



Department of
Environmental
Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
 - a. one file in non-fillable PDF which includes a Table of Contents, the application form, and 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. *OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.

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

a. VIA SITE CONTROL DROPBOX:

- [Request an invitation](#) to upload files to the Site Control submittal dropbox.
- In the “Title” field, please include the following: “New BCP Application - *Proposed Site Name*”.
- After uploading files, an automated email will be sent to the submitter’s email address with a link to verify the status of the submission. Please do not send a separate email to confirm receipt.
- Application packages submitted through third-party file transfer services will not be accepted.

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, 12th Floor
Albany, NY 12233-7020

SITE NAME: Halletts Point Buildings 40 and 50

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: C241301

Yes No

Is this a revised submission of an incomplete application?

If yes, provide existing site number: _____

Yes No



BCP App Rev 16.1 – March 2025

SECTION I: Property Information

Refer to Attachment A

PROPOSED SITE NAME Halletts Point Buildings 40 and 50

ADDRESS/LOCATION 27-02 and 27-50 1st Street

CITY/TOWN Queens

ZIP CODE 11102

MUNICIPALITY (LIST ALL IF MORE THAN ONE) Queens

COUNTY Queens

SITE SIZE (ACRES) 2.5

LATITUDE

LONGITUDE

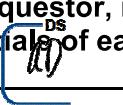
40	46	31.19	-73	56	13.30
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Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, please indicate as such by inserting "p/o" in front of the lot number in the appropriate 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
27-02 1st Street	4	490	1	1.40
27-50 1st Street	4	490	11	1.13

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 type="radio"/>	<input checked="" type="radio"/>
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map)	<input checked="" type="radio"/>	<input type="radio"/>
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: <u>36081008700</u> Percentage of property in En-zone (check one): <input type="radio"/> 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input checked="" type="radio"/> 100%	<input checked="" type="radio"/>	<input type="radio"/>
4. Is the project located within a disadvantaged community? See application instructions for additional information.	<input checked="" type="radio"/>	<input type="radio"/>
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"/>	<input checked="" type="radio"/>
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"/>	<input checked="" type="radio"/>

SECTION I: Property Information (continued)		Refer to Attachment A		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. <input checked="" type="radio"/> <input type="radio"/>					
<u>Easement/Right-of-Way Holder</u>		<u>Description</u>			
See Attachment A		See Attachment A			
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <input checked="" type="radio"/> <input type="radio"/>					
<u>Type</u>		<u>Issuing Agency</u>		<u>Description</u>	
See Attachment A		NYSDEC		See Attachment A	
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:   _____					

SECTION II: Project Description

Refer to Attachment B

1. The project will be starting at: Investigation Remediation

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

Beginning January 1, 2024, all work plans and reports submitted for the BCP shall address Green and Sustainable Remediation (GSR) and DER-31 (see [DER-31, Green Remediation](#)). Work plans, reports and design documents will need to be certified in accordance with DER-31.

5. Please provide a description of how Green and Sustainable Remediation will be evaluated and incorporated throughout the remedial phases of the project including Remedial Investigation, Remedial Design/Remedial Action, and Site Management and reporting efforts.

Is this information attached?

 Yes No

6. If the project is proposed to start at the remediation stage (Section 2, Item 1, above), a climate change screening or vulnerability assessment must have been completed. Is this attached?

 Yes No N/A**SECTION III: Ecological Concerns**

1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site?

Y	N
<input checked="" type="radio"/>	<input type="radio"/>

2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?

<input type="radio"/>	<input checked="" type="radio"/>
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3. Is/are there a/any Contaminant(s) of Ecological Concern?

<input type="radio"/>	<input checked="" type="radio"/>
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If any of the conditions above exist, a Fish and Wildlife Resources Impact Analysis (FWRIA) Part I, as outlined in DER-10 Section 3.10.1, is required. The applicant may submit the FWRIA with the application or as part of the Remedial Investigation Report.

4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application?

The FWRIA will be included as part of the Remedial Investigation Report N/A

<input type="radio"/>	<input checked="" type="radio"/>
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SECTION IV: Land Use Factors

Refer to Attachment C

1. What is the property's current municipal zoning designation? R7-3/C1-4

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?

<input checked="" type="radio"/>	<input type="radio"/>
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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?

<input checked="" type="radio"/>	<input type="radio"/>
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7. Is the proposed post-remediation use a renewable energy facility?
See application instructions for additional information.

<input type="radio"/>	<input checked="" type="radio"/>
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8. Do current and/or recent development patterns support the proposed use?

<input checked="" type="radio"/>	<input type="radio"/>
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9. Is the proposed use consistent with applicable zoning laws/maps?

Please provide a brief explanation. Include additional documentation if necessary.

<input checked="" type="radio"/>	<input type="radio"/>
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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.

<input checked="" type="radio"/>	<input type="radio"/>
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SECTION V: Current and Historical Property Owner and Operator Information

Refer to Attachment D

CURRENT OWNER Halletts Building 4 SPE LLC (Lot 1) Halletts Building 5 SPE LLC (Lot 11)

CONTACT NAME Anthony Mastrolia

ADDRESS 1155 Avenue of the Americas

CITY New York STATE NY ZIP CODE 10036

PHONE 212-257-6600 EMAIL amastrolia@durst.org

OWNERSHIP START DATE 2016 (Lot 1) 2014 (Lot 11)

CURRENT OPERATOR Same as Owner

CONTACT NAME

ADDRESS

CITY STATE ZIP CODE

PHONE EMAIL

OPERATION START DATE

SECTION VI: Property's Environmental History**Refer to Attachment E**

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 (**please submit information requested in this section in electronic format ONLY**):

- 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.**
- 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Chlorinated Solvents	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other VOCs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
SVOCs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Metals	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PCBs	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

*Please describe other known contaminants and the media affected: LNAPL and NAPL identified in groundwater

- 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

- 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: marble works with a coal yard, machinists, laundry hamper manufacturing, iron works, and a lumber yard with a wood treating facility (60,000-gallon wood-dipping tank).

SECTION VII: Requestor Information

Refer to Attachment F

NAME Halletts Building 4 SPE LLC; Halletts Building 5 SPE LLC

ADDRESS 1155 Avenue of the Americas

CITY/TOWN New York

STATE NY

ZIP CODE 10036

PHONE 212-257-6600

EMAIL alexander@durst.org

	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?	<input type="radio"/>	<input checked="" 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?	<input checked="" type="radio"/>	<input type="radio"/>
Documents that are not properly certified will not be approved under the BCP.		

SECTION VIII: Requestor Contact Information

REQUESTOR'S REPRESENTATIVE Anthony Mastrolia

ADDRESS 1155 Avenue of the Americas

CITY New York

STATE NY

ZIP CODE 10036

PHONE 212-257-6600

EMAIL amastrolia@durst.org

REQUESTOR'S CONSULTANT (CONTACT NAME) David Winslow

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

ADDRESS 368 9th Avenue, 8th Floor

CITY New York

STATE NY

ZIP CODE 10001

PHONE 212-479-5404

EMAIL dwinslow@langan.com

REQUESTOR'S ATTORNEY (CONTACT NAME) Lawrence Schnapf

COMPANY Schnapf LLC

ADDRESS 55 East 87th Street #8B

CITY New York

STATE NY

ZIP CODE 10128

PHONE 212-876-3189

EMAIL Larry@schnapflaw.com

SECTION IX: 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 with supporting documentation.

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

SECTION X: Requestor Eligibility

Refer to Attachment G

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"/>
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting of 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"/>	<input checked="" type="radio"/>
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"/>

SECTION X: Requestor Eligibility (continued)

12. The requestor must certify that he/she/they is/are either a participant or volunteer in accordance with ECL 27-1405(1) by checking one of the boxes below:

PARTICIPANT

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

VOLUNTEER

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

NOTE: By 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.

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.

13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?

Yes

No

N/A

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

Previous Owner

Current Owner

Potential/Future Purchaser

Other: Affiliates

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 XI: Property Eligibility Information

1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	<input type="radio"/> <input checked="" type="radio"/>	Y	N
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"/>		
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: _____	<input type="radio"/> <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.	<input checked="" type="radio"/> <input type="radio"/>	N/A	<input type="radio"/> <input checked="" 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 XII: Site Contact List

Refer to Attachment H

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.
- For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.

SECTION XIII: 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 Authorized Signatory (title) of Halletts Building 4 SPE 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: 12/8/2025

Signature: _____

DocuSigned by:

Alexander Durst

12C89881862344A...

Print Name: Alexander Durst

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

SECTION XIII: 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: _____

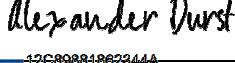
Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Authorized Signatory (title) of Halletts Building 5 SPE 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: 12/8/2025

Signature: _____

DocuSigned by:

12C89884862344A...

Print Name: Alexander Durst

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 16.1

Please respond to the questions below and provide additional information and/or documentation as required. Please refer to the application instructions.		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 checked="" type="radio"/>	<input 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"/>

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.

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.

“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.

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
- 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.

ATTACHMENT A

SECTION I: PROPERTY INFORMATION

Item 1 – Metes and Bounds Description

The proposed New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) site is referred to as Halletts Point Buildings 40 and 50 in Queens, New York. The BCP site consists of two adjoining lots encompassing approximately 110,323 square feet (± 2.5 acre) combined, with known addresses of 27-02 and 27-50 1st Street. The BCP site is identified on the Queens Borough Tax Map as Block 490, Lot 1 (27-02 1st Street) and 11 (27-50 1st Street). The lot sizes are ± 1.40 acre (Lot 1) and ± 1.13 acre (Lot 11).

Site Coordinates (degrees/minutes/seconds):

- Latitude: 40°46'31.19"
- Longitude: -73°56'13.30"

Item 2 – Property and Tax Maps

Figure A-1: Site Location Map is the required United States Geological Survey 7.5-minute quadrangle map showing the location of the proposed BCP property.

Figure A-2: Site Plan provides a property base map that shows map scale, north arrow orientation, date, and proposed extent of the BCP property with respect to adjacent streets and roadways.

Figure A-3: Adjacent Property and Surrounding Land Use Map depicts the proposed BCP property boundary lines, with adjacent property owners clearly identified, and surrounding land uses.

Figure A-4: Environmental Zone Map provides a map of the property indicating that it is situated within a New York State (NYS) Environmental Zone (En-Zone) and the extents of En-Zones in the surrounding area.

Figure A-5: Tax Block and Lot Map provides the tax parcel information.

Figure A-6: Disadvantaged Communities Map provides a property base map that shows location of the site with the Disadvantaged Community overlay developed by the Climate Justice Working Group.

Item 3 – Environmental Zone

According to the NYSDEC boundaries for the NYS En-Zone, 100% of the site is located within the Queens County Census Tract 87 (GEOID No. 36081008700), a designated En-Zone. The site

is within a census tract that has a poverty rate of 42.3% and an unemployment rate of 19.7%; this data satisfies En-Zone criteria pursuant to Tax Law 21(b)(6). Figure A-4 shows the proposed BCP site boundary within the En-Zone.

Item 9 – Lands Under Water

The proposed BCP site corresponds to tax map metes and bounds, with the exception of land under water associated with both tax Lots 1 and 11. References to the “site” exclude the land under water. Site surveys of both lots, identifying the land under water, are included with this attachment. Metes and bounds descriptions of the tax lots are provided on the surveys, and the metes and bounds description of the land under water (excluded from the site) is also included in this attachment. The BCP site boundary shown in all figures included herein excludes land under water.

Item 12 – Easements

A light and air easement exists for Lots 1 and 11. The easement is included in this attachment. According to the easement document, the easement is approximately 60 feet wide and amounts to 8,703 square feet. Preclusion of investigation or remediation due to this light and air easement is not expected.

Item 13 – List of Permits Issued by NYSDEC

The site was issued NYSDEC Permit No. 2-6301-00649/00004 in reference to Environmental Conservation Law (ECL) Article 25 – Tidal Wetlands, ECL Article 15 – Protection of Waters, and NYSDEC Title 6 of the New York Codes, Rules, and Regulations (NYCRR) Part 608 Water Quality Certification in June 2022. The permit allowed shoreline construction activities along the western perimeter of the site, specifically riprap revetment. Following completion of construction, a Notice of Completion of Work was issued on December 19, 2023. Preclusion of investigation or remediation due to this permit is not expected. Permit documents are included with this attachment.

Item 14 – Property Description Narrative

Location

The site is located at 27-02 and 27-50 1st Street in Queens, New York and is identified on the Queens Borough Tax Map as Block 490, Lots 1 and 11. The approximately 110,323-square-foot (± 2.5 -acre) site is bound by two 27- to 32-story mixed-use buildings (known as Halletts Point Buildings 20 and 30) to the north, 1st Street followed by multiple seven-story residential buildings

owned and operated by the New York City (NYC) Housing Authority to the east, Hallets Point Playground to the south, and the East River to the west.

Site Features

The site is currently vacant. Lot 11 consists of an open-air asphalt-paved parking lot, and Lot 1 is capped by a former concrete building foundation. Lot 1 was most recently used for parking and staging of construction materials and trailers related to the development of Hallets Point Buildings 20 and 30 on the northern adjoining property through September 30, 2025.

The 2013 United States Geological Service (USGS) 7.5-minute quadrangle topographic map for Central Park, New York depicts the site at an elevation of about 10 feet above mean sea level (msl). The regional topography slopes downward to the west towards the East River.

Current Zoning and Land Use

According to the New York City Planning Commission Zoning Map 9a, the site is located within the R7-3 (residential district) with a C1-4 Commercial overlay which allows for commercial properties within residential districts to serve local retail needs (e.g., grocery stores, restaurants, beauty salons, etc.). A copy of the zoning map is included in Attachment C.

The site was assigned an E-Designation (E-309) for air quality, hazardous materials, and noise by the NYC Department of City Planning (DCP) as part of the Hallets Point Rezoning (City Environmental Quality Review [CEQR] No. 09DCP084Q). Sites with E-Designations are subject to environmental review by the New York City Mayor's Office of Environmental Remediation (NYCOER).

Land use within a half-mile radius is urban and includes residential, commercial, industrial uses, institutional/public services, construction sites, and parks. The nearest ecological receptors are the East River (located immediately west of the site).

The proposed use is consistent with applicable zoning laws and maps.

Past Use of the Site

Historical records indicated that the site has supported a variety of industrial and manufacturing uses dating back to the late 1890s. In 1898, Lot 1 (27-02 1st Street) was occupied by "Yolkenning & Co. Steam Marble Works," which expanded into "Astoria Marble Co.," "Borgia Bros. Steam Marble Works," and "Tompkins-Kiel Marble Co." including a coal yard, marble stone-cutting and polishing facilities, machine works, silk mills, and a repair shop by 1915. By 1936, machinists ("Patch-Wegner Machine Works Corporation" and "Morey Machine Co.") were present, with marble works still active at the site. By 1951, the former buildings were demolished and Lot 1

was developed with a warehouse used for laundry hamper manufacturing ("Pearl-Wick Corporation") through 1990. The warehouse was utilized by mirror and building materials suppliers in the early 2000s. The warehouse was most recently used for contractor/construction material storage and was razed in December 2022.

Lot 11 (27-50 1st Street) was historically used for ribbon and textile manufacturing, iron works, and marble works as early as 1915. In 1936, the site was occupied by a machinist company ("Morey Machine Co."). The site was used for laundry hamper manufacturing ("Pearl-Wick Corporation") between 1951 and 1990. A bottle supply corporation was also present in 1945. From approximately 1936 to 2002, a lumber yard and wood treating facility, which included a 60,000-gallon wood-dipping tank, was present on Lot 11. The former warehouse was razed circa 2002. City Directories indicated that the site was used by building materials suppliers, cabinetry and furniture facilities, and a locksmith between 2000 and 2013.

Site Geology and Hydrogeology

According to two June/July 2008 Limited Phase II Subsurface Investigation (LSI) Reports prepared by Property Solutions Inc. (Property Solutions) and a draft February 2015 Remedial Investigation Report (RIR) prepared by Roux Associates, Inc. (Roux), the site is underlain by soil predominantly consisting of variable color, fine- to coarse-grained sand with varying amounts of silt and fine gravel, brick and concrete that extends below the surface cover to between 6 and 15 feet below grade surface (bgs) across most of the site. The fill layer is underlain by fine- to medium-course-grained sand and brown silty sand.

Based on a review of the "Bedrock and Engineering Geologic Maps of New York County and Parts of Kings and Queens Counties, New York, and Parts of Bergen and Hudson Counties, New Jersey" by Charles A. Baskerville, et al., the bedrock underlying the site in the area of Astoria, Queens is mapped as Fordham Gneiss, characterized by complex banded gneissic textures with alternating lighter quartz-feldspar and darker biotite/hornblende folia. Geological surface features (e.g., rock outcroppings) were not observed at the site. According to a June 2023 geotechnical engineering study completed by Langan at the site, top of competent rock was identified at depths ranging from 5 to 26 feet bgs.

Depth to groundwater ranges between 6 feet and 18 feet bgs according to previous investigations completed at the site by Property Solutions and Roux. Based on the local topography and proximity to nearby surface water features, the inferred groundwater flow direction is to the west towards the East River.

Environmental Assessment

Based on the findings of previous investigations completed at the site, the known primary contaminants of concern include volatile organic compounds (VOCs), semivolatile organic compounds (SVOC), and metals in soil. Contaminants of concern in groundwater include VOCs, SVOCs, polychlorinated biphenyls (PCBs), and pesticides. Contaminants of concern in soil vapor include petroleum-related and chlorinated VOCs. Further detail regarding documented soil and groundwater contamination is provided below.

Soil: Soil analytical results were compared to the NYSDEC Title 6 NYCRR Part 375 Soil Cleanup Objectives (SCOs) for Protection of Groundwater (PGW), Restricted-Residential Use (RR), Commercial Use (CU), and Industrial Use (IU). Petroleum-related VOCs exceeded the PGW SCOS. SVOCs, particularly polycyclic aromatic hydrocarbons (PAHs) such as benzo(a)anthracene, benzo(a)pyrene, chrysene, and indeno(1,2,3-cd)pyrene, were detected in soil at concentrations exceeding the PGW, RR, CU, and/or IU SCOS between surface grade and 11 feet bgs. PAH concentrations were highest in one boring (SB-ZA-03 between 4 and 5 feet bgs) in the southwestern corner of the site (maximum detection was in benzo[a]anthracene at 320 parts per million [ppm]). Metals, including lead, copper, barium, mercury, and chromium were detected above the PGW, RR, CU, and/or IU SCOS between surface grade and 14 feet bgs. These analytical results are consistent with historical fill characteristics and are also attributed to past industrial operations across the site (specifically PAHs in the southwestern part of the site).

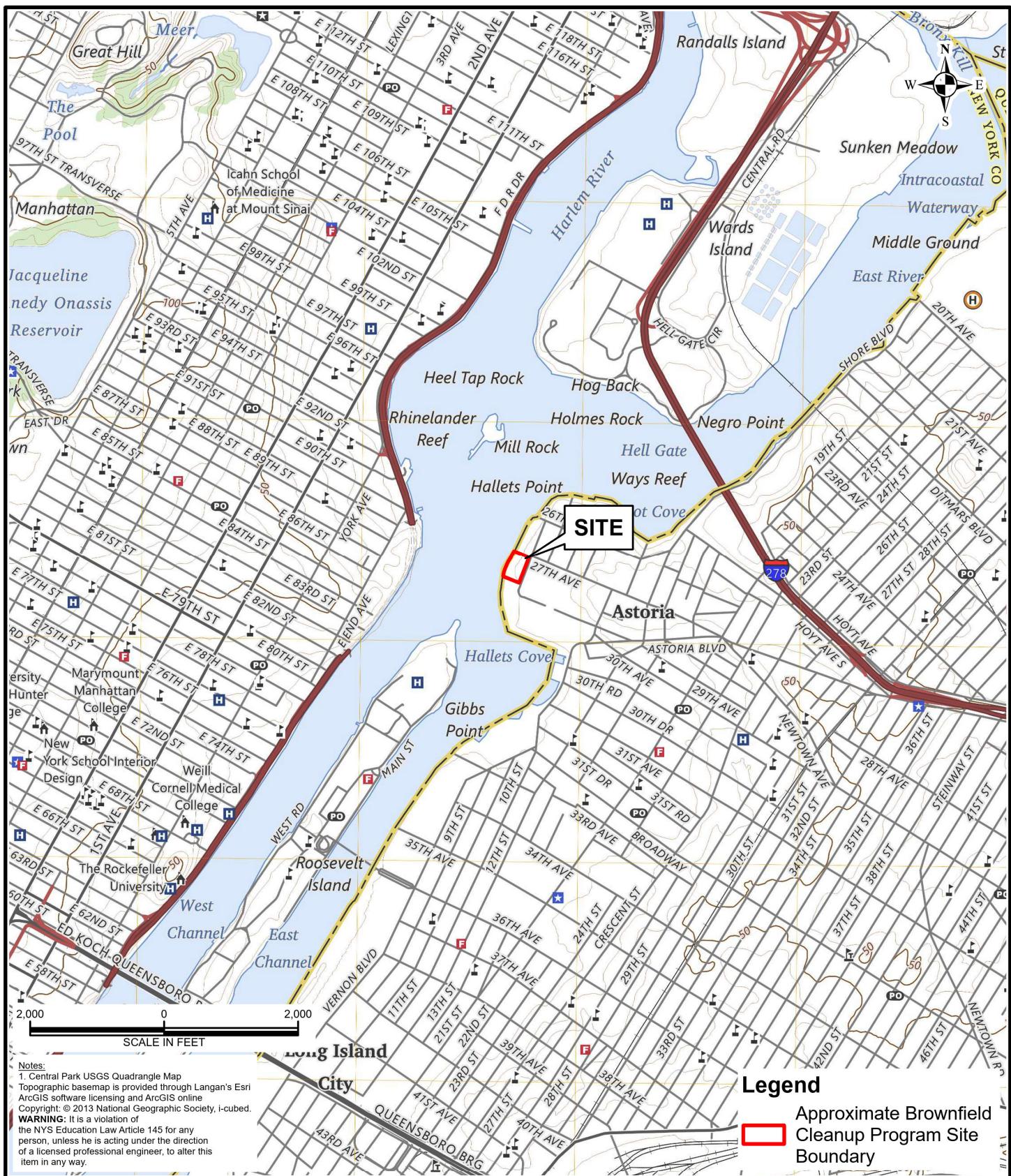
Groundwater: Groundwater analytical results were compared to the NYSDEC Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) and Guidance Values for Class GA groundwater (collectively referred to as "SGVs"). Petroleum-related VOCs including benzene, toluene, ethylbenzene, xylenes, 1,2,4-trimethylbenzene, and naphthalene were detected in multiple groundwater samples at concentrations exceeding the SGVs. Petroleum-related SVOCs (e.g., benzo[a]anthracene, benzo[a]pyrene, chrysene, etc.), metals (e.g., chromium, copper, iron, lead, manganese, and mercury), PCBs, and pesticides were also present above the SGVs.

Free product was first observed during a limited geotechnical investigation in 2023. Light non-aqueous phase liquid (LNAPL) was observed in six geotechnical observation wells installed across the site into bedrock, two of which also contained dense non-aqueous phase liquid (DNAPL) in the eastern part of the site. Fingerprinting analyses identified the LNAPL as weathered No. 2 fuel oil/diesel fuel and the DNAPL as coal tar/creosote. DNAPL recovery has generally been limited to well LB-9B, while LNAPL has been detected in absorbent socks in geotechnical observation wells LB-1A, LB-1B, LB-4B, LB-9B, and LB-12B. Wells installed across the site in 2023 to further evaluate the extent of free product (RMW-1 through RMW-6) did not show evidence of NAPL, except for trace amounts, through the most recent gauging event

(March 2025). Free product was not observed in previously installed wells with screens above bedrock, therefore, the source of free-product was considered to be confined within decomposed or competent bedrock at the site.

NYSDEC was notified of the free product observed during the limited geotechnical investigation, and Spill Nos. 2300395 and 2300786 were assigned to the site on April 14, 2023.

Soil Vapor: Soil vapor analytical results indicated the presence of chlorinated volatile organic compounds (CVOCs), including tetrachloroethene (PCE; maximum 138 micrograms per kilogram [$\mu\text{g}/\text{m}^3$]) and trichloroethene (TCE; 148 $\mu\text{g}/\text{m}^3$), as well as petroleum-related VOCs (including toluene, maximum 369 $\mu\text{g}/\text{m}^3$) across the site.



Legend

Approximate Brownfield Cleanup Program Site Boundary

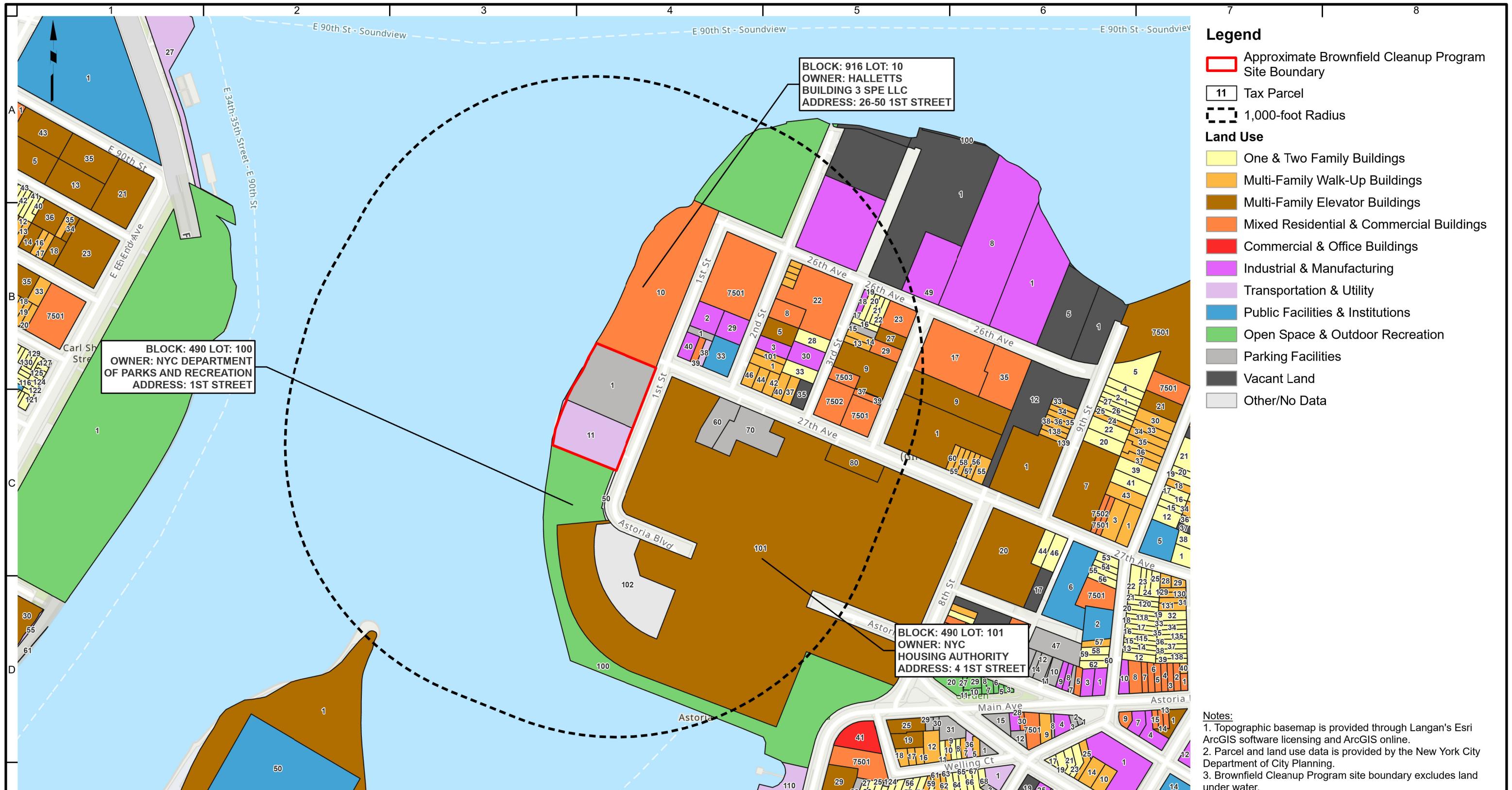
<p>LANGAN Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. 368 Ninth Avenue, 8th Floor New York, NY 10001-2727 T: 212.479.5400 F: 212.479.5444 www.langan.com</p>	Project	Figure Title	Project No.	Figure
	HALLETT'S POINT BUILDINGS 40 AND 50	SITE LOCATION MAP	170296541	
	BLOCK No. 490, LOT Nos. 1 & 11		Date 10/1/2025	
	QUEENS	NEW YORK	Scale 1" = 2,000 feet	
			Drawn By GS	



Notes:

1. Aerial imagery provided through Langan's subscription to NearMap.com, flown 7/3/2025.
2. Parcel data is provided by the New York City Department of City Planning.
3. Brownfield Cleanup Program site boundary excludes land under water.

		Project	Figure Title	Project No.	Figure No.
E		LANGAN Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. 368 Ninth Avenue, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com	HALLETT'S POINT BUILDINGS 40 AND 50 BLOCK No. 490, LOT Nos. 1 & 11 QUEENS NEW YORK	10/1/2025	A-2
D				170296541	
C				Date	
B				Scale	1"=100'
A				Drawn By	GS
WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.					
 SCALE IN FEET					
<small>Path: \\langan.com\data\NYC\data5\170296501\ArcGISAPRX\170296501\170296501.aprx Date: 10/1/2025 User: Gsajbel Time: 10:31 AM</small>					



Notes:

1. Topographic basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS online.
2. Parcel and land use data is provided by the New York City Department of City Planning.
3. Brownfield Cleanup Program site boundary excludes land under water.

E

WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.

A horizontal scale bar representing 350 feet. It features a thick black line with a break at the 0 mark. The numbers 350, 0, and 3 are positioned above the bar. Below the bar, the text "SCALE IN FEET" is centered.

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

368 Ninth Avenue, 8th Floor
New York, NY 10001

Project

HALLETTS POINT BUILDINGS 40 AND 50

BLOCK No. 490, LOT Nos. 1 & 11

Figure Title

ADJACENT PROPERTY AND SURROUNDING LAND USE MAP

111

Project No. 170296541
Date 10/1/2025
Scale 1"=350'
Drawn By

A-3



WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.

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Project

HALLETTS POINT BUILDINGS 40 AND 50

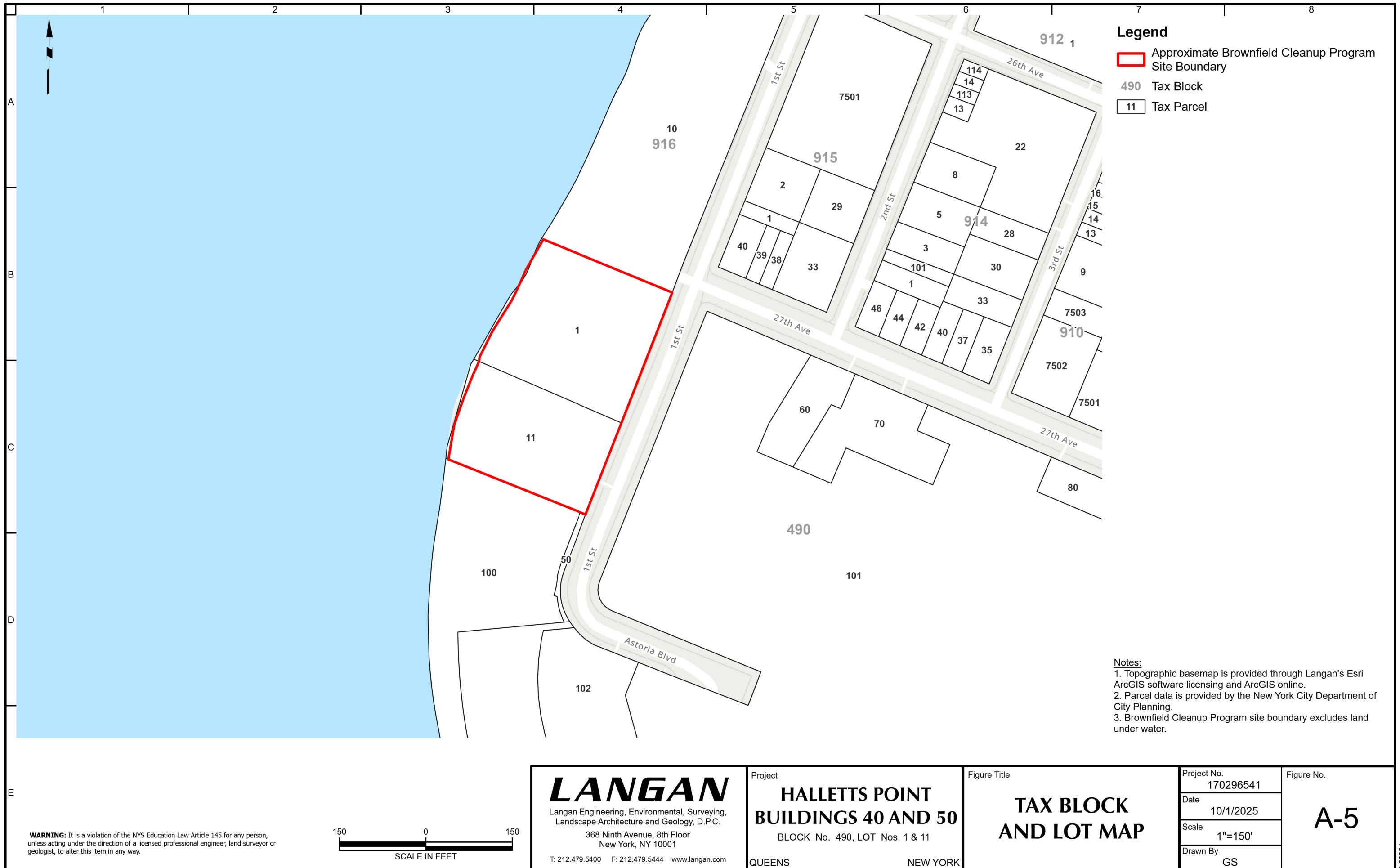
BLOCK No. 490, LOT Nos. 1 & 11

Figure Title

ENVIRONMENTAL ZONE MAP

Project No. 170296541 Date 10/1/2025 Scale 1"=100' Drawn By [Signature]

Figure No.



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New York, NY 10036

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Project

HALLETT'S POINT BUILDINGS 40 AND 50

BLOCK No. 490, LOT Nos. 1 & 11

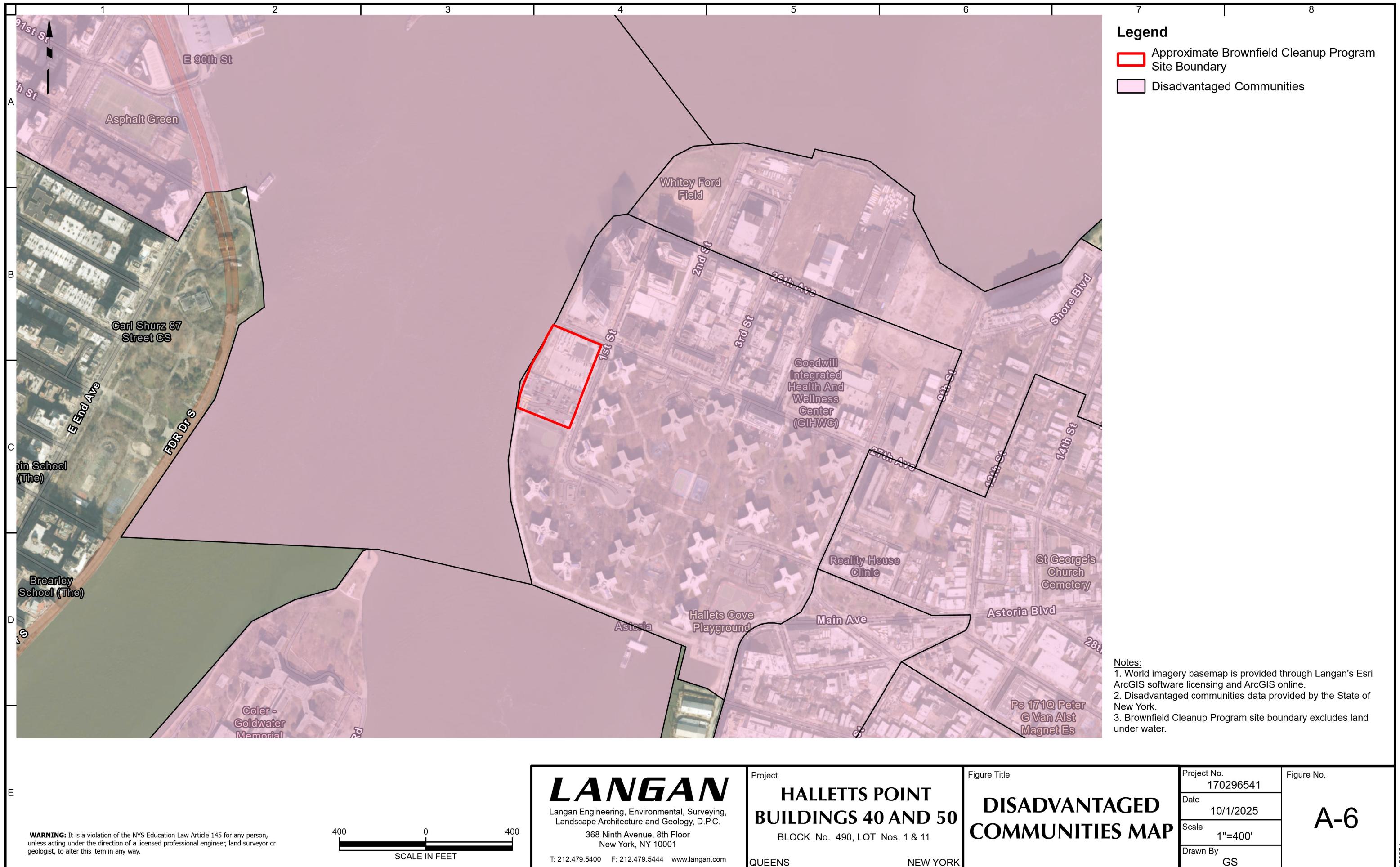
Figure

TAX BLOCK AND LOT MAP

Project No.
170296541
Date
10/1/2025
Scale
1"=150'
Drawn By
CC

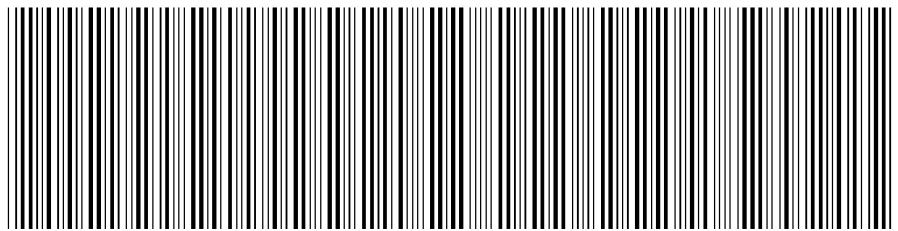
Figure No.

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 14

Document ID: 2018051000503003

Document Date: 05-02-2018

Preparation Date: 05-10-2018

Document Type: EASEMENT

Document Page Count: 12

PRESENTER:

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711 THIRD AVE, 5TH FLOOR
CT18-00352-Q CB
NEW YORK, NY 10017
212-880-1200
CTINYRECORDING@CTT.COM

RETURN TO:

FRIED FRANK HARRIS SHRIVER & JACOBSON
ONE NEW YORK PLAZA
NEW YORK, NY 10004

PROPERTY DATA			
Borough	Block	Lot	Unit
QUEENS	490	11	Entire Lot
27-50 1 STREET			

Property Type: COMMERCIAL REAL ESTATE Easement

Borough	Block	Lot	Unit	Address
QUEENS	490	1	Entire Lot	27-02 1 STREET
Property Type: COMMERCIAL REAL ESTATE Easement				

Additional Properties on Continuation Page

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:
STATE OF NEW YORK OFFICE OF GENERAL
SERVICES
CORNING TOWER, 41ST FLOOR, EMPIRE STATE
PLAZA

GRANTEE/BUYER:
HALLETT'S BUILDING 3 SPE LLC
C/O: ROYAL REALTY CORP., ONE BRYANT PARK
NEW YORK, NY 10036

Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Filing Fee:

\$ 100.00

Taxable Mortgage Amount: \$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

NYS Real Estate Transfer Tax:

\$ 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: \$ 110.00

Affidavit Fee: \$ 0.00

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OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 06-04-2018 11:01

City Register File No.(CRFN):

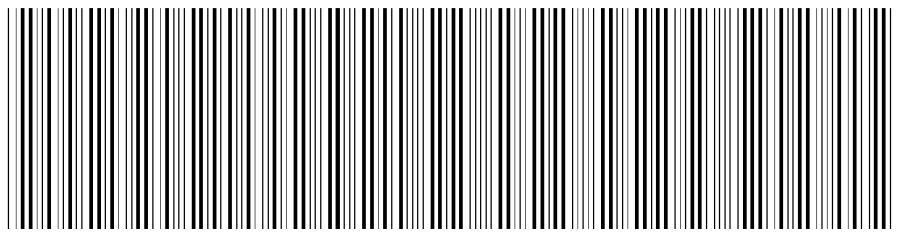
2018000184322



Annette M. Hill

City Register Official Signature

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



2018051000503003003C78FD

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 14

Document ID: 2018051000503003

Document Date: 05-02-2018

Preparation Date: 05-10-2018

Document Type: EASEMENT

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	490	250	Entire Lot	N/A 1 STREET
Property Type: RESIDENTIAL VACANT LAND Easement				
Borough	Block	Lot	Unit	Address
QUEENS	916	1	Entire Lot	26-40 1 STREET
Property Type: COMMERCIAL REAL ESTATE				
Borough	Block	Lot	Unit	Address
QUEENS	916	10	Entire Lot	26-02 1 STREET
Property Type: COMMERCIAL REAL ESTATE Easement				
Borough	Block	Lot	Unit	Address
QUEENS	913	100	Entire Lot	N/A 26TH AVENUE
Property Type: COMMERCIAL REAL ESTATE Easement				

PARTIES

GRANTEE/BUYER:

HALLETTS BUILDING 4 SPE LLC
C/O: ROYAL REALTY CORP., ONE BRYANT PARK
NEW YORK, NY 10036

GRANTEE/BUYER:

HALLETTS BUILDING 5 SPE LLC
C/O: ROYAL REALTY CORP., ONE BRYANT PARK
NEW YORK, NY 10036

12pp

LIGHT AND AIR EASEMENT AGREEMENT

Q lot

EASEMENT AGREEMENT made this 2nd day of May, 2018, between **STATE OF NEW YORK**, acting by and through the **COMMISSIONER OF THE OFFICE OF GENERAL SERVICES**, hereinafter referred to as the "Grantor", having an office at Corning Tower, 41st Floor, Empire State Plaza, Albany, New York 12242, and **HALLETT'S BUILDING 3 SPE LLC** ("Halletts 3"), **HALLETT'S BUILDING 4 SPE LLC** ("Halletts 4") and **HALLETT'S BUILDING 5 SPE LLC f/k/a HALLETT'S ZAVAS LLC** ("Halletts 5"), with Halletts 3, Halletts 4 and Halletts 5, hereinafter collectively referred to as the "Grantee", and each having an office at c/o Royal Realty Corp., One Bryant Park, New York, NY 10036.

WHEREAS, the Grantor is the fee owner of certain lands situated under the East River, in the City and State of New York, Borough of Queens, which lands abut and sit adjacent to certain parcels designated on the Tax Map of the City of New York (the "Tax Map") as Block 490, Lots 11, 1 and 250; Block 916, Lots 1 and 10; and Block 913, Lot 100, with such underwater lands hereinafter being referred to as the "State's Land" and more particularly described by a metes and bounds description set forth in Schedule A annexed hereto and by this reference made a part hereof;

WHEREAS, the Grantee is the fee owner of certain land located in the City and State of New York, Borough of Queens, designated on the Tax Map as Block 490 and Lots 11, 1 and 250; Block 916 and Lots 1 and 10; and Block 913, Lot 100, hereinafter referred to as "Developer's Land";

WHEREAS, Developer's Land and the State's Land are located within the boundaries of the Halletts Point Large Scale General Plan (New York City Planning Commission Report and Resolution C130244ZSQ dated August 21, 2013, as adopted by the New York City Council by resolution dated October 9, 2013 (as same may be amended from time to time, the "LSGP");

WHEREAS, Grantee has requested the New York City Department of Buildings (the "Department of Buildings") to act upon applications submitted in connection with the LSGP for the construction of new buildings for mixed-use purposes, including residential, on Developer's Land in accordance with the LSGP; and

WHEREAS, the Department of Buildings may approve the Application upon the condition, *inter alia*, that Grantor create an easement for light and air for the benefit of the present and future owners of Developer's Land in order to comply with the applicable provisions of sections 27-732 and 27-746 of the 1968 Building Code or Sections BC 1203.4 and 1205.2 of the 2008 Building Code, as applicable.¹

¹ This easement agreement may be entered into as a means of compliance with the 1968 or 2008 Building Codes by permitting such codes' light and air requirements to be satisfied on an adjacent tax lot. However, this agreement cannot be used to permit the required light and air to be satisfied on an adjacent zoning lot in lieu of compliance with the New York City Zoning Resolution or Section 30 of the Multiple Dwelling Law.

NOW THEREFORE, good and valuable consideration having been paid, the Grantor for itself, its legal representatives, successors and assigns hereby makes the following grant to Grantee, its legal representatives, successors, and assigns and to any future owner of Developer's Land.

1. The right to unrestricted light and air over the entirety of the State's Land as described herein, such that there shall be no construction on the State's Land that shall infringe upon the light and air provided to Developer's Land;
2. This easement agreement may not be modified, amended or terminated without the prior written consent of the Department of Buildings;
3. The covenants set forth herein shall run with the land and be binding upon and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns;
4. Failure to comply with the terms of this easement agreement may result in the revocation of a building permit or certificate of occupancy; and
5. This easement agreement shall be recorded at the city register's (county clerk's) office against all affected parcels of land and the cross-reference number and title of the easement agreement shall be recorded on each temporary and permanent certificate of occupancy hereafter issued to buildings located on the affected parcels and in any deed for the conveyance thereof.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have made and executed the foregoing easement agreement as of the date hereinabove written.

Grantor:

STATE OF NEW YORK, acting by and through
the COMMISSIONER of the OFFICE of
GENERAL SERVICES

By:

Title:

Daniel J. Cunneen

Deputy Commissioner

Approved as to form this 30 day of
November, 2017

ERIC T. SCHNEIDERMAN
Attorney General

By:

Barry Z. Salage

Approved as to form this _____ day of
_____, 20____

THOMAS P. DiNAPOLI
State Comptroller DEPT. OF AUDIT & CONTROL

APPROVED
MAR 27 2018

By: _____

Ann Marie Harrigan
FOR THE STATE COMPTROLLER

CERTIFICATE OF ACKNOWLEDGMENT

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

On the 18th day of September, in the year 2017, before me, the undersigned, personally appeared Daniel J. Cunningham, personally known to be 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/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the same instrument.

**SUSAN G PULVER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01PU6289995
Qualified in Columbia County
My Commission Expires October 07, 2017**

Susan G. Peltier
Notary Public

[Grantor Notary Page]

IN WITNESS WHEREOF, the parties hereto have made and executed the foregoing easement agreement as of the date hereinabove written.

Grantee:

HALLETT'S BUILDING 3 SPE LLC

By: Halletts Investors Building 3 LLC,
its Sole Member

By: Halletts Members LLC,
its Sole Member

By: The Durst Manager, LLC,
its Manager

By: SRDA Manager, LLC
its Managing Member

By:


Name: Alexander Durst
Title: Co-Vice President

Grantee:

HALLETT'S BUILDING 4 SPE LLC

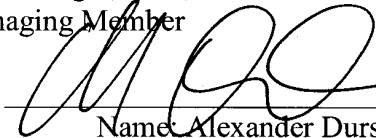
By: Halletts Investors Building 4 LLC,
its Sole Member

By: Halletts Members LLC,
its Sole Member

By: The Durst Manager, LLC,
its Manager

By: SRDA Manager, LLC,
its Managing Member

By:


Name: Alexander Durst
Title: Co-Vice President

IN WITNESS WHEREOF, the parties hereto have made and executed the foregoing easement agreement as of the date hereinabove written.

Grantee:

HALLETT'S BUILDING 5 SPE LLC f/k/a HALLETT'S ZAVAS LLC

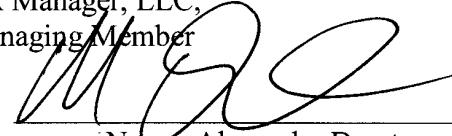
By: Halletts Investors Building 5 LLC,
its Sole Member

By: Halletts Members LLC,
its Sole Member

By: The Durst Manager, LLC,
its Manager

By: SRDA Manager, LLC,
its Managing Member

By:



Name: Alexander Durst
Title: Co-Vice President

CERTIFICATE OF ACKNOWLEDGMENT

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

On the 30 day of August, in the year 2017, before me, the undersigned, personally appeared Alexander Durst, personally known to be 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/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the same instrument.

Margot A. Spencer
Notary Public

MARGARET A. SPENCER
Notary Public, State of New York
No. 01SP6339360
Qualified in Nassau County
Commission Expires March 28, 20

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

On the 30 day of August, in the year 2014, before me, the undersigned, personally appeared Alexander Dost, personally known to be 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/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the same instrument.

Mary A. Spencer
Notary Public

MARGARET A. SPENCER
Notary Public, State of New York
No. 01SP6339360
Qualified in Nassau County
Commission Expires March 28, 2020

[Grantees Notary Page]

CERTIFICATE OF ACKNOWLEDGMENT

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

On the 30 day of August, in the year 2017 before me, the undersigned, personally appeared Alexander Bust, personally known to be 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/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the same instrument.

Margot A. Spencer
Notary Public

MARGARET A. SPENCER
Notary Public, State of New York
No. 01SP6339360
Qualified in Nassau County
Commission Expires March 28, 20

[*Grantees Notary Page*]

Schedule A

State's Land

AS TO LANDS UNDERWATER PARCEL 1
ADJACENT TO LOTS 1 & 11, BLOCK 490,
BOROUGH AND COUNTY OF QUEENS
CITY AND STATE OF NEW YORK

BEGINNING AT A POINT ON THE FORMER SOUTHERLY LINE OF 27TH AVENUE (60 FEET WIDE F.K.A. FRANKLIN STREET, A.K.A. LOT 250, BLOCK 490) SAID POINT BEING SOUTH 84 DEGREES - 03 MINUTES - 40 SECONDS WEST A DISTANCE 256.59 FEET FROM A POINT FORMED BY THE INTERSECTION OF SAID FORMER SOUTHERLY LINE OF 27TH AVENUE WITH THE WESTERLY LINE OF 1ST STREET (F.K.A. MILLS STREET) AND FROM SAID BEGINNING POINT RUNNING THENCE:

1. SOUTH 01 DEGREE - 17 MINUTES - 49 SECONDS EAST, A DISTANCE OF 234.93 FEET TO A POINT, THENCE;
2. SOUTH 12 DEGREES - 34 MINUTES - 11 SECONDS EAST, A DISTANCE OF 184.97 FEET TO A POINT, THENCE;
3. SOUTH 83 DEGREES - 27 MINUTES - 42 SECONDS WEST, A DISTANCE OF 26.14 FEET TO A POINT ON THE U.S. PIERHEAD AND BULKHEAD LINE AS SHOWN ON A MAP ENTITLED "PIERHEAD AND BULKHEAD LINES EAST AND HARLEM RIVERS E. 66TH STREET TO E. 125TH STREET S., MANHATTAN PIERCE AVE. TO LAWRENCE PT., QUEENS NEW YORK CITY," PROVIDED BY THE OFFICE OF NEW YORK HARBOR LINE BOARD, DATED FEBRUARY 28 1921. RUNNING THENCE THE FOLLOWING (2) TWO COURSES ALONG SAID U.S. PIERHEAD AND BULKHEAD LINE;
4. NORTH 20 DEGREES - 53 MINUTES - 02 SECONDS WEST, A DISTANCE OF 61.42 FEET TO A POINT, THENCE;
5. NORTH 02 DEGREES - 42 MINUTES - 13 SECONDS WEST, A DISTANCE OF 359.39 FEET TO A POINT ON SAID SOUTHERLY LINE OF FORMER 27TH AVENUE, THENCE;
6. ALONG SAID FORMER SOUTHERLY LINE, NORTH 84 DEGREES - 03 MINUTES - 40 SECONDS EAST, A DISTANCE OF 19.35 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 8,703 SQUARE FEET OR 0.200 ACRE

AS TO LANDS UNDERWATER PARCEL 2
ADJACENT TO LOT 1, BLOCK 916,
BOROUGH AND COUNTY OF QUEENS
CITY AND STATE OF NEW YORK

BEGINNING AT A POINT ON THE FORMER NORTHERLY LINE OF 27TH AVENUE (60 FEET WIDE, F.K.A. FRANKLIN STREET, A.K.A. LOT 250, BLOCK 490) SAID POINT BEING SOUTH 84 DEGREES - 03 MINUTES - 40 SECONDS WEST A DISTANCE 246.73 FEET FROM A POINT FORMED BY THE INTERSECTION OF SAID FORMER NORTHERLY LINE OF 27TH AVENUE WITH THE WESTERLY LINE OF 1ST STREET (F.K.A. MILLS STREET) AND FROM SAID BEGINNING POINT RUNNING THENCE:

1. ALONG SAID FORMER NORTHERLY LINE, SOUTH 84 DEGREES - 03 MINUTES - 40 SECONDS WEST, A DISTANCE OF 24.33 FEET TO A POINT ON THE U.S. PIERHEAD AND BULKHEAD LINE AS SHOWN ON A MAP ENTITLED "PIERHEAD AND BULKHEAD LINES EAST AND HARLEM RIVERS E. 66TH STREET TO E. 125TH STREET S., MANHATTAN PIERCE AVE. TO LAWRENCE PT., QUEENS NEW YORK CITY," PROVIDED BY THE OFFICE OF NEW YORK HARBOR LINE BOARD, DATED FEBRUARY 28 1921, THENCE;
2. ALONG SAID U.S. PIERHEAD AND BULKHEAD LINE NORTH 02 DEGREES - 42 MINUTES - 13 SECONDS WEST, A DISTANCE OF 197.57 FEET TO A POINT, THENCE;
3. NORTH 84 DEGREES - 03 MINUTES - 40 SECONDS EAST, A DISTANCE OF 35.15 FEET TO A POINT, THENCE; ALONG LOT 1, BLOCK 916, THE FOLLOWING THREE (3) COURSES:
4. SOUTH 04 DEGREES - 14 MINUTES - 30 SECONDS EAST, A DISTANCE OF 101.26 FEET TO A POINT, THENCE;
5. SOUTH 84 DEGREES - 03 MINUTES - 30 SECONDS WEST, A DISTANCE OF 3.35 FEET TO A POINT, THENCE;
6. SOUTH 03 DEGREES - 18 MINUTES - 04 SECONDS WEST, A DISTANCE OF 97.31 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 6,523 SQUARE FEET OR 0.150 ACRE

AS TO LANDS UNDERWATER PARCEL 3
ADJACENT TO PART OF LOT 10, BLOCK 916 AND LOT 100, BLOCK 913,
BOROUGH AND COUNTY OF QUEENS
CITY AND STATE OF NEW YORK

BEGINNING AT A POINT SAID POINT BEING DISTANT THE FOLLOWING (2) COURSES FROM A POINT FORMED BY THE INTERSECTION OF THE WESTERLY LINE OF 1ST STREET (F.K.A. MILLS STREET) WITH THE FORMER NORTHERLY LINE OF 26TH AVENUE (60 FEET WIDE F.K.A. ORCHARD STREET, BOULEVARD A.K.A. LOT 100, BLOCK 913):

- A. ALONG SAID 1ST STREET, SOUTH 07 DEGREES - 21 MINUTES - 20 SECONDS EAST A DISTANCE 60.02 FEET TO A POINT, THENCE;
- B. THROUGH LOT 10, BLOCK 916, AS SHOWN ON THE NEW YORK CITY DIGITAL TAX MAP, SOUTH 84 DEGREES - 03 MINUTES - 40 SECONDS WEST, A DISTANCE OF 149.99 FEET TO THE POINT AND PLACE OF BEGINNING, RUNNING THENCE;
1. SOUTH 84 DEGREES - 03 MINUTES - 40 SECONDS WEST, A DISTANCE OF 40.01 FEET TO A POINT ON THE U.S. PIERHEAD AND BULKHEAD LINE AS SHOWN ON A MAP ENTITLED "PIERHEAD AND BULKHEAD LINES EAST AND HARLEM RIVERS E. 66TH STREET TO E. 125TH STREET S., MANHATTAN PIERCE AVE. TO LAWRENCE PT., QUEENS NEW YORK CITY," PROVIDED BY THE OFFICE OF NEW YORK HARBOR LINE BOARD, DATED FEBRUARY 28 1921, THENCE;
2. ALONG SAID U.S. PIERHEAD AND BULKHEAD LINE MODIFIED ON DECEMBER 2, 1922, NORTH 14 DEGREES - 57 MINUTES - 11 SECONDS EAST, A DISTANCE OF 64.22 FEET TO A POINT, THENCE;
3. NORTH 84 DEGREES - 03 MINUTES - 40 SECONDS EAST, A DISTANCE OF 29.71 FEET TO A POINT, THENCE;
4. ALONG LOT 100, BLOCK 913 AND LOT 10, BLOCK 916, SOUTH 05 DEGREES - 55 MINUTES - 27 SECONDS WEST, A DISTANCE OF 61.30 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 2,093 SQUARE FEET OR 0.048 ACRE

R & R to
Fried, Frank, Harris, Shriver & Jacobson
One New York Plaza,
New York, NY 10004

Att: Wesley Obrien Esq

Block 490, Lots 11, 1, 250
Block 916 Lots 1 & 10
Block 913 Lot 100

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 2
47-40 21st Street, Long Island City, NY 11101
P: (718) 482-4997 | F: (718) 482-4975
www.dec.ny.gov

June 14, 2022

Jacqueline Scheid
McLaren Engineering and Land Surveying
530 Chestnut Ridge Road
Woodcliff Lake, NJ 07677

Re: NYSDEC Permit No. 2-6301-00649/00004
Halletts Point Residential Development
Queens, NY
ECL Article 25 – Tidal Wetlands
ECL Article 15 – Protection of Waters
6NYCRR Part 608 – Water Quality Certification
NOTICE OF PERMIT MODIFICATION

Dear Ms. Scheid:

In response to your request, please be advised that the above referenced permit has been modified to allow for a change from a concrete bulkhead design to riprap revetment. Please read it carefully. Compliance with permit conditions is required.

Please note that Natural Resources Condition 3 of the permit requires submittal of the attached "Notice of Intent to Commence Work" at least 5 days prior to start of the permitted activity. Also, please note that Natural Resources Condition 4 of the permit requires submittal of the attached "Notice of Completion of Work" within 10 days of the completion of work.

If you have any questions, please email DEP.R2@dec.ny.gov.

Sincerely,

Lisa Horwitz
Environmental Analyst II



PERMIT
Under the Environmental Conservation Law (ECL)

Permittee and Facility Information

Permit Issued To:

Halletts Vendee LLC

1 Bryant Park Fl 49

New York, NY 10036
(212) 257-6612

Facility:

HALLETT'S POINT RESIDENTIAL - 1ST ST &
27TH AVE
27-50 1ST ST|B 490 L 1, 11 B 916 L 1, 10 B 915
L 6
ASTORIA, NY 11102

Facility Location: in QUEENS COUNTY **Village:** Queens

Facility Principal Reference Point: NYTM-E: 589.642 NYTM-N: 4514.288

Latitude: 40°46'28.9" Longitude: 73°56'15.9"

Project Location: 27-50 1st St, 27-02 1st St, 26-40 1st St, 26-02 1st St

Authorized Activity: Construction of eight high-rise residential and commercial buildings on eight tax lots on the Halletts Point peninsula on the East River, with associated utilities, roadway improvements, landscaping, paving and a waterfront esplanade. The project site is located in Astoria, Queens, and is approximately 9-2/3 acres in size, wrapping around the peninsula on the waterfront sides of 2nd Street and 27th Avenue, inland to 8th Street. As mitigation for impacts to regulated tidal wetlands and other marine habitats associated with construction of the waterfront esplanade and other on-water features of the project, the applicant shall perform on-site and off-site tidal wetland and marine habitat creation and enhancement.

Modification: Change from concrete bulkhead to riprap revetment.

Permit Authorizations

Tidal Wetlands - Under Article 25

Permit ID 2-6301-00649/00004

Reissuance	Effective Date: 6/10/2022	Expiration Date: 1/9/2024
Modification # 1	Effective Date: 6/14/2022	Expiration Date: 1/9/2024

Water Quality Certification - Under Section 401 - Clean Water Act

Permit ID 2-6301-00649/00005

Reissuance	Effective Date: 6/10/2022	Expiration Date: 1/9/2024
Modification # 1	Effective Date: 6/14/2022	Expiration Date: 1/9/2024

Excavation & Fill in Navigable Waters - Under Article 15, Title 5

Permit ID 2-6301-00649/00006

Reissuance	Effective Date: 6/10/2022	Expiration Date: 1/9/2024
Modification # 1	Effective Date: 6/14/2022	Expiration Date: 1/9/2024

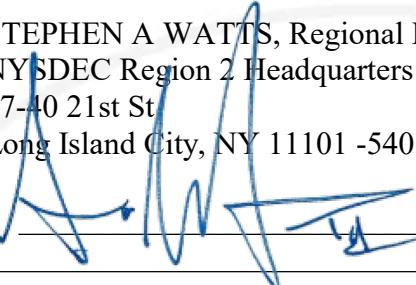


NYSDEC Approval

By acceptance of this permit, the permittee agrees that the permit is contingent upon strict compliance with the ECL, all applicable regulations, and all conditions included as part of this permit.

Permit Administrator: STEPHEN A WATTS, Regional Permit Administrator

Address: NYsDEC Region 2 Headquarters
47-40 21st St
Long Island City, NY 11101 -5401

Authorized Signature: 

Date 06 / 14 / 2022

Permit Components

NATURAL RESOURCE PERMIT CONDITIONS

WATER QUALITY CERTIFICATION SPECIFIC CONDITION

GENERAL CONDITIONS, APPLY TO ALL AUTHORIZED PERMITS

NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

NATURAL RESOURCE PERMIT CONDITIONS - Apply to the Following Permits: TIDAL WETLANDS; WATER QUALITY CERTIFICATION; EXCAVATION & FILL IN NAVIGABLE WATERS

1. Conformance With Plans All activities authorized by this permit must be in strict conformance with the approved plans submitted by the applicant or applicant's agent as part of the permit application. Such approved plans were prepared by see Natural Resource Condition 2.

2. Conformance with Plans - Addenda In addition to plans referenced in the Condition titled "Conformance with Plans," the activities authorized by this permit must be in strict conformance with the following approved plans and/or submissions made as part of the permit application:

a. Plans prepared by Davis Brody Bonds, titled "Halletts Point 26-02 1st Street Queens, NY, 10032" six drawings, G-100.00, G-101.00, Mr-100.00, MR-101.00, Mr-200.00, MR-201.00, MR-202.00, and Mr-300.00 dated June 10, 2016, and received by NYSDEC on May 31, 2016, with attached cover letter dated May 30, 2017.



b. Plans prepared by McLaren Engineering Group, titled "Hallets Point NOIA Response" Drawings SK-081417.00, SK-081517-1.00, and SK-081517-2.00 dated August 15, 2017, and received by NYSDEC on August 29, 2017, with attached drawings SK-01, SK-02, SK-03, and SK-04 dated August 22, 2017, and attached cover letter dated August 28, 2017.

c. Permit modification request package dated June 10, 2022 and received by NYSDEC on June 10, 2022, including plans prepared by McLaren Engineering Group, titled "Hallets Point Development Shoreline Queens New York," Sheets 1 through 16, dated March 31, 2022 and received by NYSDEC on June 10, 2022.

3. Notice of Commencement of Work At least five days before work starts on site, permittee shall submit to DEC the enclosed "Notice of Commencement of Work" form completely filled out.

4. Notice of Completion of Work Within ten (10) days of the completion of work, Permittee must complete and submit the attached Notice of Completion of Work form to NYSDEC Division of Marine Resources, 47-40 21st Street, Long Island City, New York 11101.

5. Permit Sign The enclosed permit sign shall be displayed on the construction site in a prominent place and protected from the elements for the duration of work on site.

6. Soil Disturbance All areas of soil disturbance resulting from this project shall be stabilized immediately following project completion or prior to permit expiration, whichever comes first. Approved methodologies are:

- A. Stabilization of entire disturbed areas with appropriate native vegetation (grasses, etc).
- B. Stabilized as per specifications on approved plans or plans cited in this permit.
- C. Temporarily stabilized and seeded with native plant species, stabilization done with hay or straw mulch or jute matting or other similar natural fiber within one week after final grading. Temporary stabilization to be maintained until a mature vegetative cover is established.

7. Containment of Soils All disturbed areas where soil will be temporarily exposed or stockpiled for longer than one week shall be contained by a continuous line of staked straw bales and silt fencing, placed on the seaward side between the soil piles and the wetland, waterway or naturally vegetated protected buffer area. Tarpaulins shall be used to cover soil piles not being actively worked.

8. Concrete Leachate During construction, concrete or leachate shall not be allowed to escape or be discharged into wetlands and waterways, nor shall washings from transit mix trucks, mixers, or other devices be allowed to enter tidal wetlands, vegetated regulated tidal wetland adjacent areas, or protected buffer areas.

9. No Disturbance of Vegetated Tidal Wetlands There shall be no disturbance to vegetated tidal wetlands, water bodies, vegetated tidal wetlands adjacent areas or protected buffer areas as a result of the permitted activities.

10. No Discharge or Runoff or Effluent There shall be no discharge of runoff or other effluent over or through any bulkhead or shoreline stabilization structure, or into any tidal wetland, regulated tidal wetland adjacent area, or protected buffer area, unless specifically authorized herein.



11. No Equipment Below Mean High Water Equipment operation or storage below mean high water is strictly prohibited.

12. No Beach Excavation Excavation of the beach or other regulated adjacent areas or wetland areas to obtain fill or stone materials is prohibited.

13. Fill All fill shall consist of clean sand, gravel or soil. Use of materials including solid wastes such as asphalt, slag, fly-ash, recycled concrete aggregate (RCA), broken concrete, or construction and demolition (C&D) debris, is strictly prohibited.

14. Best Management Practices Best Management Practices shall be employed to prevent the loss of construction materials, debris, and sediment from the site into wetlands and waterways. Such practices may include, but are not limited to, silt fencing, staked rows of end-to-end straw bales, floating booms, netting, and tarpaulins.

15. Removal of Solid Wastes and Construction Debris All debris and other solid waste or excess construction materials shall be completely removed from the site each day and taken to a properly licensed disposal facility. No construction debris or materials are allowed within regulated tidal wetlands, vegetated regulated tidal wetlands adjacent areas, or protected buffer areas.

16. Planting Survival All plants, as shown on drawing referenced in Special Condition No. 2 above, shall be monitored for survival for a minimum of three growing seasons. If mortality or bare areas occur, dead plants shall be replaced. Permittee shall notify DEC (47-40 21st Street, Long Island City, NY 11101, attn: Marine Resources) at the conclusion of each growing season by no later than December 31st of each year on the condition and survival rates of each planting, and what remedial or replacement planting work will be done the following spring.

17. No Interference With Navigation There shall be no unreasonable interference with navigation by the work herein authorized.

18. Precautions Against Contamination of Waters All necessary precautions shall be taken to preclude contamination of any wetland or waterway by suspended solids, sediments, fuels, solvents, lubricants, epoxy coatings, paints, concrete, leachate or any other environmentally deleterious materials associated with the project.

19. Minimize Adverse Impacts to Wetlands, Wildlife, Water All work must be performed in a manner which minimizes adverse impacts to wetlands, wildlife, water quality and natural resources.

20. No Terrestrial Equipment in the Water The tires or tracks of land based heavy equipment are not permitted to operate below the mean high water line.

21. Vessel Clearance Any barge or vessel used to stage or conduct this work must maintain two feet clearance from the mudline during all tidal cycles.

22. Rock Revetment Rock revetment must consist of natural armor stone a minimum of 1 foot in diameter and all must be underlain with filter cloth.



23. Post Construction Photographs Post-construction photographs of the work area must be submitted to the NYSDEC Division of Marine Resources, 47-40 21st Street, Long Island City, New York 11101 (Attention: Justin Falls) within 10 days of the completion of work.

24. State May Order Removal or Alteration of Work If future operations by the State of New York require an alteration in the position of the structure or work herein authorized, or if, in the opinion of the Department of Environmental Conservation it shall cause unreasonable obstruction to the free navigation of said waters or flood flows or endanger the health, safety or welfare of the people of the State, or cause loss or destruction of the natural resources of the State, the owner may be ordered by the Department to remove or alter the structural work, obstructions, or hazards caused thereby without expense to the State, and if, upon the expiration or revocation of this permit, the structure, fill, excavation, or other modification of the watercourse hereby authorized shall not be completed, the owners, shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may require, remove all or any portion of the uncompleted structure or fill and restore to its former condition the navigable and flood capacity of the watercourse. No claim shall be made against the State of New York on account of any such removal or alteration.

25. State Not Liable for Damage The State of New York shall in no case be liable for any damage or injury to the structure or work herein authorized which may be caused by or result from future operations undertaken by the State for the conservation or improvement of navigation, or for other purposes, and no claim or right to compensation shall accrue from any such damage.

26. State May Require Site Restoration If upon the expiration or revocation of this permit, the project hereby authorized has not been completed, the applicant shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may lawfully require, remove all or any portion of the uncompleted structure or fill and restore the site to its former condition. No claim shall be made against the State of New York on account of any such removal or alteration.

WATER QUALITY CERTIFICATION SPECIFIC CONDITIONS

1. Water Quality Certification The authorized project, as conditioned pursuant to the Certificate, complies with Section 301, 302, 303, 306, and 307 of the Federal Water Pollution Control Act, as amended and as implemented by the limitations, standards, and criteria of state statutory and regulatory requirements set forth in 6 NYCRR Section 608.9(a). The authorized project, as conditioned, will also comply with applicable New York State water quality standards, including but not limited to effluent limitations, best usages and thermal discharge criteria, as applicable, as set forth in 6 NYCRR Parts 701, 702, 703, and 704.

GENERAL CONDITIONS - Apply to ALL Authorized Permits:

1. Facility Inspection by The Department The permitted site or facility, including relevant records, is subject to inspection at reasonable hours and intervals by an authorized representative of the Department of Environmental Conservation (the Department) to determine whether the permittee is complying with this permit and the ECL. Such representative may order the work suspended pursuant to ECL 71- 0301



and SAPA 401(3).

The permittee shall provide a person to accompany the Department's representative during an inspection to the permit area when requested by the Department.

A copy of this permit, including all referenced maps, drawings and special conditions, must be available for inspection by the Department at all times at the project site or facility. Failure to produce a copy of the permit upon request by a Department representative is a violation of this permit.

2. Relationship of this Permit to Other Department Orders and Determinations Unless expressly provided for by the Department, issuance of this permit does not modify, supersede or rescind any order or determination previously issued by the Department or any of the terms, conditions or requirements contained in such order or determination.

3. Applications For Permit Renewals, Modifications or Transfers The permittee must submit a separate written application to the Department for permit renewal, modification or transfer of this permit. Such application must include any forms or supplemental information the Department requires. Any renewal, modification or transfer granted by the Department must be in writing. Submission of applications for permit renewal, modification or transfer are to be submitted to:

Regional Permit Administrator
NYSDEC Region 2 Headquarters
47-40 21st St
Long Island City, NY11101 -5401

4. Submission of Renewal Application The permittee must submit a renewal application at least 30 days before permit expiration for the following permit authorizations: Excavation & Fill in Navigable Waters, Tidal Wetlands, Water Quality Certification.

5. Permit Modifications, Suspensions and Revocations by the Department The Department reserves the right to exercise all available authority to modify, suspend or revoke this permit. The grounds for modification, suspension or revocation include:

- a. materially false or inaccurate statements in the permit application or supporting papers;
- b. failure by the permittee to comply with any terms or conditions of the permit;
- c. exceeding the scope of the project as described in the permit application;
- d. newly discovered material information or a material change in environmental conditions, relevant technology or applicable law or regulations since the issuance of the existing permit;
- e. noncompliance with previously issued permit conditions, orders of the commissioner, any provisions of the Environmental Conservation Law or regulations of the Department related to the permitted activity.

6. Permit Transfer Permits are transferrable unless specifically prohibited by statute, regulation or another permit condition. Applications for permit transfer should be submitted prior to actual transfer of ownership.



NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

Item A: Permittee Accepts Legal Responsibility and Agrees to Indemnification

The permittee, excepting state or federal agencies, expressly agrees to indemnify and hold harmless the Department of Environmental Conservation of the State of New York, its representatives, employees, and agents ("DEC") for all claims, suits, actions, and damages, to the extent attributable to the permittee's acts or omissions in connection with the permittee's undertaking of activities in connection with, or operation and maintenance of, the facility or facilities authorized by the permit whether in compliance or not in compliance with the terms and conditions of the permit. This indemnification does not extend to any claims, suits, actions, or damages to the extent attributable to DEC's own negligent or intentional acts or omissions, or to any claims, suits, or actions naming the DEC and arising under Article 78 of the New York Civil Practice Laws and Rules or any citizen suit or civil rights provision under federal or state laws.

Item B: Permittee's Contractors to Comply with Permit

The permittee is responsible for informing its independent contractors, employees, agents and assigns of their responsibility to comply with this permit, including all special conditions while acting as the permittee's agent with respect to the permitted activities, and such persons shall be subject to the same sanctions for violations of the Environmental Conservation Law as those prescribed for the permittee.

Item C: Permittee Responsible for Obtaining Other Required Permits

The permittee is responsible for obtaining any other permits, approvals, lands, easements and rights-of-way that may be required to carry out the activities that are authorized by this permit.

Item D: No Right to Trespass or Interfere with Riparian Rights

This permit does not convey to the permittee any right to trespass upon the lands or interfere with the riparian rights of others in order to perform the permitted work nor does it authorize the impairment of any rights, title, or interest in real or personal property held or vested in a person not a party to the permit.

NOTICE OF INTENT TO COMMENCE WORK

Date: _____

NYSDEC Natural Resources
Attn. Habitat Supervisor
N.Y.S.D.E.C Region 2 Office
47-40 21st Street
Long Island City, N.Y. 11101

Re: NYSDEC Permit No. 2-6301-00649/00004
Halletts Point Residential Development
Queens, NY

Dear NYSDEC Habitat Supervisor:

In accordance with Natural Resource Condition 3 of the referenced permit, I hereby serve notice to commence work on _____, 20____.

This is also to certify that, having read this entire permit, I am fully aware of and understand the general and natural resource conditions therein, and agree to comply with all such conditions further understand that prior to undertaking any modification to the subject work, I must seek and receive written approval of the NYSDEC Regional Permit Administrator.

Signature of Permittee

Name of Permittee (please print)

Signature of Contractor

Name of Contractor (please print)

Street Address of Contractor

City, State, & Zip Code of Contractor

Telephone Number of Contractor

WARNING

The permittee and his contractor (if any) are required to follow all permit conditions. Violations of the permit may lead to legal action, including the imposition of substantial monetary fines and corrective work.

cc: Environmental Permits
Marine Resources

NOTICE OF COMPLETION OF WORK

Date: _____

**NYSDEC Natural Resources
Attn. Natural Resources Supervisor
N.Y.S.D.E.C Region 2 Office
47-40 21st Street
Long Island City, N.Y. 11101**

**Re: NYSDEC Permit No. 2-6301-00649/00004
Halletts Point Residential Development
Queens, NY**

Dear NYSDEC Natural Resources Supervisor:

In accordance with Natural Resource Condition 4 of the referenced permit, I hereby serve notice that the work allowed by the above referenced permit has been completed as of _____, 20____, consistent with the requirements of the above referenced permit.

Signature of Permittee

Name of Permittee (please print)

Signature of Contractor

Name of Contractor (please print)

Street Address of Contractor

City, State, & Zip Code of Contractor

Telephone Number of Contractor

**cc: Environmental Permits
Marine Resources**

New York State
Department of Environmental Conservation



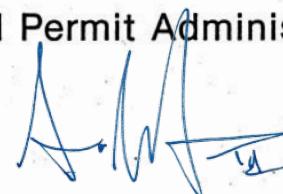
NOTICE

The Department of Environmental Conservation (DEC) has issued permit(s) pursuant to the Environmental Conservation Law for work being conducted at this site. For further information regarding the nature and extent of work approved and any Departmental conditions on it, contact the Regional Permit Administrator listed below. Please refer to the permit number shown when contacting the DEC.

Permit Number _____

Expiration Date _____

Regional Permit Administrator



Stephen A. Watts III
47-40 21st Street
LIC, NY 11101
(718) 482-4997

NOTE: This notice is NOT a permit

NOTICE OF COMPLETION OF WORK

Date: December 19, 2023

NYSDEC Natural Resources
Attn. Natural Resources Supervisor
N.Y.S.D.E.C Region 2 Office
47-40 21st Street
Long Island City, N.Y. 11101

Re: NYSDEC Permit No. 2-6301-00649/00004
Halletts Point Residential Development
Queens, NY

Dear NYSDEC Natural Resources Supervisor:

In accordance with Natural Resource Condition 4 of the referenced permit, I hereby serve notice that the work allowed by the above referenced permit has been completed as of November 27, 2023, consistent with the requirements of the above referenced permit.



Signature of Permittee

Anthony Mastrolia
Name of Permittee (please print)



Signature of Contractor

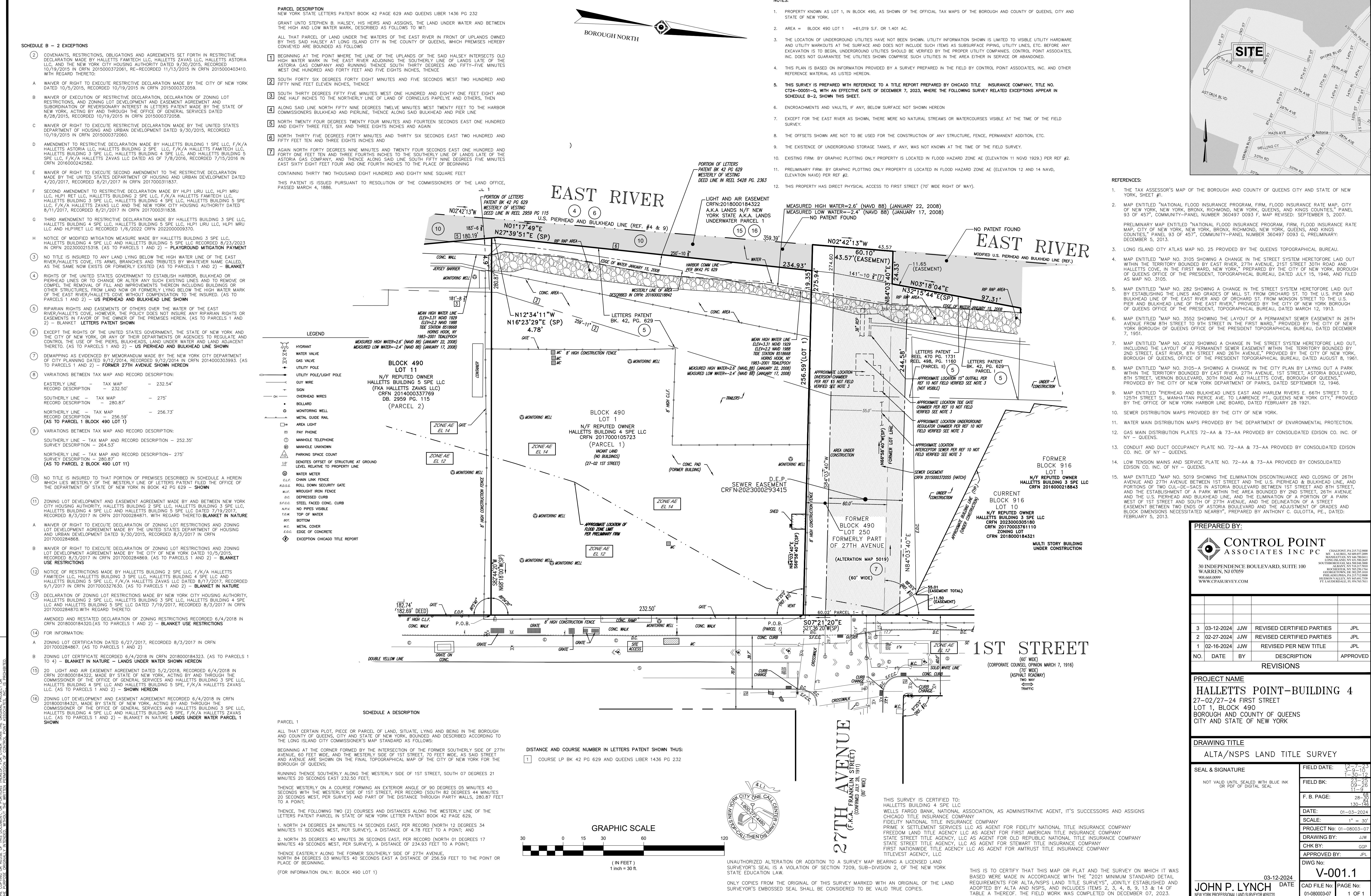
Trevcon Construction, Monica Rita
Name of Contractor (please print)

30 Church St.
Street Address of Contractor

Liberty Corner, NJ 07938
City, State, & Zip Code of Contractor

732-439-0834
Telephone Number of Contractor

cc: Environmental Permits
Marine Resources



Schedule A

State's Land

AS TO LANDS UNDERWATER PARCEL 1
ADJACENT TO LOTS 1 & 11, BLOCK 490,
BOROUGH AND COUNTY OF QUEENS
CITY AND STATE OF NEW YORK

BEGINNING AT A POINT ON THE FORMER SOUTHERLY LINE OF 27TH AVENUE (60 FEET WIDE F.K.A. FRANKLIN STREET, A.K.A. LOT 250, BLOCK 490) SAID POINT BEING SOUTH 84 DEGREES - 03 MINUTES - 40 SECONDS WEST A DISTANCE 256.59 FEET FROM A POINT FORMED BY THE INTERSECTION OF SAID FORMER SOUTHERLY LINE OF 27TH AVENUE WITH THE WESTERLY LINE OF 1ST STREET (F.K.A. MILLS STREET) AND FROM SAID BEGINNING POINT RUNNING THENCE:

1. SOUTH 01 DEGREE - 17 MINUTES - 49 SECONDS EAST, A DISTANCE OF 234.93 FEET TO A POINT, THENCE;
2. SOUTH 12 DEGREES - 34 MINUTES - 11 SECONDS EAST, A DISTANCE OF 184.97 FEET TO A POINT, THENCE;
3. SOUTH 83 DEGREES - 27 MINUTES - 42 SECONDS WEST, A DISTANCE OF 26.14 FEET TO A POINT ON THE U.S. PIERHEAD AND BULKHEAD LINE AS SHOWN ON A MAP ENTITLED "PIERHEAD AND BULKHEAD LINES EAST AND HARLEM RIVERS E. 66TH STREET TO E. 125TH STREET S., MANHATTAN PIERCE AVE. TO LAWRENCE PT., QUEENS NEW YORK CITY," PROVIDED BY THE OFFICE OF NEW YORK HARBOR LINE BOARD, DATED FEBRUARY 28 1921. RUNNING THENCE THE FOLLOWING (2) TWO COURSES ALONG SAID U.S. PIERHEAD AND BULKHEAD LINE;
4. NORTH 20 DEGREES - 53 MINUTES - 02 SECONDS WEST, A DISTANCE OF 61.42 FEET TO A POINT, THENCE;
5. NORTH 02 DEGREES - 42 MINUTES - 13 SECONDS WEST, A DISTANCE OF 359.39 FEET TO A POINT ON SAID SOUTHERLY LINE OF FORMER 27TH AVENUE, THENCE;
6. ALONG SAID FORMER SOUTHERLY LINE, NORTH 84 DEGREES - 03 MINUTES - 40 SECONDS EAST, A DISTANCE OF 19.35 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 8,703 SQUARE FEET OR 0.200 ACRE

ATTACHMENT B

SECTION II: PROJECT DESCRIPTION

Item 4 - Purpose and Scope of the Project

The purpose of the project is to remediate and redevelop the approximately 110,323-square-foot (± 2.5 acre) site. The site is vacant, and currently consists of an open-air asphalt-paved parking lot and former concrete building foundation. The redevelopment will consist of a multi-tower mixed-use development up to 25 stories that may include cellar(s). The percentage of residential units to be designated as affordable housing, if any, has not been determined.

Remediation will be performed both prior to and concurrently with the proposed redevelopment and in accordance with an approved Interim Remedial Measures Plan (IRMP) and a Remedial Action Work Plan (RAWP) and Construction Health and Safety Plan (CHASP), including a Community Air Monitoring Plan (CAMP). The proposed remedial measures needed to accommodate the project will include:

- Implementation of an interim remedial measure (IRM) to begin free product recovery from existing monitoring wells on-site, prior to development
- Demolition of the existing parking lot and former concrete building foundation
- Excavation and off-site disposal of contaminated soil and potentially weathered rock with free product.

Two June/July 2008 Phase II Limited Subsurface Investigation (LSI) Reports prepared by Property Solutions Inc., and a draft February 2015 Remedial Investigation Report (RIR), July 2023 Investigation Summary Report, and two March/June 2025 Well Gauging Results Summaries prepared by Roux Associates Inc. were completed for the site. Historic reports are summarized in Attachment E.

The remedial program would begin with the submission of a Remedial Investigation Work Plan (RIWP) for the New York State Department of Environmental Conservation's (NYSDEC) review. Findings of the investigation outlined in the RIWP will be documented in a Remedial Investigation Report (RIR). Initial NAPL recovery efforts will be addressed in an IRM Plan (IRMP) and may be supplemented as efficacy is evaluated. Future remediation plans associated with development to address the identified impacts will be detailed in the Remedial Action Work Plan (RAWP), which will be implemented concurrently with the contemplated development. The RIR, IRMP and RAWP will be prepared in accordance with NYSDEC guidelines. An estimated timeline of anticipated Brownfield Cleanup Program (BCP) milestones is provided in the following schedule.

Estimated Project Schedule

<u>Estimated Project Schedule</u>		2025					2026					2027					AUG 2027 - MAR 2030					2030																			
Item	Action	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1	Preparation and Submission of BCP Application																																								
2	NYSDEC Review of BCP Application for Completeness																																								
3	Address NYSDEC Comments to BCP Application																																								
4	NYSDEC Secondary Review of BCP Application																																								
5	30-Day Public Comment Period for BCP Application																																								
6	NYSDEC Issues BCA																																								
7	Preparation and Submission of CPP, RIWP, and IRMP																																								
8	NYSDEC/NYSDOH Review of RIWP and IRMP																																								
9	Address NYSDEC/NYSDOH Comments to RIWP, IRMP & Secondary Review																																								
10	Implementation of IRMP (Free Product Removal)																																								
11	30-day Public Comment Period of RIWP																																								
12	Field Implementation of RIWP																																								
13	Preparation and Submission of RIR and IRMP																																								
14	NYSDEC/NYSDOH Reviews RIR and IRMP																																								
15	Preparation and Submission of RAWP																																								
16	NYSDEC/NYSDOH Reviews RAWP																																								
17	45-day Public Comment Period of RAWP																																								
18	Address Comments to RAWP																																								
19	NYSDEC Approval of RAWP and Issuance of Decision Document																																								
20	Continued Free Product Removal																																								
21	Implementation of RAWP with Engineering Oversight																																								
22	Preparation of an Environmental Easement, FER, and SMP (if required)																																								
23	NYSDEC/NYSDOH Review of FER (and SMP, if required)																																								
24	NYSDEC Issues COC																																								

Notes:

- a) This is an estimated schedule; all items are subject to change
- b) BCP = Brownfield Cleanup Program
- c) NYSDEC = New York State Department of Environmental Conservation
- d) BCA = Brownfield Cleanup Agreement
- e) NYSDOH = New York State Department of Health
- f) CPP = Citizen Participation Plan
- g) RIWP = Remedial Investigation Work Plan
- h) RIR = Remedial Investigation Report
- i) RAWP = Remedial Action Work Plan
- j) FER = Final Engineering Report
- k) SMP = Site Management Plan
- l) COC = Certificate of Completion
- m) IRMP = Interim Remedial Measure Plan

Item 5 – Green and Sustainable Remediation

Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per the NYSDEC DER-31 Green Remediation Policy (DER-31). The following green remediation/sustainability concepts will be considered and/or implemented, to the extent feasible, during investigations, remedial design and action, and site management:

- Increase energy efficiency/minimize total energy use and direct and indirect CO₂/greenhouse gas (GHG) emissions to the atmosphere
- Reduce emissions of air pollutants
- Minimize habitat disturbance and create or enhance habitat or usable land
- Conserve natural resources such as soil and water; promote the sequestration of carbon through reforestation or afforestation
- Minimize fresh water consumption and maximize water reuse during daily operations and treatment processes
- Prevent long-term erosion, surface runoff, and off-site water quality impacts, and prevent unintended soil compaction
- Minimize waste or implement beneficial use of materials that would otherwise be considered a waste p
- Minimize equipment and truck idling and use sustainably produced biofuels to reduce discharge of pollutants and GHGs to the atmosphere
- Utilize clean diesel (new or retrofitted) equipment to reduce emissions to the atmosphere
- Minimize truck travel and waiting times for loading and for disposal to save energy, reduce emissions, and reduce localized noise, vibration, and wear and tear on roads
- Minimize use of heavy equipment to save energy and reduce emissions

ATTACHMENT C SECTION IV: LAND USE FACTORS

Items 1 and 2 - Current Zoning

According to the New York City Planning Commission Zoning Map 9a, the site is located within the R7-3 (residential district) and the C1-4 Commercial overlay which allows for commercial properties within residential districts to serve local retail needs (e.g., grocery stores, restaurants, beauty salons, etc.).

The proposed residential and commercial use is consistent with the current zoning. A copy of the zoning map is included in this attachment.

The site was assigned an E-Designation (E-309) for air quality, hazardous materials, and noise by the New York City (NYC) Department of City Planning (DCP) as part of the Halletts Point Rezoning (City Environmental Quality Review [CEQR] No. 09DCP084Q). Sites with E-Designations are subject to environmental review by the New York City Mayor's Office of Environmental Remediation (NYCOER).

Item 4 - Current Use

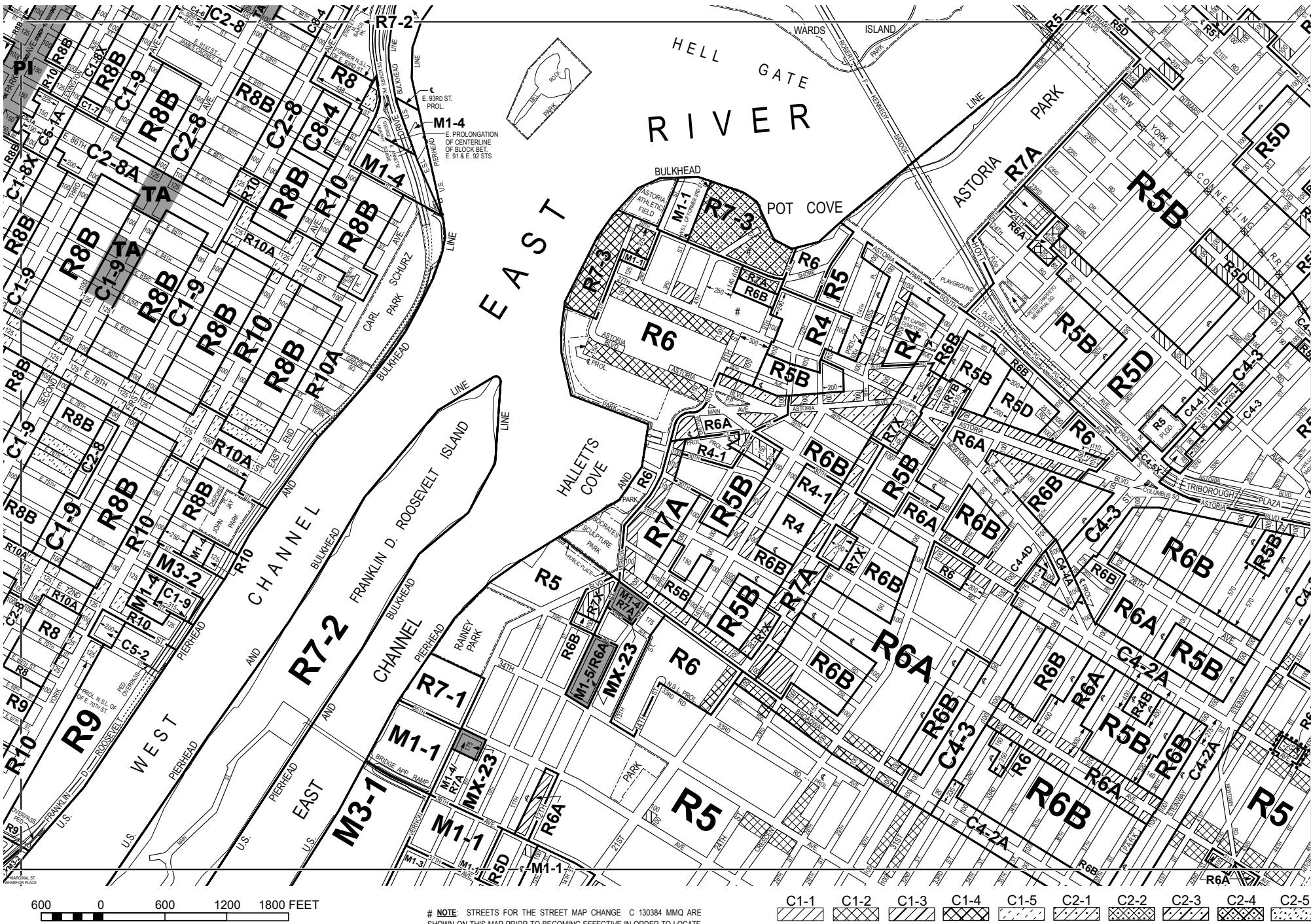
The site is currently vacant. Lot 11 consists of an open-air asphalt-paved parking lot, and Lot 1 is capped by a former concrete building foundation. The former building on Lot 11, which was last occupied by a wood treating facility, was razed circa 2002. The former building on Lot 1, which was occupied by mirror and building material suppliers in the early 2000s and later on for contractor/construction material storage, was razed in December 2022. Lot 1 was most recently used for parking and staging of construction materials and trailers related to the development of Halletts Point Buildings 20 and 30 on the northern adjoining property. The construction material staging operations ceased on September 30, 2025.

Item 6 - Intended Use Post Remediation

Current plans call for a multi-tower mixed-use development up to 25 stories that may include cellar(s). The percentage of residential units to be designated as affordable housing, if any, has not been determined.

Item 9 - Consistency with Applicable Zoning Laws/Maps

The site is located within the R7-3 and C1-4 districts. This project responds to and is fully consistent with the goals of the City Council as embodied in the NYC Zoning Districts and provides additional housing in a growing neighborhood.



ATTACHMENT D

SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION

Current Site Owner(s)

The proposed Brownfield Cleanup Program (BCP) site is located at 27-02 and 27-50 1st Street in Queens, New York, and is identified on the Queens Borough Tax Map as Block 490, Lots 1 and 11 (herein referred to as the “site”). The Requestor, Halletts Building 4 SPE LLC (Lot 1) and Halletts Building 5 SPE LLC (Lot 11), are the owner and operator of the proposed BCP site. The Requestor is not affiliated with any past owners/operators of the site. Copies of the New York State Department of State Division of Corporations entity information for Halletts Building 4 SPE LLC and Halletts Building 5 SPE LLC are included with this attachment. The Requestor certifies that it is a Volunteer per ECL 27-1405(1).

Property Owner and Operator Contact Information

Lot 1

Halletts Building 4 SPE LLC
Attn: Alexander Durst
c/o The Durst Organization
1155 Avenue of Americas
New York, NY 10036
212-257-6600
alexander@durst.org

Lot 11

Halletts Building 5 SPE LLC
Attn: Alexander Durst
c/o The Durst Organization
1155 Avenue of Americas
New York, NY 10036
212-257-6600
alexander@durst.org

Previous Site Owners

Deeds prior to 1966 were not available on the NYC Department of Finance (DOF) Automated City Register Information System (ACRIS) website. Property transactions after 1966 are summarized in the table below. Copies of the property deeds are included with this attachment.

Former Lot 1 owner, Halletts Famitech LLC, underwent a name change to Halletts Building 2 SPE LLC, consistent with the Certificate of Amendment dated May 26, 2016, included in this attachment. The current deed reflects the amended Grantor/Seller entity name. Halletts Building 2 SPE LLC is an affiliated entity of the current property owner and Requestor (Halletts Building 4 SPE LLC).

The current deed for Lot 11 identifies Halletts Zavas LLC as the owner, however, a Certificate of Amendment dated May 26, 2016, changing the owner name from Halletts Zavas LLC to Halletts Building 5 SPE LLC, is included in this attachment.

Date	Document Type	First Party	Second Party	Relationship to the Requestor
Lot 1				
6/29/1966	DEED	Gleitsmans Inc.	Pearl Wick Corp	None
8/18/1980	DEED	Frank J Lynch Jr., Pearl Wick Corp	US Small Business Administration	None
11/20/1980	DEED	US Small Business Administration	NYC Industrial Development Agency	None
1/5/1998	DEED	NYC Industrial Development Agency	Famitech, Inc.	None
1/5/1998	DEED	Famitech, Inc.	NYC Industrial Development Agency	None
9/29/1999	DEED	NYC Industrial Development Agency	Famitech, Inc.	None
9/24/2014	DEED	Famitech, Inc.	Halletts Famitech LLC	None
5/26/2016	DEED	Halletts Building 2 SPE LLC	Halletts Building 4 SPE LLC	Requestor/Current owner

Date	Document Type	First Party	Second Party	Relationship to the Requestor
Lot 11				
10/3/1980	DEED	Carol Freibrun (Execs and Trustees)	NYC Industrial Development Agency	None
10/18/1985	DEED	NYC Industrial Development Agency	The Triborough Group Inc.	None
9/20/1985	DEED	The Triborough Group Inc.	Zavas Realty Group	None
8/14/1989	DEED	NYC Industrial Development Agency	The Triborough Group Inc.	None
1/23/1990	DEED	The Triborough Group Inc.	Zavas Realty Corp.	None
9/22/2014	DEED	Zavas Realty Corp.	Halletts Zavas LLC	Requestor/Current Owner

Reference:

1. ACRIS: <https://a836-acris.nyc.gov/DS/DocumentSearch/Index>

Previous Site Operators

Langan reviewed historical records including Sanborn® Fire Insurance Maps, City Directories, certificates of occupancy (CO), and an Environmental Data Resources (EDR)® radius map report that were included in a December 9, 2016 Phase I Environmental Site Assessment (ESA) Report for 27-02 and 27-50 1st Street prepared by Roux Associates. A review of historical records indicates that the site has been located in a densely developed urban area characterized by commercial, residential, and industrial uses since at least the late 1890s.

Historical records indicate that the site has supported a variety of industrial and manufacturing uses dating back to the late 1890s. In 1898, Lot 1 (27-02 1st Street) was occupied by "Yolkenning & Co. Steam Marble Works," which expanded into "Astoria Marble Co.," "Borgia Bros. Steam Marble Works," and "Tompkins-Kiel Marble Co." including a coal yard, marble stone-cutting and polishing facilities, machine works, silk mills, and a repair shop by 1915. By 1936, machinists ("Patch-Wegner Machine Works Corporation" and "Morey Machine Co.") were present, with marble works still active at the site. By 1951, the former buildings were demolished and Lot 1 was developed with a warehouse used for laundry hamper manufacturing ("Pearl-Wick Corporation") through 1990. The warehouse was utilized by mirror and building materials suppliers in the early 2000s. The warehouse was most recently used for contractor/construction material storage and was razed in December 2022.

Lot 11 (27-50 1st Street) was historically used for ribbon and textile manufacturing, iron works, and marble works as early as 1915. In 1936, the site was occupied by a machinist company

("Morey Machine Co."). The site was used for laundry hamper manufacturing ("Pearl-Wick Corporation") between 1951 and 1990. A bottle supply corporation was also present in 1945. From approximately 1936 to 2002, a lumber yard and wood treating facility, which included a 60,000-gallon wood-dipping tank, was present on Lot 11. The former warehouse was razed circa 2002. City Directories indicated that the site was used by building materials suppliers, cabinetry and furniture facilities, and a locksmith between 2000 and 2013.

Historical operator information is listed below:

Operator Name/Site Use	Relationship to Property	Address and Phone Number	Relationship to the Requestor
Lot 1 (27-02 1st Street)			
Yolkenning & Co. Steam Marble Works	Occupant (1898)	27-02 1 st Street (Contact Info Unknown)	None
Astoria Marble Co.	Occupant (1915)	27-02 1 st Street (Contact Info Unknown)	None
Borgia Bros. Steam Marble Works	Occupant (1915)	27-02 1 st Street (Contact Info Unknown)	None
Tompkins-Kiel Marble Co.	Occupant (1915)	27-02 1 st Street (Contact Info Unknown)	None
Voska Foelsch & Sidlo Inc. (Marble Works)	Occupant (1936)	27-02 1 st Street (Contact Info Unknown)	None
Morrey Machine Co.	Occupant (1936)	27-02 1 st Street (Contact Info Unknown)	None
Burner Bros. Marble Co.	Occupant (1936)	27-02 1 st Street (Contact Info Unknown)	None
Patch-Wegner Machine Works Corp.	Occupant (1936)	27-02 1 st Street (Contact Info Unknown)	None
Pearl-Wick Corporation (Laundry Hamper Manufacturing)	Occupant (1951-1990)	27-02 1 st Street (Contact Info Unknown)	None
Allied Building Products Corp.	Occupant (2000-2008)	27-02 1 st Street (Contact Info Unknown)	None
Mechanical Mirror Works Inc.	Occupant (2008)	27-02 1 st Street (Contact Info Unknown)	None

Operator Name/Site Use	Relationship to Property	Address and Phone Number	Relationship to the Requestor
Lot 11 (27-50 1st Street)			
The Star Ribbon Manufacturing Co. (Ribbon and Textile Manufacturing)	Occupant (1915)	27-50 1 st Street (Contact Info Unknown)	None
Sexauer & Lemke Iron Works	Occupant (1915)	27-50 1 st Street (Contact Info Unknown)	None
Morrey Machine Co.	Occupant (1936)	27-50 1 st Street (Contact Info Unknown)	None
Lumber Yard with Wood Dipping-Tank	Occupant (1936-2002)	27-50 1 st Street (Contact Info Unknown)	None
Nassau Bottle Supply Corp.	Occupant (1945)	27-50 1 st Street (Contact Info Unknown)	None
Pearl-Wick Corporation (Laundry Hamper Manufacturing)	Occupant (1951-1990)	27-50 1 st Street (Contact Info Unknown)	None
Athens Building Corp. (Building Materials)	Occupant (2000)	27-50 1 st Street (Contact Info Unknown)	None
Gothic Cabinet Craft	Occupant (2000)	27-50 1 st Street (Contact Info Unknown)	None
Koutsostas Finishers Inc. (Furniture)	Occupant (2000)	27-50 1 st Street (Contact Info Unknown)	None
1 Locksmith	Occupant (2013)	27-50 1 st Street (Contact Info Unknown)	None

References:

1. December 9, 2016 Phase I ESA, prepared by Roux Associates



Department of State

Division of Corporations

Entity Information

[Return to Results](#)[Return to Search](#)

Entity Details



ENTITY NAME: HALLETTS BUILDING 4 SPE LLC

DOS ID: 4954772

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: FOREIGN LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTION OF LAW: 802 LLC - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 05/27/2016

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 05/27/2016

INACTIVE DATE:

FOREIGN FORMATION DATE: 05/26/2016

STATEMENT STATUS: PAST DUE

COUNTY: NEW YORK

NEXT STATEMENT DUE DATE: 05/31/2024

JURISDICTION: DELAWARE, 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: C/O ROYAL REALTY CORP.

Address: ATTENTION: CORPORATE COUNSEL, ONE BRYANT PARK, NEW YORK, NY, UNITED STATES, 10036

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
-------------	------------------	-----------------

[Agencies](#) [App](#) [Directory](#) [Counties](#) [Events](#) [Programs](#) [Services](#)



Department of State

Division of Corporations

Entity Information

[Return to Results](#)[Return to Search](#)

Entity Details

**ENTITY NAME:** HALLETT'S BUILDING 5 SPE LLC**DOS ID:** 4621687**FOREIGN LEGAL NAME:****FICTITIOUS NAME:****ENTITY TYPE:** FOREIGN LIMITED LIABILITY COMPANY**DURATION DATE/LATEST DATE OF DISSOLUTION:****SECTION OF LAW:** 802 LLC - LIMITED LIABILITY COMPANY LAW**ENTITY STATUS:** ACTIVE**DATE OF INITIAL DOS FILING:** 08/14/2014**REASON FOR STATUS:****EFFECTIVE DATE INITIAL FILING:** 08/14/2014**INACTIVE DATE:****FOREIGN FORMATION DATE:** 07/21/2014**STATEMENT STATUS:** CURRENT**COUNTY:** NEW YORK**NEXT STATEMENT DUE DATE:** 08/31/2026**JURISDICTION:** DELAWARE, 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: IRA MARX

Address: C/O THE DURST ORGANIZATION, 1155 AVENUE OF THE AMERICAS, 4TH FLOOR, NEW YORK, NY, UNITED STATES, 10036

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

[Agencies](#) [App Directory](#) [Counties](#) [Events](#) [Programs](#) [Services](#)

Delaware

Page 1

The First State

*I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF
DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT
COPY OF THE CERTIFICATE OF AMENDMENT OF "HALLETTS FAMITECH
LLC", CHANGING ITS NAME FROM "HALLETTS FAMITECH LLC" TO
"HALLETTS BUILDING 2 SPE LLC", FILED IN THIS OFFICE ON THE
TWENTY-SEVENTH DAY OF MAY, A.D. 2016, AT 10:48 O'CLOCK A.M.*



A handwritten signature in black ink that reads "JWB" followed by a long, flowing cursive signature of "Jeffrey W. Bullock".

Jeffrey W. Bullock, Secretary of State

5572108 8100
SR# 20163902188

You may verify this certificate online at corp.delaware.gov/authver.shtml

Authentication: 202395021
Date: 05-27-16

**STATE OF DELAWARE
CERTIFICATE OF AMENDMENT**

1. Name of Limited Liability Company: Halletts Famitech LLC
2. The Certificate of Formation of the limited liability company is hereby amended as follows:

The name of the limited liability company is
Halletts Building 2 SPE LLC

IN WITNESS WHEREOF, the undersigned have executed this Certificate on the 26th day of May, A.D. 2016.


By: _____

Authorized Person(s)

Name: Jonathan D. Durst

Print or Type

Delaware

Page 1

The First State

*I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF
DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT
COPY OF THE CERTIFICATE OF AMENDMENT OF "HALLETTS ZAVAS LLC",
CHANGING ITS NAME FROM "HALLETTS ZAVAS LLC" TO "HALLETTS
BUILDING 5 SPE LLC", FILED IN THIS OFFICE ON THE TWENTY-SEVENTH
DAY OF MAY, A.D. 2016, AT 10:50 O'CLOCK A.M.*



5572111 8100
SR# 20163902405

You may verify this certificate online at corp.delaware.gov/authver.shtml



Jeffrey W. Bullock, Secretary of State

Authentication: 202395013
Date: 05-27-16

STATE OF DELAWARE
CERTIFICATE OF AMENDMENT

1. Name of Limited Liability Company: Halletts Zavas LLC

2. The Certificate of Formation of the limited liability company is hereby amended as follows:

The name of the limited liability company is
Halletts Building 5 SPE LLC

IN WITNESS WHEREOF, the undersigned have executed this Certificate on the 26th day of May, A.D. 2016.

By: 

Authorized Person(s)

Name: Jonathan D. Durst

Print or Type

THIS INDENTURE, made the 29th day of June
nineteen hundred and sixty-six between GLEITSMAN'S, INC., a domestic corpora-
tion

224422
organized under the laws of the State of New York, having its office and
principal place of business at 27-50 First Street, Astoria, Borough
and County of Queens, City and State of New York

and PEARL-WICK CORPORATION, a domestic corporation organized under the
laws of the State of New York, having its office and principal place
of business at 27-50 First Street, Astoria, Borough and County of
Queens, City and State of New York,

WITNESSETH, that the party of the first part, in consideration of **Five Hundred Forty**
Thousand (\$540,000.00) dollars,
awful money of the United States, paid
by the party of the second part, does hereby grant and release unto the part
its successors and assigns

PARCEL A

ALL that certain lot, piece or parcel of land, with the buildings and
improvements thereon erected, situate, lying and being in the 1st Ward,
Borough and County of Queens, City and State of New York, bounded and
described according to the L.I.C. Commissioner's Map Standard as fol-
lows:

BEGINNING at a point on the westerly side of 1st Street (Mills Street),
as the same is shown 60 feet wide, distant 65 feet southerly from the
corner formed by the intersection of the westerly side of Mills Street
with the southerly side of 27th Avenue (Franklin Street) as the same is
shown 60 feet wide which point of beginning is likewise 80 feet southerly
from southerly line of land now or formerly of the New York & Queens
Electric Light and Power Company; running thence southerly along the
westerly side of Mills Street, 183.50 feet to the land of other parties;
thence westerly on a course forming an exterior angle of 90 degrees 5
minutes 40 seconds with the westerly side of Mills Street and along said
land of other parties, and part of the distance through party walls,
275 feet more or less to the present bulkhead line of the East River;
running thence in a northerly and northeasterly direction and along
present bulkhead line to a point in a line drawn through the point or
place of beginning and parallel with the southerly side of Franklin
Street, and which point in said side is 246 feet more or less westerly
from the westerly side of Mills Street; running thence easterly along
said line parallel with the southerly side of Franklin Street, 246 feet
more or less to the westerly side of Mills Street at the point or place
of BEGINNING.

TOGETHER with all right, title and interest of the party of the first
part in and to any strips or gores of land adjoining to and used in con-
nection with said premises, and to any and all land to the northwest of
said premises and contiguous thereto beyond the line of the present
bulkhead in the East River.

PARCEL B

ALL that certain lot, piece or parcel of land, situate, lying and
being in Long Island City, 1st Ward, Borough and County of Queens, City
and State of New York, bounded and described as follows:

BEGINNING at a point on the northwesterly side of 1st Street (formerly
known as Mills Street), distant 15 feet southerly from the point of in-
tersection of the northwesterly side of 1st Street with the center line
of 27th Avenue, (formerly known as Franklin Street), if extended; run-

ning thence southerly along the northwesterly side of 1st Street, 80 feet; thence westerly on an exterior angle with 1st Street of 91 degrees 25 minutes, 246 feet, more or less, to the bulkhead line of East River; thence northerly along said bulkhead line to a point that is 80 feet from the second mentioned line measured at right angles thereto and 15 feet southerly from the center line of 27th Avenue, if said line were extended; thence southeasterly, parallel with second described line, to the point or place of beginning.

Excepting and reserving from the foregoing so much of the premises above described as were heretofore acquired by the City of New York in a certain proceeding entitled "In the Matter of the Application of The City of New York, relative to acquiring title to the real property required for the opening and extending of 27th Avenue, from the United States pierhead and bulkhead line of the East River to 1st (Mills) Street, in the Borough of /Queens, City of New York", together with all the right, title and interest, if any, of the Party of the First Part in and to the land lying in First Street in front of and adjoining said premises to the center line 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, its successors and assigns forever.

REC. 198 PAGE 29

AND the party of the first part covenants as follows:

First.—That the party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

Second.—That the party of the second part shall quietly enjoy the said premises;

Third.—That the said premises are free from incumbrances;

Fourth.—That the party of the first part will execute or procure any further necessary assurances of the title to said premises;

Fifth.—That the party of the first part will forever warrant the title to said premises;

Sixth.—That, in compliance with Section 13 of the Lien Law, it 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 it 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 on the day and year first above written.

ATTEST



GLEITSMAN'S, INC.

By



President

STATE OF NEW YORK
COUNTY OF New York

On the 29th day of June , one thousand nine hundred and **sixty-six**, before me came **Darwin R. Sussberg**, to me known, who, being by me duly sworn, did depose and say that he resides at **20 Penn Boulevard** in **Scarsdale, N.Y.**, that he is the **President** of **GLEITSMAN'S, 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.



HEFNER SCHIFF
Notary Public, State of New York
Qualified in Westchester County
No. 60-3642200
Commission Expires March 30, 1968

REC. 198 PAGE 30

No. AC 1-14562 *Re*

GLETSMAN'S, INC. 31577

TO PEARL-WICK CORPORATION *A81*

WARRANTY DEED
(FULL COVENANTS)

THE LAND AFFECTED BY THE WITHIN
INSTRUMENT LIES IN BLOCK *37*
IN SECTION *7* ON THE *MAP*
OF THE COUNTY OF *Lanc.*
Lanc. *St. 420*

RECORDED AT REQUEST OF
THE TITLE GUARANTEE COMPANY
RETURN BY MAIL TO
*High Street, 225
Bally, Pa.*

RECORDED BY
T. T. G. CO. *9*

RESERVE THIS SPACE
FOR USE OF RECORDING OFFICE
1556 AUG - 3 REC - 14

1556 AUG - 3 REC - 14

ACG-865 106963

RECORDED AT REQUEST OF
THE TITLE GUARANTEE COMPANY
RETURN BY MAIL TO
*High Street, 225
Bally, Pa.*

RECORDED BY
T. T. G. CO. *9*

RECORDED AT REQUEST OF
THE TITLE GUARANTEE COMPANY
RETURN BY MAIL TO
*High Street, 225
Bally, Pa.*

RECORDED BY
T. T. G. CO. *9*

This Deed

Made the 19th day of August nineteen hundred
and eighty

Between FRANK J. LYNCH, JR., Referee
duly appointed in the action hereinafter mentioned, Grantor, residing at 2033 E. 34th St,
Brooklyn, N.Y.
And

REEL 1289 PAGE 1899

U.S. SMALL BUSINESS ADMINISTRATION, an agency of the
United States government, having a district office at 26 Federal
Plaza, New York, New York, as delegate agency for the Economic
Development Administration, United States Department of Commerce,
Grantee,

Witnesseth, that the Grantor, the Referee appointed in an action between

THE CHASE MANHATTAN BANK, N.A.,

plaintiff,

and PEARL-WICK CORPORATION, THE STATE OF NEW YORK, THE CITY OF NEW
YORK, THE UNITED STATES OF AMERICA acting through U.S. Department
of Commerce, Economic Development Administration, THE CHASE
MANHATTAN BANK, N.A., and "JOHN DOE" and "JANE DOE" being tenants
or persons in possession of the premises under foreclosure,

defendants,

consolidated
foreclosing a mortgage recorded on the 15th day of April nineteen hundred
and seventy-seven in the office of the City Register of the County of
Queens, in liber 982 of mortgages,
at page 489, in pursuance of a judgment entered in the cause No. 665,000 filed in the
United States District Court, Eastern District of New York

on the 24th day of June nineteen hundred and eighty
and in consideration of SIX HUNDRED SIXTY-FIVE THOUSAND AND 00/100 (\$665,000)
Dollars paid by the Grantee,
being the highest sum bid at the sale under said judgment does hereby grant and convey unto the
Grantee, all the right, title and interest of the defendants PEARL-WICK CORPORATION

in and to

ALL that certain plot, piece or parcel of land and land now or formerly under the waters of the East River, with the buildings thereon erected, situate, lying and being in the Counties of New York and Queens, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the westerly side of 1st Street, formerly Mills Street, as now laid out 60 feet wide, with the northerly side of 27th Avenue, formerly Franklin Street as now laid out 60 feet wide;

RFF 1250-4900
RUNNING THENCE westerly along the northerly side of 27th Avenue a distance of 246.74 feet to the westerly line of the grant of land under water to Stephen B. Halsey dated March 8, 1886 and described in Letters Patent dated December 23, 1970 recorded in the Office of the Register of the County of Queens on April 22, 1971 on Reel 470 Page 1731;

THENCE along said westerly line north 3 degrees 18 minutes 04 seconds east a distance of 97.31 feet to the northerly line of said grant to Halsey and described in said Letters Patent recorded on Reel 470 Page 1731;

THENCE along said northerly line north 84 degrees 03 minutes 30 seconds east a distance of 3.35 feet to the westerly line of the grant of land under water to Pearl-Wick Corporation described in Letters Patent dated September 26, 1973 recorded December 11, 1973 in Reel 722 Page 1262;

THENCE along said last mentioned westerly line north 4 degrees 14 minutes 30 seconds west a distance of 101.26 feet to the prolongation of the division line between the property of Pearl-Wick Corporation and the property now or formerly of Brent Associates, Inc.:-

THENCE easterly along said prolonged division line and on a line forming an interior angle of 91 degrees 25 minutes 00 seconds with the westerly side of 1st Street a distance of 219.89 feet to the westerly side of 1st Street;

THENCE southerly along the westerly side of 1st Street a distance of 197.33 feet to the corner aforesaid at the point or place of BEGINNING.

ALL bearing above expressed refer to the Tenth Avenue Meridian.

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 according to the Long Island City Commissioner's Map Standard as follows:

BEGINNING at the corner formed by the intersection of the southerly side of 27th Avenue, 60 feet wide, and the westerly side of 1st Street 70 feet wide, as said street and avenue are shown on the Final Topographical Map of The City of New York for the Borough of Queens;

RUNNING THENCE southerly along the westerly side of 1st Street 232.50 feet;

THENCE westerly on a course forming an exterior angle of 90 degrees 05 minutes 40 seconds with the westerly side of 1st Street and part of the distance through party walls 276.98 feet;

THENCE in a northerly and northeasterly direction along a line having a radius of 1589.12 feet; 241.59 feet to the southerly side of 27th Avenue;

THENCE easterly along the southerly side of 27th Avenue 235.16 feet to the corner formed by the intersection of the southerly side of 27th Avenue and the westerly side of 1st Street, the point or place of BEGINNING.

The above premises are known as Section 4, Block 490, Lot 1, and Section 6, Block 916, Lot 1, and part of East River on the Land Tax Map of the City of New York, County of Queens.

REEL 1289 PAGE 1901

To have and to hold the premises herein granted unto the Grantee, its successors
and assigns forever.

Whenever the text hereof requires, the singular number as used herein shall include the plural and
all genders.

In Witness Whereof, the Grantor has hereunto set his hand and seal, the date first above written.

Frank J. Lynch, Jr.
Referee
FRANK J. LYNCH, JR.

In Presence of:

STATE OF NEW YORK
COUNTY OF RICHMOND } ss.:

On the 18th day of August nineteen hundred and eighty
before me came Frank J. Lynch, Jr.

Referee

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

John D. Kelly
JOHN D. KELLY
RICHMOND COUNTY, State of New York
Commissioner of Deeds
Certified to Richmond County
on the 1st day of March 30, 1981

11/29
11/29

REFeree's DEED IN FORECLOSURE

FRANK J. LYNCH, JR.

TO

U.S. SMALL BUSINESS ADMINI-
STRATION

Dated, August , 19 80

STATE OF NEW YORK

County of _____, N.Y.

RECORDED ON THE

day of , 19

at o'clock A.M.

in Liber

at Page

See for _____

See for _____

CLERK

PLEASE RECORD AND RETURN TO:

EXTRA BLOCK

SMALL BUSINESS ADMINISTRATION
ATT: DOCUMENT SECTION
26 FEDERAL PLAZA
NEW YORK, NEW YORK 10007

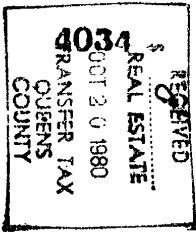
Reserve this space for use of Recording Office.

JUL-20-80 91093

11/29
11/29

REEL 1289 PAGE 1902

JUL-20-80 91093



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

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

REEL 1268 PAGE 1682

THIS INDENTURE, made the 34 day of October, nineteen hundred and eighty,
BETWEEN CAROL FREIBRUN (formerly known as Carol Sussberg), SANDRA
RAND (formerly known as Sandra Wolfe), and CAROL FREIBRUN, SANDRA
RAND and ABRAHAM L. SHAPIRO, as Executors and Trustees U/W/O Harold
Gleitsman, Deceased, all of whom are collectively doing business
under the firm name and style of 27-36 FIRST STREET REALTY CO.,
with its principal place of business located c/o Paige, Bennett & Co.,
1500 Broadway, New York, New York 10036,

party of the first part, and
NEW YORK CITY INDUSTRIAL DEVELOPMENT AGENCY, a body corporate and
politic, and a public benefit corporation, organized and existing
under the laws of the State of New York, having offices at
225 Broadway, New York, New York 10007,

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 on Schedule "A" attached hereto and made
part hereof.

SUBJECT to (a) the right of the United States Government to change
and alter the harbor, bulkhead or pierhead lines adjacent to said
premises; to establish harbor, bulkhead or pierhead lines different
from the present lines; and to take land now or formerly under water
without compensation, and (b) the rights of the United States Govern-
ment, the State of New York and the City of New York or any of their
departments or agencies to regulate and control the use of the piers,
bulkhead, land under water and land adjacent thereto.

The first two grantors named above, to wit, Carol Freibrun and Sandra
Rand (formerly known as Carol Sussberg and Sandra Wolfe, respectively),
together with Harold Gleitsman, are the same persons named in a deed
involving the within premises from Tillie Feldman, dated November 29,
1960, recorded December 7, 1960 in Liber 7293 of Conveyances at page
239. Harold Gleitsman, the third grantee named in said deed from
Tillie Feldman died on March 3, 1963, and his Will was probated in
the Surrogate's Court of Westchester County, File No. 1963/1968, and
Letters Testamentary and Letters of Trusteeship were duly issued by
the Surrogate of Westchester County to Carol Sussberg (now Freibrun),
Sandra Wolfe (now Rand) and Abraham L. Shapiro on March 21, 1963.

This deed is made by the Executors and Trustees by virtue of the
power and authority given in and by said Last Will and Testament and
for the consideration aforesated.

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

AND the party of the first part covenants that the party of the first part has not done or suffered anything
whereby the said premises have been encumbered in any way whatever, except as aforesaid.
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of
the first part will receive the consideration for this conveyance and will hold the right to receive such considera-
tion 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:

AS SO IN ORIGINAL

27-36 FIRST STREET REALTY CO.

By Carol Sussberg
Carol Sussberg, individually and
as Exec. & Tte. U/W/O Harold Gleitsman

By Sandra Rand
Sandra Rand, individually and as
Exec. & Tte. U/W/O Harold Gleitsman

By Abraham L. Shapiro
Abraham L. Shapiro, Exec. & Tte.
U/W/O Harold Gleitsman

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

REEL 1238 ACT 1082

THIS INDENTURE, made the 3rd day of October, nineteen hundred and eighty
BETWEEN CAROL FREIBRUN (formerly known as Carol Sussberg), SANDRA
RAND (formerly known as Sandra Wolfe), and CAROL FREIBRUN, SANDRA
RAND and ABRAHAM L. SHAPIRO, as Executors and Trustees U/W/O Harold
Gleitsman, Deceased, all of whom are collectively doing business
under the firm name and style of 27-36 FIRST STREET REALTY CO.,
with its principal place of business located c/o Paige, Bennett & Co.,
1500 Broadway, New York, New York 10036,

party of the first part, and
NEW YORK CITY INDUSTRIAL DEVELOPMENT AGENCY, a body corporate and
politic, and a public benefit corporation, organized and existing
under the laws of the State of New York, having offices at
225 Broadway, New York, New York 10007,

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 on Schedule "A" attached hereto and made
part hereof.

SUBJECT to (a) the right of the United States Government to change
and alter the harbor, bulkhead or pierhead lines adjacent to said
premises; to establish harbor, bulkhead or pierhead lines different
from the present lines; and to take land now or formerly under water
without compensation, and (b) the rights of the United States Govern-
ment, the State of New York and the City of New York or any of their
departments or agencies to regulate and control the use of the piers,
bulkhead, land under water and land adjacent thereto.

The first two grantors named above, to wit, Carol Freibrun and Sandra
Rand (formerly known as Carol Sussberg and Sandra Wolfe, respectively),
together with Harold Gleitsman, are the same persons named in a deed
involving the within premises from Tillie Feldman, dated November 29,
1960, recorded December 7, 1960 in Liber 7293 of Conveyances at page
239. Harold Gleitsman, the third grantee named in said deed from
Tillie Feldman died on March 3, 1963, and his Will was probated in
the Surrogate's Court of Westchester County, File No. 1963/1968, and
Letters Testamentary and Letters of Trusteeship were duly issued by
the Surrogate of Westchester County to Carol Sussberg (now Freibrun),
Sandra Wolfe (now Rand) and Abraham L. Shapiro on March 21, 1963.

This deed is made by the Executors and Trustees by virtue of the
power and authority given in and by said Last Will and Testament and
for the consideration aforesaid.

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

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of
the first part will receive the consideration for this conveyance and will hold the right to receive such consid-
eration as 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:

By Carol Sussberg
Carol Sussberg, individually and
as Exec. & Tte. U/W/O Harold Gleitsman

By Sandra Rand
Sandra Rand, individually and as
Exec. & Tte. U/W/O Harold Gleitsman

By Abraham L. Shapiro
Abraham L. Shapiro, as Exec. & Tte.
U/W/O Harold Gleitsman

SCHEDULE A

 A

 B

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 westerly side of First Street (Mills Street) as the same is shown 60 feet wide, distant 248.56 feet southerly from the corner formed by the intersection of the westerly side of First Street with the southerly side of 27th Avenue (old line) (Franklin Street), as the same is shown 60 feet wide and from said point of beginning;

running thence SOUTHERLY along westerly side of First Street, 182.69 feet to the land of the City of New York;

thence WESTERLY along the land of the City of New York, on a course forming an interior angle of 89 degrees 8 minutes 40 seconds, a distance of 252.35 feet to the present bulkhead line of the East River;

thence in a northerly direction and along the present bulkhead line on a course forming an interior angle with the last described course of 108 degrees 38 minutes 17 seconds, 80.48 feet to a point;

thence still northerly and along said bulkhead line on a course forming an interior angle with the last described course of 166 degrees 0 minutes 14 seconds a distance of 51.61 feet to a point;

thence still northerly along said bulkhead line on a course forming an interior angle with the last described course of 170 degrees 17 minutes 49 seconds, a distance of 51.51 feet;

thence EASTERLY in a straight line and part of the distance through a party wall and along a course forming an interior angle with the westerly side of First Street of 90 degrees 3 minutes 40 seconds a distance of 275 feet to the westerly side of First Street, at the point or place of BEGINNING.

SCHEDULE A
~~_____~~ (cont.)

EXCEPT FOR THE FOLLOWING DEFECTS, LIENS AND ENCUMBERANCES:

- a) Survey made by Becker & Sica, P.C., dated May 12, 1980, shows a four and two story brick building. The northerly wall is a party wall. The following are shown into 1st Street: Pier 5½ inches; Step 1 foot 1½ inches; Loading platform 4 feet 6 inches; Steps 2 feet 5½ inches; Pier 8½ inches. A canopy and fire escapes project over 1st Street up to 9 feet 2½ inches. A bulkhead is shown along the westerly line of premises.
- b) Any land lying below the present or any former high water line of East River.
- c) Riparian rights and easements of others over East River, but this policy does not insure any riparian rights or easements in favor of the owner of the premises herein.
- d) The right of the United States Government to change and alter the harbor, bulkhead or pierhead lines adjacent to said premises; to said premises; to establish harbor, bulkhead or pierhead lines different from the present lines; and to take land now or formerly under water without compensation.
- e) The rights of the United States Government, the State of New York and the City of New York or any of their departments or agencies to regulate and control the use of the piers, bulkhead, land under water and land adjacent thereto.
- f) Telephone Agreement recorded in Liber 7276 of Conveyances, at page 408, affects the streets.
- g) Electric Agreement recorded in Liber 6958 of Conveyances, at page 167, affects the streets.

STATE OF NEW YORK, COUNTY OF

On the 3rd day of October 1980 before me personally came Carol Freibrun *Carol Freibrun* individually and as Executrix & Tte. u/w/o Harold Gleitsman, deceased, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

*Deed for
notary public
state of NY
Date 3/30/80
#60-8410685
Glen in Westchester Co.*

STATE OF NEW YORK, COUNTY OF

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

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

FLORIDA

STATE OF NEW YORK, COUNTY OF

On the 23rd day of October 1980, before me personally came SANDRA RAND, individually and as Executrix & Tte. u/w/o Harold Gleitsman, deceased, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

Phyllis Ann Green

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

• MY COMMISSION EXPIRES JUNE 19 1984
BONDED THRU GENERAL INS. UNDERWRITERS

Recd 1298 PAGE 1683

STATE OF NEW YORK, COUNTY OF

On the 30 day of Oct 30, before me personally came Carol Freibrun *Carol Freibrun* Westchester Co., deceased, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

Deed for

CHARLES S. FURT
Notary Public, State of New York
No. 60-8410685
Qualified in Westchester County
Term Expires March 30, 1984

SECTION *Y90*
BLOCK *11*
LOT *11*
COUNTY OR TOWN *Queens*

Recorded At Request of The Title Guarantee Company

RETURN BY MAIL TO:

*Bruce D. Van Dusen Esq.,
Hawkins, Delafield & Van Dusen
67 Wall St.
NYC, NY*
Zip No. 10005

36603

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

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

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

John J. Lagattuta
CITY REGISTER

RECEIVED
NOV 21 1980
TRANSFER TAX
QUEENS COUNTY
REC'D. FILED
12 NOV 1980
SST
RPT

NOV 21 1980 10 4 5 3

NOV 21 1980 10 4 5 4

0 0 0

*12 NOV 1980
17667*

THIS INDENTURE, made the 26th day of November, nineteen hundred and eighty
BETWEEN U.S. SMALL BUSINESS ADMINISTRATION, an Agency of the United States
Government, having a District Office at 26 Federal, New York, NY

REEL 1304 PAGE 708

party of the first part, and NEW YORK CITY INDUSTRIAL DEVELOPMENT AGENCY, A corporate
governmental agency constituting a body corporate and politic and a public
benefit corporation of the State of New York duly organized and existing under
the laws of the State of New York having its principal office at 225 Broadway,
New York, 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 Borough and County of Queens, City and State of New York.

SEE SCHEDULE "A", HERETO ANNEXED AND MADE PART HEREOF, FOR THE METES AND
BOUNDS DESCRIPTION.

190
1
916
1
BEING the same premises conveyed to the Party of the First Part by deed from
FRANK J. LYNCH, JR., Referee, dated August 1, 1980, recorded on October 20, 1980,
in the office of the Register of Queens County in Reel 1299, at Page 1899.

TAX MAP
DESIGNATION

Dist.

Sec. 4 & 6

Blk. 490 & 916

Lot(s): 1 1

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 consid-
eration 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:

U.S. SMALL BUSINESS ADMINISTRATION

Jerome Richman
JEROME RICHMAN
CHIEF, LIQUIDATION DIVISION

SCHEDULE A

All that certain plot, piece or parcel of land and land now or formerly under the waters of the East River, with the buildings thereon erected situate, lying and being in the Counties of New York and Queens, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the westerly side of 1st Street, formerly Mills Street, as now laid out 60 feet wide, with the northerly side of 27th Avenue, formerly Franklin Street as now laid out 60 feet wide;

RUNNING THENCE westerly along the northerly side of 27th Avenue a distance of 246.74 feet to the westerly line of the grant of land under water to Stephen B. Halsey dated March 8, 1886 and described in Letters Patent dated December 23, 1970 recorded in the Office of the Register of the County of Queens on April 22, 1971 on Reel 470 Page 1731; REEL 1304 PAGE 709

THENCE along said westerly line north 3 degrees 18 minutes 04 seconds east a distance of 97.31 feet to the northerly line of said grant to Halsey and described in said Letters Patent recorded on Reel 470 Page 1731;

THENCE along said northerly line north 84 degrees 03 minutes 30 seconds east a distance of 3.35 feet to the westerly line of the grant of land under water to Pearl-Wick Corporation described in Letters Patent dated September 26, 1973 recorded December 11, 1973 in Reel 722 Page 1262;

THENCE along said last mentioned westerly line north 4 degrees 14 minutes 30 seconds west a distance of 101.26 feet to the prolongation of the division line between the property of Pearl-Wick Corporation and the property now or formerly of Brent Associates, Inc.:-

THENCE easterly along said prolonged division line and on a line forming an interior angle of 91 degrees 25 minutes 00 seconds with the westerly side of 1st Street a distance of 219.89 feet to the westerly side of 1st Street;

THENCE southerly along the westerly side of 1st Street a distance of 197.33 feet to the corner aforesaid at the point or place of BEGINNING.

ALL bearing above expressed refer to the Tenth Avenue Meridian.

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 according to the Long Island City Commissioner's Map Standard as follows:

BEGINNING at the corner formed by the intersection of the southerly side of 27th Avenue, 60 feet wide, and the westerly side of 1st Street, 70 feet wide, as said street and avenue are shown on the Final Topographical Map of The City of New York for the Borough of Queens;

RUNNING THENCE southerly along the westerly side of 1st Street 232.50 feet;

THENCE westerly on a course forming an exterior angle of 90 degrees 05 minutes 40 seconds with the westerly side of 1st Street and part of the distance through party walls 276.98 feet;

THENCE in a northerly and northeasterly direction along a line having a radius of 1589.12 feet; 241.59 feet to the southerly side of 27th Avenue;

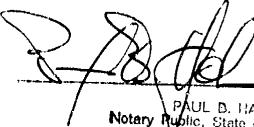
THENCE easterly along the southerly side of 27th Avenue 235.16 feet to the corner formed by the intersection of the southerly side of 27th Avenue and the westerly side of 1st Street, the point or place of BEGINNING.

The above premises are known as Section 4, Block 490, Lot 1, and Section 6, Block 916, Lot 1, and part of East River on the Land Tax Map of the City of New York, County of Queens.

STATE, COUNTY AND)
CITY OF NEW YORK)
ss:

REEL 1304 PAGE 710

On this 26th day of November 1980, before me, a Notary Public, in and for and then being in said County, City and State, personally appeared JEROME RICHMAN to me known and known to me to be the Chief, Liquidation Division of the New York District Office, of U.S. SMALL BUSINESS ADMINISTRATION, an Agency of the United States Government, the Agency described in and which executed the foregoing instrument by said JEROME RICHMAN pursuant to Delegation of Authority published in 43 F.R. 55220.


PAUL D. HAHN
Notary Public, State of New York
No. 464610
Qualified In Westchester County
Commission Expires March 30, 1981

affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order. execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed
WITHOUT COVENANT AGAINST GRANTOR'S ACTS
TITLE NO. 0221528

U.S. SMALL BUSINESS ADMINISTRATION

TO

NEW YORK CITY INDUSTRIAL DEVELOPMENT
AGENCY

39147

SECTION 4 & 6
BLOCK 490 & 916
LOT 1
COUNTY OR TOWN Queens
STREET ADDRESS
TAX BILLING ADDRESS

Recorded At Request of The Title Guarantee Company

RETURN BY MAIL TO:

Arthur Colarusso
Handsome Delafosse Mgmt
601 West St
Long Island

Zip No.



RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

1980 DEC 15 AM 11 13

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

John Sagattate
CITY REGISTER



A/5
18936

RECORDED
1980 DEC 15 1980

THIS INDENTURE, made the 17th day of October, nineteen hundred and eighty-five,
BETWEEN New York City Industrial Development Agency, a corporate
governmental agency constituting a body corporate and politic and
public benefit corporation for the State of New York, having its
principal office at 17 John Street, New York, New York

party of the first part, and

The Triborough Group, Inc., a corporation organized and existing
under and by virtue of the laws of the State of New Jersey, having
its principal office at 27-30 First Street, Long Island City, New
York

party of the second part.

Witnessing 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 reserve unto the party of the second part, the use
or occupancy 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, situated
in the Borough of Queens, City of New York, Queens County, State of New

Borough of Queens, City of New York, Queens County, State of New
York, bounded and described in exhibit A attached hereto and made
a part hereof.

TAX MAP

DESIGNATION

Dist.

Sec.

Bbl.

Lot(s):

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 line thereof; TOGETHER with the improvements
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 consider-
ation 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 CITY INDUSTRIAL
DEVELOPMENT AGENCY

Stanley J. Gross
Stanley J. Gross
Executive Director

201937 20500

SCHEDULE A

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

BEGINNING at a point on the westerly side of First Street (Mills Street) as the same is shown 60 feet wide, distant 248.56 feet southerly from the corner formed by the intersection of the westerly side of First Street with the southerly side of 27th Avenue (old line) (Franklin Street), as the same is shown 60 feet wide and from said point of beginning;

RUNNING THENCE Southerly along westerly side of First Street, 182.69 feet to the land of the City of New York;

THENCE Westerly along the land of the City of New York, on a course forming an interior angle of 89 degrees 8 minutes 40 seconds, a distance of 252.35 feet to the present bulkhead line of the East River;

THENCE in a Northerly direction and along the present bulkhead line on a course forming an interior angle with the last described course of 108 degrees 38 minutes 17 seconds, 80.48 feet to a point;

THENCE still Northerly along said bulkhead line on a course forming an interior angle with the last described course of 179 degrees 17 minutes 49 seconds, a distance of 51.51 feet;

THENCE Easterly in a straight line and part of the distance through a party wall and along a course forming an interior angle with the westerly side of First Street of 90 degrees 3 minutes 40 seconds a distance of 273 feet to the westerly side of First Street, at the point or place of **BEGINNING**.

STATE OF NEW YORK, COUNTY OF New York

On the 1 day of October 1985, before me personally came

Stanley E. Grayson

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

Sandra Emigholz

SANDRA EMIGHOLZ

Notary Public, State of New York

No. 43-4743002

Qualified in Richmond County

Commission Expires March 30, 1987

STATE OF NEW YORK, COUNTY OF New York

On the 1 day of October 1985, before me personally came Stanley E. Grayson

to me known, who, being by me duly sworn, did depose and say that he resides at No. 4 Peter Cooper Road, New York, New York

that he is the Executive Director of New York City Industrial

Development Agency 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.

Sandra Emigholz

SANDRA EMIGHOLZ

Notary Public, State of New York

No. 43-4743002

Qualified in Richmond County

Commission Expires March 30, 1987

Without Covenants and Deeds

WITHOUT COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. 3250 0364

NEW YORK CITY INDUSTRIAL
DEVELOPMENT AGENCY

TO

THE TRIBOROUGH GROUP, INC.

54218

14

SECTION 4

BLOCK 490

LOT 11

COUNTY OR TOWN Queens County

STREET ADDRESS

TAX BILLING ADDRESS

Recorded At Request of The Title Guarantee Company

RETURN BY MAIL TO:

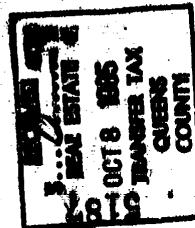
Bianca A. Russo
Hawkins, Delafield & Wood
67 Wall Street
New York, New York

Zip No. 10005

RESERVE SPACE FOR USE OF RECORDING OFFICE

NORTH SHORE ABSTRACT
330 GREAT NECK RD.
P.O. BOX 395
GREAT NECK, NY 11021

ACT-8 PH 2 08



DATE	NAME	STREET	NUMBER	ZIP CODE
10/05/85	STANLEY E. GRAYSON	4 PETER COOPER ROAD	NEW YORK	10003
10/05/85	SANDRA EMIGHOLZ	4 PETER COOPER ROAD	NEW YORK	10003

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

THIS INDENTURE, made the 20th day of September, nineteen hundred and eighty five
36183720502
BETWEEN
THE TRIBOROUGH GROUP, INC.
27-50 First Street
Long Island City, New York

party of the first part, and

ZAVAS REALTY CORP.
42 Boulevard
Malba, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of One Million Four Hundred Thousand and no/100 (\$1,400,000.00)

dollars,

lawful money of the United States,

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 westerly side of First Street (Mills Street) as the same is shown 60 feet wide, distant 248.56 feet southerly from the corner formed by the intersection of the westerly side of First Street with the southerly side of 27th Avenue (old line) (Franklin Street), as the same is shown 60 feet wide and from said point of beginning.

RUNNING THENCE Southerly along westerly side of First Street, 182.69 feet to the land of the City of New York.

THENCE Westerly along the land of the City of New York, on a course forming an interior angle of 89 degrees 8 minutes 40 seconds, a distance of 252.35 feet to the present bulkhead line of the East River.

THENCE in a Northerly direction and along the present bulkhead line on a course forming an interior angle with the last described course of 108 degrees 38 minutes 17 seconds, 80.48 feet to a point.

THENCE still Northerly along said bulkhead line on a course forming an interior angle with the last described course of 170 degrees 17 minutes 49 seconds, a distance of 51.51 feet.

THENCE Easterly in a straight line and part of the distance through a party wall and along a course forming an interior angle with the westerly side of First Street of 90 degrees 5 minutes 40 seconds a distance of 275 feet to the westerly side of First Street, at the point or place of BEGINNING.

TOGETHER with all right, title and interest of the party of the first part in and to any and all
roads abutting the above described premises or the control there thereof.

TOGETHER with the appurtenances of the above and rights of the party of the first part in and to all
said premises.

TO HAVE AND TO HOLD the aforesaid premises unto the party of the second part, the heirs of all
successors and assigns of the party of the second part forever.

This conveyance has been made with the unanimous consent in writing
of all stockholders of the party of the first part.

CHAS. M. AGNEW, JR.
JOSEPH L. MAYER
CHARLES J. COHEN
REMY AND CO., NEW YORK BROKERS, INC., AMERICA

RECEIVED ON JULY 10, 1940

KNOWLEDGE OF JOHN
TOL
MURKIN
CICLOM

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 11 of the Law, covenants that the party of the first part will receive the consideration for this conveyance and will have the right to receive the same in
the form of a trust fund to be applied first for the purpose of paying the cost of the improvement and thereafter
the same first to the payment of the cost of the improvement before using any part of the same for
any other purpose.

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

IN WITNESS WHEREOF, the party of the first part has put his hand to the deed the day and year first above
written.

IN PRESENCE OF: ATTEST:

By: *John Shuster*
JOEL SHUSTER, Secretary

ELVIE DE MELLO, COMMISSIONER

THE TRIBOROUGH GROUP, INC.

John Shuster
JOEL SHUSTER, President

RECEIVED THE PREC'D
RECORDED IN THE RECORDS OF THE CITY OF NEW YORK
TO THE PROOF TO BE THE REQUIREMENT SPECIFIED IN THE DEED
TO THE FIDUCIARY TRUST FUND.

RECORDED ON JULY 10, 1940
10 AM 1940
10 AM 1940

RECORDED ON JULY 10, 1940
10 AM 1940
10 AM 1940

RECEIVED ON JULY 10, 1940
10 AM 1940

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

THIS INDENTURE, made the 14 day of August nineteen hundred and Eighty-nine

BETWEEN NEW YORK CITY INDUSTRIAL DEVELOPMENT AGENCY, a Corporate Governmental Agency constituting a body corporate and politic and public benefit corporation for the State of New York having its principal office at 110 William St., New York, N.Y.

party of the first part, and THE TRIBOROUGH GROUP, INC., a corporation organized and existing under and by virtue of the laws of the State of New Jersey, having its principal office at 27-50 First Street, Long Island City, N.Y.

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 remise, release and quitclaim unto the party of the 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, situated, lying and being in the Borough of Queens, City of New York, Queens County, State of New York, bounded and described in Exhibit A, attached hereto and made a part hereof.

This deed is given to correct an error in the description contained in the deed between the parties dated 10/1/85, recorded 10/8/85 in Reel 1937 page 499 in the Office of the City Register, County of Queens.

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, 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 CITY INDUSTRIAL DEVELOPMENT AGENCY

BY: H. J. Murphy
Acting Executive Director

EXHIBIT 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 Westerly side of First Street (Mills Street) as the same is shown 60 feet wide, distant 248.56 feet Southerly from the corner formed by the intersection of the Westerly side of First Street with the Southerly side of 27th Avenue (old line) (Franklin Street), as the same is shown 60 feet wide and from said point of beginning;

RUNNING THENCE Southerly along Westerly side of First Street, 182.69 feet to the land of the City of New York;

THENCE Westerly along the land of the City of New York on a course forming an interior angle of 89 degrees 8 minutes 40 seconds, a distance of 252.35 feet to the present bulkhead line of the East River;

THENCE in a Northerly direction and along the present bulkhead line on a course forming an interior angle with the last described course of 108 degrees 38 minutes 17 seconds, 80.48 feet to a point;

THENCE still Northerly and along said bulkhead line on a course forming an interior angle with the last described course of 166 degrees 0 minutes 14 seconds a distance of 51.61 feet to a point;

THENCE still Northerly along said bulkhead line on a course forming an interior angle with the last described course of 170 degrees 17 minutes 49 seconds, a distance of 51.51 feet;

THENCE Easterly in a straight line and part of the distance through a party wall and along a course forming an interior angle with the Westerly side of First Street of 90 degrees 5 minutes 40 seconds a distance of 275 feet to the Westerly side of First Street, at the point or place of BEGINNING.

REEL 2943 PAGE 1616

STATE OF NEW YORK, COUNTY OF

On the 19 day of January, 19, before me,

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 19 day of January, 19, before me,

On the day personally came

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

STATE OF NEW YORK, COUNTY OF New York

On the 14th day of August 1989, before me personally came HAROLD KUPLESKY to me known, who, being by me duly sworn, did depose and say that he resides at No. 1 GRANGE TERRACE, New York, New York 10028

that he is the **Acting Executive Director** of New York City Industrial Development Agency, 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.

Mark D Hoffer
Notary Public

Gezeichnete Bilder

52500364

TITLE NO. 525Q0364

NEW YORK CITY INDUSTRIAL DEVELOPMENT AGENCY

OF NEW YORK, COUNTY OF

On the 19 day of September, 1901, before me personally came John C. Clegg, a Notary Public, to me known, who, being by me duly sworn, did depose and say that he resides at No. 123 Main Street.

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

MARK D. HOPPER
NOTARY PUBLIC, State of New York
No. 41-468255
Qualified In Queens County
Certificate Filed in New York, Nassau and Suffolk Counties
Commission Expires March 30, 1970

SECTION	4
BLOCK	490
LOT	11
COUNTY OR TOWN	Queens

Recorded at Request of COMMONWEALTH

RETURN BY MAIL TO:

NORTH SHORE ABSTRACT, LTD.
330 GREAT NECK RD./P.O. BOX 385
GREAT NECK, N.Y.
ATT: GLEN E. KEENE, ESQ.

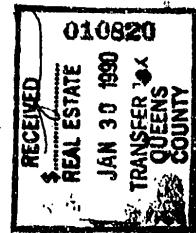
11021 Zip No.

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by 

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
COMMONWEALTH LAND
TITLE INSURANCE COMPANY

THE STATE OF MASSACHUSETTS

1930 JUN 30 P 1:30



11-30-90	Q-01	DEED	35402
PAID	PAIN	DEED	\$2.00
11-30-90	Q-01	GMFF	55403
PAID	GMFF		\$100.00

EXHIBIT 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 Westerly side of First Street (Mills Street) as the same is shown 60 feet wide, distant 248.56 feet Southerly from the corner formed by the intersection of the Westerly side of First Street with the Southerly side of 27th Avenue (old line) (Franklin Street), as the same is shown 60 feet wide and from said point of beginning;

RUNNING THENCE Southerly along Westerly side of First Street, 182.69 feet to the land of the City of New York;

THENCE Westerly along the land of the City of New York on a course forming an interior angle of 89 degrees 8 minutes 40 seconds, a distance of 252.35 feet to the present bulkhead line of the East River;

THENCE in a Northerly direction and along the present bulkhead line on a course forming an interior angle with the last described course of 108 degrees 38 minutes 17 seconds, 80.48 feet to a point;

THENCE still Northerly and along said bulkhead line on a course forming an interior angle with the last described course of 166 degrees 0 minutes 14 seconds a distance of 51.61 feet to a point;

THENCE still Northerly along said bulkhead line on a course forming an interior angle with the last described course of 170 degrees 17 minutes 49 seconds, a distance of 51.51 feet;

THENCE Easterly in a straight line and part of the distance through a party wall and along a course forming an interior angle with the Westerly side of First Street of 90 degrees 5 minutes 40 seconds a distance of 275 feet to the Westerly side of First Street, at the point or place of BEGINNING.

STATE OF NEW YORK, COUNTY OF

On the day of
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

19 , before me

On the day of
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 23 day of JANUARY 1990, before me personally came MICHAEL H. SCHUSTOR to me known, who, being by me duly sworn, did depose and say that he resides at No. 15 CARLTON RD.

that he is the President
of THE TRIBOROUGH GROUP, INC.

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

STATE OF NEW YORK, COUNTY OF

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

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

Keeene GLEN E. KEEENE
Henry Peck, State of New York
No. 20-4780311
Qualified in Nassau County
Commission Expires January 31, 1991

卷一

52501282 0364

THE TRIBOROUGH GROUP, INC.

10

ZAVAS REALTY CORP.

SECTION 4
BLOCK 490 11
LOT 11
COUNTY OF NEW YORK Queens

Recorded at Request of COMMONWEALTH LAND
TITLE INSURANCE COMPANY

RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
**COMMONWEALTH LAND
TITLE INSURANCE COMPANY**

11815

BENJAMIN ASARCH, ESQ.
P.O. BOX 0456
2270 GRAND AVENUE
BALDWIN NEW YORK 11510

AND VER.

NYBTU 8001
 Bargain & Sale Deed
 w/o Covenants

Stamp B
 16320 9/45

THIS INDENTURE, made the 5th day of January, nineteen hundred and ninety-eight **BETWEEN**

the NEW YORK CITY INDUSTRIAL DEVELOPMENT AGENCY, a corporate governmental agency constituting a body corporate and politic and a public benefit corporation of the State of New York, having its principal office at 110 William Street, New York, New York 10038

party of the first part, and FAMITECH, INC., having an address at 15 West 46th Street New York, New York 10036, 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,

Parcel B
 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 of New York and State of New York, bounded and described on Exhibit A attached hereto and made a part hereof.

BLK: 916

Lot: 1

Parcel C

BLK: 916

Lot: 10

Parcel A

BLK: 490

Lot: 1

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.

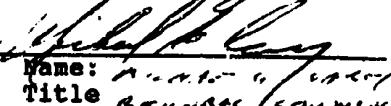
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of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

REEL 4703 PG 1946

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.

NEW YORK CITY INDUSTRIAL
DEVELOPMENT AGENCY

By: 

Name: Michael J. Coughlin
Title: General Counsel

IN PRESENCE OF:

BELLE ABSTRACT CORP.

Title No. C-8833-324928 BELLE-8216Q

SCHEDULE A

Amended 12-17-97

PARCEL A:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described according to the Long Island City Commissioner's Map Standard as follows:

BEGINNING at the corner formed by the intersection of the southerly side of 27th Avenue, 60 feet wide, and the westerly side of 1st Street, 70 feet wide, as said street and avenue are shown on the Final Topographical Map of The City of New York for the Borough of Queens;

RUNNING THENCE southerly along the westerly side of 1st Street, 232.50 feet;

THENCE westerly on a course forming an exterior angle of 90 degrees 05 minutes 40 seconds with the westerly side of 1st Street and part of the distance through party walls, 276.98 feet;

THENCE in a northerly and northeasterly direction along a line forming a radius of 1589.12 feet, 241.59 feet (deed) 241.75 (actual) to the southerly side of 27th Avenue;

THENCE easterly along the southerly side of 27th Avenue, 235.16 feet to the corner formed by the intersection of the southerly side of 27th Avenue, and the westerly side of 1st Street, the point or place of BEGINNING.

PARCEL B

ALL that certain plot, piece or parcel of land and land now or formerly under the waters of the East River, with the buildings thereon erected, situate, lying and being in the Counties of New York and Queens, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the westerly side of 1st Street, formerly Hills Street, as now laid out 60 feet wide, with the northerly side of 27th Avenue, formerly Frauklin street, as now laid out 60 feet wide;

RUNNING THENCE westerly along the northerly side of 27th Avenue, South 84 degrees 03 minutes 40 seconds West, a distance of 246.74 feet to the westerly line of

BELLE ABSTRACT CORP.

Title No. BELLE-8216Q (C-8833-324928)

S C H E D U L E A (continued)

the grant of land under water to Stephen B. Halsey, dated March 8, 1886 and described in Letter Patent dated December 23, 1970 recorded in the Office of the Register of the County of Queens, on April 22, 1971 in Reel 470 page 1731;

THENCE along said westerly line, North 3 degrees 18 minutes 04 seconds East, a distance of 97.31 feet to the northerly line of said Grant to Halsey and described in said Letters Patent recorded in Reel 470 page 1731;

THENCE along said northerly line North 84 degrees 03 minutes 30 seconds East, a distance of 3.35 feet to the westerly line of the grant of land under water to Pearl-Wick Corporation described in Letters of Patent dated September 26, 1973 recorded December 11, 1973 in Reel 722 page 1262;

THENCE along said last mentioned westerly line, North 4 degrees 14 minutes 30 seconds West, a distance of 101.26 feet to the prolongation of the division line between the property of Pearl-Wick Corporation and the property now or formerly of Brent Associates, Inc.;

THENCE easterly along said prolonged division line, North 84 degrees 03 minutes 40 seconds East, and on a line forming an interior angle of 91 degrees 25 minutes 00 seconds with the westerly side of 1st Street, a distance of 219.89 feet to the westerly side of 1st Street;

THENCE southerly along the westerly side of 1st Street, South 7 degrees 21 minutes 20 seconds East, a distance of 197.33 feet to the corner aforesaid, at the point or place of BEGINNING.

ALL bearings above expressed refer to the Tenth Avenue Meridian.

SAID PARCELS BEING known as 22-02 First Street (Parcel A) and 26-40 First Street (Parcel B), Long Island City, New York

THE above premises are known as Section 4, Block 490, Lot 1 and Section 6, Block 916, Lot 1 and part of East River on the Land Tax Map of the City of New York, County of Queens.

SO IN
ORIGINAL

Being the same premises conveyed to the party of the first part by the US Small Business Administration by deed dated November 20, 1980, Recorded on December 15, 1980 in the offices of the New York City Register's Office, Queens County, in Reel 1304 Page 708.

BELLE ABSTRACT CORP.

Title No. **BELLE-8216Q (C-8833-324928)**

SCHEDULE A (continued)

PARCEL C:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate lying and being in Long Island City, Borough and County of Queens, City and State of New York, in the First Ward, bounded and described as follows:

BEGINNING at a point on the westerly side of First Street (Mills Street), distant 181.33 feet northerly from the corner formed by the intersection of the westerly side of First Street with the northerly side of 27th Avenue (Franklin Street), being shown on the L.I.C. Commissioner's Map, said point of beginning also being 197.33 feet northerly from said northerly side of 27th Avenue as it presently exists:

RUNNING THENCE westerly parallel with 27th Avenue, 213.08 feet to the pier and bulkhead line of the East River, as shown on the survey of Robert E. Carline, guaranteed to Title Guarantee and Trust Company, on August 2, 1946;

THENCE along said pier and bulkhead line, the following two (2) courses and distances:

- (1) North 7 degrees 11 minutes West, 69 feet;
- (2) THENCE North 9 degrees 37 minutes 10 seconds East, 259.60 feet to the southerly side of 26th Avenue (Orchard Street);

RUNNING THENCE easterly along the southerly side of Orchard Street, North 84 degrees 03 minutes 40 seconds East, 137.05 feet to the corner formed by the intersection of the southerly side of 26th Avenue with the westerly side of First Street;

RUNNING THENCE southerly along the westerly side of First Street, South 7 degrees 21 minutes 20 seconds East, 319.17 feet to the point or place of BEGINNING.

Said premises being known as and by the street address, 26-02 First Street, Long Island City, Queens, New York, Section 6 Block 916 Lot 10 on the Tax Map of Queens County

Being the same Premises Conveyed to the party of the first part by Mechanical Mirror Works, Inc. by deed dated December 30, 1986 and recorded on February 3, 1987 in the offices of the New York City Register's office, Queens County in Reel 2287, Page 2280.

SO IN
ORIGINAL

STATE OF NEW YORK)
COUNTY OF NEW YORK) ss

ORIGINAL

On the 5-1 day of January 1997, before
me personally came Michael J. Cussey, to me known, who,
being by me duly sworn, did depose and say that (s)he
resides at 110 William Street NY, NY, that (s)he is the
General Counsel of the NEW YORK CITY INDUSTRIAL DEVELOPMENT
AGENCY, the agency described in and which executed the
foregoing instrument; and that (s)he signed his name thereto
by authority of the board of directors of said agency.

Patricia Mollica
Notary Public

PATRICIA MOLLICA
Notary Public, State of New York
No. 02MO3072716
Qualified in Queens County
Commission Expires February 10, 1992

REEL 4783 PG 1951

Section	<u>4</u>
Block	<u>490</u>
Lot	<u>1</u>
County or Town	<u>Queens</u>

Section	<u>6</u>
Block	<u>916</u>
Lots	<u>1 & 10</u>
County or Town	<u>Queens</u>

RECORD AND RETURN TO:

Louis Pepper, Esq.
98 Cutter Mill Road
Great Neck, New York 11021

CITY REGISTER RECORDING AND ENDORSEMENT PAGE

- QUEENS COUNTY -

(This page forms part of the instrument)

Block(s) <u>916 / 490</u>	Record & <u>Louis Pepper, Esq.</u> Return to: <u>98 Cutter Mill Road, Great Neck, NY 11021</u>
Lot(s) <u>1 & 10 / 1</u>	Title/Agent Company name: <u>Belle Abstract Corp.</u>
<u>26-02</u> <u>26-43</u> <u>26-02</u> <u>First Street, Long Island</u> <u>CITY NEW YORK</u>	Title Company number: <u>Belle-8216Q</u>
OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE	

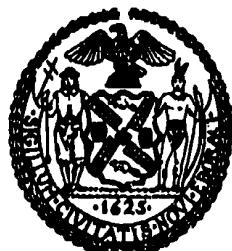
THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

Examined by (a): <u>J. A. Bobrow</u>	City Register Serial Number 005263
Mige Tax Serial No.	Indexed <input checked="" type="checkbox"/> Verified <input checked="" type="checkbox"/> By (a): <u>B</u> By (a): <u>J</u>
Mige Amount <u>\$</u>	
Taxable Amount <u>\$</u>	
Exemption (✓) YES <input type="checkbox"/> NO <input type="checkbox"/>	
Type: <u>339EE</u> <u>255</u> <u>OTHER</u>	
Dwelling Type: <u>1 to 2</u> <u>3</u> <u>4 to 6</u> <u>OVER 6</u>	
TAX RECEIVED ON ABOVE MORTGAGE ▼	
County (basic) <u>\$</u>	Recording Fee <u>\$</u>
City (Add'l) <u>\$</u>	Affidavit Fee <u>(C)</u> <u>\$</u>
Spec Add'l <u>\$</u>	TP-584/582 Fee. (Y) <u>\$</u>
TASF <u>\$</u>	RPTT Fee. (R) <u>\$</u>
MTA <u>\$</u>	HPD-A <input checked="" type="checkbox"/> HPD-C <input type="checkbox"/>
NYCTA <u>\$</u>	New York State Real Estate Transfer Tax <u>\$</u>
TOTAL TAX <u>\$</u>	Serial Number 013940
Apportionment Mortgage (✓) YES <input type="checkbox"/> NO <input type="checkbox"/>	New York City Real Property Transfer Tax Serial Number 001562
408124 DEED BK/C2 01-22-88 PAID <u>Jay A. Bobrow, City Register</u>	New York State Gains Tax Serial Number

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

1998 JUN 22 A 11:18

Witness My Hand and Official Seal



J. A. Bobrow

City Register

CRGFM80.BPG 1/93

NYBTU 8001
 Bargain & Sale Deed
 w/o Covenants

Stamps
 "EXEMPT"

THIS INDENTURE, made the 5th day of January, nineteen hundred and ninety-eight **BETWEEN**

FAMITECH, INC., having its principal office at 15 West 46th Street New York, New York 10036,

party of the first part, and the NEW YORK CITY INDUSTRIAL DEVELOPMENT AGENCY, a corporate governmental agency constituting a body corporate and politic and a public benefit corporation of the State of New York, having its principal office at 110 William Street, New York, New York 10038, 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 of New York and State of New York, bounded and described on Exhibit A attached hereto and made a part hereof.

PARCEL B

BIK: 916

Lot: 1

PARCEL C

BIK: 916

LOT: 10

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.

PARCEL A

BIK: 490

LOT: 1

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.

REEL 4 783 PG 1 954

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.

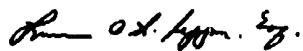
FAMITECH, INC.

By: 

Name: DAVID BASSALAL

Title: Pres.

IN PRESENCE OF:



BELLE ABSTRACT CORP.

Title No. C-8833-324928 BELLE-8216Q

S C H E D U L E A

Amended 12-17-97

PARCEL A:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described according to the Long Island City Commissioner's Map Standard as follows:

BEGINNING at the corner formed by the intersection of the southerly side of 27th Avenue, 60 feet wide, and the westerly side of 1st Street, 70 feet wide, as said street and avenue are shown on the Final Topographical Map of The City of New York for the Borough of Queens;

RUNNING THENCE southerly along the westerly side of 1st Street, 232.50 feet;

THENCE westerly on a course forming an exterior angle of 90 degrees 05 minutes 40 seconds with the westerly side of 1st Street and part of the distance through party walls, 276.98 feet;

THENCE in a northerly and northeasterly direction along a line forming a radius of 1589.12 feet, 241.59 feet (deed) 241.75 (actual) to the southerly side of 27th Avenue;

THENCE easterly along the southerly side of 27th Avenue, 235.16 feet to the corner formed by the intersection of the southerly side of 27th Avenue, and the westerly side of 1st Street, the point or place of **BEGINNING**.

PARCEL B

ALL that certain plot, piece or parcel of land and land now or formerly under the waters of the East River, with the buildings thereon erected, situate, lying and being in the Counties of New York and Queens, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the westerly side of 1st Street, formerly Hills Street, as now laid out 60 feet wide, with the northerly side of 27th Avenue, formerly Franklin street, as now laid out 60 feet wide;

RUNNING THENCE westerly along the northerly side of 27th Avenue, South 84 degrees 03 minutes 40 seconds West, a distance of 246.74 feet to the westerly line of

REEL 4783 PG 1956

BELLE ABSTRACT CORP.

Title No. C-8833-324928 BELLE-8216Q

SCHEDULE A

Amended 12-17-97

PARCEL A:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described according to the Long Island City Commissioner's Map Standard as follows:

BEGINNING at the corner formed by the intersection of the southerly side of 27th Avenue, 60 feet wide, and the westerly side of 1st Street, 70 feet wide, as said street and avenue are shown on the Final Topographical Map of The City of New York for the Borough of Queens;

RUNNING THENCE southerly along the westerly side of 1st Street, 232.50 feet;

THENCE westerly on a course forming an exterior angle of 90 degrees 05 minutes 40 seconds with the westerly side of 1st Street and part of the distance through party walls, 276.98 feet;

THENCE in a northerly and northeasterly direction along a line forming a radius of 1589.12 feet, 241.59 feet (deed) 241.75 (actual) to the southerly side of 27th Avenue;

THENCE easterly along the southerly side of 27th Avenue, 235.16 feet to the corner formed by the intersection of the southerly side of 27th Avenue, and the westerly side of 1st Street, the point or place of BEGINNING.

PARCEL B

ALL that certain plot, piece or parcel of land and land now or formerly under the waters of the East River, with the buildings thereon erected, situate, lying and being in the Counties of New York and Queens, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the westerly side of 1st Street, formerly Hills Street, as now laid out 60 feet wide, with the northerly side of 27th Avenue, formerly Franklin street, as now laid out 60 feet wide;

RUNNING THENCE westerly along the northerly side of 27th Avenue, South 84 degrees 03 minutes 40 seconds West, a distance of 246.74 feet to the westerly line of

BELLE ABSTRACT CORP.

Title No. BELLE-8216Q (C-8833-324928)

SCHEDULE A (continued)

the grant of land under water to Stephen B. Halsey, dated March 8, 1886 and described in Letter Patent dated December 23, 1970 recorded in the Office of the Register of the County of Queens, on April 22, 1971 in Reel 470 page 1731;

THENCE along said westerly line, North 3 degrees 18 minutes 04 seconds East, a distance of 97.31 feet to the northerly line of said Grant to Halsey and described in said Letters Patent recorded in Reel 470 page 1731;

THENCE along said northerly line North 84 degrees 03 minutes 30 seconds East, a distance of 3.35 feet to the westerly line of the grant of land under water to Pearl-Wick Corporation described in Letters of Patent dated September 26, 1973 recorded December 11, 1973 in Reel 722 page 1262;

THENCE along said last mentioned westerly line, North 4 degrees 14 minutes 30 seconds West, a distance of 101.26 feet to the prolongation of the division line between the property of Pearl-Wick Corporation and the property now or formerly of Brent Associates, Inc.;

THENCE easterly along said prolonged division line, North 84 degrees 03 minutes 40 seconds East, and on a line forming an interior angle of 91 degrees 25 minutes 00 seconds with the westerly side of 1st Street, a distance of 219.89 feet to the westerly side of 1st Street;

THENCE southerly along the westerly side of 1st Street, South 7 degrees 21 minutes 20 seconds East, a distance of 197.33 feet to the corner aforesaid, at the point or place of BEGINNING.

ALL bearings above expressed refer to the Tenth Avenue Meridian.

SAID PARCELS BEING known as 22-02 First Street (Parcel A) and 26-40 First Street (Parcel B), Long Island City, New York

THE above premises are known as Section 4, Block 490, Lot 1 and Section 6, Block 916, Lot 1 and part of East River on the Land Tax Map of the City of New York, County of Queens.

SO IN
ORIGINAL

Being the same premises conveyed to the party of the first part by the US Small Business Administration by deed dated November 20, 1980, Recorded on December 15, 1980 in the offices of the New York City Register's office, Queens County, in Reel 1304 Page 708.

BELLE ABSTRACT CORP.

Title No. BELLE-8216Q (C-8833-324928)

SCHEDULE A (continued)

PARCEL C:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate lying and being in Long Island City, Borough and County of Queens, City and State of New York, in the First Ward, bounded and described as follows:

BEGINNING at a point on the westerly side of First Street (Mills Street), distant 181.33 feet northerly from the corner formed by the intersection of the westerly side of First Street with the northerly side of 27th Avenue (Franklin Street), being shown on the L.I.C. Commissioner's Map, said point of beginning also being 197.33 feet northerly from said northerly side of 27th Avenue as it presently exists;

RUNNING THENCE westerly parallel with 27th Avenue, 213.08 feet to the pier and bulkhead line of the East River, as shown on the survey of Robert E. Carline, guaranteed to Title Guarantee and Trust Company, on August 2, 1946;

THENCE along said pier and bulkhead line, the following two (2) courses and distances:

(1) North 7 degrees 11 minutes West, 69 feet;

(2) THENCE North 9 degrees 37 minutes 10 seconds East, 259.60 feet to the southerly side of 26th Avenue (Orchard Street);

RUNNING THENCE easterly along the southerly side of Orchard Street, North 84 degrees 03 minutes 40 seconds East, 137.05 feet to the corner formed by the intersection of the southerly side of 26th Avenue with the westerly side of First Street;

RUNNING THENCE southerly along the westerly side of First Street, South 7 degrees 21 minutes 20 seconds East, 319.17 feet to the point or place of BEGINNING.

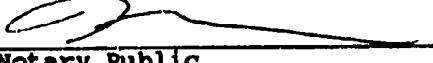
SO IN ORIGINAL
Said premises being known as and by the street address, 26-02 First Street, Long Island City, Queens, New York, Section 6 Block 916 Lot 10 on the Tax Map of Queens County

Being the same Premises conveyed to the party of the first part by Mechanical Mirror Works, Inc. by deed dated December 31, 1986 and recorded on February 3, 1987 in the offices of the New York City Register's Office, Queens County in Reel 2281, Page 2280.

STATE OF NEW YORK)
COUNTY OF NEW YORK) ss

SO IN
ORIGINAL

On the 5th day of December, 1997, before
me personally came DAVID MASSALALI, to me known, who,
being by me duly sworn, did depose and say that (s)he
resides at 15 W 46 St NY, that (s)he is the
pres. of the FAMITECH, INC. the agency described in
and which executed the foregoing instrument; and that (s)he
signed his name thereto by authority of the board of
directors of said agency.


Notary Public

MICHAEL W. GOODMAN
Notary Public, State of New York
No. 02304610204
Qualified in Queens County
Commission Expires April 30, 1998

REEL 4703 PG 1960

Section	<u>4</u>
Block	<u>490</u>
Lot	<u>1</u>
County or Town	<u>Queens</u>
Section	<u>6</u>
Block	<u>916</u>
Lots	<u>1 & 10</u>
County or Town	<u>Queens</u>

RECORD AND RETURN TO:

NYC Industrial Development Agency
110 William Street
New York, New York 10038

Att: Patricia A. Mollica, Esq.

CITY REGISTER RECORDING AND ENDORSEMENT PAGE

- QUEENS COUNTY -

(This page forms part of the instrument)

Block(s) 916 / 490

Lot(s) 1 & 10 / 1

22-02 FIRST STREET, LONG
26-40 ISLAND CITY, NY.
26-02

Record & **NYC Industrial Development Agency**
Return to: 110 William St., New York, NY 10038

Title/Agent Company name: Belle Abstract Corp.

Title Company number: Belle-82160

OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

Examined by (a):

Mige Tax Serial No.	
Mige Amount	\$
Taxable Amount	\$

Exemption (✓) YES NO

Type: 039EE [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

City Register
Serial Number

005264

Indexed
By (a):

Verified
By (a):

Block(s) and Lot(s) verified by (✓):

Address Tax Map

Extra Block(s) _____ Lot(s) _____

Recording Fee	<u>A</u>	\$ <u>NO CHARGE</u>
Affidavit Fee	<u>(C)</u>	\$
TP-584/582 Fee	<u>(Y)</u>	\$
RPTT Fee	<u>(R)</u>	\$ <u>NO CHARGE</u>
HPD-A	<input type="checkbox"/>	HPD-C <input type="checkbox"/>

New York State Real Estate Transfer Tax ▼	
\$	
Serial Number	013941

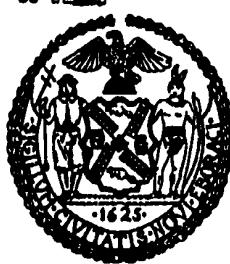
New York City Real Property Transfer Tax	
Serial Number	
001563	

New York State Gains Tax	
Serial Number	

000
00128400

DEED
0330 0330

PAID
86-32-10
Joy A. Borow, City Register



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

1993 JAN 22 A.M. 13

Witness My Hand and Official Seal

J. A. Borow

City Register

CFCFM900.BPG 181

FEEL 5428 PG 2363

Recd. 114874

NY 5
10/8/91
Standard N Y B.T.U. Form 8002* Bargain and Sale Deed, without Covenant Against Grantor's Acts - Individual or Corporation

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

THIS INDENTURE, made the 29th day of September, nineteen hundred and ninety-nine
BETWEEN

NEW YORK CITY INDUSTRIAL DEVELOPMENT AGENCY,
a corporate governmental agency constituting a body corporate and
politic and a public benefit corporation of the State of New York
having its principal office at
110 William Street
New York, NY 10038

party of the first part, and

FAMITECH, INC., a New York Corporation
having its principal office at
26-40 1st Street
Long Island City, NY 11102

party of the second part,

*6/16/91
6/16/91
9/1/91
10/8/91*
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 those certain plot, piece or parcel of land, with the buildings and improvements thereon
erected, situate, lying and being more particularly 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.

PEEL 5428 PG 23611

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 THE PRESENCE OF:



**NEW YORK CITY INDUSTRIAL
DEVELOPMENT AGENCY**

By: 

Name: CAROLYN A. EDWARDS
Title: Deputy Executive Director

27395/602

REEL 5428 PG 2365

BELLE ABSTRACT CORP.

Title No. C-8833-433257 BELLE-11487Q

S C H E D U L E A

Amended 09-27-99

PARCEL A:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described according to the Long Island City Commissioner's Map Standard as follows:

BEGINNING at the corner formed by the intersection of the southerly side of 27th Avenue, 60 feet wide, and the westerly side of 1st Street, 70 feet wide, as said street and avenue are shown on the Final Topographical Map of The City of New York for the Borough of Queens;

RUNNING THENCE southerly along the westerly side of 1st Street, 232.50 feet;

THENCE westerly on a course forming an exterior angle of 90 degrees 05 minutes 40 seconds with the westerly side of 1st Street and part of the distance through party walls, 276.98 feet;

THENCE in a northerly and northeasterly direction along a line forming a radius of 1589.12 feet, 241.59 feet (deed) 241.75 (actual) to the southerly side of 27th Avenue;

THENCE easterly along the southerly side of 27th Avenue, 235.16 feet to the corner formed by the intersection of the southerly side of 27th Avenue, and the westerly side of 1st Street, the point or place of BEGINNING.

SAID PARCEL A being known by the street address of 27-02 1st Street, Long Island City, New York and as Section 4, Block 490, Lot 1 on the Land Tax Map of the City of New York, County of Queens.

SAID PREMISES being the same as those conveyed to the party of the first part by deed dated January 5, 1998, and recorded on January 22, 1998, in the Office of the City Register, Queens County, in Reel 4783, page 1953 of Deeds.

REEL 5428 PG 2366

BELLE ABSTRACT CORP.

Title No. BELLE-11487Q (C-8833-433257)

SCHEDULE A (continued)

PARCEL C:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate lying and being in Long Island City, Borough and County of Queens, City and State of New York, in the First Ward, bounded and described as follows:

BEGINNING at a point on the westerly side of First Street (Mills Street), distant 181.33 feet northerly from the corner formed by the intersection of the westerly side of First Street with the northerly side of 27th Avenue (Franklin Street), being shown on the L.I.C. Commissioner's Map, said point of beginning also being 197.33 feet northerly from said northerly side of 27th Avenue as it presently exists;

RUNNING THENCE westerly parallel with 27th Avenue, 213.08 feet to the pier and bulkhead line of the East River, as shown on the survey of Robert E. Carline, guaranteed to Title Guarantee and Trust Company, on August 2, 1946;

THENCE along said pier and bulkhead line, the following two (2) courses and distances:

(1) North 7 degrees 11 minutes West, 69 feet;

(2) THENCE North 9 degrees 37 minutes 10 seconds East, 259.60 feet to the southerly side of 26th Avenue (Orchard Street);

RUNNING THENCE easterly along the southerly side of Orchard Street, North 84 degrees 03 minutes 40 seconds East, 137.05 feet to the corner formed by the intersection of the southerly side of 26th Avenue with the westerly side of First Street;

RUNNING THENCE southerly along the westerly side of First Street, South 7 degrees 21 minutes 20 seconds East, 319.17 feet to the point or place of BEGINNING.

ALL bearing above expressed refer to the Tenth Avenue Meridian.

SAID PARCEL C being known by the street address of 26-02 1st Street, Long Island City, New York, and Section 6, Block 916, Lot 10 on the Land Tax Map of the City of New York, County of Queens.

SAID PREMISES being the same as those conveyed to the party of the first part by deed dated January 5, 1998 and recorded on January 22, 1998, in the Office of the City Register, Queens County, in Reel 4783, page 1953 of Deeds.

FOR

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

PEEL 5428 PG 2367

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

On the 29th day of September, in the year one thousand nine hundred and ninety-nine, before me, the undersigned, personally appeared Carolyn A. Edwards, 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 she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Yvette Ramos
Notary Public

YVETTE RAMOS
Notary Public, State of New York
No. 01-494621
Qualified in New York County
Commission Expires Nov. 28, 2000

REEL 5428 PG 2368

**BARGAIN AND SALE DEED
WITHOUT COVENANT AGAINST GRANTOR'S ACTS**
TITLE NO. BELLE-11487Q

NEW YORK CITY INDUSTRIAL DEVELOPMENT AGENCY

TO

FAMITECH, INC.,

PARCEL A

BLOCK 490

LOT 1

PARCEL C

BLOCK 916

LOT 10

COUNTY OR TOWN

QUEENS / LONG ISLAND CITY

RECORD AND RETURN TO:

**LOUIS A.H. PEPPER
ATTORNEY AT LAW
111 Great Neck Road - Suite 201
Great Neck, NY 11021**

Belle - 11487Q



CITY REGISTER RECORDING AND ENDORSEMENT PAGE

- QUEENS COUNTY -

(This page forms part of the instrument)

57

REEL 5428 PG 2369

Block(s):	290 & 916/
Lot(s):	1 & 10
2107 216 on First St., Long Island City	
Title/Agent Company Name:	Billie Abenstein
Title Company Number:	11487Q

RECORD & RETURN TO:	NAME ▼ Louis A. H. Pepper
	ADDRESS ▼ 111 Great Neck Rd Suite 201
	CITY ▼ Great Neck, NY
	STATE ▼ ZIP ▼ 11021

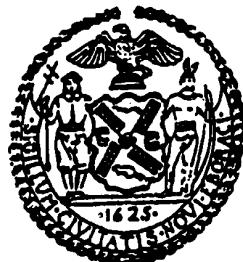
OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

Examined by (s):	<i>PA</i>
Mtge Tax Serial No.:	
Mtge Amount:	\$
Taxable Amount:	\$
Exemption (✓):	YES <input type="checkbox"/> NO <input type="checkbox"/>
Type:	[BOSTON] <input checked="" type="checkbox"/> [285] <input type="checkbox"/> [OTHER] <input type="checkbox"/>
Dwelling Type:	[1 to 2] <input type="checkbox"/> [3] <input type="checkbox"/> [4 to 6] <input type="checkbox"/> [over 6] <input type="checkbox"/>
TAX RECEIVED ON ABOVE MORTGAGE ▼	
County (basic):	\$
City (Add'l):	\$
Spec Add'l:	\$
TASF:	\$
MTA:	\$
NYCTA:	\$
TOTAL TAX:	\$
Adjustment Mortgage (✓):	YES <input type="checkbox"/> NO <input type="checkbox"/>

Jay A. Boren, City Register

City Register Serial Number →	DEED 0133 107691
Indexed By (s): <i>PA</i>	Verified By (s):
Block(s) and Lot(s) verified by (✓):	
Address <i>PA</i>	Tax Map <input type="checkbox"/>
Extra Block(s) <i>1</i>	Lot(s) _____
Recording Fee <i>\$57</i>	
Affidavit Fee (C) <i>\$</i>	
TP-584/582 Fee (Y) <i>\$</i>	
RPTT Fee (R) <i>\$25</i>	
HPD-A <input type="checkbox"/>	HPD-C <input type="checkbox"/>
New York State Real Estate Transfer Tax ▼	
Serial Number →	008622
New York City Real Property Transfer Tax Serial Number →	028024
New York State Gains Tax Serial Number →	



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

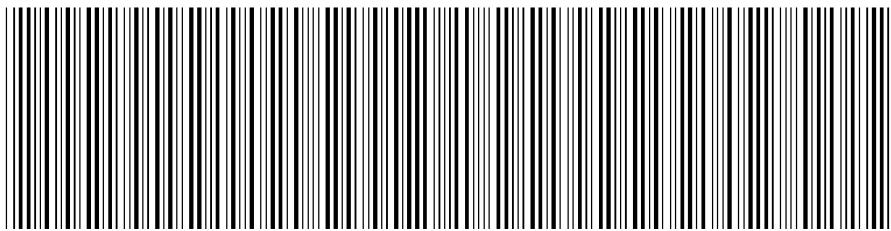
1999 Nov 22 A 10:33

Witness My Hand and Official Seal

Jay A. Boren
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.



2014092501436001001E2C42

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2014092501436001

Document Date: 09-22-2014

Preparation Date: 09-25-2014

Document Type: DEED

Document Page Count: 3

PRESENTER:

CHICAGO TITLE INSURANCE CO. (PICK-UP)
711 THIRD AVE, 5TH FLOOR
3614-00029
NEW YORK, NY 10017
212-880-1200
ctnyrecording@ctt.com

RETURN TO:

CHICAGO TITLE INSURANCE CO. (PICK-UP)
ROSENBERG & ESTIS
733 THIRD AVENUE
NEW YORK, NY 10017

			PROPERTY DATA	
Borough	Block	Lot	Unit	Address
QUEENS	490	11	Entire Lot	27-50 1 STREET

Property Type: NON-RESIDENTIAL VACANT LAND

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:
ZAVAS REALTY CORP.
58-77 57TH STREET
MASPETH, NY 11378

GRANTEE/BUYER:
HALLETT'S ZAVAS LLC
C/O ROYAL REALTY CORP., ONE BRYANT PARK
NEW YORK, NY 10036

FEES AND TAXES

Mortgage :

Mortgage Amount:	\$	0.00	Filing Fee:	\$	250.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:	\$	496,125.00
Exemption:			NYS Real Estate Transfer Tax:	\$	75,600.00
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			

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

CITY OF NEW YORK

Recorded/Filed 10-09-2014 15:17
City Register File No.(CRFN):
2014000337769



City Register Official Signature

THIS INDENTURE, made the 22nd Day of September, Two Thousand Fourteen, **BETWEEN**,

ZAVAS REALTY CORP., a New York corporation, with offices located at 58-77 57th Street, Maspeth, New York, 11378
party of the first part, and

HALLETTZ ZAVAS LLC, a Delaware Limited Liability Company, with offices located % Royal Realty Corp., One Bryant Park, New York, New York 10036
party of the second part,

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

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Queens, County of Queens, State of New York, bounded and described as follows:

SEE EXHIBIT "A" HERETO

Being and intended to be the same premises as those conveyed to the party of the first part by deed dated 9/20/1985, and recorded in the Office of the City Registrar on 10/8/85, in reel 1937, page 502, as corrected by Correction Deed dated 1/23/90, recorded 3/1/90 in reel 2959, page 115

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 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 whatsoever, 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:

ZAVAS REALTY CORP.

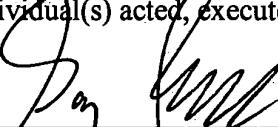
ARISTIDIS ZAHAROPOULOS
PRESIDENT

ACKNOWLEDGMENT

UNIFORM FORM CERTIFICATE OF ACKNOWLEDGMENT
(NOTARIZATION)
(Within New York State)

State of New York }
County of New York }
ss:

On the 92 day of September in the year 2014, before me, the undersigned, personally appeared ARISTIDIS ZAHAROPOULOS, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.


Signature and Office of individual
taking acknowledgment

GARY POLLARD
Notary Public, State of New York
No. 01PO4827351
Qualified in New York County
Commission Expires April 30, 2014 /8

SEAL

Bargain and Sale Deed
Title #

ZAVAS REALTY CORP.

Tax Map Des:
Queens County
Block 490
Lot 11

TO

HALLETT'S ZAVAS LLC

Record and
Return by Mail to:
Rosenberg & Estis
733 Third Avenue
New York, NY 10017

EXHIBIT A

LEGAL DESCRIPTION

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 westerly side of First Street (Mills Street) as the same is shown on 60 feet wide, distant 248.56 feet per record (232.50 feet per survey) southerly from the corner formed by the intersection of the westerly side of First Street with the southerly side of 27th Avenue (old line) (Franklin Street), as the same is shown 60 feet wide and from said point of beginning;

RUNNING THENCE southerly along westerly side of First Street, 182.69 feet per record (182.74 feet per survey) to the land of the City of New York;

THENCE westerly along the land of the City of New York on a course forming an interior angle of $89^{\circ} 8' 40''$ per record ($89^{\circ} 10' 58''$ per survey), a distance of 252.35 feet to the present bulkhead line of the East River;

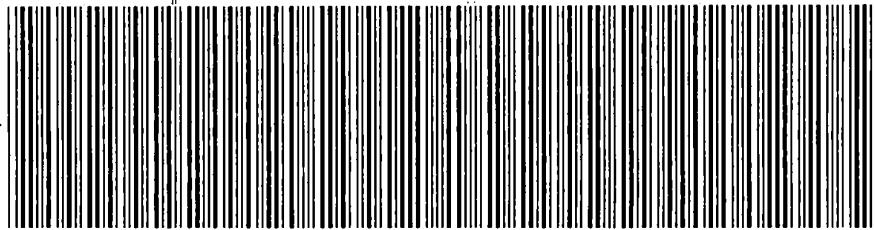
THENCE in a northerly direction and along the present bulkhead line on a course forming an interior angle with the last described course of $108^{\circ} 38' 17''$ per record ($108^{\circ} 35' 59''$ per survey), 80.48 feet per Deed (80.73 feet per survey) to a point;

THENCE still northerly and along said bulkhead line on a course forming an interior angle with the last described course of $166^{\circ} 0' 14''$, a distance of 51.61 feet to a point;

THENCE still northerly along said bulkhead line on a course forming an interior angle with the last described course of $170^{\circ} 17' 49''$, a distance of 51.51 feet;

THENCE easterly in a straight line and part of the distance through a party wall and along a course forming an interior angle with the westerly side of First Street of $90^{\circ} 5' 40''$, a distance of 275 feet to the westerly side of First Street, at the point or place of BEGINNING.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2014092501436001001SE2C3

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2014092501436001

Document Date: 09-22-2014

Preparation Date: 09-25-2014

Document Type: DEED

ASSOCIATED TAX FORM ID: 2014090900175

SUPPORTING DOCUMENTS SUBMITTED:

RP - 5217 REAL PROPERTY TRANSFER REPORT

Page Count

2

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded Month / Day / Year
 C3. Book C4. Page
 OR
 C5. CRFN



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 27-50 1 STREET QUEENS 11102
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name HALLETT'S ZAVAS LLC FIRST NAME
 LAST NAME / COMPANY FIRST NAME

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

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR Part of a Parcel 4A. Planning Board Approval - N/A for NYC
 4B. Agricultural District Notice - N/A for NYC

5. Deed Property Size X DEPTH ACRES Check the boxes below as they apply:
 FRONT FEET OR

6. Ownership Type is Condominium

7. New Construction on Vacant Land

8. Seller Name ZAVAS REALTY CORP. FIRST NAME
 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 3 / 5 / 2007 Month Day Year

11. Date of Sale / Transfer 9 / 22 / 2014 Month Day Year

12. Full Sale Price \$ 1,890,000.00

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

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

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

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

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

15. Building Class T, 2 16. Total Assessed Value (of all parcels in transfer) 6,322,250

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

QUEENS 490 11

REGISTER

SEP 26 2014

201409090017520107

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.

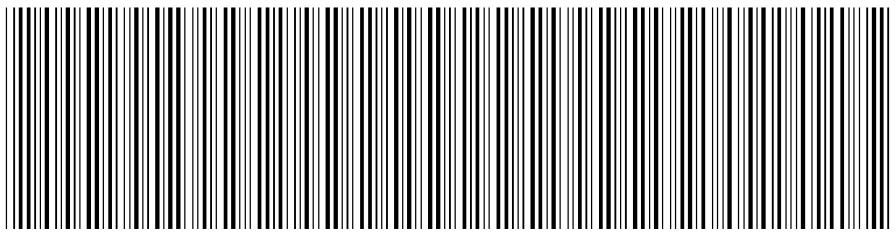
 BUYER		BUYER'S ATTORNEY	
BUYER SIGNATURE		DATE	
C/O ROYAL REALTY CORP. ONE BRYANT PARK		LAST NAME	
STREET NUMBER		FIRST NAME	
STREET NAME (AFTER SALE)		AREA CODE	
NEW YORK	NY	10036	TELEPHONE NUMBER
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE
		DATE	


SELLER
9.22.14

DATE

**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.



2014100100404001001E29D6

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 9

Document ID: 2014100100404001

Document Date: 09-24-2014

Preparation Date: 10-01-2014

Document Type: DEED

Document Page Count: 7

PRESENTER:

CHICAGO TITLE INSURANCE CO. (PICK-UP)
711 THIRD AVE, 5TH FLOOR
3614-00028
NEW YORK, NY 10017
212-880-1200
ctinyrecording@ctt.com

RETURN TO:

CHICAGO TITLE INSURANCE CO. (PICK-UP)
ROSENBERG & ESTIS, P.C./LARRY MERGENTIME
ESQ.
733 THIRD AVENUE
NEW YORK, NY 10017

PROPERTY DATA			
Borough	Block	Lot	Unit
QUEENS	916	10	Entire Lot
			26-02 1 STREET

Property Type: COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
QUEENS	916	1	Entire Lot	26-40 1 STREET

Property Type: COMMERCIAL REAL ESTATE

Additional Properties on Continuation Page

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

FAMITECH, INC.
15 WEST 46 STREET
NEW YORK, NY 10036

GRANTEE/BUYER:

HALLETT'S FAMITECH LLC
C/O ROYAL REALTY CORP - ONE BRYANT PARK
NEW YORK, NY 10036

FEES AND TAXES

Mortgage :

Mortgage Amount:	\$	0.00	Filing Fee:	\$	250.00
------------------	----	------	-------------	----	--------

Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:	\$	1,522,500.00
--------------------------	----	------	---------------------------------	----	--------------

Exemption:

TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:	\$	232,000.00
------------------------	----	------	-------------------------------	----	------------

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: \$ 77.00

Affidavit Fee: \$ 0.00

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

CITY OF NEW YORK

Recorded/Filed 10-09-2014 12:17

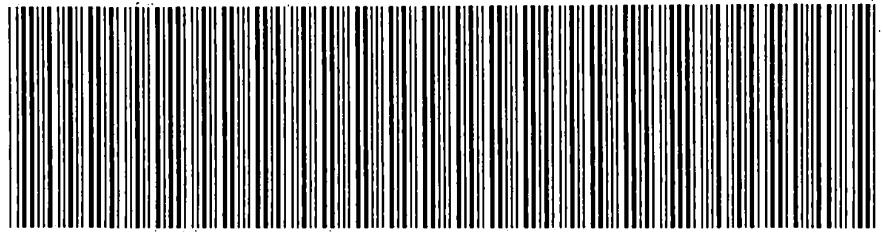
City Register File No.(CRFN):

2014000337400



City Register Official Signature

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



2014100100404001001C2B56

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 9

Document ID: 2014100100404001

Document Date: 09-24-2014

Preparation Date: 10-01-2014

Document Type: DEED

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	490	1	Entire Lot	27-02 1 STREET

Property Type: COMMERCIAL REAL ESTATE

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

TITLE NO. 3614-00028

FAMITECH, INC.

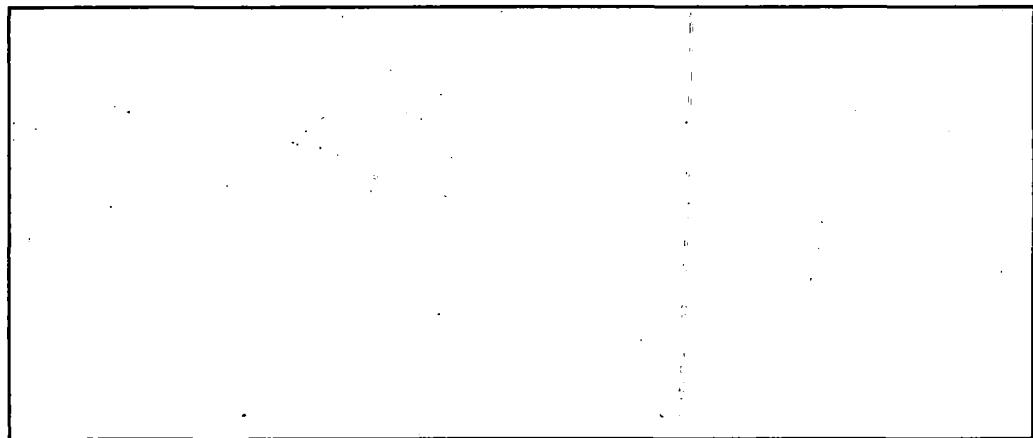
TO

HALLETT'S FAMITECH LLC

SECTION			
BLOCK	490	916	916
LOT	1	1	10
COUNTY OR TOWN	QUEENS COUNTY		

RECORD AND RETURN TO:

**ROSENBERG & ESTIS, P.C.
733 THIRD AVENUE
NEW YORK, NY 10017
ATTENTION: LARRY MERGENTIME, ESQ.**



Form 8002 Bargain and Sale Deed, with Covenant Against Grantor's Acts - Individual or Corporation.

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

THIS INDENTURE, made the 24th day of September two thousand and fourteen

BETWEEN

FAMITECH, INC.
15 West 46 Street
New York, NY 10036

party of the first part, and

HALLETT'S FAMITECH LLC,
A Delaware Limited Liability Company
c/o Royal Realty Corp.
One Bryant Park
New York, NY 10036

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, and consisting of three parcels as shown on Schedule A attached

Being and intended to be the same premises described in the deed to the party of the first part herein with respect to Parcels 1 and 3, by Deed dated 9/29/1999 recorded 11/22/1999 in Reel 5428, Page 2363, made by New York City Industrial Development Agency, and with respect to Parcel 2, by Deed dated 10/14/2003 recorded 2/15/2005 in CRFN 200500094264, made by New York City Industrial Development Agency

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

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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

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

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

IN THE PRESENCE OF:

FAMITECH, INC.

By:

Louis Fajou


DAVID BASSALALI, PRESIDENT

CHICAGO TITLE INSURANCE COMPANY

Title No.: 3614-00028

LEGAL DESCRIPTION

PARCEL 1:

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 according to The Long Island City Commissioner's Map Standard as follows:

BEGINNING at the corner formed by the intersection of the southerly side of 27th Avenue, 60 feet wide, and the westerly side of 1st Street, 70 feet wide, as said Street and Avenue are shown on The Final Topographical Map of the City of New York FOR the Borough of Queens.

RUNNING THENCE southerly along the westerly side of 1st Street,

South 07 degrees 2 minutes 20 seconds East, 232.50 feet;

THENCE westerly on a course forming an exterior angle of 90° degrees 05 minutes 40 seconds with the westerly side of 1st Street and part of the distance through party walls, 276.98 feet;

THENCE in a northerly and northeasterly direction along a line forming a radius of 1589.12 feet, 241.59 feet (Deed), 241.75 feet (Actual) to the southerly side of 27th Avenue;

THENCE easterly along the southerly side of 27th Avenue,

North 84 degrees 03 minutes 40 seconds East, 235.16 feet to the corner formed by the intersection of the southerly side of 27th Avenue, and the westerly side of 1st Street, the point or place of BEGINNING.

(FOR INFORMATION ONLY: BLOCK 490, LOT 1)

--CONTINUED--

CHICAGO TITLE INSURANCE COMPANY

Title No.: 3614-00028

LEGAL DESCRIPTION

PARCEL 2:

ALL that certain plot, piece or parcel of land and land now or formerly under the waters of the East River, situate, lying and being in the Counties of New York and Queens, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the westerly side of 1st Street, formerly Hills Street, as now laid out 60 feet wide, with the northerly side of 27th Avenue, formerly Franklin Street, as now laid out, 60 feet wide;

RUNNING THENCE westerly along the northerly side of 27th Avenue;

South 84 degrees 03 minutes 40 seconds West, a distance of 246.74 feet to the westerly line of the grant of land under water to Stephen B. Halsey, dated March 8, 1886 and described in Letters Patent dated December 23, 1970 recorded in the Office of the Register of the County of Queens, on April 22, 1971 in Reel 470 Page 1731;

THENCE along said westerly line,

North 3 degrees 18 minutes 04 seconds East, a distance of 97.31 feet to the northerly line of said Grant to Halsey and described in said Letters Patent recorded in Reel 470 page 1731;

THENCE along said northerly line,

North 84 degrees 03 minutes 30 seconds East, a distance of 3.35 feet to the westerly line of the grant of land under water to Pearl-Wick Corporation described in Letters of Patent dated September 26, 1973, recorded December 11, 1973 in Reel 722 Page 1262;

THENCE along said last mentioned westerly line,

North 4 degrees 14 minutes 30 seconds West, a distance of 101.26 feet to the prolongation of the division line between the property of Pearl-Wick Corporation and the property now or formerly of Brent Associates, Inc.;

THENCE easterly along said prolonged division line,

North 84 degrees 03 minutes 40 seconds East, and on a line forming an interior angle of 91 degrees 25 minutes 00 seconds with the westerly side of 1st Street, a distance of 219.89 feet to the westerly side of 1st Street;

THENCE southerly along the westerly side of 1st Street,

South 7 degrees 21 minutes 20 seconds East, a distance of 197.33 feet to the corner aforesaid, at the point or place of BEGINNING.

(FOR INFORMATION ONLY: BLOCK 918, LOT 1)

CHICAGO TITLE INSURANCE COMPANY

Title No.: 3614-00028

LEGAL DESCRIPTION

PARCEL 3:

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

BEGINNING at a point on the westerly side of First Street (Mills Street), distant 181.33 feet northerly from the corner formed by the intersection of the westerly side of First Street with the northerly side of 27th Avenue (Franklin Street), being shown on the L.I.C. Commissioner's Map, said point of beginning also being, 197.33 feet northerly from said northerly side of 27th Avenue as it presently exists;

RUNNING THENCE westerly parallel with 27th Avenue on a course of,

South 84 degrees 03 seconds 40 minutes West, 213.08 feet to the pier and bulkhead line of the East River, as shown on the Survey of Robert E. Carline, guaranteed to Title Guarantee and Trust Company, on August 2, 1946;

THENCE along said pier bulkhead line, the following two (2) courses and distances:

1) North 7 degrees 11 minutes WEST, 69 feet per record (69.07 feet per survey),

2) THENCE,

North 9 degrees 37 minutes 10 seconds East, 259.60 feet to the southerly side of 26th Avenue (Orchard Street);

RUNNING THENCE easterly along the southerly side of Orchard Street,

North 84 degrees 03 minutes 40 seconds East, 137.05 feet to the corner formed by the intersection of the southerly side of 26th Avenue with the westerly side of First Street;

RUNNING THENCE southerly along the westerly side of First Street,

SOUTH 7 degrees 21 minutes 20 degrees East, 319.17 feet per record (319.24 feet per survey) to the point or place of BEGINNING.

(FOR INFORMATION ONLY: BLOCK 916, P/O LOT 10)

ACKNOWLEDGMENT

STATE OF NEW YORK

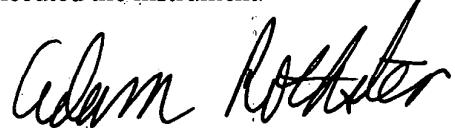
SS:

COUNTY OF NASSAU

On the 23rd day of September in the year 2014 before me, the undersigned, personally appeared

DAVID BASSALALI

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.

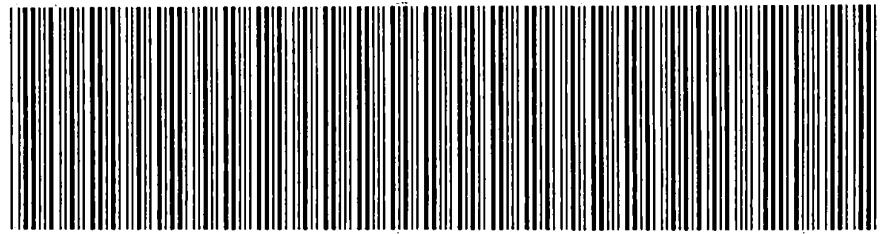


Notary Public

ADAM ROTHSTEIN
Notary Public, State of New York
No. 01RO4943082
Qualified in Nassau County
Commission Expires October 17, 2014

SEAL

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



2014100100404001001SE757

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2014100100404001

Document Date: 09-24-2014

Preparation Date: 10-01-2014

Document Type: DEED

ASSOCIATED TAX FORM ID: 2014091000537

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 C4. Page
 OR
 C5. CRFN



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 26-02 | 1 STREET QUEENS 11102
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name HALLETT'S FAMITECH LLC 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 3 # of Parcels OR Part of a Parcel

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

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

5. Deed Property Size X FRONT FEET DEPTH ACRES Check the boxes below as they apply:

6. Ownership Type is Condominium

7. New Construction on Vacant Land

8. Seller Name FAMITECH, INC. FIRST NAME
 LAST NAME / COMPANY FIRST NAME

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

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

SALE INFORMATION

10. Sale Contract Date 5 / 16 / 2006 Month Day Year

11. Date of Sale / Transfer 9 / 24 / 2014 Month Day Year

12. Full Sale Price \$ 5,800,000.00

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

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

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

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

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

15. Building Class F, 4 | 16. Total Assessed Value (of all parcels in transfer) 4,703,400 |

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

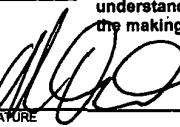
QUEENS 916 10 | QUEENS 916 1 | QUEENS 490 1

CITY REGISTER

OCT 02 2014

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
C/O ROYAL REALTY CORP - ONE BRYANT PARK			
STREET NUMBER	STREET NAME (AFTER SALE)	AREA CODE	TELEPHONE NUMBER
NEW YORK	NY	10036	SELLER
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE
			DATE

CERTIFICATION

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

BUYER**BUYER'S ATTORNEY**

BUYER SIGNATURE
C/O ROYAL REALTY CORP - ONE BRYANT PARK

DATE

LAST NAME

FIRST NAME

STREET NUMBER

STREET NAME (AFTER SALE)

AREA CODE

TELEPHONE NUMBER

NEW YORK

STATE

ZIP CODE

SELLER

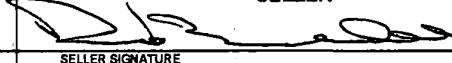
CITY OR TOWN

STATE

SELLER SIGNATURE

9/23/2014

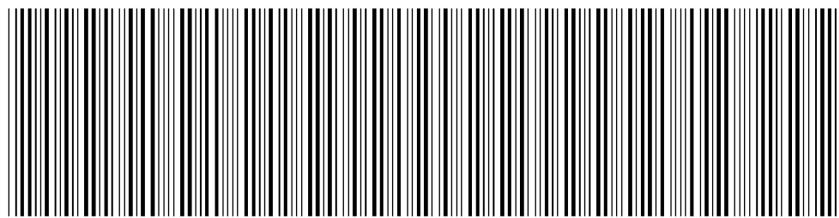
DATE


David Bassalali, Pres.

2014091000537201

**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.



2016060901028001004EDF70

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 6

Document ID: 2016060901028001

Document Date: 05-26-2016

Preparation Date: 06-16-2016

Document Type: DEED

Document Page Count: 4

PRESENTER:

CHICAGO TITLE INSURANCE CO. (PICK-UP)
711 THIRD AVE, 5TH FLOOR
CT16-00566-Q
NEW YORK, NY 10017
212-880-1200
CTINYRECORDING@CTT.COM

RETURN TO:

CHICAGO TITLE INSURANCE CO. (PICK-UP)
ROSENBERG & ESTIS, P.C/LARRY MERGENTIME ESQ.
733 THIRD AVE
NEW YORK, NY 10017

Borough	Block	Lot	PROPERTY DATA	
			Unit	Address
QUEENS	490	1	Entire Lot	27-02 1 STREET

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

HALLETT'S BUILDING 2 SPE LLC
C/O ROYAL REALTY CORP., ONE BRYANT PARK
NEW YORK, NY 10036

GRANTEE/BUYER:

HALLETT'S BUILDING 4 SPE LLC
C/O ROYAL REALTY CORP., ONE BRYANT PARK
NEW YORK, NY 10036

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:	\$ 57.00
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 06-29-2016 11:48

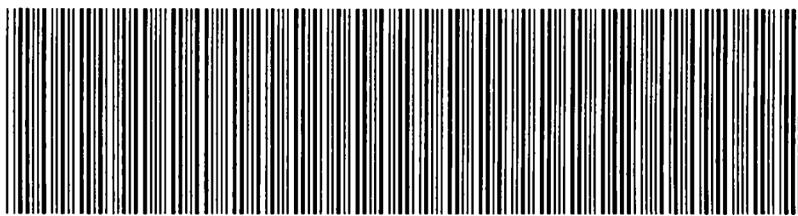
City Register File No.(CRFN):

2016000218842



City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2016060901028001004CDDF0

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 6

Document ID: 2016060901028001

Document Date: 05-26-2016

Preparation Date: 06-16-2016

Document Type: DEED

PARTIES

GRANTOR/SELLER:

HALLETT'S FAMITECH LLC
C/O ROYAL REALTY CORP., ONE BRYANT PARK
NEW YORK, NY 10036

GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

That HALLETT'S BUILDING 2 SPE LLC, formerly known as HALLETT'S FAMITECH LLC, a Delaware limited liability company (the "Grantor"), whose mailing address is c/o Royal Realty Corp, One Bryant Park, New York, New York 10036, for valuable consideration paid, does hereby grant, with general warranty covenants, to HALLETT'S BUILDING 4 SPE LLC, a Delaware limited liability company (the "Grantee") whose mailing address is c/o Royal Realty Corp, One Bryant Park, New York, New York 10036, a One Hundred Percent (100%) interest in the real property located in Astoria, New York with tax map designation Block 490 Lot 1, together with all improvements and appurtenances, described on Exhibit "A" attached hereto and made a part hereof (collectively, the "Property"). Referred to as Parcel 1 in that Prior Instrument Reference: CRFN 2014000337400 recorded on October 9, 2014.

Together with all rents, issues, and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Property.

The property is conveyed subject to restrictions and conditions of record, easements and rights of way, zoning and building ordinances, governmental use regulations, legal highways, and real estate taxes and assessments which are a lien at the date of recording of this deed, but are not yet due and payable.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand to the
Warranty Deed this 21st day of May, 2016.

WITNESSES:

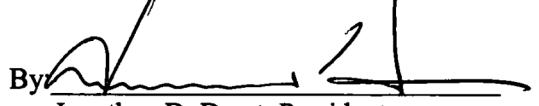
HALLETS BUILDING 2 SPE LLC

By: Hallets Investors Building 2 LLC,
a Delaware limited liability company,
its Sole Member

By: Hallets Members LLC, a Delaware limited liability, its
Sole Member

By: The Durst Manager LLC, a New York limited
liability company, its Manager

By: SRDA Manager, LLC, a New York limited
liability company, its Managing Member

By 
Jonathan D. Durst, President

STATE OF NEW YORK)
)
COUNTY OF NEW YORK)

On the 26 day of May in the year 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Jonathan D. Durst, 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.

Margaret A. Spencer
NOTARY PUBLIC

This instrument prepared by:

**Allison H. Schifini
Rosenberg & Estis, P.C.
733 Third Avenue
New York, New York 10017**

MARGARET A. SPENCER
Notary Public, State of New York
No. 01SP6339360
Qualified In Nassau County
Commission Expires March 28, 20

SEAL

EXHIBIT A

LEGAL DESCRIPTION

Block 490, Lot 1

ALL that certain plot, place or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described according to The Long Island City Commissioner's Map Standard as follows:

BEGINNING at the corner formed by the intersection of the southerly side of 27th Avenue, 60 feet wide, and the westerly side of 1st Street, 70 feet wide, as said Street and Avenue are shown on The Final Topographical Map of the City of New York FOR the Borough of Queens.

RUNNING THENCE southerly along the westerly side of 1st Street,

South 07 degrees 2 minutes 20 seconds East, 232.50 feet;

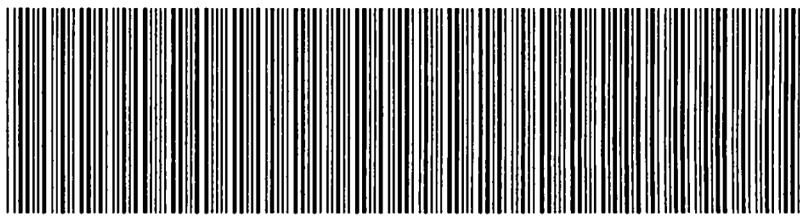
THENCE westerly on a course forming an exterior angle of 90° degrees 06 minutes 40 seconds with the westerly side of 1st Street and part of the distance through party walls, 276.88 feet;

THENCE in a northerly and northeasterly direction along a line forming a radius of 1589.12 feet, 241.59 feet (Deed), 241.75 feet (Actual) to the southerly side of 27th Avenue;

THENCE easterly along the southerly side of 27th Avenue,

North 84 degrees 03 minutes 40 seconds East, 235.16 feet to the corner formed by the intersection of the southerly side of 27th Avenue, and the westerly side of 1st Street, the point or place of BEGINNING.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2016060901028001004S11F1

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2016060901028001

Document Date: 05-26-2016

Preparation Date: 06-16-2016

Document Type: DEED

ASSOCIATED TAX FORM ID: 2016051600086

SUPPORTING DOCUMENTS SUBMITTED:

RP - 5217 REAL PROPERTY TRANSFER REPORT

Page Count

4

FOR CITY USE ONLY
 C1. County Code C2. Date Deed Recorded Month Day Year
 C3. Book C4. Page
 OR
 C5. CRFN



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location **27-02** | **1 STREET** | **QUEENS** | **11102**
 STREET NUMBER STREET NAME BOROUGH ZIP CODE
 2. Buyer Name **HALLETT'S BUILDING 4 SPE LLC**
 LAST NAME / COMPANY FIRST NAME
 LAST NAME / COMPANY FIRST NAME
 3. Tax Billing Address **Indicate where future Tax Bills are to be sent**
 if other than buyer address (at bottom of form)
 LAST NAME / COMPANY FIRST NAME
 STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE
 4. Indicate the number of Assessment Roll parcels transferred on the deed **1** # of Parcels OR Part of a Parcel
 5. Deed Property **FRONT FEET** X **DEPTH** OR **ACRES**
 Size
 6. Seller Name **HALLETT'S BUILDING 2 SPE LLC**
 LAST NAME / COMPANY FIRST NAME
HALLETT'S FAMITECH LLC
 LAST NAME / COMPANY FIRST NAME
 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 **5 / 26 / 2016**
 Month Day Year
 11. Date of Sale / Transfer **5 / 26 / 2016**
 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 **0**

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

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

QUEENS 490 1

CITY REGISTER

JUN 22 2016

201605160008620106

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*See attached***BUYER'S ATTORNEY***See attached*

BUYER SIGNATURE
C/O ROYAL REALTY CORP. ONE BRYANT PARK

DATE

LAST NAME

FIRST NAME

STREET NUMBER STREET NAME (AFTER SALE)

NEW YORK

STREET NAME (AFTER SALE)

STATE

NY

ZIP CODE

10036

AREA CODE

TELEPHONE NUMBER

SELLER

CITY OR TOWN

SELLER SIGNATURE

DATE

2016051600086201

**CERTIFICATION PAGE
(RP-5217NYC)**

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.

BUYER:

HALLETT'S BUILDING 4 SPE LLC

By: Halletts Investors Building 4 LLC, a Delaware limited liability company,
its Sole Member

By: Hallets Members LLC, a Delaware limited liability, its Sole Member

By: The Durst Manager LLC, a New York limited liability company,
its Manager

By: SRDA Manager, LLC, a New York limited liability company,
its Managing Member

By _____
Name: Jonathan D. Durst
Title: President

Date: May 26, 2016

Address (After Sale): c/o Royal Realty Corp.
One Bryant Park
New York, New York 10036

RE\12895\0307\631128v1

**CERTIFICATION PAGE
(RP-5217NYC)**

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:

HALLETS BUILDING 2 SPE LLC

By: Hallets Investors Building 2 LLC, a Delaware limited liability company,
its Sole Member

By: Hallets Members LLC, a Delaware limited liability, its Sole Member

By: The Durst Manager LLC, a New York limited liability company,
its Manager

By: SRDA Manager, LLC, a New York limited liability company,
its Managing Member

By _____
Name: Jonathan D. Durst
Title: President

Date: May 26, 2016

ATTACHMENT E

SECTION VI: PROPERTY'S ENVIRONMENTAL HISTORY

The about 110,323-square-foot (± 2.5 acre) site is located at 27-02 1st Street and 27-50 1st Street in Queens, New York and is identified in the Queens Borough Tax Map as Block 490, Lots 1 and 11, respectively. Based on the historical and current uses of the site and the presence of corresponding contaminants detected at concentrations exceeding the applicable criteria for the reasonably anticipated future use of the site (restricted-residential), the site is eligible for the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP).

Item 1 - Previous Environmental Reports

The following environmental reports were prepared for the site prior to the Requestor's application:

- *July 1, 2008 Limited Phase II Subsurface Investigation (LSI) (Famitech Property, Block 916, Lot 10; Block 916, Lot 1; Block 490, Lot 1), prepared by Property Solutions Inc. (Property Solutions)*
- *June 24, 2008 LSI (Zavas Property, Block 490, Lot 11), prepared by Property Solutions*
- *February 2015 Draft Remedial Investigation Report (RIR) for Halletts Point, prepared by Roux Associates (Roux)*
- *December 2016 Phase I Environmental Site Assessment (ESA) for Halletts Point Buildings 40 and 50, prepared by Roux*
- *July 28, 2023 Investigation Summary Report for Spill Nos. 2300395 and 2300786, prepared by Roux*
- *March 24, 2025 Annual 2024 Well Gauging Results Summary for Spill Nos. 2300395 and 2300786, prepared by Roux*
- *June 27, 2025 Quarterly (Q1 & Q2) Well Gauging Results Summary for Spill Nos. 2300395 and 2300786, prepared by Roux*

Environmental reports and sampling events are summarized below and included with this attachment.

June/July 2008, LSI Reports, prepared by Property Solutions

A July 2008 LSI report was prepared for the Famitech Property (Block 916, Lot 10; Block 916, Lot 1; Block 490, Lot 1), which included part of the site (Block 490, Lot 1) in addition to the northern adjoining property. A June 2008 LSI report was prepared for the Zavas Property (Block 490, Lot 11), or the southern part of the site.

The LSIs were performed between February and May 2008 to investigate areas of concern identified in a draft 2008 Phase I ESAs prepared by Property Solutions. The areas of concern at the site included former machinist operations, floor drain locations, former lumber operations with a 60,000-gallon wood-dipping tank, historic fill, elevated concentrations of semi-volatile organic compounds (SVOCs) and metals, and former and potential underground storage tank (UST) locations.

The investigations included the advancement of soil borings, installation of groundwater monitoring wells, excavation of test pits, and collection of soil and groundwater samples. Analytical results identified concentrations of SVOCs and metals in soil and/or groundwater above the NYSDEC Title 6 of the New York Codes, Rules, and Regulations (NYCRR) Part 375 Restricted-Residential (RR) Soil Cleanup Objectives (SCOs) and NYSDEC Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) and Guidance Values for Class GA groundwater (collectively referred to as "SGVs"). The report also included analytical results from a previous subsurface investigation performed by ATC Associates, Inc. in March and April 1997. Property Solutions recommended enrolling the site into the BCP to further investigate and remediate the site.

Draft February 2015 RIR for Halletts Point, prepared by Roux

In 2015, Roux completed a remedial investigation for the site (Lots 1 and 11), which also included northern adjoining and surrounding properties. A draft RIR was completed for the New York City Office of Environmental Remediation (NYCOER) to satisfy the requirements of the hazardous materials E-Designation associated with the site.

The remedial investigation included advancement of soil borings, installation of groundwater monitoring wells and soil vapor probes, and collection of soil, groundwater, and soil vapor samples. Analytical results identified VOCs, SVOCs, pesticides, polychlorinated biphenyls (PCBs), and metals above the SCOs in soil. SVOCs, particularly polycyclic aromatic hydrocarbons (PAHs) such as benzo(a)anthracene, benzo(a)pyrene, chrysene, and indeno(1,2,3-cd)pyrene, were detected in soil at concentrations exceeding the Unrestricted Use (UU), RR, Commercial Use (CU), and/or Industrial Use (IU) SCOs between surface grade and 11 feet below grade surface (bgs). PAH concentrations were highest in one boring (SB-ZA-03 between 4 and 5 feet bgs) in the southwestern corner of the site (maximum detection was in benzo[a]anthracene at 320 parts per million [ppm]). Metals, including lead, copper, barium, mercury, and chromium were detected above the UU, RR, CU, and/or IU SCOs between surface grade and 14 feet bgs.

Petroleum-related VOCs and SVOCs were identified in groundwater above the SGVs, and both chlorinated and petroleum VOCs were detected in soil vapor. On-site soil, groundwater, and soil vapor contamination were attributed to historic fill, and/or petroleum and chlorinated solvent releases related to historical operations at the site including marble works with a coal yard,

machinists, laundry hamper manufacturing, iron works, and a lumber yard with a wood treating facility.

The laboratory analytical reports are included in the February 2015 RIR Report, which is included as an attachment. Sample locations and results that were made available to Langan are provided in the attached figures and tables.

December 2016 Phase I ESA for Hallets Point Buildings 4 and 5, prepared by Roux

In 2016, Roux completed a Phase I ESA for the site on behalf of The Durst Organization. The Phase I ESA identified the air quality, hazardous materials, and noise E-Designations, historical operations at the site, and known soil, groundwater, and soil vapor contamination as recognized environmental conditions (RECs). A former spill (Spill No. 9700450), related to unspecified soil contamination reported on April 8, 1997 during a previous investigation, was identified as a historical REC (HREC). The spill was closed on March 3, 1998.

July 2023 Investigation Summary Report for Spill Nos. 2300395 and 2300786, prepared by Roux

Roux prepared an Investigation Summary Report following the discovery of free product in geotechnical observation wells during an April 2023 geotechnical investigation performed by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C (Langan). Roux documented measurable light non-aqueous phase liquid (LNAPL) in the six geotechnical observation wells on-site (LB-1A, LB-10A, LB-1B, LB-4B, LB-9B, and LB12B), two of which also contained dense non-aqueous phase liquid (DNAPL) between about 32 and 37 feet bgs (LB-9B and LB-10A).

Roux installed six monitoring wells across the site footprint to further evaluate the extent of free product (RMW-01 through RMW-06) and collected co-located soil samples. Concentrations of VOCs, SVOCs, metals, and PCBs were detected above the SGVs in groundwater. Fingerprinting analyses identified the LNAPL as weathered No. 2 fuel oil/diesel fuel and the DNAPL as coal tar/creosote, consistent with historical operations (e.g., wood-dipping). The investigation also confirmed exceedances of the UU SCOs for VOCs, PCBs, and pesticides, and of the RR SCOs for SVOCs and metals.

Free product was not identified in monitoring wells RMW-01 through RMW-06 which were screened either above or within decomposed bedrock. VOCs and SVOCs in soil were not detected at concentrations that indicated soil contamination was the source of groundwater contamination and the presence of free product. Roux concluded that the source of free product was confined within decomposed and competent bedrock, which surfaced during drilling activities as part of the April 2023 geotechnical investigation.

NYSDEC was notified of the free product observed during the geotechnical investigation, and Spill Nos. 2300395 and 2300786 were assigned to the site on April 14, 2023.

March 2025 Annual 2024 Groundwater Report for Spill Nos. 2300395 and 2300786, prepared by Roux

Roux summarized quarterly well gauging events performed at the site associated with Spill Nos. 2300395 and 2300786. Roux gauged accessible geotechnical observation wells and RMW-01 through RMW-06 each quarter to monitor groundwater levels and document the presence of LNAPL and DNAPL. Throughout the year, LNAPL was repeatedly detected in absorbent socks in geotechnical observation wells LB-1A, LB-1B, LB-4B, LB-9B, and LB-12B, with saturation ranging from trace to 95%. DNAPL was consistently detected in well LB-9B, where a total of 0.38 gallons was recovered during 2024. Free product was not observed in wells RMW-1 through RMW-6, located across the site and adjacent to the East River, indicating no evidence of NAPL migration off-site. Several wells, including geotechnical observation well LB-10A and RMW-5, were frequently inaccessible due to physical obstructions.

June 2025 Quarterly (Q1 & Q2) Well Gauging Results Summary for Spill Nos. 2300395 and 2300786, prepared by Roux

Roux summarized quarterly well gauging events performed at the site in March, May, and June 2025. During the March event, absorbent socks in wells LB-1B, LB-4B, and LB-9B were saturated with LNAPL, and DNAPL was detected in LB-9B, with approximately 0.05 gallons recovered. In May, LNAPL remained present in socks at LB-1B, LB-9B, and LB-12B, and trace LNAPL was observed in RMW-5, while DNAPL was observed in LB-9B. By June, following removal of the absorbent socks, no LNAPL was observed in any well, and DNAPL was limited to LB-9B. Four wells were inaccessible during the June event. The results indicated that DNAPL persists in bedrock at LB-9B between 32 and 33 feet bgs, without evidence of lateral migration, while LNAPL may now be present only at residual, unrecoverable levels. Roux recommended delaying re-installation of absorbent socks until later in 2025 to evaluate whether the apparent absence of LNAPL represents a lasting condition.

Item 2 – Sampling Data

Based on the previous reports discussed in Item 1, the following summary was prepared to identify analytes detected above applicable regulatory standards for each media tested. The referenced reports and available laboratory data packages for the investigation are included in this attachment.

Soil

Soil sample analytical results were compared to the Protection of Groundwater (PGW), RR, CU, and IU SCoS. Contaminants that were detected at concentrations above the SCoS are depicted in Table E-1 below, and on Figure E-1. The maximum detected concentrations above the SCoS are summarized below.

Table E-1: Maximum Concentrations of Target Compounds Detected in Soil above SCOs

Parameter	Maximum Detected Concentration Above SCOs	Sample Depth (feet bgs)	Applicable SCOs
VOCs			
1,2,4-Trimethylbenzene	19 ppm in SB-FS-03_8-10	8-10	PGW: 3.6 ppm
Acetone	3.4 ppm in MW-ZA-03_4-5	4-5	PGW: 0.05 ppm
Naphthalene	100 ppm in 0663-SB-4-6_06	4-6	PGW: 12 ppm RR: 100 ppm
n-Propylbenzene	11 ppm in 0663-SB-4-6_14	4-6	PGW: 3.9 ppm
Total Xylenes	10 ppm in 0635-SB-6-8_03	6-8	PGW: 1.6 ppm
SVOCs			
3-Methylphenol (m-Cresol)	3.0 ppm in SB-ZA-03_4-5	4-5	PGW: 0.33 ppm
Acenaphthene	110 ppm in SB-ZA-03_4-5	4-5	PGW: 98 ppm RR: 100 ppm
Anthracene	170 ppm in SB-ZA-03_4-5	4-5	RR: 100 ppm
Benzo(a)anthracene	320 ppm in SB-ZA-03_4-5	4-5	PGW: 1 ppm RR: 1 ppm CU: 5.6 ppm IU: 11 ppm
Benzo(a)pyrene	290 ppm in SB-ZA-03_4-5	4-5	PGW: 22 ppm RR: 1 ppm CU: 1 ppm IU: 1.1 ppm
Benzo(b)fluoranthene	310 ppm in SB-ZA-03_4-5	4-5	PGW: 1.7 ppm RR: 1 ppm CU: 5.6 ppm IU: 11 ppm
Benzo(g,h,i)Perylene	180 ppm in SB-ZA-03_4-5	4-5	RR: 100 ppm
Benzo(k)fluoranthene	130 ppm in SB-ZA-03_4-5	4-5	PGW: 1.7 ppm RR: 3.9 ppm CU: 56 ppm IU: 110 ppm
Chrysene	290 ppm in SB-ZA-03_4-5	4-5	PGW: 1 ppm RR: 3.9 ppm CU: 56 ppm IU: 110 ppm
Dibenz(a,h)anthracene	37 ppm in SB-ZA-03_4-5	4-5	RR: 0.33 ppm CU: 0.56 ppm IU: 1.1 ppm
Dibenzofuran	110 ppm in SB-ZA-03_4-5	4-5	RR: 59 ppm

Parameter	Maximum Detected Concentration Above SCOs	Sample Depth (feet bgs)	Applicable SCOs
Fluoranthene	880 ppm in SB-ZA-03_4-5	4-5	RR: 100 ppm CU: 500 ppm
Fluorene	130 ppm in SB-ZA-03_4-5	4-5	RR: 100 ppm
Indeno(1,2,3-cd)pyrene	200 ppm in SB-ZA-03_4-5	4-5	PGW: 8.2 ppm RR: 0.5 ppm CU: 5.6 ppm IU: 11 ppm
Naphthalene	280 ppm in 0663-SB-4-6_06	4-6	PGW: 12 ppm RR: 100 ppm
Phenanthrene	990 ppm in SB-ZA-03_4-5	4-5	RR: 100 ppm CU: 500 ppm IU: 1000 ppm
Pyrene	760 ppm in SB-ZA-03_4-5	4-5	RR: 100 ppm CU: 500 ppm
Metals			
Arsenic	28.8 ppm in R-2_12-14_060523	12-14	PGW: 16 ppm RR: 16 ppm CU: 16 ppm IU: 16 ppm
Chromium, Trivalent	270 ppm in MW-ZA-02_9-11	9-11	RR: 180 ppm
Chromium, Total	270 ppm in MW-ZA-02_9-11	9-11	PGW: 19 ppm RR: 110 ppm
Copper	670 ppm in MW-ZA-03_4-5	4-5	RR: 270 ppm CU: 270 ppm
Lead	1600 ppm in R-1_5-7_060523	5-7	PGW: 450 ppm RR: 400 ppm CU: 1000 ppm
Mercury	1.57 ppm in R-1_5-7_060523	5-7	PGW: 0.73 ppm RR: 0.81 ppm
Nickel	241 ppm in R-2_12-14_060523	12-14	PGW: 130 ppm

Notes:

1. Results are compared to the 6 NYCRR Part 375 Protection of Groundwater (PGW), RR, CU and IU SCOs
2. ppm – parts per million
3. bgs – below grade surface

Groundwater

Groundwater sample analytical results were compared to the SGVs. Contaminants that were detected at concentrations above the SGVs are depicted in Table E-2 below, and on Figure E-2. The maximum detected concentrations above the SGVs are summarized below.

Table E-2: Maximum Concentrations of Target Compounds Detected in Groundwater above SGVs

Parameter	Maximum Detected Concentration above SGVs	SGVs
VOCs		
1,2,4,5-Tetramethylbenzene	12 ppb in MW-FS-01 and MW-FS-03	5 ppb
1,2,4-Trimethylbenzene	273 ppb in ATC-B2-GR	5 ppb
1,3,5-Trimethylbenzene (Mesitylene)	33 ppb in ATC-B2-GR	5 ppb
Acetone	74 ppb in RMW-5_061623	50 ppb
Benzene	569 ppb in ATC-B2-GR	1 ppb
Cymene	54 ppb in ATC-B2-GR	5 ppb
Ethylbenzene	517 ppb in ATC-B2-GR	5 ppb
Isopropylbenzene (Cumene)	205 ppb in ATC-B2-GR	5 ppb
M,P-Xylene	350 ppb in MW-FS-01	5 ppb
m-Xylene (1,3-Dimethylbenzene)	648 in ATC-B2-GR	5 ppb
Naphthalene	1300 ppb in ATC-B2-GR	10 ppb
n-Butylbenzene	84 ppb in ATC-B2-GR	5 ppb
n-Propylbenzene	22 ppb in ATC-B2-GR	5 ppb
o-Xylene (1,2-Dimethylbenzene)	250 ppb in MW-FS-01	5 ppb
Sec-Butylbenzene	6.1 ppb in DUP_061523_061523	5 ppb
Styrene	13 ppb in MW-FS-01	5 ppb
Tert-Butyl Methyl Ether	499 in ATC-B2-GR	10 ppb
Toluene	140 ppb in MW-FS-01	5 ppb
Total Xylenes	120 ppb in RMW-5_061623	5 ppb
SVOCs – Dissolved		
Chrysene	0.11 ppb in 1166-SB-07-GW_7-9	0.002 ppb

SVOCs – Total		
Acenaphthene	120 ppb in MW-ZA-05	20 ppb
Benzo(a)anthracene	6 ppb in MW-ZA-05	0.002 ppb
Benzo(a)pyrene	3.1 ppb in RMW-5_061623	0 ppb
Benzo(b)fluoranthene	2.5 ppb in MW-ZA-05	0.002 ppb
Benzo(k)fluoranthene	0.92 ppb in MW-ZA-05	0.002 ppb
Chrysene	7.4 ppb in MW-ZA-05	0.002 ppb
Indeno(1,2,3-cd)pyrene	1.3 ppb in MW-ZA-05	0.002 ppb
Naphthalene	640 ppb in ATC-B2-GR	10 ppb
Phenanthrene	183 ppb in ATC-B2-GR	50 ppb
Phenol	1.8 ppb in RMW-5_061623	1 ppb
PCBs		
Total PCBs	0.178 ppb in RMW-1_061623	0.09 ppb
Metals – Dissolved		
Iron	12100 ppb in MW-ZA-02	300 ppb
Lead	138 ppb in 1166-SB-07-GW_7-9	25 ppb
Magnesium	776000 ppb in MW-ZA-02	35000 ppb
Manganese	3912 ppb in MW-ZA-02	300 ppb
Selenium	45.7 ppb in MW-ZA-02	10 ppb
Sodium	6620000 ppb in MW-ZA-02	20000 ppb
Metals – Total		
Arsenic	27 ppb in 1166-SB-07-GW_7-9	25 ppb
Barium	2238 ppb in MW-FS-01	1000 ppb
Chromium, Total	169.8 ppb in MW-FS-01	50 ppb
Copper	877 ppb in 1166-SB-07-GW_7-9	200 ppb
Iron	99300 ppb in MW-FS-01	300 ppb
Lead	2735 ppb in RMW-1_061623	25 ppb
Magnesium	1310000 ppb in LB-1A_062123	35000 ppb
Manganese	5332 ppb in MW-FS-01	300 ppb
Mercury	6.44 ppb in RMW-1_061623	0.7 ppb
Selenium	43 ppb in MW-FS-02	10 ppb
Sodium	12100000 ppb in LB-1A_062123	20000 ppb
Thallium	1.59 ppb in LB-1A_062123	0.5 ppb

Notes:

1. Results are compared to the SGVs
2. ppb – parts per billion

Soil Vapor

Soil vapor sample analytical results are depicted in Table E-3 below, and on Figure E-3. The maximum detected concentrations are summarized below.

Table E-3: Maximum Concentrations of Target Compounds Detected in Soil Vapor

Constituent	Maximum Soil Vapor ($\mu\text{g}/\text{m}^3$)	Soil Vapor Sample Location
1,1,1-Trichloroethane	102	SV-FS-04
1,1,2-Trichloro-1,2,2-Trifluoroethane	20.9	SV-FS-04
1,1-Dichloroethane	32.7	SV-FS-04
1,2,4-Trimethylbenzene	4.34	SV-FS-05
1,2-Dichlorobenzene	9.08	SV-FS-05
1,3,5-Trimethylbenzene (Mesitylene)	2.2	SV-FS-05
1,3-Butadiene	1.68	SV-ZA-03
2,2,4-Trimethylpentane	3.17	SV-FS-03
Acetone	43.9	SV-FS-03
Benzene	4.47	SV-ZA-04
Carbon Disulfide	9.9	SV-ZA-03
Chloroethane	0.739	SV-ZA-09
Chloroform	14.2	SV-ZA-08
Chloromethane	0.537	SV-FS-06
Cyclohexane	5.4	SV-ZA-06
Dichlorodifluoromethane	3.15	SV-ZA-04
Ethanol	132	SV-FS-04
Ethylbenzene	11.9	SV-FS-02
Isopropanol	7.74	SV-FS-03
M,P-Xylene	42	SV-FS-02
Methyl Ethyl Ketone (2-Butanone)	4.04	SV-ZA-10
Methylene Chloride	7.16	SV-ZA-04
n-Heptane	2.61	SV-FS-03
n-Hexane	9.59	SV-ZA-05
o-Xylene (1,2-Dimethylbenzene)	11.6	SV-FS-02
Propylene	112	SV-ZA-06
Styrene	1.29	SV-FS-01A
Tert-Butyl Methyl Ether	1.87	SV-ZA-06
Tetrachloroethene (PCE)	138	SV-FS-05
Tetrahydrofuran	2.12	SV-ZA-10
Toluene	369	SV-FS-02
Trichloroethene (TCE)	148	SV-FS-03

Notes:

1. $\mu\text{g}/\text{m}^3$ – microgram per cubic meter

Item 3 - Site Drawings

Figure E-1: Soil Sample Location and Analytical Results Map including soil boring locations advanced during the February through May 2008 LSIs completed by Property Solutions, the December 2013 remedial investigation completed by Roux, and the April 2023 spill investigation completed by Roux. Analytical data is only shown for soil samples that had exceedances of the SCOs.

Figure E-2: Groundwater Sample Location and Analytical Results Map including groundwater monitoring wells advanced during the February through May 2008 LSIs completed by Property Solutions, the December 2013 remedial investigation completed by Roux, and the April 2023 spill investigation completed by Roux. Analytical data is only shown for groundwater samples that had exceedances of the SGVs.

Figure E-3: Soil Vapor Sample Location and Analytical Results Map including soil vapor probes installed during the December 2013 remedial investigation completed by Roux. Analytical data is only shown for detected VOCs.

Item 4 – Past Uses of the Site and Suspected Sources of Contamination

Historical records indicated that the site has supported a variety of industrial and manufacturing uses dating back to the late 1890s. In 1898, Lot 1 (27-02 1st Street) was occupied by “Yolkenning & Co. Steam Marble Works,” which expanded into “Astoria Marble Co.,” “Borgia Bros. Steam Marble Works,” and “Tompkins-Kiel Marble Co.” including a coal yard, marble stone-cutting and polishing facilities, machine works, silk mills, and a repair shop by 1915. By 1936, machinists (“Patch-Wegner Machine Works Corporation” and “Morey Machine Co.”) were present, with marble works still active at the site. By 1951, the former buildings were demolished and Lot 1 was developed with a warehouse used for laundry hamper manufacturing (“Pearl-Wick Corporation”) through 1990. The warehouse was utilized by mirror and building materials suppliers in the early 2000s. The warehouse was most recently used for contractor/construction material storage and was razed in December 2022.

Lot 11 (27-50 1st Street) was historically used for ribbon and textile manufacturing, iron works, and marble works as early as 1915. In 1936, the site was occupied by a machinist company (“Morey Machine Co.”). The site was used for laundry hamper manufacturing (“Pearl-Wick Corporation”) between 1951 and 1990. A bottle supply corporation was also present in 1945. From approximately 1936 to 2002, a lumber yard and wood treating facility, which included a 60,000-gallon wood-dipping tank, was present on Lot 11. The former warehouse was razed circa

2002. City Directories indicated that the site was used by building materials suppliers, cabinetry and furniture facilities, and a locksmith between 2000 and 2013.

Concentrations of VOCs, SVOCs, specifically PAHs, and metals in soil are consistent with historical fill characteristics and are also attributed to past industrial operations across the site (specifically PAHs in the southwestern part of the site). Petroleum-related VOCs and SVOCs were identified in groundwater above the SGVs, and both chlorinated and petroleum VOCs were detected in soil vapor. Industrial operations included marble works with a coal yard, machinists, laundry hamper manufacturing, iron works, and a lumber yard with a wood treating facility; all of which could have resulted in petroleum and chlorinated solvent releases to subsurface media.

Fingerprinting analyses identified the LNAPL in groundwater as weathered No. 2 fuel oil/diesel fuel and the DNAPL as coal tar/creosote. No. 2 fuel oil may have been used as part of manufacturing and machinist operations on-site, and coal tar creosote is a common wood preservative, likely directly linked to the 60,000-gallon wood-dipping tank and lumber operations that were historically present Lot 11.



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Landscape Architecture and Geology, D.P.C.

368 Ninth Avenue, 8th Floor
New York, NY 10001

Project

**HALLETT'S POINT
BUILDINGS 40 AND 50
BLOCK No. 490, LOT Nos. 1 & 11**

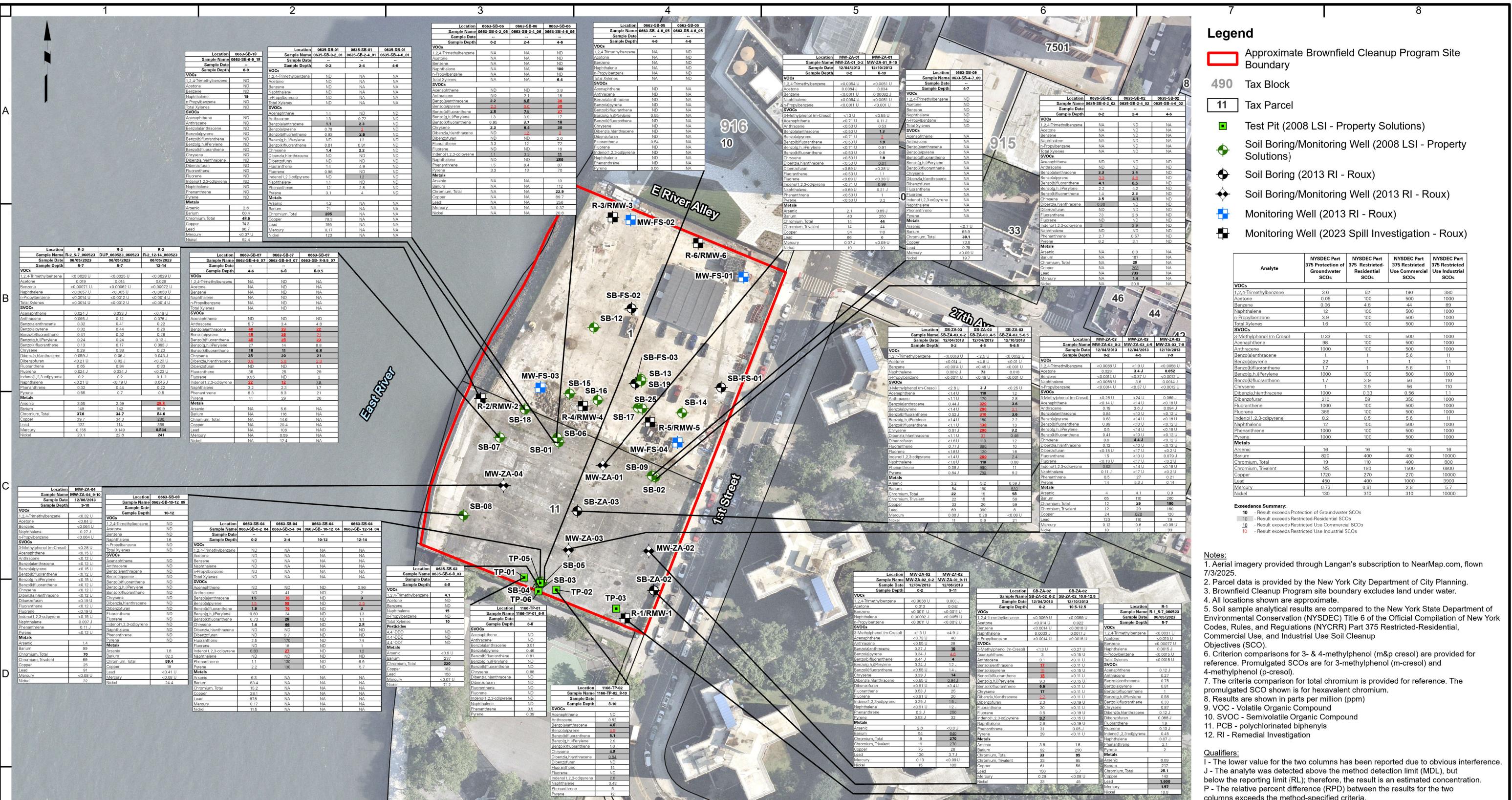
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Figure Title

SOIL SAMPLE LOCATION AND ANALYTICAL RESULTS MAP - LOT 1

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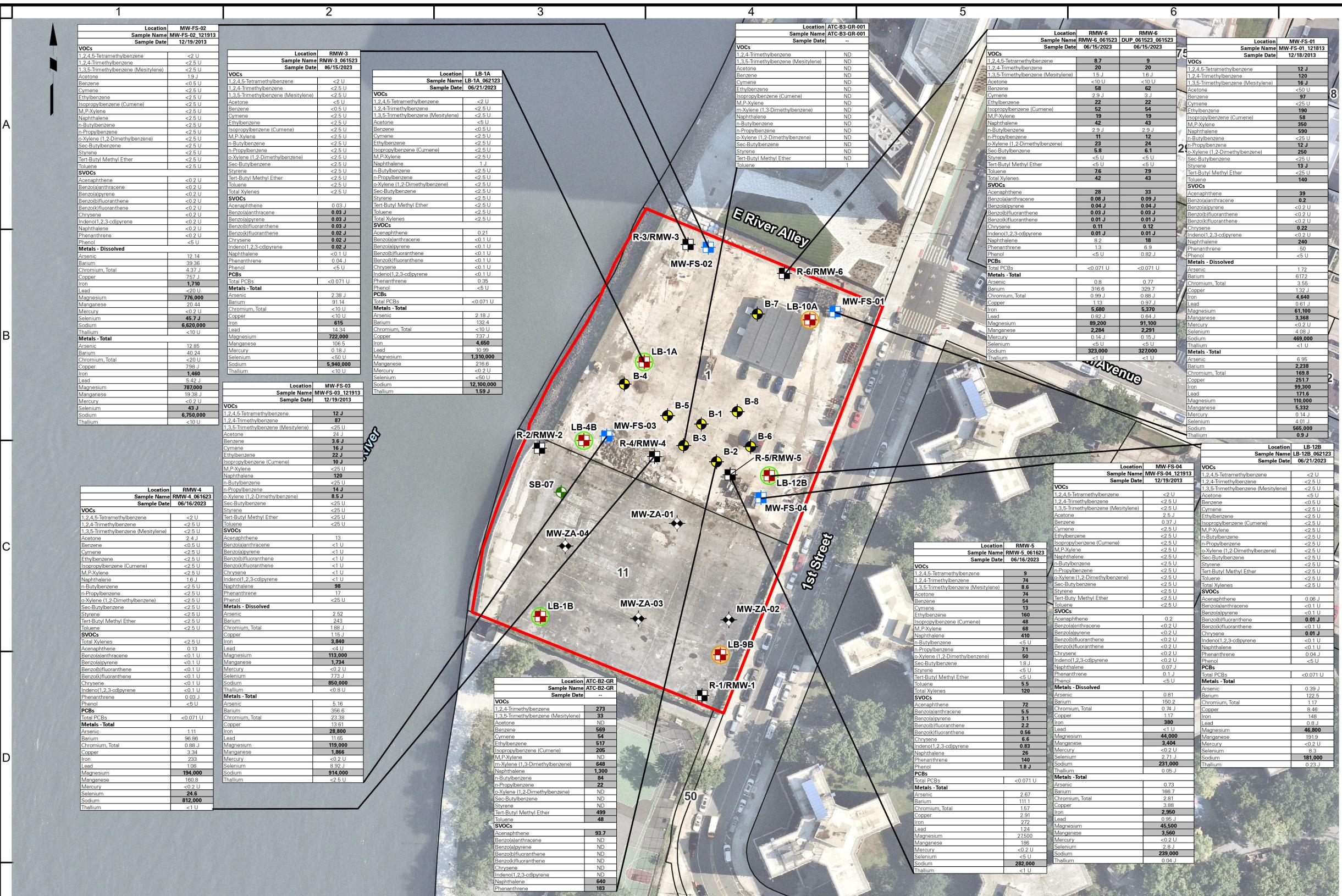
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**HALLETT'S POINT
BUILDINGS 40 AND 50**
BLOCK No. 490, LOT Nos. 1 & 11
QUEENS NEW YORK

Figure Title
**SOIL SAMPLE
LOCATION AND
ANALYTICAL RESULTS
MAP - LOT 11**

E-1B

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Project

HALLETTS POINT BUILDINGS 40 AND 50

BLOCK No. 490, LOT Nos. 1 & 11

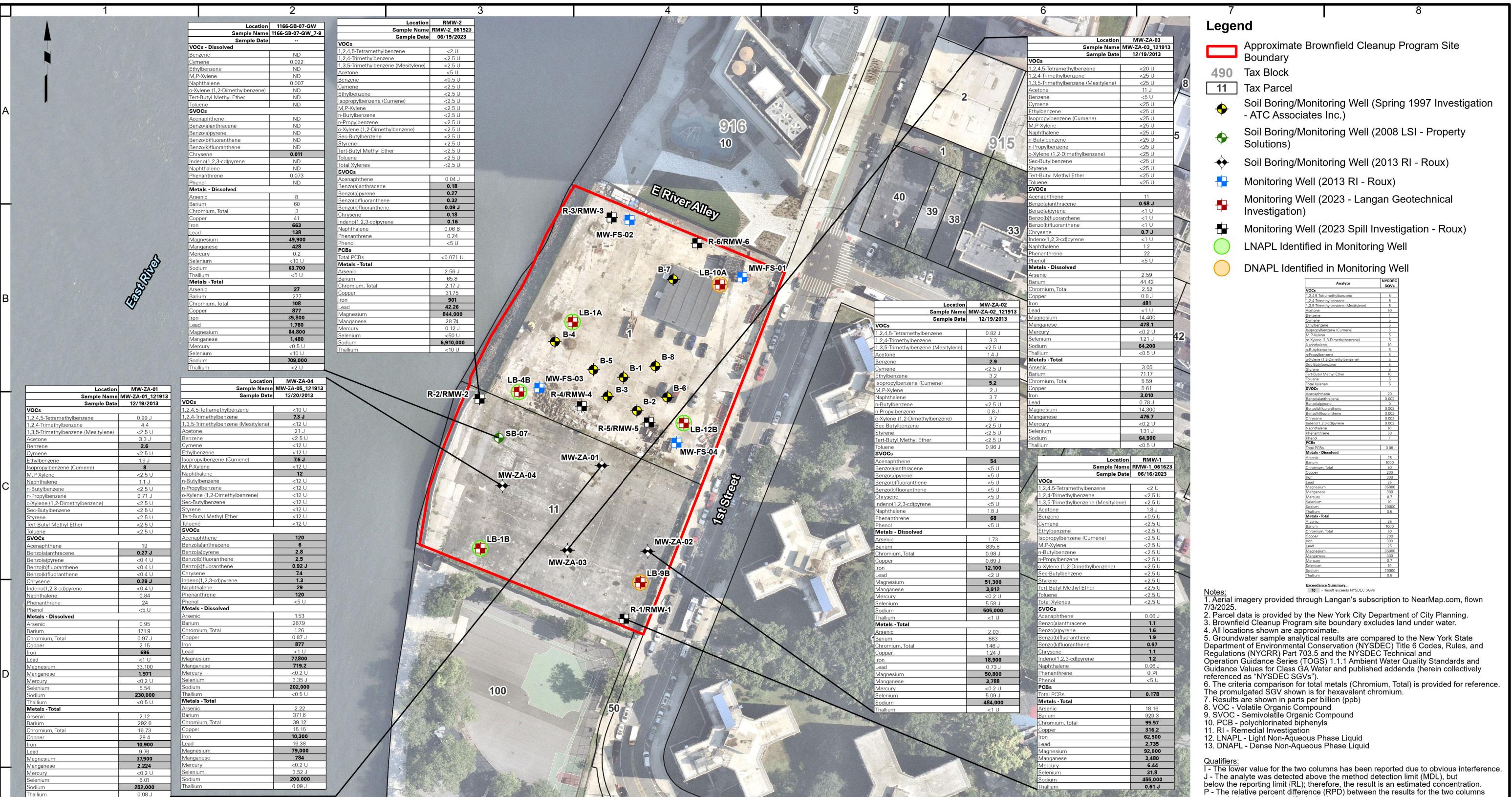
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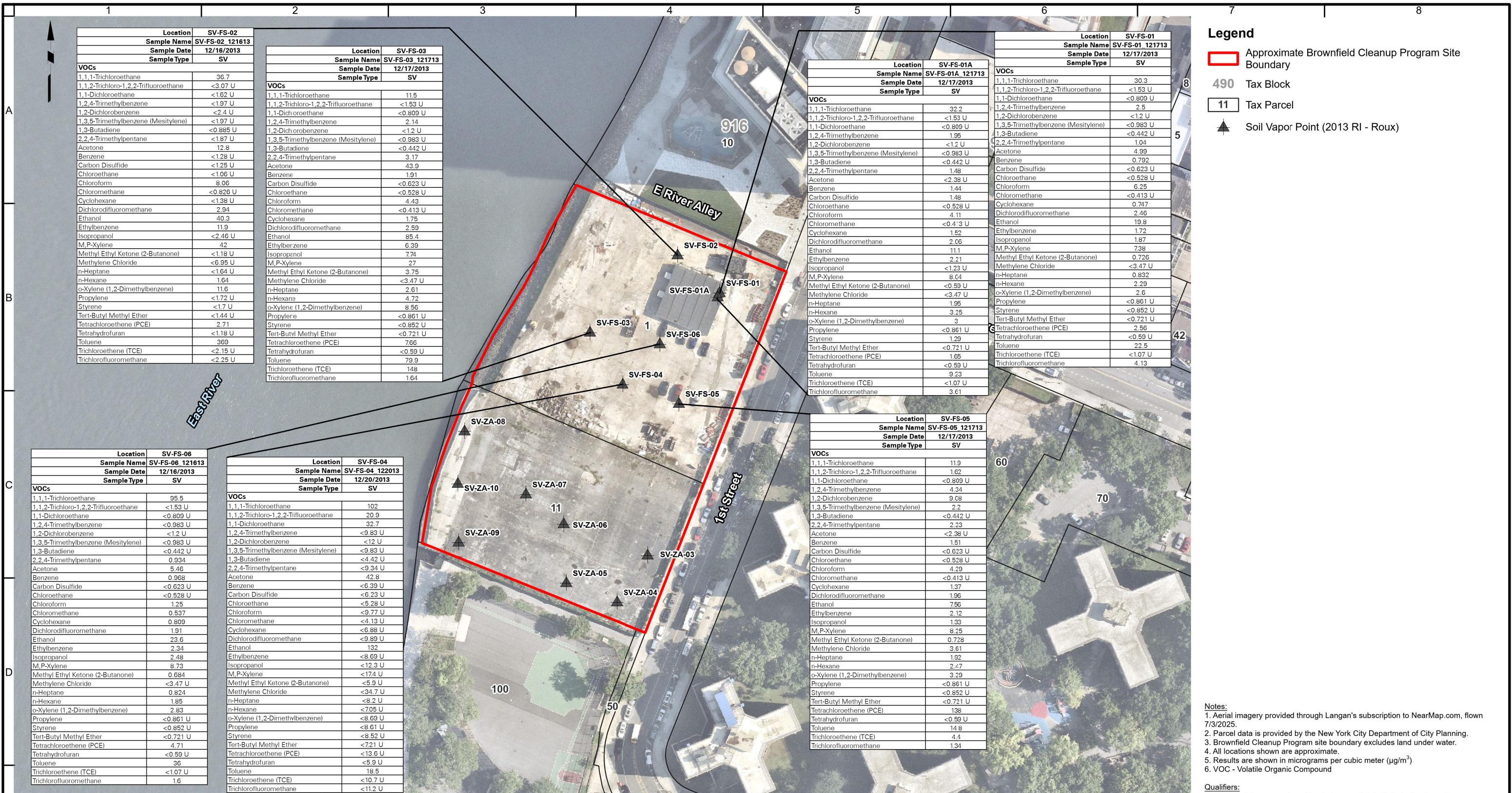
GROUNDWATER SAMPLE LOCATION AND ANALYTICAL RESULTS MAP - LOT 1

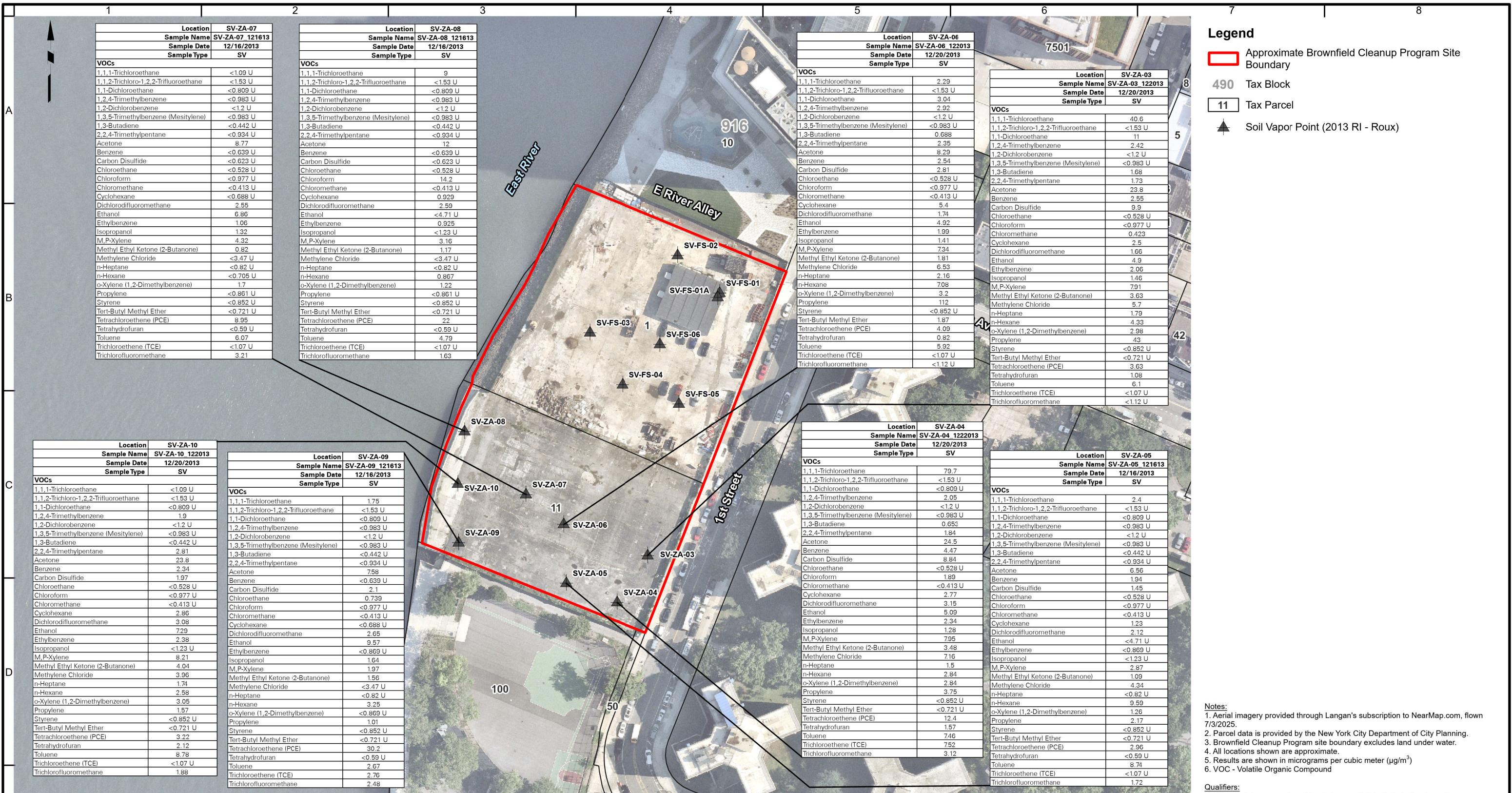
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Landscape Architecture and Geology, D.P.C.

368 Ninth Avenue, 8th Floor
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Project

**HALLETS POINT
BUILDINGS 40 AND 50**

BLOCK No. 490, LOT Nos. 1 & 11

QUEENS NEW YORK

Figure Title

**SOIL VAPOR SAMPLE
LOCATION AND
ANALYTICAL RESULTS
MAP - LOT 11**

Project No.

170296541

Date

10/1/2025

Scale

1"=100'

Drawn By

GS

Figure No.

E-3B

WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.

ATTACHMENT F

SECTION VII: REQUESTOR INFORMATION

The Requestor, Halletts Building 4 SPE LLC and Hallets Building 5 SPE LLC, is a Delaware foreign limited liability company authorized to transact business in New York and the developer of the proposed Brownfield Cleanup Program (BCP) site at 27-02 and 27-50 1st Street, identified on the Queens County Tax Map as Block 490, Lots 1, and 11 (herein referred to as "the site"). Copies of the New York State Department of State Division of Corporations entity information for Halletts Building 4 SPE LLC and Halletts Building 5 SPE LLC are included in Attachment D. The Requestor certifies that it is a Volunteer per ECL 27-1405(1).

The Requestor, Halletts Building 4 SPE LLC and Halletts Building 5 SPE LLC, are the owners of Lots 1 and 11 (the site), respectively. Beneficial ownership of the Requestor is ultimately held by numerous trusts for the benefit of Durst family members. Day-to-day control of both entities is exercised by Douglas Durst, as Chairman of The Durst Organization and Jonathan Durst, as President of The Durst Organization. A copy of the corporate resolutions, executed on October 3, 2025, is included in this attachment.

CONSENT OF THE MEMBERS OF SRDA MANAGER, LLC

The undersigned, being all of the members of SRDA Manager, LLC, a New York limited liability company (“SRDA”), hereby consent, as of October 3, 2025, to the adoption of the following resolutions (“Resolutions”) without a formal meeting:

WHEREAS, SRDA is the managing member of The Durst Manager LLC, a New York limited liability company (“DM”).

WHEREAS, DM is the manager of Halletts Members LLC, a Delaware limited liability company, which is the sole member of (i) Halletts Investors Building 4 LLC, a Delaware limited liability company, which is the sole member of Halletts Building 4 SPE LLC, a Delaware limited liability company; and (ii) Halletts Investors Building 5 LLC, a Delaware limited liability company, which is the sole member of Halletts Building 5 SPE LLC, a Delaware limited liability company.

WHEREAS, Jonathan D. Durst is the president of SRDA (in such capacity, the “SRDA President”) and Douglas D. Durst is the chairman of SRDA (in such capacity, the “SRDA Chairman”).

WHEREAS, pursuant to Section 5.4(d) of the Limited Liability Company Agreement of SRDA, the members of SRDA may designate signatories to execute documents for and on behalf of SRDA.

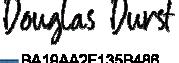
NOW, THEREFORE, BE IT RESOLVED, that Alexander Durst be, and hereby is, appointed to be an additional signatory for SRDA and is given such authority to execute, acknowledge, make, deliver and accept documents, certificates and/or instruments (Alexander Durst, the SRDA Chairman and the SRDA President, shall each be referred to as a “SRDA Authorized Signatory”, and collectively as the “SRDA Authorized Signatories”).

RESOLVED FURTHER, that any and all actions of any such SRDA Authorized Signatory on behalf of SRDA, in any of its aforesaid capacity(ies), heretofore taken or performed are hereby approved, ratified and confirmed in all respects.

RESOLVED FURTHER, that the recitals to this Consent are incorporated herein and made a part of this Consent.

(BALANCE OF PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, the foregoing is hereby executed by the undersigned effective as of the date first set forth above.

DocuSigned by:

BA19AA2F135B488...
Douglas D. Durst, member of
SRDA Manager, LLC

DocuSigned by:

65B31E03E547447...
Jonathan D. Durst, member of
SRDA Manager, LLC

ATTACHMENT G

SECTION X: REQUESTOR ELIGIBILITY INFORMATION

Item 13 - Requestors Eligibility Statement

Requestor Halletts Building 4 SPE LLC qualifies as a Volunteer because (i) it had a Phase I Environmental Site Assessment (ESA) conducted by Roux Associates in December 2016 that complies with the United States Environmental Protection Agency (USEPA) All-Appropriate Inquiries Rule (40 Code of Federal Regulations [CFR] 312); (ii) all disposals/releases of hazardous substances occurred prior to the time of ownership and (iii) the Requestor does not have affiliation with potentially responsible parties. Since taking title, Requestor Halletts Building 4 SPE LLC has exercised appropriate care by promptly reporting the discovery of stained soils and the presence of light non-aqueous phase liquid (LNAPL) and dense non-aqueous phase liquid (DNAPL) during a geotechnical investigation and has implemented a groundwater monitoring plan under the supervision of the New York State Department of Environmental Conservation (NYSDEC). There have not been any new or threatened releases during the Requestor's ownership of the property. Additionally, a Qualified Environmental Professional (QEP) has periodically performed site walks since the Requestor acquired title and did not identify any evidence of post-acquisition disposal of hazardous substances.

Any potential liability of Requestor Halletts Building 4 SPE LLC would arise solely as a result of its ownership or involvement with the redevelopment of the site subsequent to the disposal of hazardous substances and contaminants. As such, Requestor Halletts Building 4 SPE LLC qualifies as a Volunteer pursuant to Environmental Conservation Law (ECL) § 27-1405(1).

Requestor Halletts Building 5 SPE LLC qualifies as a Volunteer because (i) it had a Phase I ESA conducted by Roux Associates in December 2016 that complies with the USEPA All-Appropriate Inquiries Rule (40 CFR 312); (ii) all disposals/releases of hazardous substances occurred prior to the time of ownership and (iii) the Requestor does not have affiliation with potentially responsible parties. Since taking title, Requestor Halletts Building 5 SPE LLC has exercised appropriate care by promptly reporting the discovery of stained soils and the presence of LNAPL and DNAPL during a geotechnical investigation and has implemented a groundwater monitoring plan under the supervision of the NYSDEC. There have not been any new or threatened releases during Requestor's ownership of the property. Additionally, a QEP has periodically performed site walks since the Requestor acquired title and did not identify any evidence of post-acquisition disposal of hazardous substances.

Any potential liability of Requestor Halletts Building 5 SPE LLC would arise solely as a result of its ownership or involvement with the redevelopment of the site subsequent to the disposal of hazardous substances and contaminants. As such, Requestor Halletts Building 5 SPE LLC qualifies as a Volunteer pursuant to ECL § 27-1405(1).

Item 14 - Requestor Relationship to Property

The Requestors, Halletts Building 4 SPE LLC and Halletts Building 5 SPE LLC, are the owners of Lots 1 and 11 (the site), respectively. The Requestors are affiliates, conducting business as The Durst Organization.

ATTACHMENT H **SECTION XII: CONTACT LIST INFORMATION**

Item 1 – Chief Executive Officer and Planning Board

Chief Executive Officer

Mayor Eric Adams
City Hall
260 Broadway Avenue
New York, NY 10007

Mayor's Office of Environmental Coordination

Hilary Semel, Director
100 Gold Street - 2nd Floor
New York, NY 10038

Mayor's Office of Environmental Remediation

Shaminder Chawla, Director
100 Gold Street - 2nd Floor
New York, NY 10038

New York City Planning Commission

Dan Garodnick, Chair
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Borough of Queens, Borough President

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

Borough of Queens, Department of City Planning

Lin Zeng
120-55 Queens Boulevard
Kew Gardens, NY 11424

Item 2 - Residents, Owners, and Occupants, of the Property and Adjacent Properties

Address/Block and Lot	Owner/Occupant Mailing Address
27-02 1 st Street Block 490, Lot 1	Halletts Building 4 SPE LLC 1155 Avenue of the Americas New York, NY 10036
27-50 1 st Street Block 490, Lot 11	Halletts Building 5 SPE LLC 1155 Avenue of the Americas New York, NY 10036

Adjacent properties include:

Hallets Building 3 SPE LLC Block 916, Lot 10 1155 Avenue of the Americas NY, NY 10036	NYC Housing Authority Block 490, Lot 101 PO Box 19201 Long Island City, NY 11101	NYC Department of Parks and Recreation Block 490, Lot 100 830 5 th Avenue NY, NY 10065
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Item 3 - Local News Media

Astoria Post
35-15 Bell Boulevard
Queens, NY 11361
(718) 260-2500

The Long Island City/Astoria Journal
45-23 47th Street
Woodside, NY, 11377
(718) 426-7200

Item 4 - Public Water Supply

The responsibility for supplying water in New York City is shared between the NYC Department of Environmental Protection (NYCDEP), the Municipal Water Finance Authority, and the New York City Water Board. The site is situated in an area that receives potable water from the Croton Systems, located in Westchester, Putnam, and Dutchess Counties:

New York City Department of Environmental Protection

Rohit T. Aggarwala, Commissioner
59-17 Junction Boulevard
Flushing, NY 11373

New York City Municipal Water Finance Authority

David Womack, Chief Executive Officer
255 Greenwich Street, 6th Floor
New York, NY 10007

New York City Water Board

Alfonso L. Carney, Jr. - Chair
Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
Flushing, NY 11373

Item 5 - Request for Contact

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

Item 6 - Schools and Day Care Facilities

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

Astoria Blue Feather Early Learning Center
(about 0.25 miles east of the site)
Sandra Evangelista-Gilman, Principal
27-07 8th Street,
Astoria, NY 11102
(718) 721-3960

P.S. 171 Peter G. Van Alst
(about 0.49 miles south east of the site)
Lavrentia Kavourias, Principal
14-14 29th Avenue
Astoria, NY 11102
(718) 932-0909

My Little Friend Day Care
(about 0.39 miles southeast of the site)
12-17 30th Road,
Astoria, NY 11102
(347) 507-0586

Alphabet City Day Care Child Center
(about 0.08 miles northeast of the site)
26-27 2nd Street,
Long Island City, NY 11102
(718) 626-0050

Item 7 - Document Repository

A letter was sent to and received from the following sources, acknowledging that they agree to act as a document repository for documents generated under the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP):

Queens Community Board 1

Florence Koulouris – District Manager
45-02 Ditmars Boulevard, LL Suite 125
Astoria, NY 11105
(718) 626-1021

Queens Public Library – Astoria Branch

Jeremy Zoref – Managing Librarian
14-01 Astoria Boulevard
Astoria, NY 11102
(718) 278-2220

September 17, 2025

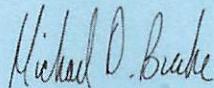
Florence Koulouris – District Manager
Queens Community Board 1
45-02 Ditmars Boulevard, LL Suite 125
Astoria, NY 11105
Phone: (718) 626-1021

**RE: Brownfield Cleanup Program Application
Hallets Point Buildings 4 and 5
27-02 & 27-50 1st Street (Block 490, Lots 1 and 11)
Astoria, New York 11102**

To Mr. Koulouris:

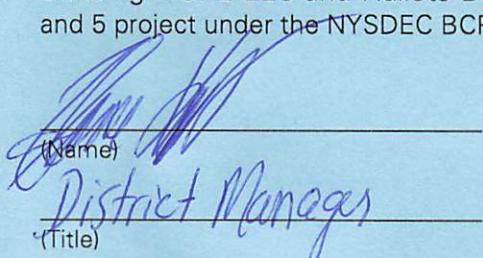
We represent Hallets Building 4 SPE LLC and Hallets Building 5 SPE LLC for their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced development project in Astoria, New York. It is a NYSDEC requirement that we supply them a letter certifying that the local community board is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below and return if you are able to certify that your community board will be willing and able to act as the temporary public repository for this BCP project.

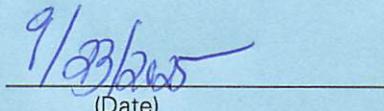
Sincerely,
**Langan Engineering, Environmental, Surveying, Landscape
Architecture and Geology, D.P.C.**



Michael Burke
Senior Principal

Yes, the Queens Community Board 1 is willing and able to act as a public repository on behalf of Hallets Building 4 SPE LLC and Hallets Building 5 SPE LLC in the cleanup of the Hallets Point Buildings 4 and 5 project under the NYSDEC BCP.


(Name)
District Manager
(Title)


(Date)

September 29, 2025

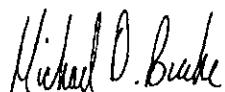
Jeremy Zoref – Managing Librarian
Queens Public Library – Astoria Branch
14-01 Astoria Boulevard
Astoria, NY 11102
(718) 278-2220

**RE: Brownfield Cleanup Program Application
Hallets Point Buildings 4 and 5
27-02 & 27-50 1st Street (Block 490, Lots 1 and 11)
Astoria, New York 11102**

Mr. Zoref:

We represent Hallets Building 4 SPE LLC and Hallets Building 5 SPE LLC for their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced development project in Astoria, New York. It is a NYSDEC requirement that we supply them a letter certifying that the local public library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below and return if you are able to certify that your library will be willing and able to act as the temporary public repository for this BCP project.

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



Michael Burke
Senior Principal

Yes, the Queens Public Library – Astoria Branch is willing and able to act as a public repository on behalf of Hallets Building 4 SPE LLC and Hallets Building 5 SPE LLC in the cleanup of the Hallets Point Buildings 4 and 5 project under the NYSDEC BCP.

Andrew Sparling
(Name)

10/1/25
(Date)

Assistant Community Library Manager
(Title)