11-24-2020

Preparation Date: 12-18-2020

Document Type: DEED

Document Page Count: 3

PRESENTER:

SUTTON LAND TITLE AGENCY
515 ROCKAWAY AVENUE
AC-006513
VALLEY STREAM, NY 11581
516-837-6204
RECORDINGS@SUTTONALLIANCE.COM

RETURN TO:

HELENE ROTHENBERG, ESQ.
MAIDENBAUM & STERNBERG LLP
132 SPRUCE STREET
CEDARHURST, NY 11516

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	381	5	Entire Lot	38-18 33RD STREET
Property Type: INDUSTRIAL BUILDING				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

JAY KESTENBAUM
11 MANOR LANE
LAWRENCE, NY 11559

GRANTEE/BUYER:

VECTA INDUSTRIES, L.L.C.
11 MANOR LANE
LAWRENCE, NY 11559

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 52.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

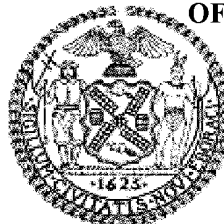
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 12-22-2020 11:27

City Register File No.(CRFN):

2020000364812



Annette McMill

City Register Official Signature

BARGAIN AND SALE DEED
(with covenants against Grantor's acts)

THIS INDENTURE, made on this 24th day of November, 2020,

BETWEEN

JAY KESTENBAUM
residing at 11 Manor Lane, Lawrence, NY 11559

the party of the first part for her interest, and,

VECTA INDUSTRIES, L.L.C. ^(OR)
with offices located at ~~38-18 33rd Street, Long Island City, NY 11101~~
11 Manor Lane, Lawrence, NY 11559

the party of the second part,

WITNESSETH that the party of the first 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, such transfer is without consideration and not a transfer to defraud creditors;

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

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 Grantor in deed recorded on 10-21-2015; CRFN 2015000375475;

SAID PREMISES known as and by the street address **38-18 33rd Street**, also known as **Queens County, Block 381, Lot 5**;

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;

SUBJECT TO any state of facts an accurate survey would show;

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 fully executed this deed the day and year first above written.

IN PRESENCE OF:



JAY KESTENBAUM

(Witness)

SCHEDULE A

LEGAL DESCRIPTION

138-18 33d Street, Long Island City, NY

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, bounded and described as follows:

BEGINNING at a point on the southerly side of 38th Avenue (Freeman Avenue) distant 25.77 feet westerly from the corner formed by the intersection of the southerly side of 38th Avenue, 101.68 feet;

RUNNING THENCE southerly at right angles to 38th Avenue, 101.68 feet;

THENCE easterly along a line forming an exterior angle of 86 degrees 38 minutes 30 seconds with the last mentioned course, 31.67 feet to the westerly side of 33rd Street;

THENCE southerly along the westerly side of 33rd Street, 99.93 feet;

THENCE westerly along a line forming an exterior angle of 93 degrees 32 minutes 30 seconds with the westerly side of 33rd Street, 195.58 feet to the easterly side of 32nd Street (Lathrop Street);

THENCE northerly along the easterly side of 32nd Street, 99.08 feet;

THENCE easterly at right angles to 32nd Street, 92.08 feet;

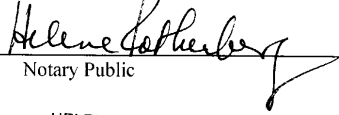
THENCE northerly at right angles to 38th Avenue, 94.44 feet to the southerly side of 38th Avenue;

THENCE northerly at right angles to 38th Avenue, 94.44 feet to the southerly side of 38th Avenue;

THENCE easterly along the southerly side of 38th Avenue, 72 feet to the point or place of **BEGINNING**.

STATE OF NEW YORK }
 } SS.:
COUNTY OF NASSAU }

On the 24th day of November, 2020, before me, the undersigned, A Notary Public in and for said State, personally appeared **JAY KESTENBAUM**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

HELENE ROTHENBERG
Notary Public, State Of New York
No. 02604824755
Qualified In Nassau County
Commission Expires April 20, 2023

BARGAIN AND SALE DEED

Title No.: _____

JAY KESTENBAUM

Block: 381

TO

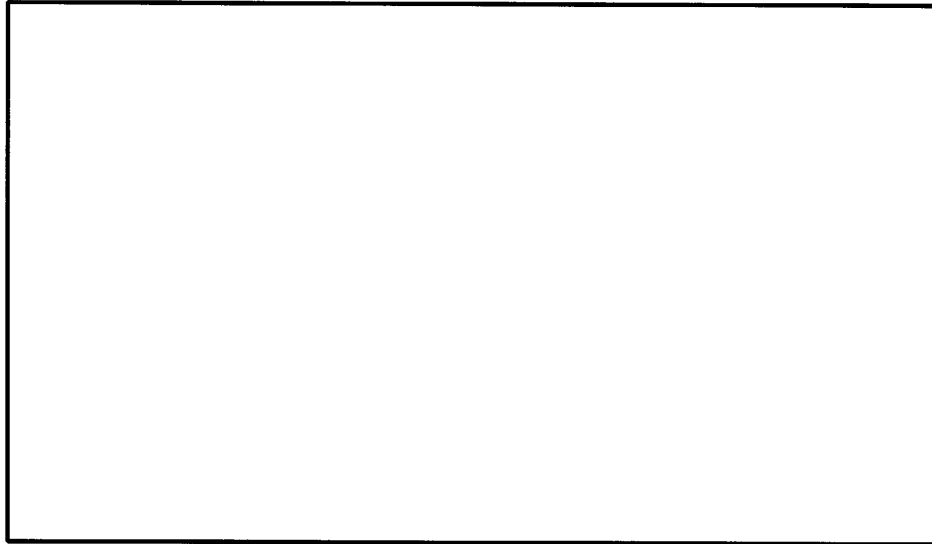
Lot: 5

VECTA INDUSTRIES, L.L.C.

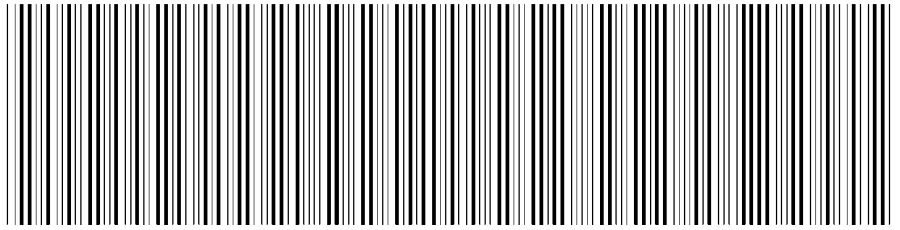
County: Queens

Please record and return by mail to:
Attn: Helene Rothenberg, Esq.
MAIDENBAUM & STERNBERG, LLP
132 Spruce Street
Cedarhurst, NY 11516
516-569-8100

Reserve this space for use of Recording Office



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



2020121500468003003S733A

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2020121500468003
Document Type: DEED

Document Date: 11-24-2020

Preparation Date: 12-18-2020

ASSOCIATED TAX FORM ID: 2020092300358

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

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

1
3



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: 381 LOT: 5
- (2) Property Address: 38-18 33RD STREET, QUEENS, NY 11101
- (3) Owner's Name: VECTA INDUSTRIES, L.L.C.
- Additional Name:

Affirmation:



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

Customer Billing Information:

Please Note:

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

Owner's Approval:

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

Print Name of Owner:

Signature: _____ Date (mm/dd/yyyy)

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

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 38-18 33RD STREET QUEENS 11101
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name VECTA INDUSTRIES, L.L.C.
 LAST NAME / COMPANY FIRST NAME

 LAST NAME / COMPANY FIRST NAME

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

 STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

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

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

5. Deed Property Size FRONT FEET ☒ X DEPTH OR ACRES

Check the boxes below as they apply:

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

8. Seller Name KESTENBAUM JAY
 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 11 / 24 / 2020
 Month Day Year

11. Date of Sale / Transfer 11 / 24 / 2020
 Month Day Year

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

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

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

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

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

15. Building Class F 9 16. Total Assessed Value (of all parcels in transfer) 2 1 0 1 9 5 0

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

 QUEENS 381 5

202009230035820104

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.

MANAGING MEMBER BUYER

BY: Jay Kestenbaum

11/24/2020

BUYER'S ATTORNEY

Maidenbaum & Sternberg, LLP

C/O JAY KESTENBAUM 11 MANOR LANE

STREET NUMBER

STREET NAME (AFTER SALE)

AREA CODE

TELEPHONE NUMBER

LAWRENCE

NY

11559

X

SELLER

CITY OR TOWN

STATE

ZIP CODE

SELLER SIGNATURE

DATE

11/24/2020

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 38-18 33RD STREET		DATE	LAST NAME		FIRST NAME
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER	
LONG ISLAND CITY		NY	11101	SELLER	
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE		DATE

2020092300358201

Exhibit K

Venta Industries, L.L.C.
11 Manor Lane
Lawrence, NY 11559

**Re: Site Access to Perform Brownfield Cleanup Program Work
32-20 38th Avenue, Long Island City, Queens, NY 11101**

Dear Venta Industries, L.L.C.:

38-18 33rd Street LLC and 32-20 38th Avenue LLC are submitting a Brownfield Cleanup Program ("BCP") Application to the New York State Department of Environmental Conservation to voluntarily investigate and remediate the following properties: 38-18 33rd Street, Queens County, NY (Tax Block 381, Lot 5) and 32-30 38th Avenue, Queens County, NY (Tax Block 381, Lot 16) (the "BCP Site"). As you know, Venta Industries, L.L.C. owns the aforementioned parcel of 32-20 38th Avenue (Block 381, Lot 16), which makes up a portion of the BCP Site. We need your written permission below to access your property for the purpose of performing environmental investigation and remediation work for acceptance into the BCP.

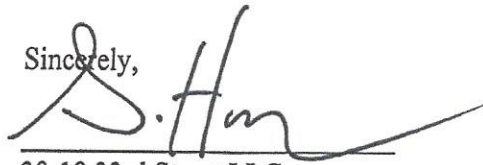
If you agree to sign below, you are granting us what is known as a "temporary license" to allow an appropriate contractor we hire to enter the property to perform investigation and remediation work. We promise to provide you with copies of any information we generate about the property, and if we do accidentally damage your property in any way, we agree to repair the damages to restore the property to the way it was before we entered. Our contractor will also maintain insurance that would cover any accidents on the job. We promise to minimize any and all inconvenience to you in connection with this work, and we will give you one week notice before the work begins.

In addition, in the unlikely circumstance that you still own the BCP Site when the remediation is complete and the Certificate of Completion is about to be obtained, and a Track 1 remediation level is not achieved, you are hereby also agreeing to impose an environmental easement on the BCP Site if required by the New York State Department of Environmental Conservation.

If you have any questions, please do not hesitate to call Steven Hurwitz, our Project Manager at (212) 837-4509. Otherwise, please sign below so that this work can proceed.

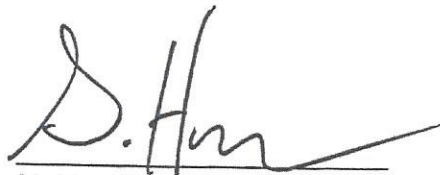
Thank you for your cooperation.

Sincerely,



38-18 33rd Street LLC

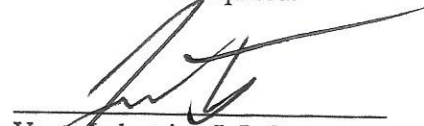
By. Steven Hurwitz
Sole Member



32-20 38th Avenue LLC

By. Steven Hurwitz
Sole Member

As an authorized signatory of the site owner, I am authorized to grant this temporary license and agree to allow 38-18 33rd Street LLC, 32-20 38th Avenue LLC, and their agents to enter my property to perform the BCP Investigation and/or remediation work required.



Venta Industries, L.L.C.

By. JAY HESTENDAHN
MANAGING MEMBER

Vecta Industries, L.L.C.
11 Manor Lane
Lawrence, NY 11559

**Re: Site Access to Perform Brownfield Cleanup Program Work
38-18 33rd Street, Long Island City, Queens, NY 11101**

Dear Vecta Industries, L.L.C.:

38-18 33rd Street LLC and 32-20 38th Avenue LLC are submitting a Brownfield Cleanup Program ("BCP") Application to the New York State Department of Environmental Conservation to voluntarily investigate and remediate the following properties: 38-18 33rd Street, Queens County, NY (Tax Block 381, Lot 5) and 32-30 38th Avenue, Queens County, NY (Tax Block 381, Lot 16) (the "BCP Site"). As you know, Vecta Industries, L.L.C. owns the aforementioned parcel of 38-18 33rd Street (Block 381, Lot 5), which makes up a portion of the BCP Site. We need your written permission below to access your property for the purpose of performing environmental investigation and remediation work for acceptance into the BCP.

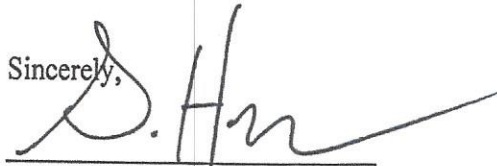
If you agree to sign below, you are granting us what is known as a "temporary license" to allow an appropriate contractor we hire to enter the property to perform investigation and remediation work. We promise to provide you with copies of any information we generate about the property, and if we do accidentally damage your property in any way, we agree to repair the damages to restore the property to the way it was before we entered. Our contractor will also maintain insurance that would cover any accidents on the job. We promise to minimize any and all inconvenience to you in connection with this work, and we will give you one week notice before the work begins.

In addition, in the unlikely circumstance that you still own the BCP Site when the remediation is complete and the Certificate of Completion is about to be obtained, and a Track 1 remediation level is not achieved, you are hereby also agreeing to impose an environmental easement on the BCP Site if required by the New York State Department of Environmental Conservation.

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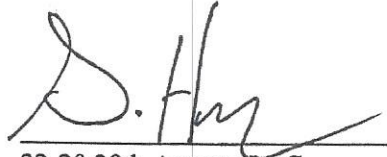
Thank you for your cooperation.

Sincerely,



38-18 33rd Street LLC

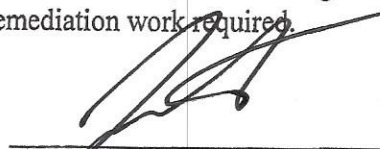
By. Steven Hurwitz
Sole Member



32-20 38th Avenue LLC

By. Steven Hurwitz
Sole Member

As an authorized signatory of the site owner, I am authorized to grant this temporary license and agree to allow 38-18 33rd Street LLC, 32-20 38th Avenue LLC, and their agents to enter my property to perform the BCP Investigation and/or remediation work required.


Vecta Industries, L.L.C.

By. JAY KESTRANBAUM
MANAGING MEMBER

Exhibit L

Site Contact List

Former Refron Inc. Gas Reclamation Site
38-18 33rd Street and 32-20 38th Avenue

Name	Title	Address	City	State	Zip
Chuck Schurer	U.S. Senator	Leo O'Brien Building, Room 827	Albany	NY	12207
Kristen Gillibrand	U.S. Senator	Leo O'Brien Building, Room 821	Albany	NY	12207
Dan Garofnick	Chair, NYC Planning Commission	120 Broadway, 31st Floor	New York	NY	10271
Nadja Veljanovic	U.S. House of Representatives	39-16 47th Avenue	Sunnyside	NY	11104
Kristen Gonzalez	New York State Senator	801 2nd Avenue, Suite 303	New York	NY	10017
Donovan Richards	Queens Borough President	120-55 Queens Blvd	Kew Gardens	NY	11424
Schneps Media	Media Outlet, Queens and Long Island Office	45-17 Marathon Parkway	Little Neck	NY	11362
Paul Rush	NYC DEP, Deputy Commissioner, Water Supply	59-17 Junction Blvd	Flushing	NY	11368
To Whom It May Concern	Long Island City Library - Document Repository	37-44 21st Street	Long Island City	NY	11101
Francis Mechner	Queens Pajeda School, Director	4402 23rd Street	Long Island City	NY	11101
Ms. Letetia Fraser	Growing Up Green Charter School - Elementary School	39-27 29th Street	Long Island City	NY	11101
Anita Angrum	Our World Neighborhood Charter School - Middle School, Principal	38-27 30th Street	Long Island City	NY	11101
Faye Erstein Kotzer	I.S. 204 Oliver W. Holmes, School Leader	36-41 28th Street	Queens	NY	11106
Jessica Geller	P.S. 166 Henry Grudstein, Principal	33-09 35th Avenue	Queens	NY	11106
Maria Dhesi	OWN 1 Elementary School	36-12 35th Avenue	Astoria	NY	11106
Carmen Parache	P.S. 150 Queens, Principal	40-01 43rd Avenue	Queens	NY	11104
Ms. Barr	The Children's Lab School, Principal	45-45 42nd Street	Queens	NY	11104
To Whom It May Concern	The New York School for Medical & Dental Assistants	33-10 Queens Blvd	Long Island City	NY	11101
Timothy Miller	P.S. 076 William Haller, Principal	36-36 10th Street	Queens	NY	11106
Kenneth Adams	LaGuardia Community College, President	31-10 Thomson Avenue	Long Island City	NY	11101
Steven R. Jackson	Aviation High School, Principal	45-30 36th Street	Long Island City	NY	11101
Kujtim Daliposki	PS 199 Maurice A. Fitzgerald, Principal	39-20 48th Avenue	Queens	NY	11104
Louis Garcia	Queens Technical School, Principal	37-02 47th Avenue	Long Island City	NY	11101
Franklin Headley	VOICF Charter School of New York	36-24 12th Street	Long Island City	NY	11106
Heather Page	Baccalaureate School for Global Education, Principal	34-12 36th Avenue	Queens	NY	11106
Tiana Hannan	P.S. 111 Jacob Blackwell, I.A. Principal	37-15 13th Street	Queens	NY	11101
To Whom It May Concern	Evangel Christian School	39 21st Street	Astoria	NY	11101
Marisa Castello	I.S. 429, Principal	47-10 Barnett Avenue	Queens	NY	11104
Estefania Flores	The Riverview School 277Q @ 258, Coordinator	36-41 28th Street	Astoria	NY	11106
Natalie Attino	The Riverview School 277Q @ 76, Coordinator	36-36 10th Street	Astoria	NY	11106
To Whom It May Concern	P40/Skillman School	24-30 Skillman Avenue	Long Island City	NY	11101
To Whom It May Concern	Queens Adult Learning Center	27-35 Jackson Avenue	Long Island City	NY	11101
Alexander Anguiera	U.S. 126Q Albert Shanker School Community School, Principal	31-51 21st Street	Astoria	NY	11106
Jean Woods Powell	Information Technology High School, Principal	21-16 44th Road	Queens	NY	11101
To Whom It May Concern	American Academy of Information Technology	30-07 39th Avenue	Long Island City	NY	11101
Ms. Anabel Schmelz	Growing Up Green I Middle School, Long Island City	34-12 10th Street	Long Island City	NY	11101
Stephania Vu	Robert F. Wagner, Jr. Secondary School for Arts and Technology, Principal	47-07 30 Place	Queens	NY	11101
Hope Barter	Q258 Energy Tech High School, Principal	36-41 28th Street	Queens	NY	11106
Elizabeth Messmann	ATLAS High School, Principal	28-01 41st Avenue	Queens	NY	11106
Gideon Rafe Frankel	Frank Sinatra School of the Arts High School, Principal	35-12 35th Avenue	Queens	NY	11106
William Bassell	Q575 Academy of American Studies, Principal	40-11 28th Street	Queens	NY	11101
To Whom It May Concern	Little Friends School Sunnyside, Principal	43-42 47th Street	Queens	NY	11104
Laura Hymsom	Bard High School Early College/Queens, Principal	30-20 Thomson Avenue	Long Island City	NY	11101
Socrates Ortiz Jr.	Middle College High School at LaGuardia Community College, Principal	45-35 Van Dam Street	Long Island City	NY	11101
Stephanie Varsam Saris	Queensview Nursery School	21-36 33rd Road	Astoria	NY	11106
To Whom It May Concern	Little Angels Montessori, Inc.	44-44 Crescent Street	Astoria	NY	11106
Lara Evangelista	International Network Public School	2946 Northern Blvd	Long Island City	NY	11101
Vivian Selenikas	Long Island City High School, Principal	14-30 Broadway	Astoria	NY	11106
Jaclyn Valane	International High School at LaGuardia Community College, Principal	45-33 Van Dam Street	Long Island City	NY	11101
Janina Morones	Academy of Finance and Enterprise, Assistant Principal	30-20 Thomson Ave	Long Island City	NY	11101
To Whom It May Concern	TLC School NY by TaxiLand	36-13 32nd Street	Astoria	NY	11106
To Whom It May Concern	Miami Ad School New York	35-37 36th Street, 3rd Floor	Astoria	NY	11106
To Whom It May Concern	Saint Demetrios Greek American School	30403 30 Drive	Astoria	NY	11104
Lauren Travers	The Q Studio Lab, Director	41-20 Queens Blvd	Sunnyside	NY	11101
To Whom It May Concern	Berk Trade & Business School	33-09 Queens Blvd	Long Island City	NY	11101
To Whom It May Concern	Apex Technical School	11-05 44th Drive	Long Island City	NY	11101
Daniel Shin	Hiah School of Applied Communication, Principal	30-20 Thomson Avenue	Long Island City	NY	11101
To Whom It May Concern	Empire Beauty School	38-15 Broadway	Astoria	NY	11103
To Whom It May Concern	Queens Driving School	31-08 Broadway, Suite 203	Queens	NY	11106
To Whom It May Concern	Revolution Driving School	30-07 Steinway Street, #303	Astoria	NY	11103
To Whom It May Concern	Ferrari Driving School	3232 Steinway Street	Astoria	NY	11103
To Whom It May Concern	No. 1 Driver Academy	3427 Steinway Street	Astoria	NY	11101
To Whom It May Concern	Samm's 6 Hour Defensive Driving Course	3613 32nd Street	Astoria	NY	11106
To Whom It May Concern	Interboro Driving School	3102 36th Avenue	Long Island City	NY	11106
To Whom It May Concern	NYC Driver Institute, Inc.	33-24 Northern Blvd., 4th Floor	Long Island City	NY	11101
To Whom It May Concern	Playhouse NYC Daycare	29-22 Northern Blvd, 2nd Floor	Long Island City	NY	11101
To Whom It May Concern	The Learning Experience - Long Island City	27-28 Thomson Avenue	Long Island City	NY	11101
To Whom It May Concern	Babyland Daycare Astoria	35-10 15th Street	Astoria	NY	11106
To Whom It May Concern	High Five Daycare	50-08 39th Street	Sunnyside	NY	11104
To Whom It May Concern	The Learning Experience - Astoria	31-57 31st Street	Astoria	NY	11106
To Whom It May Concern	Children Blossom Daycare	35-25 34th Street	Astoria	NY	11106
To Whom It May Concern	Zachery's Familycare Center	35-25 34th Street	Astoria	NY	11106
Tsering Diki	Diki Daycare Center	30-81 Steinway Street	Astoria	NY	11103
To Whom It May Concern	Diki Sunshine Childcare Center	37-11 30th Street	Long Island City	NY	11101
To Whom It May Concern	Bright Start Child Learning Center	21-20 44th Street	Long Island City	NY	11101
Cherise Lawrence	Bright Horizons at Long Island City	42-09 28th Street	Long Island City	NY	11101
To Whom It May Concern	Adventureland Child Care Center	32-04 31st Avenue	Astoria	NY	11106
Jennifer Acosta	A Learning Odyssey Daycare	30-83 30th Street, Suite 1-L	Astoria	NY	11102
To Whom It May Concern	All Children's Child Care	35-01 24th Street	Long Island City	NY	11106
Violeta Salvador	Kisses and Smiles Daycare	34-14 34th Street	Astoria	NY	11106
To Whom It May Concern	Maria's Daycare	36-33 32nd Street	Long Island City	NY	11106
Rosa Delgado	Rosa Delgado Daycare	47-29 17th Street	Long Island City	NY	11101
To Whom It May Concern	First Tiny Steps	31-51 38th Street	Astoria	NY	11103
Christine Mahmoud	Cory Garden Kids	31-60 42nd Street	Astoria	NY	11103
Magali Ronquillo	Magali's Daycare NYS	35-11 30th Street	Astoria	NY	11106
Elva Castro	Elva's Daycare	31-57 34th Street, Apartment 4B	Astoria	NY	11106
To Whom It May Concern	Children of Astoria	12-50 35th Avenue, Apartment 1G	Astoria	NY	11106
Alicia Remas	A Child's Daycation	35-25 34th Street	Astoria	NY	11106
To Whom It May Concern	Long Island City Family Daycare	38-12 32nd Street	New York	NY	11101
To Whom It May Concern	Long Island City Early Childhood Center - SCO Family of Services	38-11 27th Street	Long Island City	NY	11101
To Whom It May Concern	New York City Housing Authority's Ravenswood Day Care Center	21-20 35th Avenue	Astoria	NY	11106
Evie Hantzopoulos	Queens Community Board No. 1, Chair	45-02 Dimars Blvd, L1, Suite 1025	Astoria	NY	11105
Ramlochan, Vashie	Adjacent Property Owner of 32-10 38th Avenue and 32-08 38th Avenue	8713 89th Street	Woodhaven	NY	11101
Jae Four Real Estate Investment LLC	Adjacent Property Owner of 32-04 38th Avenue	3734 29th Street	Long Island City	NY	11101
31-18 Realty LLC	Adjacent Property Owner of 31-18 38th Avenue	31-18 38th Avenue	Long Island City	NY	11101
38-12 Realty LLC	Adjacent Property Owner of 38-12 32nd Street	38-12 32nd Street	Long Island City	NY	11101
Mohammed A. Rahman	Adjacent Property Owner of 38-14 32nd Street	38-14 32nd Street	Long Island City	NY	11101
Hemao, Nur Maria	Adjacent Property Owner of 38-18 32nd Street	38-18 32nd Street	Long Island City	NY	11101
32nd Street Realty Associates LLC	Adjacent Property Owner of 38-24 32nd Street	1836 Gillford Avenue	New Hyde Park	NY	11040
38-28 32nd Street LLC	Adjacent Property Owner of 38-28 32nd Street	38-28 32nd Street	Long Island City	NY	11101
38-30 32nd Street LLC	Adjacent Property Owner of 38-30 32nd Street	38-30 32nd Street	Long Island City	NY	11101
39th Ave Holdings 1 LLC & 39th Ave Holdings 2 LLC	Adjacent Property Owner of 32-03 39th Avenue and 39th Avenue	505 Flushing Avenue, Suite 1F	Brooklyn	NY	11205
NYC Transit	Adjacent Property Owner of 38-34 33rd Street, 3709-17 Northern Blvd, 32-19 Northern Blvd, and 33-01 Northern Blvd	2 Broadway, Frnt 4	New York	NY	10004
38th Ave. Realty Holdings, LLC	Adjacent Property Owner of 33rd Street	3302 38th Avenue	Long Island City	NY	11101
38-09 33rd St. LLC	Adjacent Property Owner of 33-02 38th Avenue	33-02 38th Avenue	Long Island City	NY	11101
Labiba Estate	Adjacent Property Owner of 33-04 38th Avenue	50-02 65th Street	Flushing	NY	11377
Saeed, Jewel	Adjacent Property Owner of 33-08 38th Avenue	7921 Metropolitan Avenue	Middle Village	NY	11379
38th Avenue Partners, LLC	Adjacent Property Owner of 33-01 38th Avenue	8 West 40th Street, Floor 6	New York	NY	10018
3219 38th St Real Estate Corp	Adjacent Property Owner of 32-19 38th Avenue	32-19 38th Avenue	Long Island City	NY	11101
Pan, Yu Ping	Adjacent Property Owner of 32-17 38th Avenue	25143 Hand Road	Little Neck	NY	11362
Avila, Victor M.	Adjacent Property Owner of 32-15 38th Avenue	32-15 38th Avenue	Long Island City	NY	11101
32-11 38 Ave LLC	Adjacent Property Owner of 32-11 38th Avenue	1500 Soloma Blvd, Bldg 1	Ronoke	TX	76262
Eladio Baez	Adjacent Property Owner of 32-09 38th Avenue	32-09 38th Avenue	Long Island City	NY	11101
Sakhu, Nandy C.	Adjacent Property Owner of 32-07 38th Avenue	1 Home Campus Road	Des Moines	IA	50328
Maria M. Palencia	Adjacent Property Owner of 32-03 38th Avenue	32-03 38th Avenue	Long Island City	NY	11101
Filista Adriana	Adjacent Property Owner of 32-01 38th Avenue	1806 Astoria Park S.	Long Island City	NY	11102
PFAS Realty Corp	Adjacent Property Owner of 37-40 31st Street	37-40 31st Street	Long Island City	NY	11101

Section IX. Contact List Information

To be considered complete, the application must include the Brownfield Site Contact List in accordance with 2606-03 (Cities Participation Handbook for Remedial Programs). Please attach, at a minimum, the names and addresses of the following:

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

Exhibit M



2600 Innovation Square
100 South Clinton Avenue
Rochester, New York 14604
nyenvlaw.com

LINDA R. SHAW
ATTORNEY AT LAW

T 585.546.8430
C 585.414.3122
lshaw@nyenvlaw.com

September 17, 2024

VIA ELECTRONIC MAIL

Florence Koulouris, District Manager
Queens Community Board No. 1
45-02 Ditmars Boulevard, LL Suite 1025
Astoria, NY 11105

RE: Brownfield Cleanup Program Application
Applicant: 38-18 33rd Street LLC and 32-20 38th Avenue LLC
Site Name: 38-18 33rd Street and 32-20 38th Avenue BCP Site
Site Address: 38-18 33rd Street and 32-20 38th Avenue, Long Island City,
Queens, NY 11101

Dear Ms. Koulouris:

We represent 38-18 33rd Street LLC and 32-20 38th Avenue LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at 38-18 33rd Street and 32-20 38th Avenue in the City of New York, Queens, New York. Your Community Board is currently the repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with 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. To avoid significant use of your shelf space, all documents will be sent in CD format.

Please sign below and return the executed letter as an attachment to an email to my paralegal, Sarah Ahrens, at sahrens@nyenvlaw.com, if you are able to certify that the Queens Community Board No. 1 is willing and able to act as a temporary public repository for this Brownfield Cleanup Program Project.

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW, ESQ.

The Queens Community Board No. 1 is willing and able to act as a document repository for the Brownfield Cleanup Program Project located at 38-18 33rd Street and 32-20 38th Avenue.

Florence Koulouris, District Manager

Date



2600 Innovation Square
100 South Clinton Avenue
Rochester, New York 14604
nyenvlaw.com

LINDA R. SHAW
ATTORNEY AT LAW

T 585.546.8430
C 585.414.3122
lshaw@nyenvlaw.com

Abigail Goldberg
Long Island City Library
37-44 21 Street
Long Island City, NY 11101

RE: Brownfield Cleanup Program Application
Applicant: 38-18 33rd Street LLC and 32-20 38th Avenue LLC
Site Name: 38-18 33rd Street and 32-20 38th Avenue
Site Address: 38-18 33rd Street and 32-20 38th Avenue, Long Island City,
Queens, NY 11101

Dear Ms. Goldberg:

We represent 38-18 33rd Street LLC and 32-20 38th Avenue LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at 38-18 33rd Street and 32-20 38th Avenue in Long Island City, Queens County, New York 11101. Your library is currently the repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with 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. To avoid significant use of your shelf space, all documents will be sent in CD format.

Please sign below and return the executed letter as an attachment to an email to my paralegal, Sarah Ahrens, at sahrens@nyenvlaw.com, if you are able to certify that the Long Island City Library is willing and able to act as a temporary public repository for this Brownfield Cleanup Program Project.

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW, ESQ.

The Long Island City Library is willing and able to act as a document repository for the Brownfield Cleanup Program Project located at 38-18 33rd Street and 32-20 38th Avenue.

Abigail Goldberg, Assistant Community Library Manager

9/17/2024
Date