



Known for excellence.
Built on trust.

GEOTECHNICAL
ENVIRONMENTAL
ECOLOGICAL
WATER
CONSTRUCTION
MANAGEMENT

GZA GeoEnvironmental of
New York
104 West 29th Street
10th Floor
New York, NY 10001
T: 212.594.8140
F: 212.279.8180
www.gza.com

May 26, 2026
GZA File No.: 41.0163557.10

Ms. Danielle Radden
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany NY, 12233

Re: Response to Comments:
21st Street Redevelopment Site
37-07 and 37-25 21st Street, 37-12 Rear 22nd Street
Long Island City, New York
NYSDEC BCP No. C241305

Dear Ms. Radden:

GZA GeoEnvironmental of New York (GZA) is pleased to provide this Response to Comments Letter for the above-referenced property (Site). This letter is in response to New York State Department of Environmental Conservation (NYSDEC) comments provided in the letter dated April 27, 2026.

Should you have any questions, please contact Victoria Whelan at (631) 793-8821 or Victoria.Whelan@gza.com or Mark Frey at (631) 847-1605 or Mark.Frey@gza.com.

Very truly yours,
GZA GEOENVIRONMENTAL OF NEW YORK


Mark R. Frey
Assistant Project Manager


Victoria Whelan, P.G.
Vice President

Attachments: Response to Comments Summary



C241305 – 21st Street Redevelopment Site Brownfield Cleanup Application

NYSDEC Comments:

Section I: Property Information

- The proposed site name is too long. Please revise to a shortened version or otherwise propose a different name.
- Please correct the longitude to “-73-56-16.89”.

GZA Response: Proposed site name was changed to 21st Street Redevelopment Site. Longitude was corrected in Section I.

Section II: Project Description

- Item 5: In the application supporting documentation, please address how Green and Sustainable Remediation will be incorporated throughout the remedial phases of the project.

GZA Response: The GSR was expanded upon and provided in Exhibit C.

Section IV: Land Use Factors

- Item 3: The current uses selected are inconsistent with the narrative in Section IV, which indicates the site is vacant.

GZA Response: The current uses were adjusted to reflect that the property is currently vacant with no active tenets or practices.

Section V: Current and Historical Property Owner and Operation Information

- Please provide phone numbers for the historical property owner list
- Please clarify the operation date range for each historical operator for each parcel of the site.

GZA Response: The numbers for the historical property owners are now included. Two historic owner phone numbers could not be found after a diligent search of online records. The dates clarifying the operation date range for historical operators was added.

Section VI: Property’s Environmental History

- Please see attached comments provided by the Project Manager.

GZA Response: See below for response to Project Manager Comment.

Section X: Requestor Eligibility

- Since the requestor is not the current owner of the site, a site access agreement that demonstrates the requestors will have access to the property must be provided. The access agreement must also include the ability to place an environmental easement on the site.



GZA Response: One requestor, Breaking Ground II Housing Development Fund Corporation, is now the current owner. The text in Section X was revised to reflect this. The deed reflecting this ownership is attached in Exhibit A. An access agreement is attached as Exhibit E.

Section XII: Site Contact List

- Please provide acknowledgement from the community board that they will act as a repository.

GZA Response: The Community board has agreed to act as a repository. See Exhibit F.

Section XIII: Statement of Certification and Signatures

- The entity's name must appear exactly as given in the NYS Department of State's Corporation & Business Entity Database.

GZA Response: The entity's names were updated and listed as in the NYS DOS Corporation and Business Entity Database.

Additional Comments

- Please provide the application package in non-fillable PDF Format. Please do not password protect the file.
- Please include a separate cover letter reiterating Site Control comments, including Applicant responses and indicating where revisions can be found within the revised application.
- In the top section of Page 1 of the revised application, please select "yes" to indicate that the submittal is a revised application and include the NYSDEC site code in the subject line of this letter.

GZA Response: This Response to Comment letter has been prepared to satisfy the comments listed in the April 27, 2026, NYSDEC letter. The top section of Page 1 has been updated and the NYSDEC site code has been added. The PDF was packaged in a non-fillable PDF format.

NYSDEC Project Manager Comments:

Section I: Property Information – Item 14: Environmental Assessment

- No Comment

GZA Response: No comments made.

Section II: Project Description – Items 5-6: Green & Sustainable Remediation

- Please include information about the GSR principles to be evaluated and incorporated into each phase of the project other than the RI.

GZA Response: GSR details have been included in Exhibit C.

Section III: Ecological Concerns

- N/A – No comment

GZA Response: No comments made.



Section VI: Property's Environmental History

- Please include the depths (ft bgs) in Table 1 – Soil Data Summary at which the exceedances were found.
- On figure 8, please indicate the depth (ft bgs) of each soil boring.

GZA Response: Table 1 and Figure 8 were updated to fulfill the comments made by the DEC.



Known for excellence.
Built on trust.

GEOTECHNICAL
ENVIRONMENTAL
ECOLOGICAL
WATER
CONSTRUCTION
MANAGEMENT

GZA GeoEnvironmental
of New York
324 South Service Road
Melville, NY 11747



May 26, 2026
File No. 41.0163557.10

New York State Department of Environmental Conservation
Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233-7015

Re: Revised Brownfield Cleanup Program Application
21st Street Redevelopment Site
37-07 and 37-25 21st Street, 37-12 Rear 22nd Street
Long Island City, New York 11101
Block 364, Lots 6, 12, and 135
BCP Site No. C241305

Dear Sir/Madam,

On behalf of BG Investor Holdings LLC and Breaking Ground II Housing Development Fund Corporation (together, Requestors), Goldberg-Zoino Associates of New York P.C. d/b/a GZA GeoEnvironmental of New York (GZA) is pleased to submit this revised New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Application for the above-referenced Site. In accordance with the BCP Application Rev 17 – October 2025 instructions, this submittal is divided into the following file packages:

- File I – BCP Application with Supplemental Information and Exhibits
- File II – Previous Environmental Reports
- File III – Remedial Investigation Work Plan (RIWP)

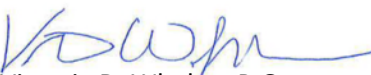
On behalf of the Requestors, we thank you for the opportunity to submit this application and we look forward to moving ahead with the necessary activities under the BCP. If you have any questions or need any additional details regarding the completeness of this application, please contact Victoria D. Whelan at (631) 793-8821.

Very truly yours,

GZA GEOENVIRONMENTAL OF NEW YORK


Mark R. Frey
Assistant Project Manager


Stephen M. Kline, P.E.
Consultant Reviewer


Victoria D. Whelan, P.G.
QEP/ Vice President



Known for excellence.
Built on trust.

GEOTECHNICAL
ENVIRONMENTAL
ECOLOGICAL
WATER
CONSTRUCTION
MANAGEMENT

GZA GeoEnvironmental
of New York
324 South Service Road
Melville, NY 11747



BROWNFIELD CLEANUP PROGRAM APPLICATION

21st Street Redevelopment Site
37-07 and 37-25 21st Street, 37-12 Rear 22nd Street
Long Island City, New York 11101
Block 364, Lots 6, 12, and 135
BCP Site No. C241305

May 2026
File No. 41.0163557.10

PREPARED FOR:

New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

ON BEHALF OF:

BG Investor Holdings LLC and Breaking Ground II Housing Development Fund Corporation
505 8th Avenue, 5th Floor
New York, NY 10018

PREPARED BY:

GOLDBERG-ZOINO ASSOCIATES OF NEW YORK P.C.
D/B/A GZA GEOENVIRONMENTAL OF NEW YORK
532 Broadhollow Road, Suite 133 | Melville, NY 11747
www.gza.com



TABLE OF CONTENTS

TABLES

Table 1	Soil Data Summary Table
Table 2	Groundwater Summary Table
Table 3	Soil Vapor and Indoor Air Summary Table

FIGURES

Figure 1	Site Location Map
Figure 2	Site Plan
Figure 3	County Tax Map
Figure 4	Property Base Map
Figure 5	Zoning Map
Figure 6	Land Use Map
Figure 7	Disadvantaged Community Map
Figure 8	Distribution of Organic and Inorganic Compounds Detected in Soil
Figure 9	Distribution of Organic and Inorganic Compounds Detected in Groundwater
Figure 10	Distribution of Organic Compounds Detected in Soil Vapor

EXHIBITS

Exhibit A	Property Deeds & Survey
Exhibit B	Historical Environmental Information and Reports (separate file)
Exhibit C	Green and Sustainable Remediation
Exhibit D	Requestors Entity Information
Exhibit E	Site Access Agreement
Exhibit F	Site Contact List
Exhibit G	Document Repository Letters



May 2026

NYSDEC BCP Application – BCP Site No. C241305

37-07 and 37-25 21st Street, 37-12 Rear 22nd Street, Long Island City, NY 11101

Block 364, Lots 6, 12, and 135

TOC | ii

BROWNFIELD CLEANUP PROGRAM APPLICATION FORM

BCP App Rev 17 – October 2025

21st Street Redevelopment Site
37-07 and 37-25 21st Street, 37-12 Rear 22nd Street
Long Island City, New York 11101
Block 364, Lots 6, 12, and 135
BCP Site No. C241305



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...
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.
Application packages submitted through third-party file transfer services will not be accepted.

a. 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 12233-7015

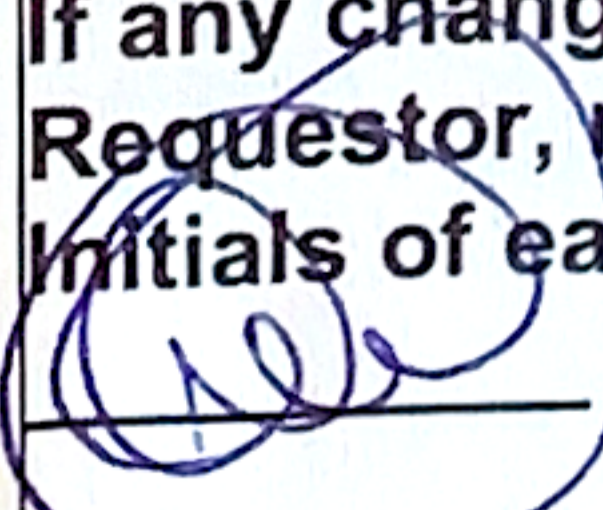
Form with fields for SITE NAME: 21st Street Redevelopment Site, and two questions about BCA amendments and incomplete applications with Yes/No radio buttons.



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

SECTION I: Property Information						
PROPOSED SITE NAME 21st Street Redevelopment Site						
ADDRESS/LOCATION 37-07 and 37-25 21st Street, 37-12 Rear 22nd Street						
CITY/TOWN Long Island City				ZIP CODE 11101		
MUNICIPALITY (LIST ALL IF MORE THAN ONE) New York City						
COUNTY Queens				SITE SIZE (ACRES) 0.530		
LATITUDE			LONGITUDE			
40	°	45	′	28.88	″	
-73	°	56	′	16.89	″	
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	
37-07 21st Street, Long Island City, New York		4	364	12	0.18	
37-12 Rear 22nd Street, Long Island City, New York		4	364	135	0.01	
37-25 21st Street, Long Island City, New York		4	364	6	0.34	
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.					Y	N
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: _____ Percentage of property in En-zone (check one): <input checked="" type="radio"/> 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input type="radio"/> 100%					<input type="radio"/>	<input checked="" 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)		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. <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"><u>Easement/Right-of-Way Holder</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	<u>Easement/Right-of-Way Holder</u>	<u>Description</u>				<input type="radio"/>	<input checked="" type="radio"/>		
<u>Easement/Right-of-Way Holder</u>	<u>Description</u>								
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><u>Type</u></td> <td style="width: 30%;"><u>Issuing Agency</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>					<input type="radio"/>	<input checked="" type="radio"/>
<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>							
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?		<input checked="" type="radio"/>	<input type="radio"/>						
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.									
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.		<input checked="" type="radio"/>	<input type="radio"/>						
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?		<input type="radio"/>	<input checked="" type="radio"/>						
17. If you have answered YES to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?		<input type="radio"/>	<input checked="" type="radio"/>						
NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.									
If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.									
Initials of each Requestor: <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="text-align: center; width: 15%;">  _____ </div> <div style="text-align: center; width: 15%;"> _____ </div> <div style="text-align: center; width: 15%;"> _____ </div> <div style="text-align: center; width: 15%;"> _____ </div> <div style="text-align: center; width: 15%;"> _____ </div> <div style="text-align: center; width: 15%;"> _____ </div> </div>									

SECTION II: Project Description

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

4a. Please provide a short description of the overall project development, including a complete project schedule with all key BCP program milestones through issuance of the Certificate of Completion. Include DEC/DOH review times in the schedule (best efforts to review documents within 45 days pursuant to 6 NYCRR Part 375-3.6(b)).
 Is this information attached? Yes No

4b. Please include in the project schedule the dates of any outside public or private funding source deadlines with the associated BCP milestones, e.g., NYC HPD or NYS HCR funding deadlines, or private funding interim milestones from loan documents, that depend on a particular BCP milestone such as a work plan or report approval, decision document issuance, etc.
 Is this information clearly identified in the BCP project schedule? Yes No N/A

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

SECTION III: Ecological Concerns

	Y	N
1. Are there fish, wildlife, or ecological resources within a 1/2-mile radius of the site?	<input type="radio"/>	<input checked="" 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"/>
3. Is/are there a/any Contaminant(s) of Ecological Concern?	<input type="radio"/>	<input checked="" type="radio"/>

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?
 N/A

SECTION IV: Land Use Factors		
1. What is the property's current municipal zoning designation? <u>M1-3</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/>		
3. Current use (select all that apply): Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Recreational <input type="checkbox"/> Vacant <input checked="" type="checkbox"/>		
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application?	Y	N
	<input checked="" type="radio"/>	<input type="radio"/>
5. Reasonably anticipated post-remediation use (check all that apply): Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> If residential, does it qualify as single-family housing? N/A <input type="radio"/>		
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	<input checked="" type="radio"/>	<input type="radio"/>
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
8. Do current and/or recent development patterns support the proposed use?	<input checked="" type="radio"/>	<input type="radio"/>
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	<input type="radio"/>	<input checked="" type="radio"/>
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"/>

SECTION V: Current and Historical Property Owner and Operator Information			
CURRENT OWNER Breaking Ground II Housing Development Fund Corporation			
CONTACT NAME David Walsh			
ADDRESS 505 8th Avenue, 5th Floor			
CITY New York		STATE New York	ZIP CODE 10018
PHONE (212) 389-9300	EMAIL dwalsh@breakingground.org		
OWNERSHIP START DATE May 19, 2026			
CURRENT OPERATOR Vacant			
CONTACT NAME NA			
ADDRESS NA			
CITY NA		STATE NA	ZIP CODE NA
PHONE	EMAIL Unknown		
OPERATION START DATE Vacant since September 2024			

SECTION VI: Property's Environmental History

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

- 1. Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard ([ASTM E1903](#)). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do NOT submit paper copies of ANY supporting documents.**
- 2. SAMPLING DATA:** Indicate (by selecting the options below) known contaminants and the media which are known to have been affected. Data summary tables should be included as an attachment, with laboratory reports referenced and included.

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

*Please describe other known contaminants and the media affected:

- 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 checked="" 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 checked="" type="checkbox"/> Unknown

Other: Past uses include automobile repair shops, automobile wrecking facility, scrap metal storage, lumber yard/storage, plumbing supply shop, and office space associated with the foregoing.

SECTION VII: Requestor Information				
NAME BG Investor Holdings LLC, Breaking Ground II Housing Development Fund Corporation				
ADDRESS 505 8th Avenue, 5th Floor				
CITY/TOWN New York		STATE NY	ZIP CODE 10018	
PHONE (212) 389-9300	EMAIL dwalsh@breakingground.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? N/A <input type="radio"/>			<input checked="" type="radio"/>	<input type="radio"/>
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.			<input checked="" type="radio"/>	<input type="radio"/>

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE David Walsh			
ADDRESS 505 8th Avenue, 5th Floor			
CITY New York		STATE NY	ZIP CODE 10018
PHONE (212) 389-9300	EMAIL dwalsh@breakingground.org		
REQUESTOR'S CONSULTANT (CONTACT NAME) Victoria Whelan, P.G.			
COMPANY GZA GeoEnvironmental of New York			
ADDRESS 324 South Service Road, Suite 119			
CITY Melville		STATE NY	ZIP CODE 11747
PHONE (631) 793-8821	EMAIL Victoria.Whelan@gza.com		
REQUESTOR'S ATTORNEY (CONTACT NAME) Matthew J. Sinkman			
COMPANY FBT Gibbons LLP			
ADDRESS 1 Pennsylvania Plaza, Floor 45, Suite 4515			
CITY New York		STATE NY	ZIP CODE 10119
PHONE (212) 613-2011	EMAIL MSinkman@fbtgibbons.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 checked="" type="radio"/>	<input type="radio"/>
2. If yes, appropriate documentation must be provided with the application. See application instructions for additional information.		
Is the appropriate documentation included with this application? N/A <input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

SECTION X: Requestor Eligibility

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

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	<input type="radio"/>	<input checked="" type="radio"/>
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	<input type="radio"/>	<input checked="" type="radio"/>
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?	<input type="radio"/>	<input checked="" type="radio"/>
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	<input type="radio"/>	<input checked="" type="radio"/>
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?	<input type="radio"/>	<input checked="" type="radio"/>
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting or contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	<input type="radio"/>	<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: _____

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

	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	<input type="radio"/>	<input checked="" type="radio"/>
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____	<input type="radio"/>	<input checked="" type="radio"/>
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. <p style="text-align: right;">N/A <input checked="" type="radio"/></p>	<input type="radio"/>	<input type="radio"/>
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	<input type="radio"/>	<input checked="" type="radio"/>
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	<input type="radio"/>	<input checked="" type="radio"/>

SECTION XII: Site Contact List

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

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

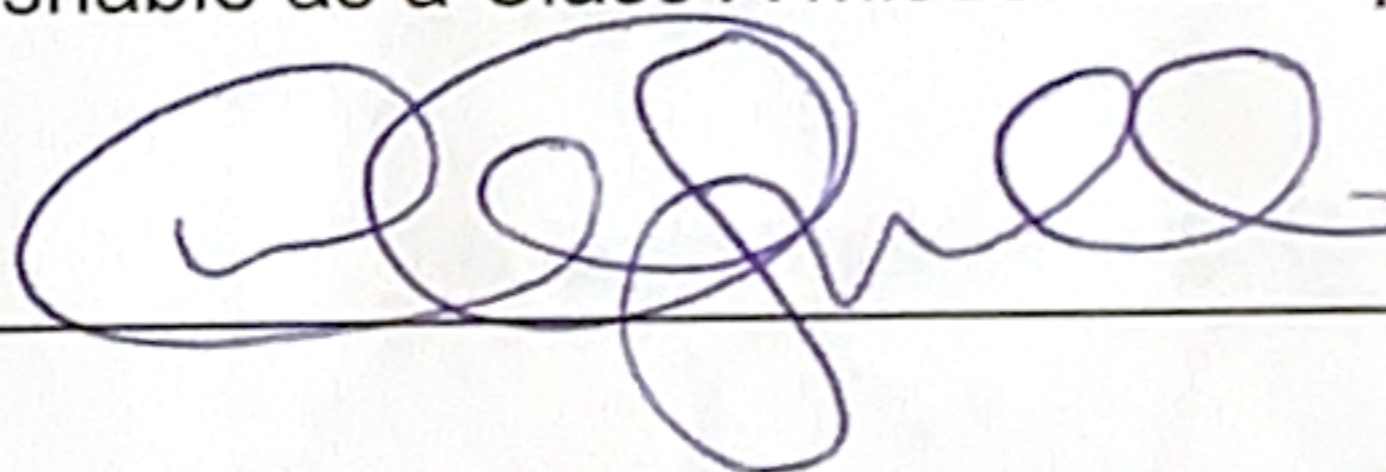
(By a requestor other than an individual)

I hereby affirm that I am Authorized Signatory (title) of BG Investor Holdings LLC and Breaking Ground II Housing Development Fund Corporation (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:

5/22/26

Signature:



Print Name:

DAVID WALSTON

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 17

Please respond to the questions below and provide additional information and/or documentation as required. <i>Please refer to the application instructions.</i>	Y	N
1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?	<input checked="" type="radio"/>	<input type="radio"/>
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	<input checked="" type="radio"/>	<input type="radio"/>
3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?	<input type="radio"/>	<input checked="" type="radio"/>
4. Is the property upside down or underutilized as defined below?		
Upside down	<input type="radio"/>	<input checked="" type="radio"/>
Underutilized	<input type="radio"/>	<input checked="" type="radio"/>

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.



May 2026

NYSDEC BCP Application – BCP Site No. C241305

37-07 and 37-25 21st Street, 37-12 Rear 22nd Street, Long Island City, NY 11101

Block 364, Lots 6, 12, and 135

TOC | iii

BROWNFIELD CLEANUP PROGRAM APPLICATION SUPPLEMENTAL INFORMATION

21st Street Redevelopment Site
37-07 and 37-25 21st Street, 37-12 Rear 22nd Street
Long Island City, New York 11101
Block 364, Lots 6, 12, and 135
BCP Site No. C241305



SECTION I - PROPERTY INFORMATION

Property Location

37-07 and 37-25 21st Street, 37-12 Rear 22nd Street (the “Site”) are located in the Dutch Kills neighborhood of Long Island City, New York. The Site is identified as Block 364, Lots 6, 12, and 135 with a total area of 23,186 square feet (approximately 0.53 acres). The Site Location Map is provided on **Figure 1**. A Site Plan is provided as **Figure 2**. The Site is bounded by 21st Street to the west; an automobile repair building (37-01 21st Street) to the north; a hotel/apartment building (37-35 21st Street) to the south; and two automobile repair buildings and an industrial warehouse to the east (37-20 22nd Street, 37-24 22nd Street, and 21-15 38th Avenue).

Site Features

The Site is developed with four buildings that cover a portion of the tax lot parcels. The Site is bound by concrete sidewalk and a middle school to the west, an automobile repair building to the north, two automobile repair buildings and an industrial warehouse along the eastern side of the Site, and a hotel/apartment building to the south.

The Queens County Tax Map is shown on **Figure 3**. Metes and bounds descriptions are included in the deeds attached as **Exhibit A**.

Current Zoning and Land Use

The Site is improved with three vacant single-story and one vacant two-story autobody repair shops. The remaining portions of the Site consist of paved surfaces in the area between the on-site buildings. The Site is located in a M1-3 zoning district in the Dutch Kills neighborhood of Long Island City, New York.

The following surrounding land uses are present at the Site:

North: Automobile repair shop (37-01 21st Street)

South: Hotel/apartment property (37-35 21st Street)

East: Industrial warehouse and two automobile repair shops (37-20 22nd Street, 37-24 22nd Street, and 21-15 38th Avenue)

West: 21st Street

A map showing the proposed BCP Site boundary, adjacent roadways, and adjacent property owners is shown in the Property Base Map on **Figure 4**.



The proposed use is not permitted as-of-right under the site's existing M1-3 zoning and, therefore, is not currently consistent with the applicable zoning use regulations. However, the Requestors are pursuing a variance before the New York City Board of Standards and Appeals (BSA), pursuant to Section 72-21 of the Zoning Resolution of the City of New York, to permit redevelopment of the site into a 100 percent affordable residential building. The proposed action would waive the applicable use restrictions of the underlying zoning district and allow development of a new residential building on the Site. As such, the proposed use would be consistent with zoning upon approval of the requested discretionary land use action.

The Zoning Map is shown on **Figure 5**. The Land Use Map is shown on **Figure 6**. The Site is located within a disadvantaged community area of Long Island City, as shown on **Figure 7**.

Past Use of the Site

Two Phase I ESAs were prepared for this Site, one on behalf of Development Site Advisors, by Middleton Environmental Inc. (MEI), dated July 26, 2023, and the other on behalf of Breaking Ground (which is the sole member of the Requestor), by GZA GeoEnvironmental Inc. (GZA), dated December 23, 2025. The Phase I ESA included an Environmental Database Report (EDR), a City Directory search, and Sanborn Fire Insurance Maps from EDR to understand the past usage of the Site. The historical documentation is provided in **Exhibit B**.

According to the historical records reviewed, by 1898, the Site was depicted as fourteen separate parcels with a river system on the north, east, and west side of the Site. The Site appears to be filled in and built up to its current day elevation by the mid-1910s. The 1930s records reviewed indicate that the Site was a scrap metal yard improved with two one-story office buildings and a one-story plumbers supply building. By the 1940s the Site appears to be classified as an auto wrecking facility improved with an additional building and an auto repair garage. The 1950s records indicate that the fourteen parcels were combined/used as two parcels, with the northern lot classified as a lumber storage yard and the southern lot classified as an auto wrecking facility. The lumber yard was present until at least the 1970s. The Site appeared to be unchanged until the late 2000s when an additional autobody shop appears to have been constructed.

According to the City Directory search, the Site was listed as occupied mostly by automobile businesses, such as auto repair shops and used tire shops. The City Directory listings are provided below:

Lot 6 (37-25 21st Street) was listed as being occupied by auto repair shops and commercial businesses from 1983 to 2022, including Gets E L E L Automotive Co Inc. (1983), City Used Auto Parts Incorporated (2000), City Used Tires Shop (2000), Long Island City Used Auto Parts (2005), New TJ Motor Inc. (2005), Park and Land Auto Repair & Body Shop Inc. (2005), Mag Taxi Management (2010), Qazi World Auto Parts Inc. (2010), Ricky Auto Alarm Electric Inc. (2010, 2022), Sonali Auto Repair Inc (2010), Time Collision



Auto Shop (2010), All In One Automobile Repair (2014), New Apna Automobile Repair Inc. (2014), Azuay Auto Repairs Co. (2017), and Qazi & Sons Used Parts Inc. (2017).

Lot 12 (37-07 21st Street) was listed as being occupied by auto repair shops from 1934 to 2022, including Burket’s Welding & Auto Repairs (1934), Barts Auto Wrecking L (1939), Bartlet Raymond C Auto Repairs (1962), Eddies Auto Body & Fender Work (1967-1992), Bell Body & Fender Inc. (1976), J K Auto Glass (1995-2005), Repair Guys Inc. (2017-2022), and Stallion Limo (2022).

Lot 135 (37-12 Rear 22nd Street) was listed as a residential property from 1934-1939. No other listings were available for this Tax Lot.

There is one New York State Department of Environmental Conservation (NYSDEC) spill listed on the NYSDEC Spill Incidents Database associated with the Site under NYSDEC Spill No. 0230068. The spill was reported on March 11, 2003, in connection with a police action that took place on the property due to automobile related liquids spilled over the entire yard area on the property. The spill was closed on January 29, 2007.

The current owner of the Site is Breaking Ground II Housing Development Fund Corporation, and the Site is currently vacant.

The New York City Department of Finance website lists the following ownership records and deed transfers:

Lot 6

Document Date	Party 1	Party 2
June 28, 1967	Lupoli, Charles	Lupoli, Peter
June 28, 1967	Lupoli, Peter	Farwell Realty Corp.
November 15, 1976	Farwell realty Corp	Lupo Realty Co.
March 12, 2008	Lupo Realty Co.	Yardly Associates, LLC
May 19, 2026	Yardly Associates, LLC	Breaking Ground II Housing Development Fund Corporation

Lot 12

Document Date	Party 1	Party 2
June 8, 1977	McNally, Donald F (Individual & Devisee)	Esposito, Vincent
September 25, 1984	Esposito, Phyllis	Lupoli, Peter N.
August 8, 1984	McNally, Donald F (ADM/OF)	Esposito, Vincent (Ex/OF)
February 28, 2008	Lupoli, Peter N.	Yardly Associates, LLC
May 19, 2026	Yardly Associates, LLC	Breaking Ground II Housing Development Fund Corporation

Lot 135



Document Date	Party 1	Party 2
July 7, 1987	NYC Commissioner of Finance	City of New York
June 13, 1990	City of New York	Lupoli, Peter N.
January 16, 2008	Lupoli, Peter N.	Yardly Associates, LLC
May 19, 2026	Yardly Associates, LLC	Breaking Ground II Housing Development Fund Corporation

Site Geology and Hydrogeology

Based on the US Department of Agriculture Soil Conservation Services Web Soil Survey, overburden at the Site consists of urban land, tidal marsh substratum, and fill with 0 to 3 percent slopes (UmA).

According to USGS Publication, *Bedrock-Surface Elevation and Overburden Thickness Maps of the Five Boroughs, New York City, New York (De Mott, 2023)*, the anticipated depth to bedrock is approximately between 45 and 55 feet below ground surface (ft bgs) or greater. Bedrock is generally comprised of Middle Ordovician to Lower Cambrian schist.

Based on the Phase II Environmental Site Assessment (Phase II ESA), performed by Athenica Environmental Services, Inc. (AES), dated September 20, 2024, the depth to groundwater is approximately between 13.65 feet and 16 feet beneath the Site. Based on local topography and surface water flow patterns, the inferred direction of groundwater flow is to the west towards the East River. However, the localized direction of groundwater flow near the Site might vary because of underground utilities, subsurface preferential pathways, variations in weather, or heterogeneous geological and/or anthropogenic conditions.

Environmental Assessment

A Phase I ESA performed by MEI, dated July 26, 2023 (2023 Phase I ESA), a Phase II ESA performed by AES, dated September 20, 2024 (2024 Phase II ESA), and a Phase I ESA performed by GZA, dated December 23, 2025 (2025 Phase I ESA), were conducted at the Site. The 2024 Phase II ESA identified contaminants of concern that may be attributed to the historic commercial and industrial uses at the Site and adjacent properties. In the 2024 Phase II ESA, soil, groundwater, and soil vapor samples collected at the Site were analyzed and evaluated. The laboratory analytical results for soil were compared to NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs), Restricted-Residential Use SCOs (RRUSCOs), and Protection of Groundwater SCOs (PGSCOs). Groundwater samples were compared to NYSDEC Ambient Water Quality Standards (AWQS), and soil vapor detections were evaluated.

The primary Contaminants of Concern (COCs) at the Site include Volatile Organic Compounds (VOCs) (specifically BTEX compounds), Semi Volatile Organic Compounds (SVOCs), metals, PCBs, and Pesticides in soil, Metals in groundwater, and VOCs (specifically the cVOCs PCE and TCE) in soil vapor. The tables from previous environmental reports are included in **Exhibit B**. The tables with the maximum contaminant distribution are provided in the tables section of this application.



Soil Chemistry

VOCs

Five (5) VOCs, 1,2,4-Trimethylbenzene (maximum of 58 milligrams per kilogram [mg/kg]), 1,3,5-Trimethylbenzene (max of 18 mg/kg), Acetone (max of 0.14 mg/kg), Benzene (max of 0.087 mg/kg), and Total Xylenes (16 mg/kg) were detected above UUSCOs and PGSCOs.

SVOCs

Nine (9) SVOCs, benzo(a)anthracene (max of 1.92 mg/kg), benzo(a)pyrene (1.24 mg/kg), benzo(b)fluoranthene (max of 2.43 mg/kg), benzo(g,h,i,)perylene (max of 1.2 mg/kg), benzo(k)fluoranthene (max of 1.03 mg/kg), chrysene (max of 1.66 mg/kg), dibenzo(a,h)anthracene (max of 0.339 mg/kg), indeno(1,2,3-cd)pyrene (max of 1.49 mg/kg), and phenanthrene (max of 1.81 mg/kg) were detected above the UUSCOs, RRUSCOs, and/or PGSCOs.

Metals

The metals arsenic (max of 43.4 mg/kg), barium (max of 1,470 mg/kg), cadmium (max of 26.5 mg/kg), copper (max of 681 mg/kg), lead (max of 2,680 mg/kg), mercury (max of 2.23 mg/kg), nickel (max of 98.4 mg/kg), selenium (max of 7.46 mg/kg), and zinc (max of 6,670 mg/kg) were detected above UUSCOs, RRUSCOs and/or PGWSCOs.

Hexavalent Chromium (max of 4.26 mg/kg) was detected above the UUSCOs and RRUSCOs in two soil samples.

PCBs

Total PCBs (max of 0.017 mg/kg) were detected above the UUSCOs in two soil samples.

Pesticides

The pesticide 4,4'-DDT (max of 0.00453 mg/kg) was detected above the UUSCOs in one soil sample.

A spider diagram of soil chemistry exceedances is included as **Figure 8**.

Groundwater Chemistry

VOCs

VOCs detected in groundwater samples were reported at concentrations below their applicable AWQS.

SVOCs

SVOCs detected in groundwater samples were reported at concentrations below their applicable AWQS.

Metals

Eight (8) total metals, antimony (max of 9.21 micrograms per liter [$\mu\text{g/L}$]), copper (max of 1,230 $\mu\text{g/L}$), lead (max of 3,270 $\mu\text{g/L}$), manganese (max of 947 $\mu\text{g/L}$), mercury (max of 9 $\mu\text{g/L}$), selenium (max of 20



µg/L), sodium (max of 71,600 µg/L), and zinc (max of 2,650 µg/L) were reported at concentrations exceeding their applicable AWQS.

Two (2) dissolved metals, antimony (max of 20.4 µg/L) and sodium (max of 73,300 µg/L) were reported at concentrations exceeding their applicable AWQS.

PCBs

PCBs detected in groundwater samples were reported at concentrations below their applicable AWQS.

Pesticides

Pesticides detected in groundwater samples were reported at concentrations below their applicable AWQS.

A spider diagram showing the groundwater exceedances is included as **Figure 9**.

Soil Vapor and Indoor Air Chemistry

Four (4) soil vapor samples and two (2) indoor air samples were collected during the Phase II ESA. The soil vapor samples reported elevated detections of 1,4-Dioxane, with a maximum concentration of 170 micrograms per cubic meter (µg /m³), Carbon disulfide, with a maximum concentration of 120 µg /m³, p- & m- Xylenes, with a concentration of 130 µg /m³, Toluene, with a concentration of 190 µg /m³, PCE, with a maximum concentration of 6,400 µg /m³, and TCE, with a maximum concentration of 25 µg/m³.

A spider diagram showing the soil vapor concentrations is included on **Figure 10**.

SECTION II - PROJECT DESCRIPTION

Project Details

Based on the evaluation of the available historical environmental information and the past uses of the Site as manufacturing/industrial, the historical usage at the Site may have contributed subsurface contamination. Contaminants of Concern include VOCs, cVOCs, SVOCs, and metals. The Requestors intend to remediate the Site in a manner that will render the Site protective of public health and the environment.

The project will include demolishing the existing auto repair buildings; clearing the Site of all autobody parts, drums, and debris; remediating the Site; and redeveloping it into a 100 percent affordable housing project with support services on-Site.

The proposed remedy for the Site will be designed to reduce the potential for exposure to hazardous substances during construction. The proposed remedial action will address existing environmental conditions in the subsurface, including soil, groundwater, and soil vapor.



The chart below presents a schedule for the proposed project. This BCP Application is being submitted concurrently with a Remedial Investigation Workplan (RIWP), and Requestors propose to enter the BCP at the investigation stage. The Remedial Investigation (RI) is anticipated to begin in Winter 2026 with a Decision Document expected to be issued in 2027. If the schedule for remediation and development activities changes, it will be updated and submitted to NYSDEC, as necessary.

A discussion of the Green and Sustainable Remediation (GSR) evaluation metrics throughout the project phases is included in **Exhibit C**. A GSR evaluation is included as an appendix of the RIWP being submitted with this application. The Requestors will comply with the GSR requirements for all work plans. GSR metrics will be tracked throughout the project for, without limitation, emissions, water consumption, and electricity usage. Best management practices (e.g., carpooling, no idling of cars, reducing distance to off-site disposal facilities, etc.) will be followed to the extent practicable.



SECTION III – ECOLOGICAL CONCERNS

The Site is not located within ½ mile radius of any fish, wildlife, or ecological resources and, therefore, ecological concerns are not applicable.

SECTION IV - LAND USE FACTORS

Current Zoning and Land Use

The Site is located in the Dutch Kills neighborhood of Long Island City, New York in an area zoned for manufacturing (M1-3). The proposed redevelopment will not be constructed as-of-right under the current zoning. The Zoning Map is shown on **Figure 5**. The Land Use Map is shown on **Figure 6**.

Anticipated Use

Under the BCP, the Requestors (BG Investor Holdings LLC and Breaking Ground II Housing Development Fund Corporation (Breaking Ground II HDFC)) plan to redevelop the Site into an affordable housing project.

Current Business Operations

The Site is currently improved with three one-story and one two-story auto repair buildings that are currently vacant. Operations at the Site ceased in approximately September 2024 and the Site has been vacant since.

Compliance with Zoning Laws, Recent Development, and Community Master Plans

The proposed use is not permitted as-of-right under the Site's existing M1-3 zoning and, therefore, is not currently consistent with the applicable zoning use regulations. However, the Requestors will be pursuing a variance before the New York City Board of Standards and Appeals (BSA), pursuant to Section 72-21 of the Zoning Resolution of the City of New York, to permit redevelopment of the Site into a 100 percent affordable housing project with support services on-Site and a rear yard providing open space for use by residents. The proposed action would waive the applicable use restrictions of the underlying zone district and allow development of a new residential building on the Site. As such, the proposed use would be consistent with zoning upon approval of the requested discretionary land use action.

The proposed project is generally consistent with broader land use and housing policy objectives that support the creation of new affordable housing in appropriate urban locations with access to transportation and community resources. The project would redevelop a currently developed commercial and industrial Site into a 100 percent affordable housing project (and a rear yard providing open space for use by residents), which is strongly aligned with public policy objectives supporting the expansion of affordable housing opportunities in New York City. In addition, the project site is not located



within the New York City Coastal Zone and, therefore, is not subject to review under the New York City Waterfront Revitalization Program.

SECTION V – CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION

The current Site owner for 37-07 and 37-25 21st Street and 37-12 Rear 22nd Street is Breaking Ground II Housing Development Fund Corporation. The Requestors do not otherwise have any relationship with the historical owners or historical operators of the Site.

The New York City Department of Finance (DOF) website lists the following ownership records and deed transfers:

Lot 6

Property Owner	Last Known Address	Phone No.	Date of Ownership or Operation	Relationship of Owner to Requestors
Breaking Ground II Housing Development Fund Corporation	505 8 th Avenue, 3 rd Floor, New York, New York 10018	212-389-9300	5/19/2026 to Current	Current Requestor
Yardly Associates, LLC	4 Pam Lane, Huntington, NY 11743	631-385-9354	3/12/2008 to 5/19/2026	Sold property to Requestor
Lupo Realty Co	68 Cove Neck Road, Cove Neck, NY 11771	631-385-9354	11/15/1976 to 3/12/2008	None
Farwell Realty Corp	21-13 39 th Avenue, Long Island City, NY 11101	631-385-9354	6/28/1967 To 3/12/2008	None
Peter Lupoli	160-16 14 th Avenue, Whitestone, NY 11357	631-385-9354	6/28/1967	None
Charles Lupoli	21-13 39 th Avenue, Long Island City, NY 11101	Not available	Up to 6/28/1967	None

Lot 12

Property Owner	Last Known Address	Phone No.	Date of Ownership or Operation	Relationship of Owner to Requestors
Breaking Ground II Housing Development Fund Corporation	505 8 th Avenue, 3 rd Floor, New York, New York 10018	212-389-9300	5/19/2026 to Current	Current Requestor
Yardly Associates, LLC	4 Pam Lane, Huntington, NY 11743	631-385-9354	2/28/2008 to 5/19/2026	Sold property to Requestor
Lupoli, Peter N.	2439 Whitney Avenue, Summerland, CA 93067	631-385-9354	9/25/1984 to 2/28/2008	None
Esposito, Vincent (Ex/OF)	1 Kent Place, Great Neck, NY 11020	Not Available	8/8/1984 to 9/25/1984	None
Esposito, Vincent	1 Kent Place, Great Neck, NY 11020	Not Available	6/8/1977 to 8/8/1984	None
McNally, Donald F. (Individual & Devisee)	31-10 28 th Road, Long Island City, NY 11101	646-388-2979	Up to 6/8/1977	None

Lot 135



Property Owner	Last Known Address	Phone No.	Date of Ownership or Operation	Relationship of Owner to Requestors
Breaking Ground II Housing Development Fund Corporation	505 8 th Avenue, 3 rd Floor, New York, New York 10018	212-389-9300	5/19/2026 to Current	Current Requestor
Yardly Associates, LLC	4 Pam Lane, Huntington, NY 11743	631-385-9354	1/16/2008 to 5/19/2026	Sold property to Requestor
Lupoli, Peter N.	2439 Whitney Avenue, Summerland, CA 93067	631-385-9354	6/13/1990 to 1/16/2008	None
City of New York	City Hall Pk Path, New York, NY 10007	212-639-9675	7/7/1987 to 6/13/1990	None
NYC Commissioner of Finance	Room 500, Municipal Building, New York, New York 10007	718-298-7500	Up to 7/7/1987	None

The current deeds are included in **Exhibit A**.

The following tables show the historic list of Operators. The Requestors have no relationship with the previous operators:

Lot 6

Years of Operation	Operator	Relationship to Requestors	Source
2010-2022	Ricky Auto Alarm Elect Inc.	None	Cole Information
2017-2021	Azuay Auto Repair Co.	None	Cole Information
2010-2017	Qazi & Sons Used Parts Inc.	None	Cole Information
2014-2016	All In One Automobile Repair	None	Cole Information
2014-2016	New Apna Automobile Repair Incorporated	None	Cole Information
2010-2013	M & N	None	Cole Information
2010-2013	Mag Tax Management	None	Cole Information
2010-2013	Sonali Auto Repair Inc.	None	Cole Information
2010-2013	Time Collision Auto Shop	None	Cole Information
2005-2009	Long Island City Used Auto Parts	None	Cole Information
2005-2009	New TJ Motor Inc.	None	Cole Information
2005-2009	Occupant Unknown	None	Cole Information
2005-2009	Pak Land Auto Repair & Body Shop Inc.	None	Cole Information
2000-2004	City Used Auto Parts Incorporated	None	Cole Information
2000-2004	City Used Tire Shop	None	Cole Information
1983-1999	Gets E L E L Automotive Co Inc.	None	New York Telephone

Lot 12

Years of Operation	Operator	Relationship to Requestors	Source
2017-2022	Repair Guys Inc.	None	Cole Information
2022	Stallion Limo	None	Cole Information
1995-2005	J K Auto Glass	None	Cole Information
2005	Occupant Unknown	None	Cole Information
1962-1992	Eddie's Auto Body & Fender Works Inc.	None	Cole Information, NYNEX Information Resource Company, New York Telephone
1976-1991	Bell Body & Fender Works Inc.	None	New York Telephone
1962-1975	Bartlett Raymond C Auto Repairs	None	New York Telephone Directory
1939-1961	Barts Auto Wrecking L	None	New York Telephone Company



Years of Operation	Operator	Relationship to Requestors	Source
1934-1938	Burket’s Welding & Auto Repairs, Frank Burket, Arnold Olsen	None	R.L. Polk & Co.
1934-1938	Olsen Arnold Mech Burkets Welding & Auto Repairs	None	R.L. Polk & Co.

Lot 135

Years Occupied	Operator	Relationship to Requestors	Source
1939	J. Schultz	None	New York Telephone Company
1934-1938	Archie Tashman pkr	None	R.L. Polk & Co.
1934-1938	Hyman Ida Tashman formn	None	R.L. Polk & Co.
1934-1938	Irving Tashman student	None	R.L. Polk & Co.

SECTION VI - PROPERTY’S ENVIRONMENTAL HISTORY

Previous Reports

The following reports have been reviewed and submitted as part of the Requestors’ BCP application:

- Phase I ESA Report, MEI, July 26, 2023
- Phase II ESA Report, AES, September 20, 2024
- Phase I ESA Report, GZA, December 23, 2025

The historical environmental tables are included in **Exhibit B**.

Past Use of the Site

Two Phase I ESAs were prepared for this Site, one on behalf of Development Site Advisors, by MEI, dated July 26, 2023, and the other on behalf of Breaking Ground (which is the sole member of the Requestor), by GZA, dated December 23, 2025. The Phase I ESAs included an Environmental Database Report, a City Directory Search, and Sanborn Fire Insurance Maps from EDR to understand the past usage of the Site. The historical documentation is provided in **Exhibit B**.

According to the historical records reviewed, by 1898, the Site was depicted as fourteen separate parcels with a river system on the north, east, and west side of the Site. The Site appears to be filled in and built up to its current day elevation by the mid-1910s. The 1930s records reviewed indicate that the Site was a scrap metal yard improved with two one-story office buildings and a one-story plumbers supply building. By the 1940s the Site appears to be classified as an auto wrecking facility improved with an additional building and an auto repair garage. The 1950s records indicate that the fourteen parcels were combined/used as two parcels, with the northern lot classified as a lumber storage yard and the southern lot classified as an auto wrecking facility. The lumber yard was present until at least the 1970s. The Site



appeared to be unchanged until the late 2000s when an additional autobody shop appears to have been constructed.

According to the City Directory search, the Site was listed as occupied mostly by automobile businesses, such as auto repair shops and used tire shops. The City Directory listings are provided below:

Lot 6 (37-25 21st Street) was listed as being occupied by auto repair shops and commercial businesses from 1983 to 2022, including Gets E L E L Automotive Co Inc. (1983), City Used Auto Parts Incorporated (2000), City Used Tires Shop (2000), Long Island City Used Auto Parts(2005), New TJ Motor Inc (2005), Park and Land Auto Repair & Body Shop Inc. (2005), Mag Taxi Management (2010), Qazi World Auto Parts Inc (2010), Ricky Auto Alarm Electric Inc (2010, 2022), Sonali Auto Repair Inc (2010), Time Collision Auto Shop (2010), All In One Automobile Repair (2014), New Apna Automobile Repair Inc. (2014), Azuay Auto Repairs Co (2017), and Qazi & Sons Used Parts Inc. (2017).

Lot 12 (37-07 21st Street) was listed as being occupied by auto repair shops from 1934 to 2022, including Burket's Welding & Auto Repairs (1934), Barts Auto Wrecking L (1939), Bartlet Raymond C Auto Repairs (1962), Eddies Auto Body & Fender Work (1967-1992), Bell Body & Fender Inc (1976), J K Auto Glass (1995-2005), Repair Guys Inc (2017-2022), and Stallion Limo (2022).

Lot 135 (37-12 Rear 22nd Street) was listed as a residential property from 1934-1939. No other listings were available for this Tax Lot.

There is one NYSDEC spill listed on the NYSDEC Spill Incidents Database associated with the Site under NYSDEC Spill No. 0230068. The spill was reported on March 11, 2003, in connection with a police action that took place on the property due to automobile related liquids spilled over the entire yard area on the property. The spill was closed on January 29, 2007.

The current owner of the Site is Breaking Ground II Housing Development Fund Corporation, and the Site is currently vacant.

Sampling Data

Sampling data from the Phase II ESA were evaluated. As the anticipated use is residential, the previous soil analytical results were compared to NYSDEC Part 375 UUSCOs, RRUSCOs, and PGSCO. The soil exceedances are summarized in **Table 1**. The previous groundwater analytical results were compared to the NYSDEC AWQS, and the exceedances are summarized in **Table 2**. The previous soil vapor analytical results were evaluated, and the detected concentrations are summarized in **Table 3**.

Soil Chemistry

VOCs



Five (5) VOCs, 1,2,4-Trimethylbenzene (maximum of 58 milligrams per kilogram [mg/kg]), 1,3,5-Trimethylbenzene (max of 18 mg/kg), Acetone (max of 0.14 mg/kg), Benzene (max of 0.087 mg/kg), and Total Xylenes (16 mg/kg) were detected above UUSCOs and PGSCOs.

SVOCs

Nine (9) SVOCs, benzo(a)anthracene (max of 1.92 mg/kg), benzo(a)pyrene (1.24 mg/kg), benzo(b)fluoranthene (max of 2.43 mg/kg), benzo(g,h,i,)perylene (max of 1.2 mg/kg), benzo(k)fluoranthene (max of 1.03 mg/kg), chrysene (max of 1.66 mg/kg), dibenzo(a,h)anthracene (max of 0.339 mg/kg), indeno(1,2,3-cd)pyrene (max of 1.49 mg/kg), and phenanthrene (max of 1.81 mg/kg) were detected above the UUSCOs, RRUSCOs, and/or PGSCOs.

Metals

The metals arsenic (max of 43.4 mg/kg), barium (max of 1,470 mg/kg), cadmium (max of 26.5 mg/kg), copper (max of 681 mg/kg), lead (max of 2,680 mg/kg), mercury (max of 2.23 mg/kg), nickel (max of 98.4 mg/kg), selenium (max of 7.46 mg/kg), and zinc (max of 6,670 mg/kg) were detected above UUSCOs, RRUSCOs and/or PGSCOs.

Hexavalent Chromium (max of 4.26 mg/kg) was detected above the UUSCOs and RRUSCOs in two soil samples.

PCBs

Total PCBs (max of 0.017 mg/kg) were detected above the UUSCOs in two soil samples.

Pesticides

The pesticide 4,4'-DDT (max of 0.00453 mg/kg) was detected above the UUSCOs in one soil sample.

A spider diagram of soil chemistry exceedances is included as **Figure 8**.

Groundwater Chemistry

VOCs

VOCs detected in groundwater samples were reported at concentrations below their applicable AWQS.

SVOCs

SVOCs detected in groundwater samples were reported at concentrations below their applicable AWQS.

Metals

Eight (8) total metals, antimony (max of 9.21 micrograms per liter [$\mu\text{g/L}$]), copper (max of 1,230 $\mu\text{g/L}$), lead (max of 3,270 $\mu\text{g/L}$), manganese (max of 947 $\mu\text{g/L}$), mercury (max of 9 $\mu\text{g/L}$), selenium (max of 20 $\mu\text{g/L}$), sodium (max of 71,600 $\mu\text{g/L}$), and zinc (max of 2,650 $\mu\text{g/L}$) were reported at concentrations exceeding their applicable AWQS.



Two (2) dissolved metals, antimony (max of 20.4 µg/L) and sodium (max of 73,300 µg/L) were reported at concentrations exceeding their applicable AWQS.

PCBs

PCBs detected in groundwater samples were reported at concentrations below their applicable AWQS.

Pesticides

Pesticides detected in groundwater samples were reported at concentrations below their applicable AWQS.

A spider diagram showing the groundwater exceedances is included as **Figure 9**.

Soil Vapor and Indoor Air Chemistry

Four (4) soil vapor samples and two (2) indoor air samples were collected during the Phase II ESA. The soil vapor samples reported elevated detections of 1,4-Dioxane, with a maximum concentration of 170 micrograms per cubic meter (µg /m³), Carbon disulfide, with a maximum concentration of 120 µg /m³, p- & m- Xylenes, with a concentration of 130 µg /m³, Toluene, with a concentration of 190 µg /m³, PCE, with a maximum concentration of 6,400 µg /m³, and TCE, with a maximum concentration of 25 µg/m³.

A spider diagram showing the soil vapor concentrations is included on **Figure 10**.

SECTION VII - REQUESTORS INFORMATION

The entity requesting participation in the BCP (the Requestors) are BG Investor Holdings LLC and Breaking Ground II HDFC.

BG Investor Holdings LLC and Breaking Ground II Housing Development Fund Corporation Members:

- David Walsh

David Walsh is the authorized signatory for BG Investor Holdings LLC and Breaking Ground II HDFC, which is authorized to conduct business in New York State, with a business address located at 505 8th Avenue, 5th Floor, New York, NY 10018.

The Requestors do not currently own the Site, but BG Investor Holdings LLC anticipates closing on its purchase of the Site in May 2026.

A print-out of the Requestors entity information from the New York State Department of State's Corporation & Business Entity Database is provided in **Exhibit D**.

SECTION VIII - REQUESTORS CONTACT INFORMATION



Refer to Section VIII on the BCP Application Form for the Requestors' Contact Information.

SECTION IX – PROGRAM FEE

The Requestors respectfully request a waiver of the Brownfield Cleanup Program's requirement non-refundable program fee of \$50,000 upon submission of an executed Brownfield Cleanup Agreement (BCA).

The Requestors are requesting this waiver based on their commitment to develop the Site so that 100% of the residential rental or home ownership units built at the Site are dedicated as affordable housing to tenants or homeowners at a defined maximum percentage of Area Median Income (AMI) based on the occupants' household annual income. 6 NYCRR 375-3.5(g) provides for a fee waiver where the BCA contains this commitment. The Requestor's application materials describe this commitment, and the Requestors will ensure that the project is governed by an appropriate federal, state, or local housing program or regulatory agreement that specify the AMI limits for the project.

SECTION X - REQUESTOR ELIGIBILITY

The Requestor meets the definition of Volunteer per ECL 27-1405(1) because (i) the Requestor has not owned or operated the Site at the time of the disposal of hazardous substances, waste, and/or petroleum, if any, and (ii) the Requestor is an unrelated third-party LLC and neither them or their members have any direct involvement with the previous ownership or operation of the Site.

The Requestor will continue to exercise appropriate care by implementing the requirements of the BCP and is prepared to undertake all necessary remediation required to address contamination at the Site. As such, the Requestor is a Volunteer as defined in ECL 27-1405(1)(b).

An access agreement between the current owner, Breaking Ground II Housing Development Fund Corporation, and the second requestor, BG Investor Holdings LLC, is provided in **Exhibit E**.

SECTION XI – PROPERTY ELIGIBILITY INFORMATION

See application for answers to this Section.

SECTION XII - CONTACT LIST INFORMATION

Please refer to **Exhibit F** for the Site Contact List and **Exhibit G** for the Document Repository Letters.



May 2026

NYSDEC BCP Application – BCP Site No. C241305

37-07 and 37-25 21st Street, 37-12 Rear 22nd Street, Long Island City, NY 11101

Block 364, Lots 6, 12, and 135

Page | 17

TABLES

**Table 1 - Soil Data Summary
Brownfield Cleanup Application**

**21st Street Redevelopment Site
37-07 and 37-25 21st Street, 37-12 Rear 22nd
Long Island City, New York 11101
Block 364, Lots 6, 12, and 135**

Soil Summary Table - UUSCOs				
Analytes > UUSCOs	Detections > UUSCOs	Maximum Detection (ppm)	UUSCO (ppm)	Sample Location
1,2,4-Trimethylbenzene	1	58	5.9	SB-2 (0-2')
1,3,5-Trimethylbenzene	1	18	3.1	SB-2 (0-2')
Acetone	2	0.14	0.03	SB-1 (13-15'), SB-2 (0-2')
Benzene	1	0.087	0.06	SB-2 (0-2')
Xylenes	1	16	0.26	SB-2 (0-2')
Benzo(a)anthracene	1	1.92	1	SB-2 (0-2')
Benzo(a)pyrene	1	1.24	1	SB-2 (0-2')
Benzo(b)fluoranthene	1	2.43	1	SB-2 (0-2')
Benzo(g,h,i)perylene	1	1.2	0.64	SB-2 (0-2')
Benzo(k)fluoranthene	1	1.03	0.8	SB-2 (0-2')
Chrysene	1	1.66	1	SB-2 (0-2')
Dibenzo(a,h)anthracene	1	0.339	0.33	SB-2 (0-2')
Indeno(1,2,3-cd)pyrene	1	1.49	0.5	SB-2 (0-2')
Phenanthrene	1	1.81	1.1	SB-2 (0-2')
4,4'-DDT	1	0.00453	0.0033	SB-4 (13-15')
Arsenic	2	43.4	13	SB-2 (0-2'), SB-2-2 (13-15')
Barium	3	1470	410	SB-1 (13-15'), SB-2 (0-2'), SB-2-2 (13-15')
Cadmium	2	26.5	2.5	SB-2 (0-2'), SB-4 (13-15')
Hexavalent Chromium	2	4.26	1	SB-2 (0-2'), SB-4 (13-15')
Copper	4	681	50	SB-2 (13-15'), SB-2-2 (0-2'), SB-3 (13-15'), SB-4 (13-15')
Lead	5	2680	63	SB-1 (13-15'), SB-2 (13-15'), SB-2-2 (0-2'), SB-3 (13-15'), SB-4 (13-15')
Mercury	3	2.23	0.18	SB-1 (13-15'), SB-2 (0-2'), SB-2-2 (13-15')
Nickel	2	98.4	30	SB-2 (0-2'), SB-2-2 (13-15')
Selenium	1	7.46	3.9	SB-2 (0-2')
Zinc	5	6670	109	SB-1 (13-15'), SB-2 (13-15'), SB-2-2 (0-2'), SB-3 (13-15'), SB-4 (13-15')
Total PCBs	2	0.017	0.1	SB-1 (13-15'), SB-2 (0-2')

**Table 1 - Soil Data Summary
Brownfield Cleanup Application**

**21st Street Redevelopment Site
37-07 and 37-25 21st Street, 37-12 Rear 22nd
Long Island City, New York 11101
Block 364, Lots 6, 12, and 135**

Soil Summary Table - RRUSCOs				
Analytes > RRUSCOs	Detections > RRUSCOs	Maximum Detection (ppm)	RRUSCO (ppm)	Depth (ft bgs)
Benzo(a)anthracene	1	1.92	1.4	SB-2 (0-2')
Benzo(a)pyrene	1	1.24	1	SB-2 (0-2')
Benzo(b)fluoranthene	1	2.43	1.4	SB-2 (0-2')
Dibenzo(a,h)anthracene	1	0.339	0.33	SB-2 (0-2')
Indeno(1,2,3-cd)pyrene	1	1.49	1.4	SB-2 (0-2')
Arsenic	2	43.4	16	SB-2 (0-2'), SB-2-2 (13-15')
Barium	3	1470	410	SB-1 (13-15'), SB-2 (0-2'), SB-2-2 (13-15')
Cadmium	2	26.5	2.5	SB-2 (0-2'), SB-4 (13-15')
Hexavalent Chromium	2	4.26	1	SB-2 (0-2'), SB-4 (13-15')
Copper	2	681	280	SB-2 (0-2'), SB-4 (13-15')
Lead	5	2680	400	SB-1 (13-15'), SB-2 (13-15'), SB-2-2 (0-2'), SB-3 (13-15'), SB-4 (13-15')
Mercury	3	2.23	0.3	SB-1 (13-15'), SB-2 (0-2'), SB-2-2 (13-15')
Zinc	1	6670	6600	SB-2 (0-2')

**Table 1 - Soil Data Summary
Brownfield Cleanup Application**

**21st Street Redevelopment Site
37-07 and 37-25 21st Street, 37-12 Rear 22nd
Long Island City, New York 11101
Block 364, Lots 6, 12, and 135**

Soil Summary Table - PGSCOs				
Analytes > PGSCOs	Detections > PGSCOs	Maximum Detection (ppm)	PGSCO (ppm)	Depth (ft bgs)
1,2,4-Trimethylbenzene	1	58	5.9	SB-2 (0-2')
1,3,5-Trimethylbenzene	1	18	3.1	SB-2 (0-2')
Acetone	2	0.14	0.03	SB-1 (13-15'), SB-2 (0-2')
Benzene	1	0.087	0.06	SB-2 (0-2')
Xylenes	1	16	1.20	SB-2 (0-2')
Benzo(a)anthracene	1	1.92	1	SB-2 (0-2')
Benzo(b)fluoranthene	1	2.43	2	SB-2 (0-2')
Chrysene	1	1.66	1	SB-2 (0-2')
Arsenic	2	43.4	16	SB-2 (0-2'), SB-2-2 (13-15')
Barium	1	1470	820	SB-2 (0-2')
Cadmium	1	26.5	7.5	SB-2 (0-2')
Lead	5	2680	450	SB-1 (13-15'), SB-2 (13-15'), SB-2-2 (0-2'), SB-3 (13-15'), SB-4 (13-15')
Mercury	1	2.23	0.73	SB-2 (0-2')
Selenium	1	7.46	4.0	SB-2 (0-2')
Zinc	1	6670	2480	SB-2 (0-2')

Notes:

Analytes > UUSCOs/RRUSCOs/PGSCOs: Displays analytes that exceeded the NYSDEC Part 375 Unrestricted Use Soil Cleanup Objective/Restricted-Residential Soil Cleanup Objective/Protection of Groundwater Soil Cleanup Objective.

Detections >UUSCOs/RRUSCOs/PGSCOs: Number of detections over the applicable UUSCOs/RRUSCOs/PGSCOs.

Maximum Detection (ppm): Maximum detection in parts per million (ppm).

UUSCOs/RRUSCOs/PGSCOs (ppm): NYSDEC Part 375 Unrestricted Use Soil Cleanup Objective/Restricted-Residential Soil Cleanup Objective/Protection of Groundwater Soil Cleanup Objective in ppm.

Depth (ft bgs): Range of depths that exceeded the respective UUSCOs/RRUSCOs/PGSCOs.

**Table 2 - Groundwater Data Summary
Brownfield Cleanup Application**

**21st Street Redevelopment Site
37-07 and 37-25 21st Street, 37-12 Rear 22nd
Long Island City, New York 11101
Block 364, Lots 6, 12, and 135**

Groundwater Summary Table			
Analytes > AWQS	Detections > AWQS	Maximum Detection (ppb)	AWQS (ppb)
Total Antimony	1	9.21	3
Dissolved Antimony	1	20.4	3
Total Copper	1	1230	200
Total Lead	3	3720	25
Total Manganese	3	947	300
Total Mercury	3	9	1
Total Selenium	1	20	10
Total Sodium	3	71,600	20,000
Dissolved Sodium	3	73,300	20,000
Zinc	1	2,650	2,000

Notes:

Analytes > AWQS: Displays analytes that exceed the NYSDEC Ambient Water Quality Standards and Guidance Values.

Detections > AWQS: Number of detections over the applicable AWQS.

Maximum Detection (ppb): Maximum detection in parts per billion.

AWQS (ppb): Ambient Water Quality Standard and Guidance Value in parts per billion.

Table 3 - Soil Vapor and Indoor Air Summary
Brownfield Cleanup Application

21st Street Redevelopment Site
37-07 and 37-25 21st Street, 37-12 Rear 22nd
Long Island City, New York 11101
Block 364, Lots 6, 12, and 135

Soil Vapor and Indoor Air Summary Table			
Analytes	Total Detections	Maximum Detection ($\mu\text{g}/\text{m}^3$)	Type
1,1,1,2-Tetrachloroethane	1	2	Soil Vapor
1,1,1-Trichloroethane	1	2.4	Soil Vapor
1,1,2,2-Tetrachloroethane	1	2.2	Soil Vapor
1,1,2-Trichloro-1,2,2-trifluoroethane (Freon 113)	1	2.2	Soil Vapor
1,1,2-Trichloroethane	1	1.6	Soil Vapor
1,1-Dichloroethane	1	0.81	Soil Vapor
1,2,4-Trichlorobenzene	1	2.2	Soil Vapor
1,2,4-Trimethylbenzene	4	10	Soil Vapor & Indoor Air
1,2-Dibromoethane	1	2.2	Soil Vapor
1,2-Dichlorobenzene	1	1.9	Soil Vapor
1,2-Dichloropropane	1	1.9	Soil Vapor
1,3,5-Trimethylbenzene	3	4.3	Soil Vapor & Indoor Air
1,3-Dichlorobenzene	1	1.9	Soil Vapor
1,4-Dichlorobenzene	1	2.5	Soil Vapor
1,4-Dioxane	3	170	Soil Vapor
2,2,4-Trimethylpentane	6	14	Soil Vapor & Indoor Air
2-Butanone	6	69	Soil Vapor & Indoor Air
2-Hexanone	3	3.4	Soil Vapor & Indoor Air
4-Methyl-2-pentanone	5	16	Soil Vapor & Indoor Air
Acetone	6	1,300	Soil Vapor & Indoor Air
Acrylonitrile	4	27	Soil Vapor & Indoor Air
Benzene	4	10	Soil Vapor & Indoor Air
Bromodichloromethane	1	2.2	Soil Vapor
Carbon disulfide	3	120	Soil Vapor
Carbon tetrachloride	4	3.1	Soil Vapor & Indoor Air
Chlorobenzene	1	1.6	Soil Vapor
Chloroform	4	39	Soil Vapor & Indoor Air
Chloromethane	3	0.9	Soil Vapor & Indoor Air
cis-1,2-Dichloroethene	3	3	Soil Vapor
cis-1,3-Dichloropropene	1	1.3	Soil Vapor
Cyclohexane	4	13	Soil Vapor & Indoor Air
Dibromochloromethane	1	2.5	Soil Vapor
Dichlorodifluoromethane	5	47	Soil Vapor & Indoor Air
Ethyl acetate	3	22	Soil Vapor & Indoor Air
Ethyl Benzene	6	34	Soil Vapor & Indoor Air
Hexachlorobutadiene	1	4.1	Soil Vapor
Isopropanol	6	74	Soil Vapor & Indoor Air
Methyl Methacrylate	1	11	Soil Vapor
Methylene chloride	4	4.4	Soil Vapor & Indoor Air
Methyl tert-butyl ether (MTBE)	1	5.7	Soil Vapor
Naphthalene	2	9.2	Soil Vapor & Indoor Air
n-Heptane	6	61	Soil Vapor & Indoor Air
n-Hexane	4	7.8	Soil Vapor & Indoor Air
o-Xylene	6	44	Soil Vapor & Indoor Air
p- & m- Xylenes	6	130	Soil Vapor & Indoor Air
p-Ethyltoluene	4	7.6	Soil Vapor & Indoor Air
Propylene	6	21	Soil Vapor & Indoor Air
Styrene	4	5.7	Soil Vapor & Indoor Air
Tetrachloroethene (PCE)	5	6,400	Soil Vapor & Indoor Air
Tetrahydrofuran	2	4.5	Soil Vapor & Indoor Air
Toluene	6	190	Soil Vapor & Indoor Air
Trichloroethene (TCE)	3	35	Soil Vapor
Trichlorofluoromethane (Freon 11)	4	3.1	Soil Vapor & Indoor Air
Vinyl Chloride	1	4.5	Soil Vapor

Notes:

Analytes : Volatile Organic Compounds (VOCs) detected during soil vapor and indoor air sampling.
Total Detections: Number of samples with detections of VOCs.
Maximum Detection ($\mu\text{g}/\text{m}^3$): Maximum detection in micrograms per cubic meter.
Type: Indicates sample type.



May 2026

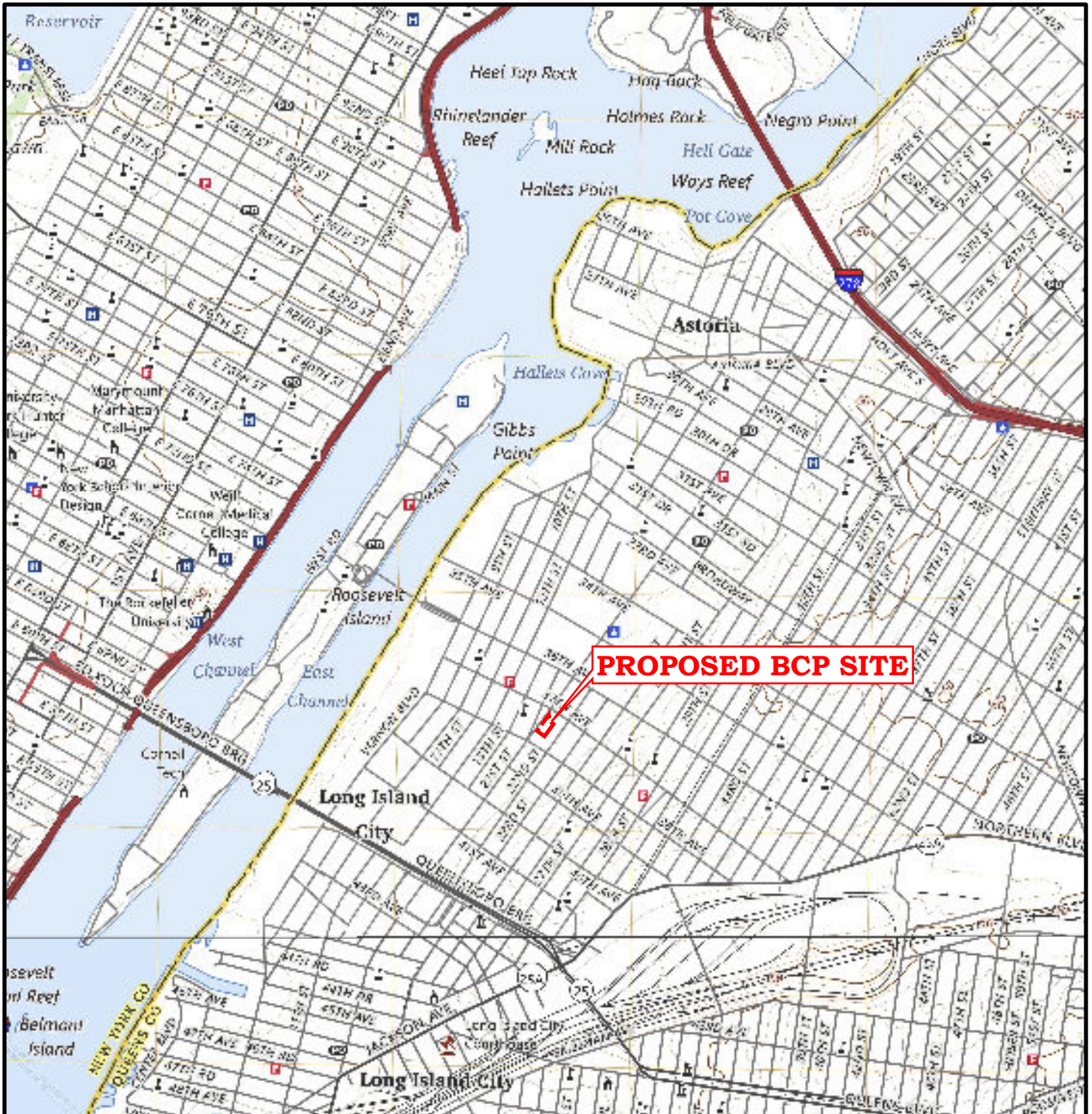
NYSDEC BCP Application – BCP Site No. C241305

37-07 and 37-25 21st Street, 37-12 Rear 22nd Street, Long Island City, NY 11101

Block 364, Lots 6, 12, and 135

Page | 18

FIGURES



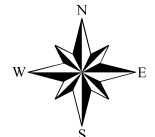
PROPOSED BCP SITE

NEW YORK



QUADRANGLE LOCATION

Source:
USGS TOPOGRAPHIC MAPS: CENTRAL PARK, NY (2023).
CONTOUR INTERVAL 10FT., NAVD-1988, ORIGINAL SCALE
1:24,000 (1IN.=2,00FT.).



UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR THE USE BY GZA'S CLIENT OF THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

37-07 AND 37-25 21ST STREET, 37-12 REAR 22ND STREET,
(BLOCK 364, LOTS 6, 12, 135)
LONG ISLAND CITY, NEW YORK 11101

GZA GeoEnvironmental, Inc.
Engineers and Scientists
www.gza.com

PREPARED FOR:
BREAKING GROUND

SITE LOCATION MAP

PROJ MGR: MF
DESIGNED BY: MF
DATE: MAY 2026

REVIEWED BY: MF
DRAWN BY: PM
PROJECT NO.
41.0163557.10



CHECKED BY: MF
SCALE: 1" = 2,000'
REVISION NO.

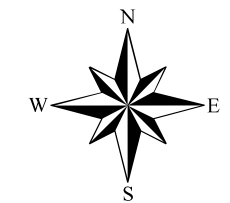
FIGURE
1
SHEET NO. 1 OF 1



- General Notes:
1. Parcels Developed from New York City Department of Planning MapPLUTO.
 2. Road Centerline sourced from New York Department of Transportation.
 3. Aerial Source: NY ITS Geospatial Services, 2024.

Legend

-  Proposed BCP Site Boundary
-  Limits of Tax Parcels



UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR THE USE BY GZA'S CLIENT OF THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

37-07 AND 37-25 21ST STREET, 37-12 REAR 22ND STREET,
(BLOCK 364, LOTS 6, 12, 135)
LONG ISLAND CITY, NEW YORK 11101

SITE PLAN

 **GZA** GeoEnvironmental, Inc.
Engineers and Scientists
www.gza.com

PREPARED FOR:
BREAKING GROUND

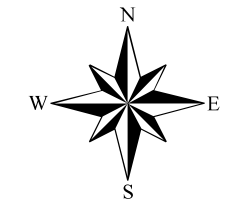
PROJ MGR: MF	REVIEWED BY: MF	CHECKED BY: MF	FIGURE 2
DESIGNED BY: MF	DRAWN BY: PM	SCALE: 1" = 2,000'	
DATE: MAY 2026	PROJECT NO. 41.0163557.10	REVISION NO.	SHEET NO.



PROPOSED PCB SITE

General Notes:
1. Parcels Developed from New York City Department of Planning MapPLUTO.

- Legend**
- Proposed BCP Site Boundary
 - Limits of Tax Parcels



UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR THE USE BY GZA'S CLIENT OF THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

**37-07 AND 37-25 21ST STREET, 37-12 REAR 22ND STREET,
(BLOCK 364, LOTS 6, 12, 135)
LONG ISLAND CITY, NEW YORK 11101**

COUNTY TAX MAP

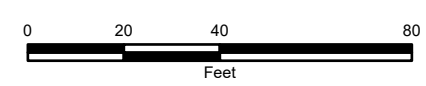
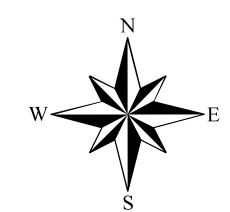
GZA GeoEnvironmental, Inc. Engineers and Scientists www.gza.com		PREPARED FOR: BREAKING GROUND	
PROJ MGR: MF DESIGNED BY: MF	REVIEWED BY: MF DRAWN BY: PM	CHECKED BY: MF SCALE: 1" = 2,000'	FIGURE 3 SHEET NO.
DATE: MAY 2026	PROJECT NO. 41.0163557.10	REVISION NO.	



21-17 37 AVENUE
OWNER: 21-17 37TH AVE, LLC

- General Notes:
1. Parcels Developed from New York City Department of Planning MapPLUTO.
 2. Road Centerline sourced from New York Department of Transportation.
 3. Aerial Source: NY ITS Geospatial Services, 2024.

- Legend
- Proposed BCP Site Boundary
 - Limits of Tax Parcels



UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR THE USE BY GZA'S CLIENT OF THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.




37-07 AND 37-25 21ST STREET, 37-12 REAR 22ND STREET,
(BLOCK 364, LOTS 6, 12, 135)
LONG ISLAND CITY, NEW YORK 11101

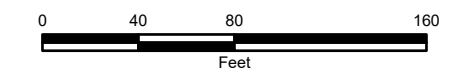
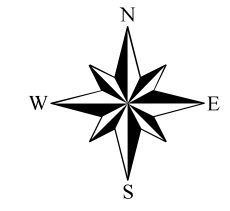
PROPERTY BASE MAP

GZA GeoEnvironmental, Inc. Engineers and Scientists www.gza.com		PREPARED FOR: BREAKING GROUND	
PROJ MGR: MF DESIGNED BY: MF	REVIEWED BY: MF DRAWN BY: PM	CHECKED BY: MF SCALE: 1" = 2,000'	FIGURE 4 SHEET NO.
DATE: MAY 2026	PROJECT NO. 41.0163557.10	REVISION NO.	



General Notes:
 1. Parcels Developed from New York City Department of Planning MapPLUTO.


- Legend**
-  Proposed BCP Site Boundary
 -  Limits of Tax Parcels
 -  Manufacturing District



UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR THE USE BY GZA'S CLIENT OF THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

37-07 AND 37-25 21ST STREET, 37-12 REAR 22ND STREET,
 (BLOCK 364, LOTS 6, 12, 135)
 LONG ISLAND CITY, NEW YORK 11101

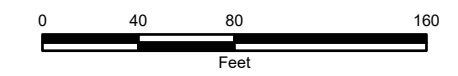
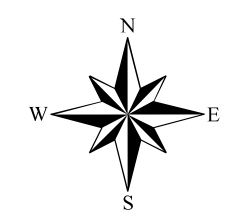
ZONING MAP

 GZA GeoEnvironmental, Inc. Engineers and Scientists www.gza.com		PREPARED FOR: BREAKING GROUND	
PROJ MGR: MF DESIGNED BY: MF	REVIEWED BY: MF DRAWN BY: PM	CHECKED BY: MF SCALE: 1" = 2,000'	FIGURE 5 SHEET NO.
DATE: MAY 2026	PROJECT NO. 41.0163557.10	REVISION NO.	



General Notes:
 1. Parcels Developed from New York City Department of Planning MapPLUTO.

- Legend**
- Proposed BCP Site Boundary
 - Limits of Tax Parcels
 - One & Two Family Buildings
 - Mixed Residential & Commercial Buildings
 - Commercial & Office Buildings
 - Industrial & Manufacturing
 - Transportation & Utility
 - Public Facilities & Institutions
 - Parking Facilities
 - Vacant Land



UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR THE USE BY GZA'S CLIENT OF THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.




37-07 AND 37-25 21ST STREET, 37-12 REAR 22ND STREET,
 (BLOCK 364, LOTS 6, 12, 135)
 LONG ISLAND CITY, NEW YORK 11101

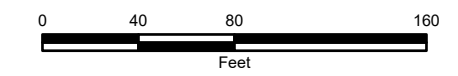
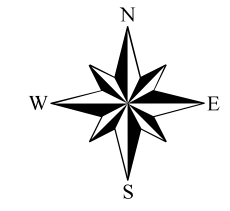
LAND USE MAP

GZA GeoEnvironmental, Inc. Engineers and Scientists www.gza.com		PREPARED FOR:	
		BREAKING GROUND	
PROJ MGR: MF	REVIEWED BY: MF	CHECKED BY: MF	FIGURE 6
DESIGNED BY: MF	DRAWN BY: PM	SCALE: 1" = 2,000'	
DATE: MAY 2026	PROJECT NO. 41.0163557.10	REVISION NO.	SHEET NO.



General Notes:
 1. Parcels Developed from New York City Department of Planning MapPLUTO.


- Legend**
-  Proposed BCP Site Boundary
 -  Limits of Tax Parcels
 -  Disadvantaged Communities Mapping Layer as Provided by NYSEEDA

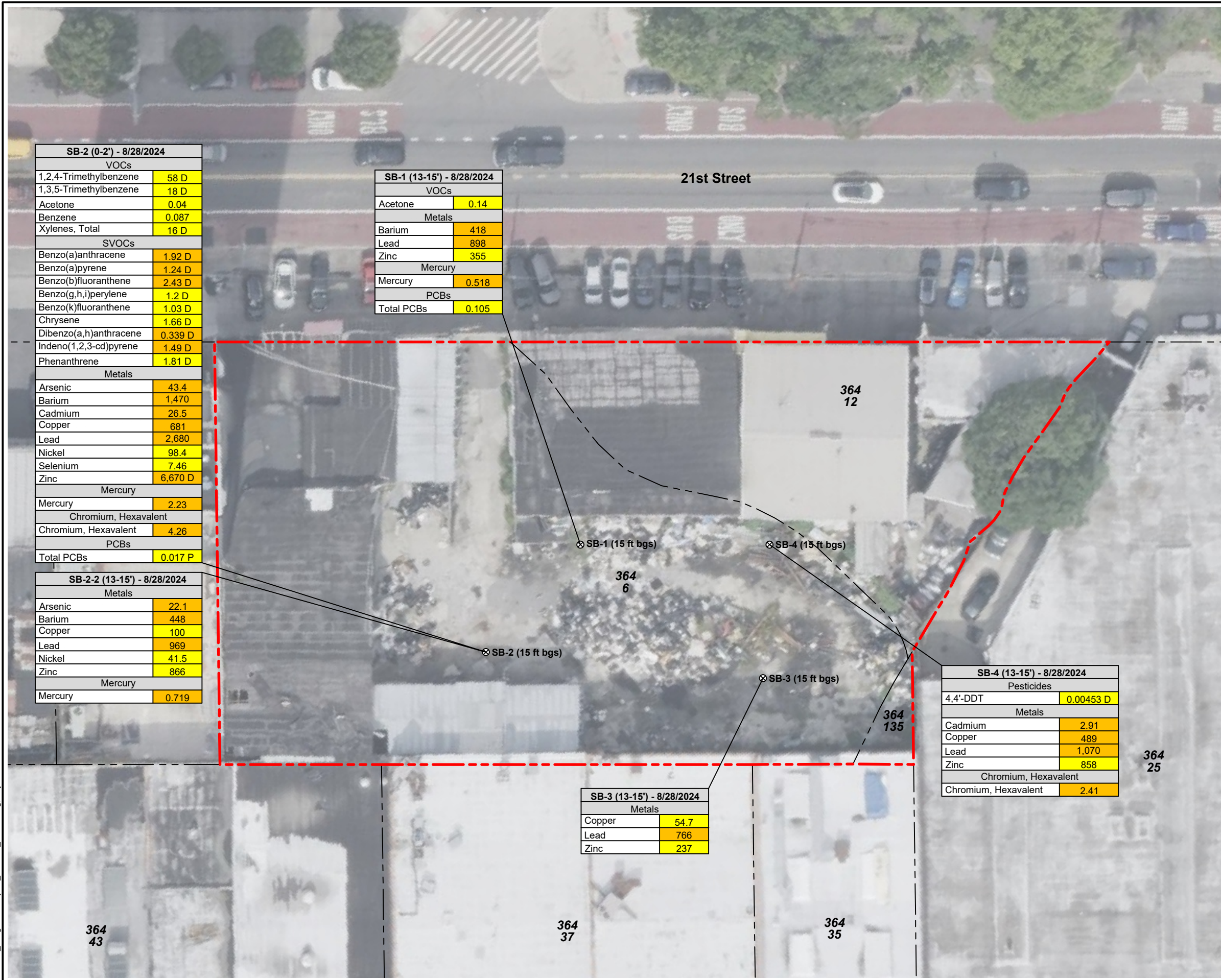


UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR THE USE BY GZA'S CLIENT OF THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

**37-07 AND 37-25 21ST STREET, 37-12 REAR 22ND STREET,
 (BLOCK 364, LOTS 6, 12, 135)
 LONG ISLAND CITY, NEW YORK 11101**

DISADVANTAGED COMMUNITY MAP

 GZA GeoEnvironmental, Inc. Engineers and Scientists www.gza.com		PREPARED FOR: BREAKING GROUND	
PROJ MGR: MF DESIGNED BY: MF	REVIEWED BY: MF DRAWN BY: PM	CHECKED BY: MF SCALE: 1" = 2,000'	FIGURE 7 SHEET NO.
DATE: MAY 2026	PROJECT NO. 41.0163557.10	REVISION NO.	



SB-2 (0-2') - 8/28/2024	
VOCs	
1,2,4-Trimethylbenzene	58 D
1,3,5-Trimethylbenzene	18 D
Acetone	0.04
Benzene	0.087
Xylenes, Total	16 D
SVOCs	
Benzo(a)anthracene	1.92 D
Benzo(a)pyrene	1.24 D
Benzo(b)fluoranthene	2.43 D
Benzo(g,h,i)perylene	1.2 D
Benzo(k)fluoranthene	1.03 D
Chrysene	1.66 D
Dibenzo(a,h)anthracene	0.339 D
Indeno(1,2,3-cd)pyrene	1.49 D
Phenanthrene	1.81 D
Metals	
Arsenic	43.4
Barium	1,470
Cadmium	26.5
Copper	681
Lead	2,680
Nickel	98.4
Selenium	7.46
Zinc	6,670 D
Mercury	
Mercury	2.23
Chromium, Hexavalent	
Chromium, Hexavalent	4.26
PCBs	
Total PCBs	0.017 P

SB-1 (13-15') - 8/28/2024	
VOCs	
Acetone	0.14
Metals	
Barium	418
Lead	898
Zinc	355
Mercury	
Mercury	0.518
PCBs	
Total PCBs	0.105

SB-2-2 (13-15') - 8/28/2024	
Metals	
Arsenic	22.1
Barium	448
Copper	100
Lead	969
Nickel	41.5
Zinc	866
Mercury	
Mercury	0.719

SB-3 (13-15') - 8/28/2024	
Metals	
Copper	54.7
Lead	766
Zinc	237

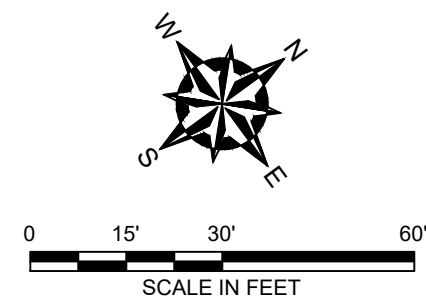
SB-4 (13-15') - 8/28/2024	
Pesticides	
4,4'-DDT	0.00453 D
Metals	
Cadmium	2.91
Copper	489
Lead	1,070
Zinc	858
Chromium, Hexavalent	
Chromium, Hexavalent	2.41

LEGEND

- APPROXIMATE SITE BOUNDARY
- QUEENS COUNTY TAX PARCELS
- SB-1 ⊗ DESIGNATION AND APPROXIMATE LOCATION OF SOIL BORING

Analyte	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Restricted Use SCOs - Restricted Residential
	Volatile Organic Compounds (VOCs) (mg/kg)	
1,2,4-Trimethylbenzene	5.9	100
1,3,5-Trimethylbenzene	3.1	100
Acetone	0.03	100
Benzene	0.06	3.7
Xylenes, Total	0.26	100
Semivolatile Organic Compounds (SVOCs) (mg/kg)		
Benzo(a)anthracene	1	1.4
Benzo(a)pyrene	1	1
Benzo(b)fluoranthene	1	1.4
Benzo(g,h,i)perylene	0.64	4.9
Benzo(k)fluoranthene	0.8	4.9
Chrysene	1	4.9
Dibenzo(a,h)anthracene	0.33	0.33
Indeno(1,2,3-cd)pyrene	0.5	1.4
Phenanthrene	1.1	4.9
Pesticides (mg/kg)		
4,4'-DDT	0.0033	3.8
Metals (mg/kg)		
Arsenic	13	16
Barium	410	410
Cadmium	2.5	2.5
Copper	50	280
Lead	63	400
Nickel	30	320
Selenium	3.9	110
Zinc	109	6,600
Mercury (mg/kg)		
Mercury	0.18	0.3
Chromium, Hexavalent (mg/kg)		
Chromium, Hexavalent	1	1
Polychlorinated Biphenyls (PCBs) (mg/kg)		
Total PCBs	0.1	1

Value exceeds 6NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives.
 Value exceeds 6NYCRR Part 375 Restricted Use Soil Cleanup Objectives - Restricted Residential.

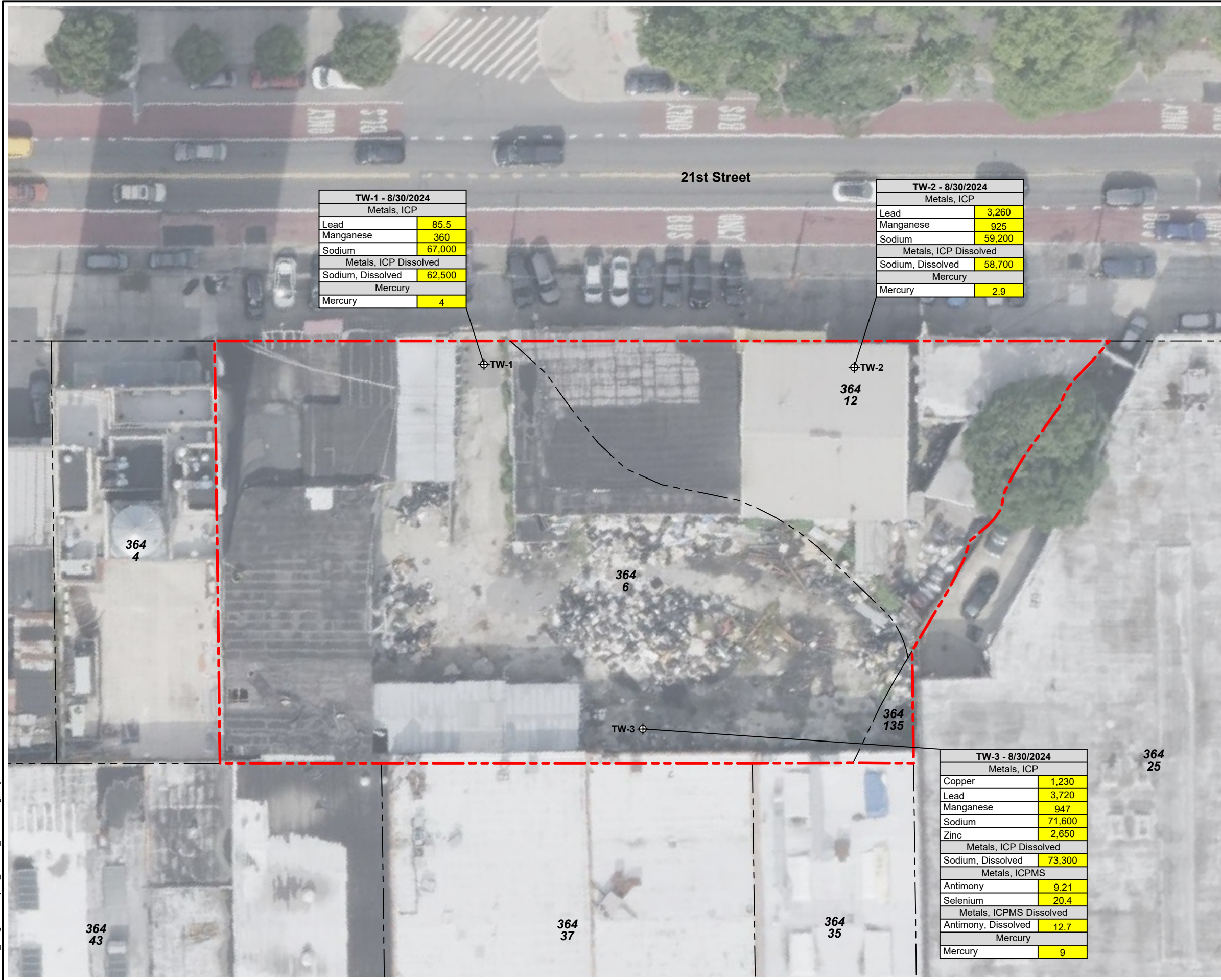


UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR THE USE BY GZA'S CLIENT OF THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

37-07 AND 37-25 21ST STREET, 37-12 REAR 22ND STREET,
 (BLOCK 364, LOTS 6, 12, 135)
 LONG ISLAND CITY, NEW YORK 11101

DISTRIBUTION OF ORGANIC AND INORGANIC COMPOUNDS DETECTED IN SOIL

PREPARED BY: GZA GeoEnvironmental, Inc. Engineers and Scientists www.gza.com	PREPARED FOR: BREAKING GROUND
PROJ MGR: MF DESIGNED BY: MF DATE: MAY 2026	REVIEWED BY: MF DRAWN BY: PM PROJECT NO. 41.0163557.10
CHECKED BY: MF SCALE: 1" = 30'	REVISION NO.
FIGURE 8 SHEET NO.	



TW-1 - 8/30/2024	
Metals, ICP	
Lead	85.5
Manganese	360
Sodium	67,000
Metals, ICP Dissolved	
Sodium, Dissolved	62,500
Mercury	
Mercury	4

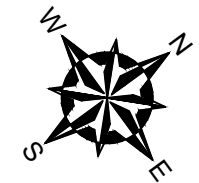
TW-2 - 8/30/2024	
Metals, ICP	
Lead	3,260
Manganese	925
Sodium	59,200
Metals, ICP Dissolved	
Sodium, Dissolved	58,700
Mercury	
Mercury	2.9

TW-3 - 8/30/2024	
Metals, ICP	
Copper	1,230
Lead	3,720
Manganese	947
Sodium	71,600
Zinc	2,650
Metals, ICP Dissolved	
Sodium, Dissolved	73,300
Metals, ICPMS	
Antimony	9.21
Selenium	20.4
Metals, ICPMS Dissolved	
Antimony, Dissolved	12.7
Mercury	
Mercury	9

- LEGEND**
- - - - - APPROXIMATE SITE BOUNDARY
 - QUEENS COUNTY TAX PARCELS
 - ⊕ TW-1 DESIGNATION AND APPROXIMATE LOCATION OF TEMPORARY WELL POINT

Analyte	NYSDEC TOGS Standards and Guidance Values - GA
	Metals, ICP (ug/L)
Copper	200
Lead	25
Manganese	300
Sodium	20,000
Zinc	2,000
	Metals, ICP Dissolved (ug/L)
Sodium, Dissolved	20,000
	Metals, ICPMS (ug/L)
Antimony	3
Selenium	10
	Metals, ICPMS Dissolved (ug/L)
Antimony, Dissolved	3
	Mercury (ug/L)
Mercury	0.7

Value exceeds NYSDEC TOGS 1.1.1. Standards and Guidance Values.



UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR THE USE BY GZA'S CLIENT OF THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

37-07 AND 37-25 21ST STREET, 37-12 REAR 22ND STREET,
(BLOCK 364, LOTS 6, 12, 135)
LONG ISLAND CITY, NEW YORK 11101

DISTRIBUTION OF ORGANIC AND INORGANIC COMPOUNDS DETECTED IN GROUNDWATER

PREPARED BY: GZA GeoEnvironmental, Inc. Engineers and Scientists www.gza.com		PREPARED FOR: BREAKING GROUND	
PROJ MGR: MF	REVIEWED BY: MF	CHECKED BY: MF	FIGURE
DESIGNED BY: MF	DRAWN BY: PM	SCALE: 1" = 30'	9
DATE: MAY 2026	PROJECT NO. 41.0163557.10	REVISION NO.	

File: BG_LongIslandCityNY_BCP-F10_VIAD.dwg; Layout1; Date: 03/30/2026

IA-1 - 8/30/24 VOCs (ug/m3)		
1,2,4-Trimethylbenzene	1.2	D
1,3,5-Trimethylbenzene	0.38	D
2,2,4-Trimethylpentane	4.8	D
2-Butanone	6.2	BD
2-Hexanone	2.5	D
4-Methyl-2-pentanone	1.5	D
Acetone	3,000	BD
Acrylonitrile	6.5	D
Benzene	3.4	D
Carbon tetrachloride	0.64	D
Chloromethane	0.82	D
Cyclohexane	1.5	D
Dichlorodifluoromethane	2.7	D
Ethyl acetate	1.2	D
Ethyl Benzene	1.9	D
Isopropanol	6.0	D
Methylene chloride	0.84	D
Naphthalene	1.0	D
n-Heptane	61	D
n-Hexane	2.6	D
o-Xylene	2.4	D
p- & m- Xylenes	6.6	D
p-Ethyltoluene	1.1	D
Propylene	2.7	D
Styrene	0.63	D
Tetrachloroethene (PCE)	3.1	D
Toluene	14	D
Trichlorofluoromethane (Freon 11)	1.6	D

SV-3 - 8/30/24 VOCs (ug/m3)		
1,4-Dioxane	130	D
2,2,4-Trimethylpentane	3.6	J
2-Butanone	20	BD
Acetone	460	BD
Chloroform	9	D
cis-1,2-Dichloroethene	3.0	D
Dichlorodifluoromethane	47	D
Ethyl Benzene	32	D
Isopropanol	27	D
n-Heptane	11	D
o-Xylene	42	D
p- & m- Xylenes	130	D
Propylene	3.4	D
Tetrachloroethene (PCE)	1,100	D
Toluene	7.5	D
Trichloroethene (TCE)	22	D

SV-4 - 8/30/24 VOCs (ug/m3)		
1,1,1,2-Tetrachloroethane	2	D
1,1,1-Trichloroethane	2.4	D
1,1,2,2-Tetrachloroethane	2.2	D
1,1,2-Trichloro-1,2,2-trifluoroethane (Freon 113)	2.2	D
1,1,2-Trichloroethane	1.6	D
1,1-Dichloroethene	0.81	D
1,2,4-Trichlorobenzene	2.2	D
1,2,4-Trimethylbenzene	10	D
1,2-Dibromoethane	2.2	D
1,2-Dichlorobenzene	1.9	D
1,2-Dichloropropane	1.9	D
1,3,5-Trimethylbenzene	4.3	D
1,3-Dichlorobenzene	1.9	D
1,4-Dichlorobenzene	2.5	D
1,4-Dioxane	35	D
2,2,4-Trimethylpentane	6.6	D
2-Butanone	20	BD
2-Hexanone	3.4	D
4-Methyl-2-pentanone	5.9	D
Acetone	200	BD
Acrylonitrile	2.0	D
Benzene	3.0	D
Bromodichloromethane	2.2	D
Carbon disulfide	2.5	D
Carbon tetrachloride	3.1	D
Chlorobenzene	1.6	D
Chloroform	2.6	D
cis-1,2-Dichloroethene	2.8	D
cis-1,3-Dichloropropene	1.3	D
Cyclohexane	13	D
Dibromochloromethane	2.5	D
Dichlorodifluoromethane	3.2	D
Ethyl acetate	22	D
Ethyl Benzene	34	D
Hexachlorobutadiene	4.1	D
Isopropanol	74	D
Methyl Methacrylate	11	D
Methylene chloride	4.4	D
Naphthalene	9.2	D
n-Heptane	16	D
n-Hexane	3.0	D
o-Xylene	44	D
p- & m- Xylenes	120	D
p-Ethyltoluene	7.6	D
Propylene	2.7	D
Styrene	5.7	D
Tetrachloroethene (PCE)	150	D
Tetrahydrofuran	3.4	D
Toluene	67	D
Trichloroethene (TCE)	3.8	D
Trichlorofluoromethane (Freon 11)	3.1	D

IA-2 - 8/30/24 VOCs (ug/m3)		
1,2,4-Trimethylbenzene	4.4	D
1,3,5-Trimethylbenzene	1.5	D
2,2,4-Trimethylpentane	5.6	D
2-Butanone	43	BD
4-Methyl-2-pentanone	7.1	D
Acetone	400	BD
Acrylonitrile	3.4	D
Benzene	0.99	D
Carbon tetrachloride	0.63	D
Chloroform	0.45	D
Chloromethane	0.90	D
Cyclohexane	1.0	D
Dichlorodifluoromethane	3.0	D
Ethyl acetate	21	D
Ethyl Benzene	14	D
Isopropanol	22	D
Methylene chloride	1.4	D
n-Heptane	12	D
n-Hexane	4.0	D
o-Xylene	16	D
p- & m- Xylenes	54	D
p-Ethyltoluene	4.6	D
Propylene	0.69	D
Styrene	5.7	D
Tetrachloroethene (PCE)	1.6	D
Tetrahydrofuran	4.5	D
Toluene	190	D
Trichlorofluoromethane (Freon 11)	1.7	D

SV-2 - 8/30/24 VOCs (ug/m3)		
1,4-Dioxane	170	D
2,2,4-Trimethylpentane	14	D
2-Butanone	69	BD
4-Methyl-2-pentanone	16	D
Acetone	1,300	BD
Acrylonitrile	27	D
Benzene	10	D
Carbon disulfide	120	D
Chloroform	39	D
cis-1,2-Dichloroethene	1.9	D
Cyclohexane	7.1	D
Ethyl Benzene	25	D
Isopropanol	59	D
Methyl tert-butyl ether (MTBE)	5.7	D
n-Heptane	14	D
n-Hexane	7.8	D
o-Xylene	26	D
p- & m- Xylenes	90	D
Propylene	21	D
Tetrachloroethene (PCE)	6,400	D
Toluene	98	D
Trichloroethene (TCE)	35	D
Vinyl Chloride	4.5	D

SV-1 - 8/30/24 VOCs (ug/m3)		
1,2,4-Trimethylbenzene	1.2	D
2,2,4-Trimethylpentane	0.61	D
2-Butanone	6.7	BD
2-Hexanone	1.3	U
4-Methyl-2-pentanone	2.2	D
Acetone	50	BD
Carbon disulfide	1.9	D
Carbon tetrachloride	0.61	D
Chloromethane	0.74	D
Dichlorodifluoromethane	2.6	D
Ethyl Benzene	2.5	D
Isopropanol	5.1	D
Methylene chloride	1.2	D
n-Heptane	1.5	D
o-Xylene	3.3	D
p- & m- Xylenes	10	D
p-Ethyltoluene	1	D
Propylene	0.67	D
Styrene	1.5	D
Toluene	16	D
Trichlorofluoromethane (Freon 11)	1.6	D

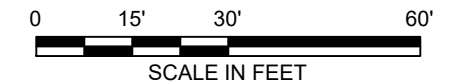
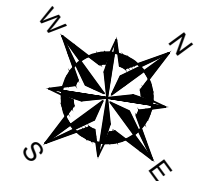
LEGEND

- - - - - APPROXIMATE SITE BOUNDARY
- QUEENS COUNTY TAX PARCELS
- IA-1 ▲ DESIGNATION AND APPROXIMATE LOCATION OF INDOOR(IA)/OUTDOOR(OA) AMBIENT AIR SAMPLE
- SV-1 ▼ DESIGNATION AND APPROXIMATE LOCATION OF SOIL VAPOR SAMPLE POINT

21st Street

364
12

364
6



UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR THE USE BY GZA'S CLIENT OF THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

37-07 AND 37-25 21ST STREET, 37-12 REAR 22ND STREET,
(BLOCK 364, LOTS 6, 12, 135)
LONG ISLAND CITY, NEW YORK 11101

DISTRIBUTION OF ORGANIC COMPOUNDS DETECTED IN SOIL VAPOR

PREPARED BY: GZA GeoEnvironmental, Inc. Engineers and Scientists www.gza.com		PREPARED FOR: BREAKING GROUND	
PROJ MGR: MF	REVIEWED BY: MF	CHECKED BY: MF	FIGURE
DESIGNED BY: MF	DRAWN BY: PM	SCALE: 1" = 30'	10
DATE: MAY 2026	PROJECT NO. 41.0163557.10	REVISION NO.	



May 2026

NYSDEC BCP Application – BCP Site No. C241305

37-07 and 37-25 21st Street, 37-12 Rear 22nd Street, Long Island City, NY 11101

Block 364, Lots 6, 12, and 135

Page | 19

EXHIBIT A
PROPERTY DEED & SURVEY

DEED

Form 8002 — Bargain and Sale Deed, without Covenant against Grantor's Acts — Individual or Corporation (Single Sheet)

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

THIS INDENTURE, made as of the 19th day of May, in the year 2026

BETWEEN

Yardly Associates, LLC, a/k/a Yardley Associates, LLC, a New York limited liability company, having an office at 1200 County Road 284, Liberty Hill, Texas 78642
party of the first part, and

Breaking Ground II Housing Development Fund Corporation, a New York not-for-profit corporation, having an office at 505 8th Avenue, 5th Floor, New York, New York 10018
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,

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.

[Lot 6]

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

Long Island City, Borough of Queens, County of Queens, City of New York and State of New York, shown and designated as Lots number six (6), seven (7), eight (8), nine (9), ten (10) and eleven (11) in Block fifty-eight (58) on a certain Map entitled, "Revised Map of Property belonging to Elizabeth Freeman, situated in the Third Ward of Long Island City, Borough of Queens, City of New York, August 1905, made by Alexander S. Beebe, C.E., 85 Borden Avenue, Long Island City", and filed in the Queens County Clerk's (now Register's) Office on October 3, 1910 as Map Number nine hundred three (903); new number one thousand eight hundred (1800), drawer sixty-nine (69);

[Lot 12]

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, City of New York and State of New York, bounded and described as follows:

BEGINNING at a point in the easterly line of 21st Street (formerly Van Alst Avenue) where the same is intersected by the center line of Sunswick Creek, said point being located 63.0 feet south of the corner formed by the intersection of the easterly line of 21st Street and the southerly line of 37th Avenue (formerly Webster Avenue);

RUNNING THENCE south 12 degrees 00 minutes 29 seconds east; 32.65 feet;

THENCE south 23 degrees 24 minutes 54 seconds east, 29.15 feet;

THENCE south 37 degrees 01 minutes 14 seconds east, 6.43 feet;

THENCE south 19 degrees 29 minutes 14 seconds east, 43.01 feet;

THENCE south 83 degrees 23 minutes 36 seconds west, 9.06 feet;

THENCE south 80 degrees 30 minutes 06 seconds west, 30.0 feet;

THENCE south 68 degrees 18 minutes 26 seconds west, 30.0 feet;

THENCE south 36 degrees 04 minutes 36 seconds west, 35.0 feet;

THENCE north 89 degrees 35 minutes 14 seconds west, 58.32 feet to the easterly line of 21st Street;

Said courses and distances all being along the center line of Sunswick Creek; **THENCE** north 36 degrees 04 minutes 36 seconds east, along the easterly line of 21st Street 6.15 feet to the westerly side of Sunswick Creek; **THENCE** still along the easterly side of 21st Street 178.60 feet to the center line of Sunswick Creek, the point or place of **BEGINNING**.

[Lot 135]

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, City of New York and State of New York, designated on the Tax Map of the City of New York, for the Borough of Queens, as said Tax Map was on February 28, 1986 Block 364, Lot 135

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.

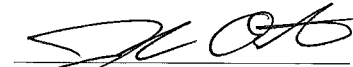
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

YARDLY ASSOCIATES, LLC

By: Lupoli Holdings Management LLC, its Manager

By: Nexas Inc., its Manager

By:



Name: Joseph Onorato

Title: President

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York County of _____, ss:

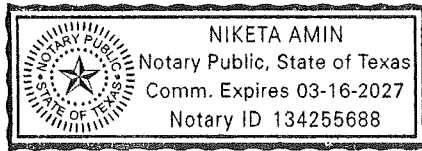
On the ____ day of _____, in the year 2026, before me the undersigned, personally appeared Joseph Onorato personally known to me or proved to me on the basis of satisfactory evidence, to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that (he) (she) (they) executed the same in (his) (her) (their) capacity(ies), and that by (his) (her) (their) signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

* State of Texas County of Williamson
* (or insert District of Columbia, Territory, Possession or Foreign Country)

On the 14 day of May, in the year 2026, before me the undersigned, personally appeared Joseph Onorato personally known to me or proved to me on the basis of satisfactory evidence, to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that (he) (she) (they) executed the same in (his) (her) (their) capacity(ies), and that by (his) (her) (their) signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public

BARGAIN AND SALE DEED

Title No. CT25-02036NY

Block: 364

Lots: 6, 12 and 135

County or Town: Queens

RETURN BY MAIL TO

Goldstein Hall PLLC
100 Church Street, Suite 815
New York, New York 10007
Attention: Brian Hsu, Esq.



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

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

Property receiving service: BOROUGH: QUEENS BLOC#: 364 LOT: 6

Property Address: 37-25 21 STREET, QUEENS, NY 11101

Owner's Name: BREAKING GROUND II HOUSING DEVELOPMENT FUND CORPOR

Additional Name:

Assurance:

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

Customer Billing Information:

Please Note:

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

Owner's Approval:

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

Print Name of Owner:

Signature:  Date (mm/dd/yyyy)

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

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES



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

Customer Registration Form for Water and Sewer Billing

Borough	Block	Lot	Street	City	State	Zip
QUEENS	364	12	37-07 21 STREET	NY	NY	11101
QUEENS	364	135	37-12 REAR 22 STREET	NY	NY	11101

202604290005810106



Department of
Housing Preservation
& Development
nyc.gov/hpd

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

AFFIDAVIT IN LIEU OF REGISTRATION STATEMENT

County of NY) SS.:

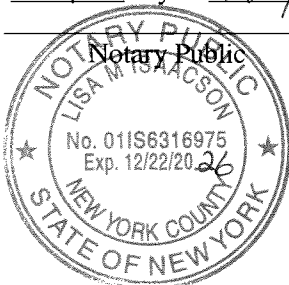
State of New York)

BREAKING GROUND II HOUSING DEVELOPMENT FUND CORP, being duly sworn, deposes and says:

- I am personally familiar with the real property known by the street address of (insert street address):
37-25 21 STREET Block 364, Lot 6,
and make this Affidavit as (describe capacity in which affidavit is made) GRANTEE
in connection with a deed/~~lease/memorandum of lease~~ (delete inapplicable description) which transfers an
interest in the above real property, that is dated 5/19/2026, and is
between YARDLY ASSOCIATES, LLC and BREAKING GROUND II HOUSING DEVELOPMENT FUND CORP.
- The statements made in the Affidavit are true of my own knowledge, and I submit this Affidavit in order that this Instrument be accepted for recording without being accompanied by a registration statement, as such is defined by Article 2 of Subchapter 4 of Chapter 2 of Title 27 of the Administrative Code of the City of New York.
- Exemption from registration is claimed because the Instrument affects neither (a) an entire multiple dwelling as such is defined by §27-2004(a)(7) of Article 1 of Subchapter 1, of Chapter 2 of Title 27 of the Administrative Code of the City of New York and New York State Multiple Dwelling Law §4(7) nor (b) a private dwelling as such is defined by §27-2004 (a) (4) of Article 1 of Subchapter 1 of Chapter 2 of Title 27 of the Administrative Code of the City of New York and of the New York State Multiple Dwelling Law §4(6) that is required to register pursuant to, Article 2 of Subchapter 4 of Chapter 2 of Title 27 of the Administrative Code of the City of New York. The Instrument does not affect a multiple dwelling because it affects the following (check applicable item):
 - a commercial building
 - a one-or two family dwelling whose owner or a family member resides in the dwelling
 - a condominium unit in a multiple dwelling
 - cooperative corporation shares relating to a single residential unit in a multiple dwelling
 - mineral, gas, water, air or other similar rights not affecting a multiple dwelling
 - lease of commercial space in a multiple dwelling
 - vacant land
- I am aware that this Affidavit is required by law to be submitted in order that the Instrument be recorded or accepted for recording without being accompanied by a registration statement. I am aware that any false statements made in this Affidavit may be punishable as a felony or misdemeanor under Penal Law Article 210 or as an offense under Administrative Code of the City of New York §10-154.

Sworn To Before Me This

14th Day of May, 2026



[Signature]
Signature

505 8TH AVENUE, 5TH FLOOR
NEW YORK, NY 10018

Address _____
Telephone # 646-768-4103



Department of
Housing Preservation
& Development
nyc.gov/hpd

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

AFFIDAVIT IN LIEU OF REGISTRATION STATEMENT

County of NY) SS.:

State of New York)

BREAKING GROUND II HOUSING DEVELOPMENT FUND CORPOR, being duly sworn, deposes and says:

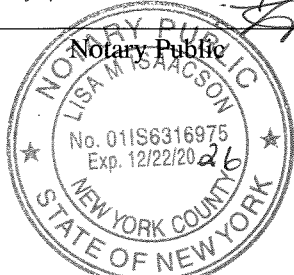
- I am personally familiar with the real property known by the street address of (insert street address):
37-07 21 STREET Block 364, Lot 12,
and make this Affidavit as (describe capacity in which affidavit is made) GRANTEE
in connection with a deed/lease/memorandum of lease (delete inapplicable description) which transfers an
interest in the above real property, that is dated 5/19/2026, and is
between YARDLY ASSOCIATES, LLC and BREAKING GROUND II HOUSING DEVELOPMENT FUND CORPOR.
- The statements made in the Affidavit are true of my own knowledge, and I submit this Affidavit in order that this Instrument be accepted for recording without being accompanied by a registration statement, as such is defined by Article 2 of Subchapter 4 of Chapter 2 of Title 27 of the Administrative Code of the City of New York.
- Exemption from registration is claimed because the Instrument affects neither (a) an entire multiple dwelling as such is defined by §27-2004(a)(7) of Article 1 of Subchapter 1, of Chapter 2 of Title 27 of the Administrative Code of the City of New York and New York State Multiple Dwelling Law §4(7) nor (b) a private dwelling as such is defined by §27-2004 (a) (4) of Article 1 of Subchapter 1 of Chapter 2 of Title 27 of the Administrative Code of the City of New York and of the New York State Multiple Dwelling Law §4(6) that is required to register pursuant to, Article 2 of Subchapter 4 of Chapter 2 of Title 27 of the Administrative Code of the City of New York. The Instrument does not affect a multiple dwelling because it affects the following (check applicable item):

- a commercial building
- a one-or two family dwelling whose owner or a family member resides in the dwelling
- a condominium unit in a multiple dwelling
- cooperative corporation shares relating to a single residential unit in a multiple dwelling
- mineral, gas, water, air or other similar rights not affecting a multiple dwelling
- lease of commercial space in a multiple dwelling
- vacant land

- I am aware that this Affidavit is required by law to be submitted in order that the Instrument be recorded or accepted for recording without being accompanied by a registration statement. I am aware that any false statements made in this Affidavit may be punishable as a felony or misdemeanor under Penal Law Article 210 or as an offense under Administrative Code of the City of New York §10-154.

Sworn To Before Me This

14th Day of May 2026



[Signature]
Signature

505 8TH AVENUE, 5TH FLOOR
NEW YORK, NY 10018

Address _____
Telephone # 646-768-4103



Department of
Housing Preservation
& Development
nyc.gov/hpd

THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

AFFIDAVIT IN LIEU OF REGISTRATION STATEMENT

County of NY) SS.:

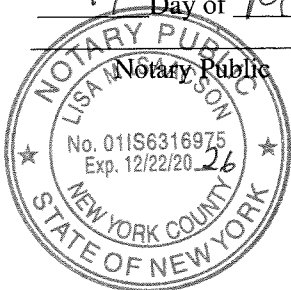
State of New York)

BREAKING GROUND II HOUSING DEVELOPMENT FUND CORPOR, being duly sworn, deposes and says:

- I am personally familiar with the real property known by the street address of (insert street address):
37-12 REAR 22 STREET Block 364, Lot 135,
and make this Affidavit as (describe capacity in which affidavit is made) GRANTEE
in connection with a deed/lease/memorandum of lease (delete inapplicable description) which transfers an
interest in the above real property, that is dated 5/19/2026, and is
between YARDLY ASSOCIATES, LLC and BREAKING GROUND II HOUSING DEVELOPMENT FUND CORPOR.
- The statements made in the Affidavit are true of my own knowledge, and I submit this Affidavit in order that this Instrument be accepted for recording without being accompanied by a registration statement, as such is defined by Article 2 of Subchapter 4 of Chapter 2 of Title 27 of the Administrative Code of the City of New York.
- Exemption from registration is claimed because the Instrument affects neither (a) an entire multiple dwelling as such is defined by §27-2004(a)(7) of Article 1 of Subchapter 1, of Chapter 2 of Title 27 of the Administrative Code of the City of New York and New York State Multiple Dwelling Law §4(7) nor (b) a private dwelling as such is defined by §27-2004 (a) (4) of Article 1 of Subchapter 1 of Chapter 2 of Title 27 of the Administrative Code of the City of New York and of the New York State Multiple Dwelling Law §4(6) that is required to register pursuant to, Article 2 of Subchapter 4 of Chapter 2 of Title 27 of the Administrative Code of the City of New York. The Instrument does not affect a multiple dwelling because it affects the following (check applicable item):
 - a commercial building
 - a one-or two family dwelling whose owner or a family member resides in the dwelling
 - a condominium unit in a multiple dwelling
 - cooperative corporation shares relating to a single residential unit in a multiple dwelling
 - mineral, gas, water, air or other similar rights not affecting a multiple dwelling
 - lease of commercial space in a multiple dwelling
 - vacant land
- I am aware that this Affidavit is required by law to be submitted in order that the Instrument be recorded or accepted for recording without being accompanied by a registration statement. I am aware that any false statements made in this Affidavit may be punishable as a felony or misdemeanor under Penal Law Article 210 or as an offense under Administrative Code of the City of New York §10-154.

Sworn To Before Me This

14th Day of May 2026



[Signature]
Signature

505 8TH AVENUE, 5TH FLOOR
NEW YORK, NY 10018

Address _____
Telephone # 646-768-4103

REAL PROPERTY TRANSFER TAX RETURN

(Pursuant to Title 11, Chapter 21, NYC Administrative Code)

▲ DO NOT WRITE IN THIS SPACE ▲
 FOR OFFICE USE ONLY

GRANTOR	
● Name YARDLY ASSOCIATES, LLC	
● Grantor is a(n): <input type="checkbox"/> individual <input type="checkbox"/> partnership <input type="checkbox"/> corporation (check one) <input type="checkbox"/> single member LLC <input checked="" type="checkbox"/> multiple member LLC (see instructions) <input type="checkbox"/> other _____	Telephone Number
● Permanent mailing address <u>after</u> transfer (number and street) 1200 COUNTY ROAD 284	
● City and State LIBERTY HILL, TX	Zip Code 78642
● Single member's name if grantor is a single member LLC	

SOCIAL SECURITY NUMBER

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

OR

EMPLOYER IDENTIFICATION NUMBER

1	1		3	3	9	2	1	9	8
---	---	--	---	---	---	---	---	---	---

SINGLE MEMBER EIN OR SSN

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

GRANTEE	
● Name BREAKING GROUND II HOUSING DEVELOPMENT FUND CORPOR	
● Grantee is a(n): <input type="checkbox"/> individual <input type="checkbox"/> partnership <input type="checkbox"/> corporation (check one) <input type="checkbox"/> single member LLC <input type="checkbox"/> multiple member LLC (see instructions) <input checked="" type="checkbox"/> other NOT-FOR-PROFIT-CORPORATION	Telephone Number
● Permanent mailing address <u>after</u> transfer (number and street) 505 8TH AVENUE, 5TH FLOOR	
● City and State NEW YORK, NY	Zip Code 10018
● Single member's name if grantee is a single member LLC	

SOCIAL SECURITY NUMBER

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

OR

EMPLOYER IDENTIFICATION NUMBER

1	3		3	8	4	6	7	0	8
---	---	--	---	---	---	---	---	---	---

SINGLE MEMBER EIN OR SSN

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

PROPERTY LOCATION							
LIST EACH LOT SEPARATELY. ATTACH A RIDER IF ADDITIONAL SPACE IS REQUIRED							
Address (number and street)	Apt. No.	Borough	Block	Lot	# of Floors	Square Feet	Assessed Value of Property
37-25 21 STREET		QUEENS	364	6	1	5,432	1,491,300.00
37-07 21 STREET		QUEENS	364	12	1	3,600	412,200.00

See Attachment for additional BBL

● DATE OF TRANSFER TO GRANTEE: 5/19/2026 ● PERCENTAGE OF INTEREST TRANSFERRED: 100 %

CONDITION OF TRANSFER. See Instructions

● Check (✓) all of the conditions that apply and fill out the appropriate schedules of this return. Additionally, Schedules 1 and 2 must be completed for all transfers.

<p>a. <input checked="" type="checkbox"/> Arms length transfer</p> <p>b. <input type="checkbox"/> Transfer in exercise of option to purchase</p> <p>c. <input type="checkbox"/> Transfer from cooperative sponsor to cooperative corporation</p> <p>d. <input type="checkbox"/> Transfer by referee or receiver (complete Schedule A)</p> <p>e. <input type="checkbox"/> Transfer pursuant to marital settlement agreement or divorce decree (complete Schedule I)</p> <p>f. <input type="checkbox"/> Deed in lieu of foreclosure (complete Schedule C)</p> <p>g. <input type="checkbox"/> Transfer pursuant to liquidation of an entity (complete Schedule D)</p> <p>h. <input type="checkbox"/> Transfer from principal to agent, dummy, strawman or conduit or vice-versa (complete Schedule E)</p> <p>i. <input type="checkbox"/> Transfer pursuant to trust agreement or will (attach a copy of trust agreement or will)</p> <p>j. <input type="checkbox"/> Gift transfer not subject to indebtedness</p> <p>k. <input type="checkbox"/> Gift transfer subject to indebtedness</p> <p>l. <input type="checkbox"/> Transfer to a business entity in exchange for an interest in the business entity (complete Schedule F)</p> <p>m. <input type="checkbox"/> Transfer to a governmental body</p> <p>n. <input type="checkbox"/> Correction deed</p>	<p>o. <input type="checkbox"/> Transfer by or to a tax exempt organization (complete Schedule G)</p> <p>p. <input type="checkbox"/> Transfer of property partly within and partly without NYC</p> <p>q. <input type="checkbox"/> Transfer of successful bid pursuant to foreclosure</p> <p>r. <input type="checkbox"/> Transfer by borrower solely as security for a debt or a transfer by lender solely to return such security</p> <p>s. <input type="checkbox"/> Transfer wholly or partly exempt as a mere change of identity or form of ownership. Complete Schedule M)</p> <p>t. <input type="checkbox"/> Transfer to a REIT or to a corporation or partnership controlled by a REIT. (Complete Schedule R)</p> <p>u. <input type="checkbox"/> Other transfer in connection with financing (describe): _____</p> <p>v. <input type="checkbox"/> A grant or assignment of a leasehold interest in a tax-free NY area</p> <p>w. <input type="checkbox"/> Transfer to an HDFC or an entity controlled by an HDFC. (Complete Schedule L)</p> <p>x. Reserved</p> <p>y. Reserved</p> <p>z. <input type="checkbox"/> Other (describe)</p>
---	--

PROPERTY LOCATION

ATTACHMENT

Address (number and street)	Apt. No.	Borough	Block	Lot	# of Floors	Square Feet	Assessed Value of Property
37-12 REAR 22 STREET		QUEENS	364	135	0	1	18,810.00

● TYPE OF PROPERTY (✓)	● TYPE OF INTEREST (✓)																				
a. <input type="checkbox"/> 1-3 family house b. <input type="checkbox"/> Individual residential condominium unit c. <input type="checkbox"/> Individual cooperative apartment d. <input type="checkbox"/> Commercial condominium unit e. <input type="checkbox"/> Commercial cooperative f. <input type="checkbox"/> 4 family dwelling g. <input type="checkbox"/> Apartment building h. <input type="checkbox"/> Office building i. <input type="checkbox"/> Industrial building j. <input type="checkbox"/> Utility k. <input checked="" type="checkbox"/> OTHER (describe): <u>MULTIPLE PROPERTIES</u>	Check box at LEFT if you intend to record a document related to this transfer. Check box at RIGHT if you do not intend to record a document related to this transfer. <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%; text-align: left;">REC.</th> <th style="width:50%; text-align: left;">NON REC.</th> </tr> </thead> <tbody> <tr> <td>a. <input checked="" type="checkbox"/> Fee.....</td> <td><input type="checkbox"/></td> </tr> <tr> <td>b. <input type="checkbox"/> Leasehold Grant</td> <td><input type="checkbox"/></td> </tr> <tr> <td>c. <input type="checkbox"/> Leasehold Assignment or Surrender</td> <td><input type="checkbox"/></td> </tr> <tr> <td>d. <input type="checkbox"/> Easement</td> <td><input type="checkbox"/></td> </tr> <tr> <td>e. <input type="checkbox"/> Subterranean Rights</td> <td><input type="checkbox"/></td> </tr> <tr> <td>f. <input type="checkbox"/> Development Rights</td> <td><input type="checkbox"/></td> </tr> <tr> <td>g. <input type="checkbox"/> Stock</td> <td><input type="checkbox"/></td> </tr> <tr> <td>h. <input type="checkbox"/> Partnership Interest</td> <td><input type="checkbox"/></td> </tr> <tr> <td>i. <input type="checkbox"/> OTHER. (describe):</td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	REC.	NON REC.	a. <input checked="" type="checkbox"/> Fee.....	<input type="checkbox"/>	b. <input type="checkbox"/> Leasehold Grant	<input type="checkbox"/>	c. <input type="checkbox"/> Leasehold Assignment or Surrender	<input type="checkbox"/>	d. <input type="checkbox"/> Easement	<input type="checkbox"/>	e. <input type="checkbox"/> Subterranean Rights	<input type="checkbox"/>	f. <input type="checkbox"/> Development Rights	<input type="checkbox"/>	g. <input type="checkbox"/> Stock	<input type="checkbox"/>	h. <input type="checkbox"/> Partnership Interest	<input type="checkbox"/>	i. <input type="checkbox"/> OTHER. (describe):	<input type="checkbox"/>
REC.	NON REC.																				
a. <input checked="" type="checkbox"/> Fee.....	<input type="checkbox"/>																				
b. <input type="checkbox"/> Leasehold Grant	<input type="checkbox"/>																				
c. <input type="checkbox"/> Leasehold Assignment or Surrender	<input type="checkbox"/>																				
d. <input type="checkbox"/> Easement	<input type="checkbox"/>																				
e. <input type="checkbox"/> Subterranean Rights	<input type="checkbox"/>																				
f. <input type="checkbox"/> Development Rights	<input type="checkbox"/>																				
g. <input type="checkbox"/> Stock	<input type="checkbox"/>																				
h. <input type="checkbox"/> Partnership Interest	<input type="checkbox"/>																				
i. <input type="checkbox"/> OTHER. (describe):	<input type="checkbox"/>																				

SCHEDULE 1 - DETAILS OF CONSIDERATION		
COMPLETE THIS SCHEDULE FOR ALL TRANSFERS AFTER COMPLETING THE APPROPRIATE SCHEDULES ON PAGES 5 THROUGH 12. ENTER "ZERO" ON LINE 11 IF THE TRANSFER REPORTED WAS WITHOUT CONSIDERATION.		
1. Cash..... ● 1. 2. Purchase money mortgage..... ● 2. 3. Unpaid principal of pre-existing mortgage(s)..... ● 3. 4. Accrued interest on pre-existing mortgage(s)..... ● 4. 5. Accrued real estate taxes..... ● 5. 6. Amounts of other liens on property..... ● 6. 7. Value of shares of stock or of partnership interest received..... ● 7. 8. Value of real or personal property received in exchange..... ● 8. 9. Amount of Real Property Transfer Tax and/or other taxes or expenses of the grantor which are paid by the grantee..... ● 9. 10. Other (describe):..... ● 10. 11. TOTAL CONSIDERATION (add lines 1 through 10 - must equal amount entered on line 1 of Schedule 2) (see instructions)..... ● 11.	12,000,000 00 00 00 00 00 00 00 00 00 00 12,000,000	00 00 00 00 00 00 00 00 00 00 00 00
See instructions for special rules relating to transfers of cooperative units, liquidations, marital settlements and transfers of property to a business entity in return for an interest in the entity.		

SCHEDULE 2 - COMPUTATION OF TAX		
A. Payment	Pay amount shown on line 15 - See Instructions	Payment Enclosed
1. Total Consideration (from line 11, above)..... ● 1.		12,000,000 00
2. Excludable liens (see instructions)..... ● 2.		0 00
3. Consideration (line 1 less line 2)..... ● 3.		12,000,000 00
4. Tax Rate (see instructions)..... ● 4.		2.625 %
5. HDFC Exemption (see Schedule L, line 15) ● 5.		0 00
6. Consideration less HDFC Exemption (line 3 less line 5) ● 6.		12,000,000 00
7. Percentage change in beneficial ownership (see instructions) ● 7.		100 %
8. Taxable consideration (multiply line 6 by line 7)..... ● 8.		12,000,000 00
9. Tax (multiply line 8 by line 4)..... ● 9.		315,000 00
10. Credit (see instructions)..... ● 10.		0 00
11. Transfer tax previously paid (see Schedule L, line 18)..... ● 11.		0 00
12. Tax due (line 9 less line 10 and 11) (if the result is negative, enter zero)..... ● 12.		315,000 00
13. Interest (see instructions)..... ● 13.		0 00
14. Penalty (see instructions)..... ● 14.		0 00
15. Total Tax Due (add lines 12, 13 and 14)..... ● 15.		\$ 315,000 00

GRANTOR'S ATTORNEY ▼



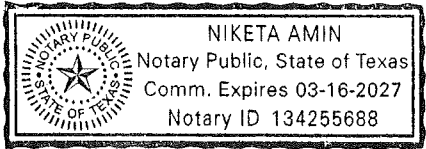
Name of Attorney ERICA J. SUMMER, ESQ.		Telephone Number (212) 755-7500	
Address (number and street) MARCUS ROSENBERG & DIAMOND LLP 444 MADISON AVENUE, 7TH FLOOR		City and State NEW YORK, NY	Zip Code 10022
EMPLOYER IDENTIFICATION NUMBER	<input type="text"/>	OR	SOCIAL SECURITY NUMBER
	<input type="text"/>		<input type="text"/>

GRANTEE'S ATTORNEY ▼

Name of Attorney BRIAN HSU, ESQ.		Telephone Number (646) 768-4103	
Address (number and street) GOLDSTEIN HALL PLLC 80 BROAD STREET, SUITE 303		City and State NEW YORK, NY	Zip Code 10004
EMPLOYER IDENTIFICATION NUMBER	<input type="text"/>	OR	SOCIAL SECURITY NUMBER
	<input type="text"/>		<input type="text"/>

CERTIFICATION ▼

I swear or affirm that this return, including any accompanying schedules, affidavits and attachments, has been examined by me and is, to the best of my knowledge, a true and complete return made in good faith, pursuant to Title 11, Chapter 21 of the Administrative Code and the regulations issued thereunder.

GRANTOR		GRANTEE	
Sworn to and subscribed to	<u>11-3392198</u> EMPLOYER IDENTIFICATION NUMBER OR SOCIAL SECURITY NUMBER	Sworn to and subscribed to	<u>13-3846708</u> EMPLOYER IDENTIFICATION NUMBER OR SOCIAL SECURITY NUMBER
before me on this <u>14</u> day	<u>YARDLY ASSOCIATES, LLC</u>	before me on this _____ day	<u>BREAKING GROUND II HOUSING DEVELOPMENT FUND</u> Name of Grantee
of <u>May</u> , <u>2026</u>	<u>Joseph Onorato</u> Name of Grantor	of _____, _____	<u>CORPOR</u>
 Signature of Notary	 Signature of Grantor	Signature of Notary	Signature of Grantee
Notary's stamp or seal		Notary's stamp or seal	

GRANTOR'S ATTORNEY ▼

Name of Attorney ERICA J. SUMMER, ESQ.		Telephone Number (212) 755-7500
Address (number and street) MARCUS ROSENBERG & DIAMOND LLP 444 MADISON AVENUE, 7TH FLOOR		City and State NEW YORK, NY
		Zip Code 10022
EMPLOYER IDENTIFICATION NUMBER	<input type="text"/> - <input type="text"/>	OR SOCIAL SECURITY NUMBER
		<input type="text"/> - <input type="text"/> - <input type="text"/>

GRANTEE'S ATTORNEY ▼

Name of Attorney BRIAN HSU, ESQ.		Telephone Number (646) 768-4103
Address (number and street) GOLDSTEIN HALL PLLC 80 BROAD STREET, SUITE 303		City and State NEW YORK, NY
		Zip Code 10004
EMPLOYER IDENTIFICATION NUMBER	<input type="text"/> - <input type="text"/>	OR SOCIAL SECURITY NUMBER
		<input type="text"/> - <input type="text"/> - <input type="text"/>

CERTIFICATION ▼

I swear or affirm that this return, including any accompanying schedules, affidavits and attachments, has been examined by me and is, to the best of my knowledge, a true and complete return made in good faith, pursuant to Title 11, Chapter 21 of the Administrative Code and the regulations issued thereunder.

GRANTOR

Sworn to and subscribed to

before me on this _____ day

of _____

Signature of Notary

Signature of Grantor

11-3392198
EMPLOYER IDENTIFICATION NUMBER OR SOCIAL SECURITY NUMBER

YARDLY ASSOCIATES, LLC
Name of Grantor

Notary's stamp or seal

GRANTEE

Sworn to and subscribed to

before me on this 14th day

of May, 2020

Signature of Notary

Signature of Grantee

13-3846708
EMPLOYER IDENTIFICATION NUMBER OR SOCIAL SECURITY NUMBER

BREAKING GROUND II HOUSING DEVELOPMENT FUND CORPORATION
Name of Grantee

Notary's stamp or seal



CERTIFICATION

I swear or affirm that this return, including any accompanying schedules, affidavits and attachments, has been examined by me and is, to the best of my knowledge, a true and complete return made in good faith, pursuant to Title 11, Chapter 21 of the Administrative Code and the regulations issued thereunder.

GRANTORS

11-3392198	YARDLEY ASSOCIATES, LLC	
EIN/SSN	Name of Grantor	Signature of Grantor
EIN/SSN	Name of Grantor	Signature of Grantor
EIN/SSN	Name of Grantor	Signature of Grantor
EIN/SSN	Name of Grantor	Signature of Grantor
EIN/SSN	Name of Grantor	Signature of Grantor
EIN/SSN	Name of Grantor	Signature of Grantor
EIN/SSN	Name of Grantor	Signature of Grantor
EIN/SSN	Name of Grantor	Signature of Grantor
EIN/SSN	Name of Grantor	Signature of Grantor

GRANTEES

EIN/SSN	Name of Grantee	Signature of Grantee
EIN/SSN	Name of Grantee	Signature of Grantee
EIN/SSN	Name of Grantee	Signature of Grantee
EIN/SSN	Name of Grantee	Signature of Grantee
EIN/SSN	Name of Grantee	Signature of Grantee
EIN/SSN	Name of Grantee	Signature of Grantee
EIN/SSN	Name of Grantee	Signature of Grantee
EIN/SSN	Name of Grantee	Signature of Grantee
EIN/SSN	Name of Grantee	Signature of Grantee
EIN/SSN	Name of Grantee	Signature of Grantee

NYC RPTT and NYS TP-584-NYC

Multi Member LLC Schedule

Property Address: 37-25 21st Street, 37-07 21st Street, and 37-12 Rear 22nd Street,
Long Island City, New York

Seller Entity Name: YARDLY ASSOCIATES, LLC EIN: 11-3392198

Names of Multi Members:

Lupoli Holdings LLC EIN - 81-3978143

Lupoli Holdings Management LLC EIN - 81-3978203

FOR CITY USE ONLY

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

C3. Book OR C4. Page

C5. CRFN



REAL PROPERTY TRANSFER REPORT
 STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES
RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 37-25 21 STREET QUEENS 11101
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name BREAKING GROUND II HOUSING DEVELOPMENT FUND CORPOR
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 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 FRONT FEET X DEPTH OR ACRES
 Check the boxes below as they apply:
 6. Ownership Type is Condominium
 7. New Construction on Vacant Land

8. Seller Name YARDLY ASSOCIATES, LLC
LAST NAME / COMPANY FIRST NAME

YARDLEY ASSOCIATES, LLC
LAST NAME / COMPANY FIRST NAME

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

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

SALE INFORMATION

10. Sale Contract Date 11 / 25 / 2025
Month Day Year

11. Date of Sale / Transfer 5 / 19 / 2026
Month Day Year

12. Full Sale Price \$ 1 2 0 0 0 0 0 0
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

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

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

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


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

15. Building Class G, 2 16. Total Assessed Value (of all parcels in transfer) 1 9 2 2 3 1 0
Month Day Year

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 QUEENS 364 6 QUEENS 364 12 QUEENS 364 135

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.

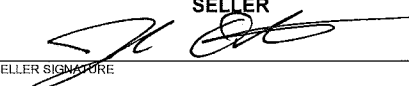
 BUYER SIGNATURE		DATE	BUYER'S ATTORNEY	
505 8TH AVENUE, 5TH FLOOR			LAST NAME	FIRST NAME
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER
NEW YORK				SELLER
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE	DATE
	NY	10018		

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 505 8TH AVENUE, 5TH FLOOR		DATE	LAST NAME		FIRST NAME
STREET NUMBER	STREET NAME (AFTER SALE) NEW YORK		AREA CODE	TELEPHONE NUMBER	
CITY OR TOWN	STATE NY	ZIP CODE 10018	SELLER SIGNATURE 		DATE

SELLER



Department of Taxation and Finance

TP-584-NYC (6/25)

Recording office time stamp

Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax for the Conveyance of Real Property Located in New York City

See Form TP-584-NYC-1, Instructions for Form TP-584-NYC, before completing this form. Print or type.

Schedule A - Information relating to conveyance

Form with sections for Grantor/Transferor and Grantee/Transferee, including fields for Name, Mailing address, City, State, ZIP code, Social Security number, and Employer identification number (EIN).

Location and description of property conveyed

Table with 5 columns: Tax map designation, SWIS code, Street address, City, town, or village, and County. Row 1: 4 - 364 - 6, 650000, 37-25 21 STREET, NEW YORK, QUEENS.

Type of property conveyed (mark an X in applicable box)

- 1 One- to three-family house
2 Residential cooperative
3 Residential condominium
4 Vacant land
5 Commercial/Industrial
6 Apartment building
7 Office building
8 Four-family dwelling
9 Other MULTIPLE PROPERTIES

Date of conveyance

Date of conveyance: 5 / 19 / 2026

Percentage of real property conveyed which is residential real property (see instructions)

Contract executed on or before April 1, 2019 (see instructions)

Condition of conveyance (mark all that apply)

- a. Conveyance of fee interest
b. Acquisition of a controlling interest
c. Transfer of a controlling interest
d. Conveyance to cooperative housing corporation
e. Conveyance pursuant to or in lieu of foreclosure
f. Conveyance which consists of a mere change of identity
g. Conveyance for which credit for tax previously paid will be claimed
h. Conveyance of cooperative apartment(s)
i. Syndication
j. Conveyance of air rights or development rights
k. Contract assignment
l. Option assignment or surrender
m. Leasehold assignment or surrender
n. Leasehold grant
o. Conveyance of an easement
p. Conveyance for which exemption from transfer tax claimed
q. Conveyance of property partly within and partly outside the state
r. Conveyance pursuant to divorce or separation
s. Other (describe)

Table for recording officer's use with columns: Amount received (Schedule B, Part 1, 2, 3), Date received, and Transaction number.

202604290005830106

TP - 584 Location and description of property conveyed

ATTACHMENT

Tax map designation			Address	City/village	Town	County
Section	Block	Lot				
4	364	12	37-07 21 STREET	NEW YORK		QUEENS
4	364	135	37-12 REAR 22 STREET	NEW YORK		QUEENS

Schedule B – Real estate transfer tax return (Tax Law Article 31)

Part 1 – Computation of tax due (in addition to the tax on line 4, you must compute the tax on lines 5a and 5b, if applicable)

1	Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, mark an X in the Exemption claimed box, enter consideration and proceed to Part 4) <input type="checkbox"/> Exemption claimed	1.	12,000,000	00
2	Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)	2.		00
3	Taxable consideration (subtract line 2 from line 1)	3.	12,000,000	00
4	Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3	4.	48,000	00
5a	Tax: \$1.25 for each \$500, or fractional part thereof, of consideration for the conveyance of residential real property located in New York City if the amount on line 3 is \$3 million or more (see instructions)	5a.		00
5b	Tax: \$1.25 for each \$500, or fractional part thereof, of consideration for the conveyance of property located in New York City other than residential real property, if the amount on line 1 is \$2 million or more (see instructions)	5b.	29,036	25
6	Total before credit(s) claimed (add lines 4, 5a, and 5b)	6.	77,036	25
7	Amount of credit claimed for tax previously paid (see instructions and attach Form TP-584.1, Schedule G)	7.		00
8	Total tax due* (subtract line 7 from line 6)	8.	77,036	25

Part 2 – Computation of additional tax due on the conveyance of residential real property for \$1 million or more

1	Enter amount of consideration for conveyance (from Part 1, line 1; if you are claiming an exemption from additional tax, enter 0, mark an X in the Exemption claimed box and proceed to Part 4, item I.) <input type="checkbox"/> Exemption claimed	1.		
2	Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)	2.		
3	Total additional transfer tax due* (multiply line 2 by 1% (.01))	3.		00

Part 3 – Computation of supplemental tax due on the conveyance of residential real property, or interest therein, located in New York City, for \$2 million or more (see instructions)

1	Enter amount of consideration for conveyance (from Part 1, line 1)	1.		
2	Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)	2.		
3	Total supplemental transfer tax due* (multiply line 2 by tax rate, see instruction for rates)	3.		00

* **The total tax (from Part 1, line 8; Part 2, line 3; and Part 3, line 3 above) is due within 15 days from the date of conveyance.**

Part 4 – Explanation of exemption claimed (mark an X in any boxes that apply)

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

- a. Conveyance is to the United Nations, the United States of America, New York State, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada)..... a
- b. Conveyance is to secure a debt or other obligation..... b
- c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance..... c
- d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts..... d
- e. Conveyance is given in connection with a tax sale..... e
- f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F..... f
- g. Conveyance consists of deed of partition..... g
- h. Conveyance is given pursuant to the federal Bankruptcy Act..... h
- i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property..... i
- j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment..... j
- k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, § 1401(e) (attach documents supporting such claim) k
- l. Conveyance is for open space, parks, or historic preservation purposes to any not-for-profit tax-exempt corporation operated for conservation, environmental, parks, or historic preservation purposes (additional tax only) l

Schedule C – Credit Line Mortgage Certificate (Tax Law, Article 11)

Complete the following only if the interest being transferred is a fee simple interest.

I (we) certify that: (mark an X in the appropriate box)


- 1. The real property being sold or transferred is not subject to an outstanding credit line mortgage.
- 2. The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
 - a The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.
 - b The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).
 - c The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.
 - d The maximum principal amount secured by the credit line mortgage is \$3,000,000 or more, and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

Note: for purposes of determining whether the maximum principal amount secured is \$3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

- e Other (attach detailed explanation).
- 3. The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
 - a A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.
 - b A check has been drawn payable for transmission to the credit line mortgagee or his agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.
- 4. The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. (Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City but not in Richmond County, make check payable to the **NYC Department of Finance**.)

Signature (both the grantor(s) and grantee(s) must sign)

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

 _____ Grantor signature	_____ Title	_____ Grantee signature	_____ Title
_____ Grantor signature	_____ Title	_____ Grantee signature	_____ Title

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you marked e, f, or g in Schedule A, did you complete Form TP-584.1? If the contract was executed prior to April 1, 2019, did you attach the necessary verification? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, to the **NYC Department of Finance**? If no recording is required, send this return and your check(s), made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services*.

Schedule C – Credit Line Mortgage Certificate (Tax Law, Article 11)

Complete the following only if the interest being transferred is a fee simple interest.

I (we) certify that: (mark an X in the appropriate box)

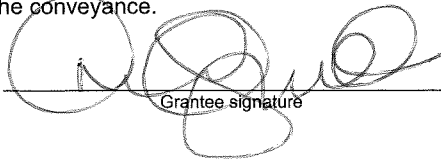
1. The real property being sold or transferred is not subject to an outstanding credit line mortgage.
2. The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
 - a. The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.
 - b. The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).
 - c. The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.
 - d. The maximum principal amount secured by the credit line mortgage is \$3,000,000 or more, and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

Note: for purposes of determining whether the maximum principal amount secured is \$3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

- e. Other (attach detailed explanation).
3. The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
 - a. A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.
 - b. A check has been drawn payable for transmission to the credit line mortgagee or his agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.
4. The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. (Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City but not in Richmond County, make check payable to the **NYC Department of Finance**.)

Signature (both the grantor(s) and grantee(s) must sign)

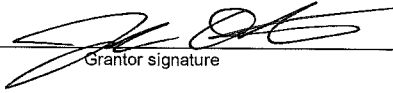
The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

Grantor signature	Title	 Grantee signature	Title
Grantor signature	Title	Grantee signature	Title

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you marked e, f, or g in Schedule A, did you complete Form TP-584.1? If the contract was executed prior to April 1, 2019, did you attach the necessary verification? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, to the **NYC Department of Finance**? If no recording is required, send this return and your check(s), made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services*.

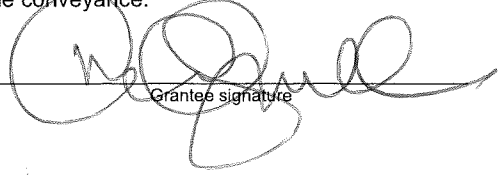
Signature (both the grantor(s) and grantee(s) must sign)

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

 _____ Grantor signature	_____ Title	_____ Grantee signature	_____ Title
_____ Grantor signature	_____ Title	_____ Grantee signature	_____ Title

Signature [Both the grantor's and grantee's] must sign

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

_____	_____		_____
Grantor signature	Title	Grantee signature	Title

_____	_____	_____	_____
Grantor signature	Title	Grantee signature	Title

TRANSFERS INVOLVING MULTIPLE GRANTORS AND/OR GRANTEES

NOTE If additional space is needed, attach copies of this schedule or an addendum listing all of the information required below.

Grantor/Transferor <input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Single member LLC <input checked="" type="checkbox"/> Multi-member LLC <input type="checkbox"/> Other	Name (if individual, last, first, middle initial) YARDLEY ASSOCIATES, LLC	Social security number
	Mailing address 1200 COUNTY ROAD 284	Social security number
	City LIBERTY HILL State TX ZIP code 78642	Federal EIN 11 3392198
	Country	
	Single member's name if grantor/grantee is a single member LLC	Single member EIN or SSN
<input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Single member LLC <input type="checkbox"/> Multi-member LLC <input type="checkbox"/> Other	Name (if individual, last, first, middle initial)	Social security number
	Mailing address	Social security number
	City State ZIP code	Federal EIN
	Country	
	Single member's name if grantor/grantee is a single member LLC	Single member EIN or SSN
<input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Single member LLC <input type="checkbox"/> Multi-member LLC <input type="checkbox"/> Other	Name (if individual, last, first, middle initial)	Social security number
	Mailing address	Social security number
	City State ZIP code	Federal EIN
	Country	
	Single member's name if grantor/grantee is a single member LLC	Single member EIN or SSN
<input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Single member LLC <input type="checkbox"/> Multi-member LLC <input type="checkbox"/> Other	Name (if individual, last, first, middle initial)	Social security number
	Mailing address	Social security number
	City State ZIP code	Federal EIN
	Country	
	Single member's name if grantor/grantee is a single member LLC	Single member EIN or SSN
<input type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Single member LLC <input type="checkbox"/> Multi-member LLC <input type="checkbox"/> Other	Name (if individual, last, first, middle initial)	Social security number
	Mailing address	Social security number
	City State ZIP code	Federal EIN
	Country	
	Single member's name if grantor/grantee is a single member LLC	Single member EIN or SSN



Real Estate Transfer Tax Return Schedule of Apportionment

Attach this form to Form TP-584-NYC for the conveyance of multiple real properties located in New York City (NYC).

Print or type

Name of Grantor (as shown on Form TP-584-NYC) YARDLY ASSOCIATES, LLC		Grantor's Social Security number or EIN 11-3392198	
Name of Grantee (as shown on Form TP-584-NYC) BREAKING GROUND II HOUSING DEVELOPMENT FUND CORPOR		Grantee's Social Security number or EIN 13-3846708	
Location of property conveyed (as shown on Form TP-584-NYC; if multiple locations, list full address on each line in Schedule A, B, and C, column A) 37-25 21 STREET QUEENS NEW YORK			
Number of residential real properties located in NYC being conveyed 0	Number of real properties located in NYC other than residential real property being conveyed 3	Number of real properties located outside of NYC being conveyed 0	Total number of real properties being conveyed 3

Schedule A – Computation of additional base tax (Form TP-584-NYC, Schedule B, Part 1, lines 5a and 5b)

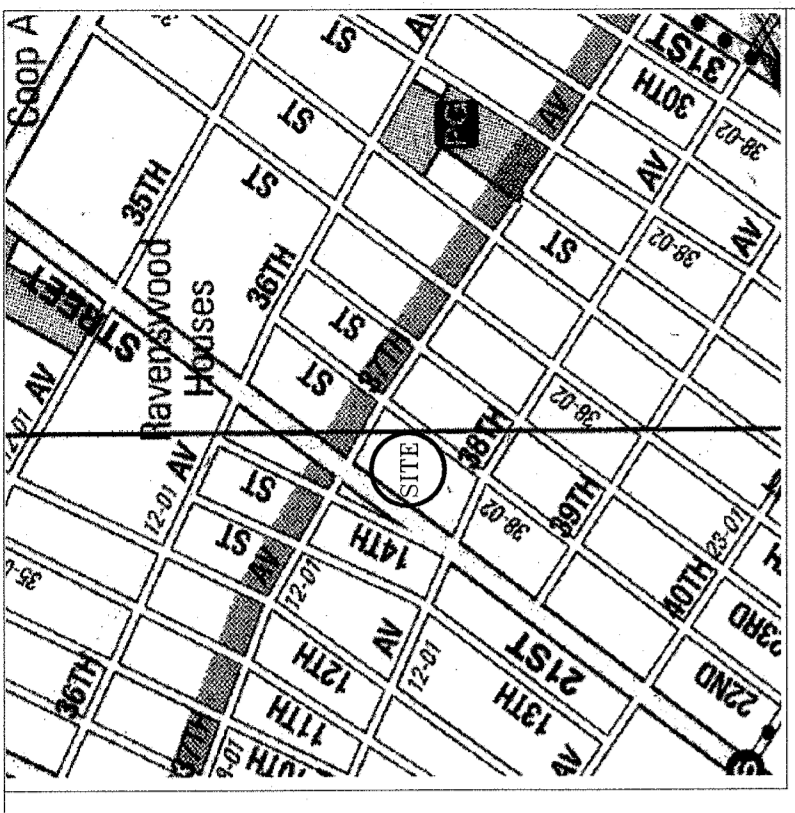
A Location of each real property located in NYC conveyed (if multiple units located in the same building list each unit separately)	B Portion of consideration (from Form TP-584-NYC, Schedule B, Part 1, line 1) allocated to each property	C Tax: \$1.25 for each \$500, or fractional part thereof, on each part thereof, on each residential property where the consideration in column B is \$3 million or more	D Tax: \$1.25 for each \$500, or fractional part thereof, on other than residential property where the consideration in column B is \$2 million or more
4 - 364 - 6	6,984,997.85	0.00	17,462.50
4 - 364 - 12	4,629,232.75	0.00	11,573.75
4 - 364 - 135	385,769.40	0.00	0.00
Total of column C. Enter here and on Form TP-584-NYC, Schedule B, Part 1, line 5a.		\$0.00	
Total of column D. Enter here and on Form TP-584-NYC, Schedule B, Part 1, line 5b.			\$29,036.25

Schedule B – Computation of additional tax (Form TP-584-NYC, Schedule B, Part 2, line 3)

A Location of each real property conveyed (if multiple units located in the same building list each unit separately)	B Portion of consideration (from Form TP-584-NYC, Schedule B, Part 1, line 1) allocated to each property	C Percentage of each premises which is residential real property	D Multiply the amount shown in column B by the percentage shown in column C.	E If consideration shown in column B is \$1 million or more, multiply column D by 1% (.01)
4 - 364 - 6	6,984,997.85	0%	0.00	0.00
4 - 364 - 12	4,629,232.75	0%	0.00	0.00
4 - 364 - 135	385,769.40	0%	0.00	0.00
Total of column E. Enter here and on Form TP-584-NYC, Schedule B, Part 2, line 3.				\$0.00

Schedule C – Computation of supplemental tax (Form TP-584-NYC, Schedule B, part 3, line 3)

A Location of each real property located in NYC conveyed (if multiple units located in the same building list each unit separately)	B Portion of consideration (from Form TP-584-NYC, Schedule B, Part 1, line 1) allocated to each property	C Percentage of each premises which is residential real property	D Multiply the amount shown in column B by the percentage shown in column C.	E If consideration shown in column B is \$2 million or more, multiply column D by the applicable supplemental tax rate that corresponds with the consideration shown in column B
4 - 364 - 6	6,984,997.85	0%	0.00	0.00
4 - 364 - 12	4,629,232.75	0%	0.00	0.00
4 - 364 - 135	385,769.40	0%	0.00	0.00
Total of column E. Enter here and on Form TP-584-NYC, Schedule B, Part 3, line 3.				\$0.00



Vicinity Map

LEGEND

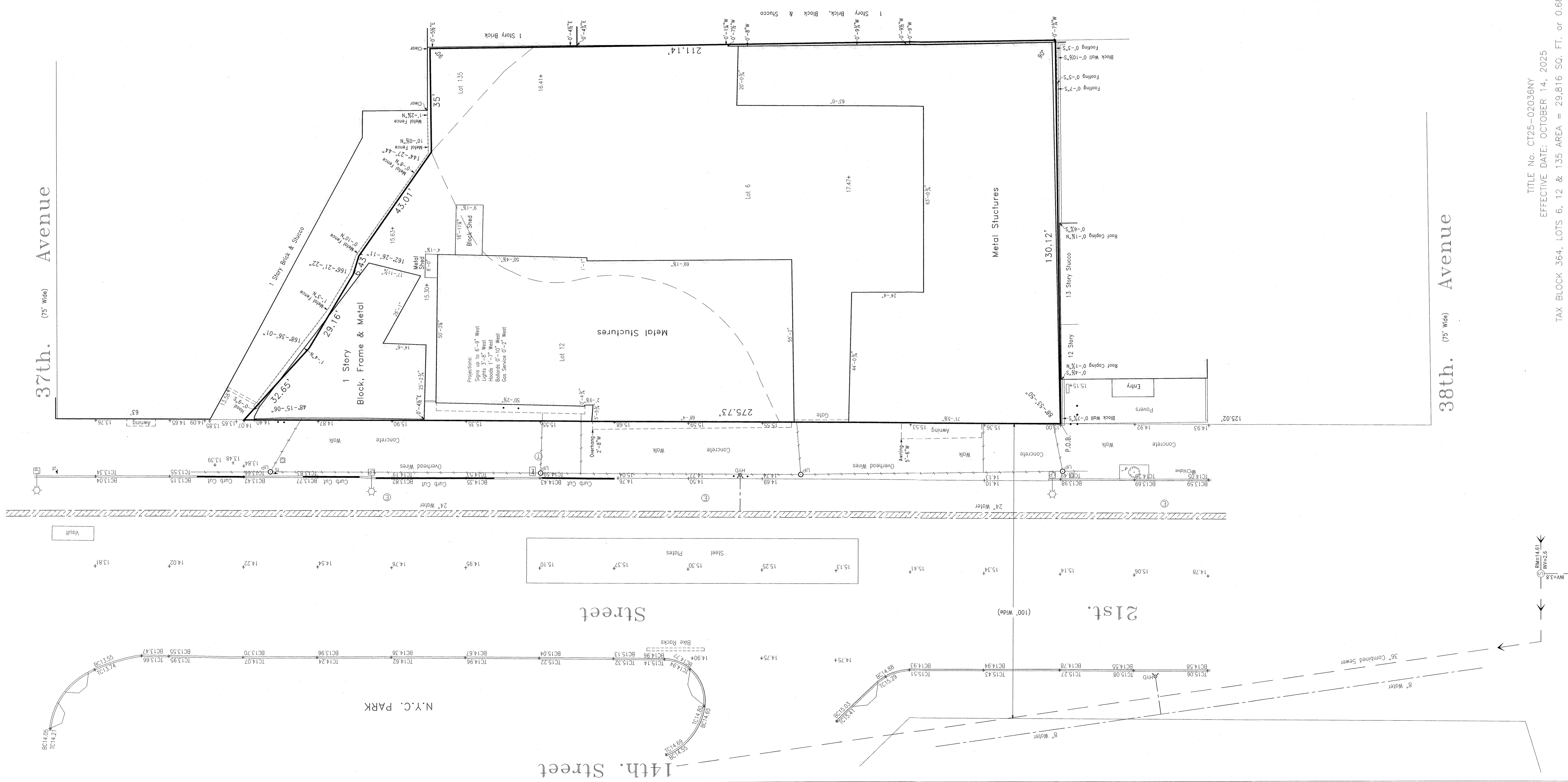
- Tree & Collar
- Water Valve
- Gas Valve
- Traffic Sign
- Sewer Manhole
- Electric Manhole
- Fire Hydrant
- Light Pole
- Utility Pole
- Pedestrian Ramp
- Top Curb Elevation
- Bottom Curb Elevation
- Rim Elevation
- Invert
- Spot Elevation
- Overhead Wires
- Iron Fence/Railing
- Chain Link Fence
- Steel Face Curb
- Concrete or Stone Curb
- Curb Cut
- Point of Beginning
- P.O.B.

NOTES:

- 1) ALL ELEVATIONS SHOWN HEREON REFER TO THE MVD 1988 DATUM.
- 2) ALL SUBSURFACE UTILITIES SHOWN HEREON WERE OBTAINED FROM CITY RECORDS AND FIELD SURVEY. UTILITIES ARE APPROXIMATE ONLY AND NOT GUARANTEED BY THE SURVEYOR. CONSULT APPROPRIATE DEPARTMENT OR COMPANY BEFORE REMOVING ANY CONNECTIONS.
- 3) ALL LEGAL EASEMENTS, RECORDS OR UNRECORDED, NOT SHOWN.
- 4) LEGAL GRASSES REFER TO TOP OF CURB.
- 5) THERE ARE NO VISIBLE STREAMS OR WATERCOURSES ON THE PROPERTY AS SHOWN ON THIS SURVEY.
- 6) UNDERGROUND FOUNDATIONS OR SUBSTRUCTURES NOT VISIBLE NOT SHOWN.

NOTES

- 1) At the time of this survey there was no observable evidence of recent earth moving work, building construction, or building additions.
- 2) There is no evidence of recent street or sidewalk construction or any proposed changes in street right of way lines.
- 3) There are no wetland areas delineated on this property.
- 4) No portion of the property shown on the survey lies within a special hazard area, as described on the Flood Insurance Rate Map Number 3004970089F, dated September 5, 2007, for the community in which the subject property is located (Zone X).
- 5) There are no striped parking spaces on this property.



DESCRIPTION
 QUEENS TAX BLOCK 364 LOTS 6, 12 & 135

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

BEGINNING at a point on the easterly side of 21 Street, 125.02 feet northerly from the corner formed by the intersection of the northerly side of 28 Avenue and the easterly side of 21 Street; RUNNING thence northerly along the easterly side of 21 Street, 275.73 feet to a point; THENCE easterly along a line, forming an interior angle of 48°-15'-06" with the last mentioned course, 32.63 feet to a point; THENCE continuing easterly along a line, forming an exterior angle of 168°-36'-01" with the last mentioned course, 29.10 feet to a point; THENCE continuing easterly along a line, forming an exterior angle of 166°-21'-22" with the last mentioned course, 6.43 feet to a point; THENCE continuing easterly along a line, forming an interior angle of 162°-26'-11" with the last mentioned course, 43.01 feet to a point; THENCE continuing easterly along a line, forming an exterior angle of 144°-27'-44" with the last mentioned course, 35.00 feet to a point; THENCE southerly at right angles to the last mentioned course, 211.14 feet to a point; THENCE westerly at right angles to the last mentioned course, 130.12 feet to the easterly side of 21 Street, the point or place of beginning.

"ALTA/NSPS LAND TITLE SURVEY"

To: Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the laws of the State of New York and the rules and regulations of the Board of Real Property Services, jointly established and adopted by ALTA and NSPS, and includes items 1.2.3.4.7(6), 8.9 and 14 of Table A thereof. The field work was completed on February 19, 2026.

David A. Shaw
 License No. 00252
 Date of Plat or Map: February 19, 2026

ERLANDSEN-CROWELL & SHAW
 INCORPORATED IN 1882
 241 JERICHO TPKE. NEW HYDE PARK, NY 11040
 516-226-4353
 716-526-0339



May 2026

NYSDEC BCP Application – BCP Site No. C241305

37-07 and 37-25 21st Street, 37-12 Rear 22nd Street, Long Island City, NY 11101

Block 364, Lots 6, 12, and 135

Page | 20

EXHIBIT B

HISTORICAL ENVIRONMENTAL INFORMATION

Table 1
Soil Sample Results
37-05 to 37-27 21st Street
Long Island City, NY 11101

Sample ID York ID Sampling Date Client Matrix	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Use Soil Cleanup Objectives- Commercial	SB-4 24H2008-01 8/28/2024 10:55:00 AM		SB-1 24H2008-02 8/28/2024 11:20:00 AM		SB-3 24H2008-03 8/28/2024 12:00:00 PM		SB-2 24H2008-04 8/28/2024 12:30:00 PM		SB-2-2 24H2008-05 8/28/2024 12:50:00 PM		
			Soil		Soil		Soil		Soil		Soil		
			Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	
Volatiles Organics, 8260 - Comprehensive													
Dilution Factor													
1,2,3-Trichloropropane	96-18-4	~	~	0.0024	U	0.0027	U	0.0030	U	0.1500		0.0020	U
1,2,4-Trimethylbenzene	95-63-6	3.6	190	0.0024	U	0.0490		0.0030	U	58	D	0.0020	U
1,3,5-Trimethylbenzene	108-67-8	8.4	190	0.0024	U	0.0500		0.0030	U	18	D	0.0020	U
2-Butanone	78-93-3	0.12	500	0.0024	U	0.0450		0.0030	U	0.0160		0.0020	U
Acetone	67-64-1	0.05	500	0.0150		0.1400		0.0170	U	0.0400		0.0039	U
Acrolein	107-02-8	~	~	0.0049	U	0.0120		0.0061	U	0.0630		0.0039	U
Benzene	71-43-2	0.06	44	0.0024	U	0.0095		0.0030	U	0.0870		0.0020	U
Cyclohexane	110-82-7	~	~	0.0024	U	0.0510		0.0030	U	7	D	0.0020	U
Ethyl Benzene	100-41-4	1	390	0.0024	U	0.0049	J	0.0030	U	0.380		0.0020	U
Isopropylbenzene	98-82-8	~	~	0.0024	U	0.0027	U	0.0030	U	0.0630		0.0020	U
Methyl tert-butyl ether (MTBE)	1634-04-4	0.93	500	0.0024	U	0.0400		0.0030	U	0.0180		0.0020	U
Methylcyclohexane	108-87-2	~	~	0.0024	U	0.0460		0.0030	U	4.600	D	0.0020	U
n-Butylbenzene	104-51-8	12	500	0.0024	U	0.0043	J	0.0030	U	4.500	D	0.0020	U
n-Propylbenzene	103-65-1	3.9	500	0.0024	U	0.0027	U	0.0030	U	0.180		0.0020	U
o-Xylene	95-47-6	~	~	0.0024	U	0.0270		0.0030	U	1.700		0.0020	U
p- & m- Xylenes	179601-23-1	~	~	0.0049	U	0.0520		0.0061	U	14	D	0.0039	U
p-Isopropyltoluene	99-87-6	~	~	0.0024	U	0.0027	U	0.0030	U	0.400		0.0020	U
sec-Butylbenzene	135-98-8	11	500	0.0024	U	0.0027	U	0.0030	U	0.0710		0.0020	U
Styrene	100-42-5	~	~	0.0024	U	0.0027	U	0.0030	U	0.00830		0.0020	U
tert-Butylbenzene	98-06-6	5.9	500	0.0024	U	0.0064		0.0030	U	0.00250	U	0.0020	U
Toluene	108-88-3	0.7	500	0.0024	U	0.0150		0.0030	U	0.0400		0.0020	U
trans-1,4-dichloro-2-butene	110-57-6	~	~	0.0024	U	0.0027	U	0.0030	U	0.00410	J	0.0020	U
Xylenes, Total	1330-20-7	0.26	500	0.0073	U	0.0780		0.0091	U	16	D	0.0059	U
Semi-Volatiles, 8270 - Comprehensive													
Dilution Factor													
2-Methylnaphthalene	91-57-6	~	~	0.0491	U	0.0455	U	0.0489	U	1.680	D	0.0835	JD
Acenaphthene	83-32-9	20	500	0.0491	U	0.0455	U	0.0489	U	0.148	D	0.0471	U
Acenaphthylene	208-96-8	100	500	0.0491	U	0.0455	U	0.0489	U	0.290	D	0.0955	D
Anthracene	120-12-7	100	500	0.0491	U	0.0455	U	0.0489	U	0.491	D	0.110	D
Benzo(a)anthracene	56-55-3	1	5.6	0.594	D	0.189	D	0.0489	U	1.920	D	0.289	D
Benzo(a)pyrene	50-32-8	1	1	0.676	D	0.148	D	0.0489	U	1.240	D	0.227	D
Benzo(b)fluoranthene	205-99-2	1	5.6	0.898	D	0.200	D	0.0489	U	2.430	D	0.350	D
Benzo(g,h,i)perylene	191-24-2	100	500	0.373	D	0.177	D	0.0489	U	1.200	D	0.235	D
Benzo(k)fluoranthene	207-08-9	0.8	56	0.395	D	0.0762	JD	0.0489	U	1.030	D	0.349	D
Bis(2-ethylhexyl)phthalate	117-81-7	~	~	0.183	D	0.0455	U	0.0489	U	1.710	D	0.0471	U
Carbazole	86-74-8	~	~	0.0491	U	0.0455	U	0.0489	U	0.131	D	0.0471	U
Chrysene	218-01-9	1	56	0.609	D	0.162	D	0.0489	U	1.660	D	0.286	D
Dibenzo(a,h)anthracene	53-70-3	0.33	0.56	0.0720	JD	0.0551	JD	0.0489	U	0.339	D	0.0617	JD
Di-n-butyl phthalate	84-74-2	~	~	0.798	D	0.0455	U	0.0489	U	0.0456	D	0.0471	U
Fluoranthene	206-44-0	100	500	0.469	D	0.281	D	0.0631	JD	2.860	D	0.372	D
Fluorene	86-73-7	30	500	0.0491	U	0.0455	U	0.0489	U	0.161	D	0.0471	U
Indeno(1,2,3-cd)pyrene	193-39-5	0.5	5.6	0.403	D	0.195	D	0.0489	U	1.490	D	0.236	D
Naphthalene	91-20-3	12	500	0.0491	U	0.0455	U	0.0489	U	1.060	D	0.0474	JD
Phenanthrene	85-01-8	100	500	0.0876	JD	0.125	D	0.0489	U	1.810	D	0.261	D
Pyrene	129-00-0	100	500	0.667	D	0.285	D	0.0694	JD	2.600	D	0.456	D
Pesticides, EPA TCL List													
Dilution Factor													
4,4'-DDT	50-29-3	0.0033	47	0.00453	D	0.00267	D	0.00192	U	0.00180	U	0.00185	U
Chlordane, total	57-74-9	~	~	0.00386	U	0.00669	D	0.00385	U	0.00359	U	0.00371	U
Metals, Target Analyte													
Dilution Factor													
Aluminum	7429-90-5	~	~	6,730		6,840		6,970		4,640		8,400	
Antimony	7440-36-0	~	~	2,460	U	2,280	U	2,450	U	6,250		2,360	U
Arsenic	7440-38-2	13	16	8,760		5,010		6,100		43,400		22,100	
Barium	7440-39-3	350	400	246		418		160		1,470		448	
Beryllium	7440-41-7	7.2	590	0.138		0.0460	U	0.0490	U	0.0930		0.0480	U
Cadmium	7440-43-9	2.5	9.3	2,910		0.432		0.672		26,500		1,930	
Calcium	7440-70-2	~	~	20,700		51,100		14,000		4,260		23,600	
Chromium	7440-47-3	~	~	20,900		17,200		17		69,700		34,700	
Cobalt	7440-48-4	~	~	5,380		5,850		8,290		6,130		9,310	
Copper	7440-50-8	50	270	489		37,200		54,700		681		100	
Iron	7439-89-6	~	~	26,900		14,300		19,900		151,000	D	40,800	
Lead	7439-92-1	63	1000	1,070		898		766		2,680		969	
Magnesium	7439-95-4	~	~	3,890		2,670		3,260		1,830		6,000	
Manganese	7439-96-5	1600	10000	267		453		370		768		640	
Nickel	7440-02-0	30	310	21,900		18,400		21,100		98,400		41,500	
Potassium	7440-09-7	~	~	949		1,850		3,530		682		1,990	
Selenium	7782-49-2	3.9	1500	2,460	U	2,280	U	2,450	U	7,460		2,360	U
Sodium	7440-23-5	~	~	186		201		263		259		370	
Thallium	7440-28-0	~	~	2,460	U	2,280	U	2,450	U	4,220		2,360	U
Vanadium	7440-62-2	~	~	22,100		23,300		20,800		33,700		20,700	
Zinc	7440-66-6	109	10000	858		355		237		6,670	D	866	
Mercury by 7473													
Dilution Factor													
Mercury	7439-97-6	0.18	2.8	0.0797		0.518		0.0886		2,230		0.719	
Chromium, Hexavalent													
Dilution Factor													
Chromium, Hexavalent	18540-29-9	1	400	2,410		0.701		0.589	U	4,260		0.568	U
Cyanide, Total													
Dilution Factor													
Cyanide, total	57-12-5	27	27	0.591	U	0.548	U	0.589	U	0.989		0.568	U
Total Solids													
Dilution Factor													
% Solids	solids	~	~	84.600		91.300		84.900		91		88.100	
Polychlorinated Biphenyls (PCB)													
Dilution Factor													
Aroclor 1248	12672-29-6	~	~	0.0195	U	0.0592		0.0194	U	0.010	P	0.0187	U
Aroclor 1260	11096-82-5	~	~	0.0195	U	0.0458		0.0194	U	0.0690		0.0187	U
Total PCBs	1336-36-3	0.1	1	0.0195	U	0.105		0.0194	U	0.170	P	0.0187	U

NOTES:

Exceeds 6NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives

Exceeds 6NYCRR Part 375 Restricted Use Soil Cleanup Objectives - Commercial

Q is the Qualifier Column with definitions as follows:

D=result is from an analysis that required a dilution

J=analyte detected at or above the MDL (method detection limit) but below the RL (Reporting Limit) - data is estimated

U=analyte not detected at or above the level indicated

P=this flag is used for pesticide and PCB (Aroclor) target compounds when there is a % difference for detected concentrations that exceed method dictated limits between the two GC columns used for analysis

~=this indicates that no regulatory limit has been established for this analyte

Table 2
 Detected Analytes in Monitoring Well Samples
 37-05 to 37-27 21st Street
 Long Island City, NY 11101

Sample ID York ID Sampling Date Client Matrix	NYSDEC TOGS Standards and Guidance Values - GA	TW-1 24H2169-01 8/30/2024 10:40:00 AM Ground Water			TW-2 24H2169-02 8/30/2024 12:00:00 PM Ground Water			TW-3 24H2169-03 8/30/2024 11:40:00 AM Ground Water		
		Compound	CAS Number	Result	Q	Result	Q	Result	Q	
				ug/L		ug/L		ug/L		
Volatile Organics, 8260 - Comprehensive			ug/L	ug/L		ug/L		ug/L		
Dilution Factor			1		1		1			
1,2,4-Trimethylbenzene	95-63-6	5	0.26	J	0.20	U	0.20	U		
1,2-Dichloropropane	78-87-5	1	0.22	J	0.20	U	0.20	U		
Acetone	67-64-1	50	1.1	J	11		1.9	J		
Chloromethane	74-87-3	5	0.20	U	0.94		0.2	U		
Isopropylbenzene	98-82-8	5	0.20	U	0.25	J	0.2	U		
Methyl tert-butyl ether (MTBE)	1634-04-4	10	0.33	J	0.20	U	0.2	U		
Semi-Volatiles, 8270 - Comprehensive			ug/L	ug/L		ug/L		ug/L		
Dilution Factor			1		1		1			
Acenaphthene	83-32-9	20	0.051	U	0.294		0.0565	U		
Fluoranthene	206-44-0	50	0.204		0.0565	U	0.0565	U		
Naphthalene	91-20-3	10	0.245		0.271		0.0565	U		
Pesticides, 8081 target list			ug/L	ug/L		ug/L		ug/L		
Dilution Factor			1		1		1			
Metals, Target Analyte, ICP			ug/L	ug/L		ug/L		ug/L		
Dilution Factor			1		1		1			
Aluminum	7429-90-5	~	671		6,400		8,400			
Barium	7440-39-3	1000	529		775		558			
Calcium	7440-70-2	~	404,000		204,000		199,000			
Chromium	7440-47-3	50	5.56	U	12.7		22.1			
Cobalt	7440-48-4	~	4.44	U	10.8		18.3			
Copper	7440-50-8	200	22.2	U	166		1,230			
Iron	7439-89-6	~	805		8,700		20,700			
Lead	7439-92-1	25	85,500		3,260		3,720			
Magnesium	7439-95-4	35000	18,700		22,400		30,200			
Manganese	7439-96-5	300	360		925		947			
Nickel	7440-02-0	100	11.1	U	14.6		54			
Potassium	7440-09-7	~	14,900		10,200		24,800			
Sodium	7440-23-5	20000	67,000		59,200		71,600			
Vanadium	7440-62-2	~	11.1	U	42.2		53.9			
Zinc	7440-66-6	2000	259		762		2,650			
Metals, Target Analyte, ICP Dissolved			ug/L	ug/L		ug/L		ug/L		
Dilution Factor			1		1		1			
Aluminum	7429-90-5	~	55.6	U	107		60.2			
Barium	7440-39-3	1000	334		211		145			
Calcium	7440-70-2	~	124,000		101,000		124,000			
Magnesium	7439-95-4	35000	18,200		15,400		13,000			
Manganese	7439-96-5	300	95.6		103		175			
Potassium	7440-09-7	~	13,800		9,210		24,500			
Sodium	7440-23-5	20000	62,500		58,700		73,300			
Zinc	7440-66-6	2000	56.5		37.5		117			
Metals, Target Analyte, ICPMS			ug/L	ug/L		ug/L		ug/L		
Dilution Factor			1		1		1			
Antimony	7440-36-0	3	1.11	U	1.11	U	9.210			
Arsenic	7440-38-2	25	2.38		4.46		7.240			
Beryllium	7440-41-7	3	0.333	U	0.677		0.903			
Cadmium	7440-43-9	5	0.617		1.53		4.59			
Selenium	7782-49-2	10	1.11	U	8.86		20.400			
Metals, Target Analyte, ICPMS Dissolved			ug/L	ug/L		ug/L		ug/L		
Dilution Factor			1		1		1			
Antimony	7440-36-0	3	1.11	U	1.11	U	12.700			
Arsenic	7440-38-2	25	1.11	U	1.11	U	1.37			
Selenium	7782-49-2	10	3.30		1.11	U	9.02			
Mercury by 7470/7471			ug/L	ug/L		ug/L		ug/L		
Dilution Factor			1		1		1			
Mercury	7439-97-6	0.7	4		2.900		9			
Mercury, Dissolved			ug/L	ug/L		ug/L		ug/L		
Dilution Factor			1		1		1			
Mercury	7439-97-6	0.7	0.20	U	0.20		0.20	U		
Chromium, Hexavalent			ug/L	ug/L		ug/L		ug/L		
Dilution Factor			1		1		1			
Cyanide, Total			ug/L	ug/L		ug/L		ug/L		
Dilution Factor			1		1		1			
Cyanide, total	57-12-5	200	37		10	U	10	U		
Polychlorinated Biphenyls (PCB)			ug/L	ug/L		ug/L		ug/L		
Dilution Factor			1		1		1			

NOTES:

Exceeds Class GA Groundwater Quality Standards

Q is the Qualifier Column with definitions as follows:

J=analyte detected at or above the MDL (method detection limit) but below the RL (Reporting Limit) - data is estimated

U=analyte not detected at or above the level indicated

~=this indicates that no regulatory limit has been established for this analyte

Table 3
 Detected Compounds in Soil Vapor and Ambient Air (Hits Only)
 37-05 to 37-27 21st Street
 Long Island City, NY 11101

Sample ID	SV-1	SV-2	SV-3	SV-4	IA-1	IA-2							
York ID	24H2173-01	24H2173-02	24H2173-03	24H2173-04	24H2173-05	24H2173-06							
Sampling Date	8/30/2024 11:15:00 AM	8/30/2024 12:30:00 PM	8/30/2024 11:50:00 AM	8/30/2024 11:49:00 AM	8/30/2024 11:17:00 AM	8/30/2024 11:49:00 AM							
Client Matrix	Soil Vapor	Soil Vapor	Soil Vapor	Soil Vapor	Indoor Ambient Air	Indoor Ambient Air							
Compound	CAS Number	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q	Result	Q
		ug/m3		ug/m3		ug/m3		ug/m3		ug/m3		ug/m3	
Volatile Organics, EPA TO15 Full List		1.623		31.66		15.29		2.924		29.24		5.816	
Dilution Factor													
1,1,1,2-Tetrachloroethane	630-20-6	1.1	U	11	U	10	U	2	D	0.53	U	0.53	U
1,1,1-Trichloroethane	71-55-6	0.89	U	8.6	U	8.3	U	2.4	D	0.43	U	0.42	U
1,1,2,2-Tetrachloroethane	79-34-5	1.1	U	11	U	10	U	2.2	D	0.53	U	0.53	U
1,1,2-Trichloro-1,2,2-trifluoroethane (Freon 113)	76-13-1	1.2	U	12	U	12	U	2.2	D	0.60	U	0.59	U
1,1,2-Trichloroethane	79-00-5	0.89	U	8.6	U	8.3	U	1.6	D	0.43	U	0.42	U
1,1-Dichloroethene	75-35-4	0.16	U	1.6	U	1.5	U	0.81	D	0.08	U	0.08	U
1,2,4-Trichlorobenzene	120-82-1	1.2	U	12	U	11	U	2.2	D	0.58	U	0.57	U
1,2,4-Trimethylbenzene	95-63-6	1.2	D	7.8	U	7.5	U	10	D	1.2	D	4.4	D
1,2-Dibromoethane	106-93-4	1.2	U	12	U	12	U	2.2	D	0.60	U	0.59	U
1,2-Dichlorobenzene	95-50-1	0.98	U	9.5	U	9.2	U	1.9	D	0.47	U	0.47	U
1,2-Dichloropropane	78-87-5	0.75	U	7.3	U	7.1	U	1.9	D	0.36	U	0.36	U
1,3,5-Trimethylbenzene	108-67-8	0.80	U	7.8	U	7.5	U	4.3	D	0.38	D	1.5	D
1,3-Dichlorobenzene	541-73-1	0.98	U	9.5	U	9.2	U	1.9	D	0.47	U	0.47	U
1,4-Dichlorobenzene	106-46-7	0.98	U	9.5	U	9.2	U	2.5	D	0.47	U	0.47	U
1,4-Dioxane	123-91-1	1.2	U	170	D	130	D	35	D	0.56	U	0.56	U
2,2,4-Trimethylpentane	540-84-1	0.61	D	14	D	3.6	J	6.6	D	4.8	D	5.6	D
2-Butanone	78-93-3	6.7	BD	69	BD	20	BD	20	BD	6.2	BD	43	BD
2-Hexanone	591-78-6	1.3	U	13	U	13	U	3.4	D	2.5	D	0.63	U
4-Methyl-2-pentanone	108-10-1	2.2	D	16	D	6.3	U	5.9	D	1.5	D	7.1	D
Acetone	67-64-1	50	BD	1,300	BD	460	BD	200	BD	3,000	BD	400	BD
Acrylonitrile	107-13-1	0.35	U	27	D	3.3	U	2.0	D	6.5	D	3.4	D
Benzene	71-43-2	0.52	U	10	D	4.9	U	3.0	D	3.4	D	0.99	D
Bromodichloromethane	75-27-4	1.1	U	11	U	10	U	2.2	D	0.52	U	0.52	U
Carbon disulfide	75-15-0	1.9	D	120	D	4.8	U	2.5	D	0.24	U	0.24	U
Carbon tetrachloride	56-23-5	0.61	D	2.5	U	2.4	U	3.1	D	0.64	D	0.63	D
Chlorobenzene	108-90-7	0.75	U	7.3	U	7	U	1.6	D	0.36	U	0.36	U
Chloroform	67-66-3	0.79	U	39	D	9	D	2.6	D	0.38	U	0.45	D
Chloromethane	74-87-3	0.74	D	3.3	U	3.2	U	0.60	U	0.82	D	0.90	D
cis-1,2-Dichloroethene	156-59-2	0.16	U	1.9	D	3.0	D	2.8	D	0.08	U	0.08	U
cis-1,3-Dichloropropene	10061-01-5	0.74	U	7.2	U	6.9	U	1.3	D	0.35	U	0.35	U
Cyclohexane	110-82-7	0.56	U	7.1	D	5.3	U	13	D	1.5	D	1.0	D
Dibromochloromethane	124-48-1	1.4	U	13	U	13	U	2.5	D	0.66	U	0.66	U
Dichlorodifluoromethane	75-71-8	2.6	D	7.8	U	47	D	3.2	D	2.7	D	3.0	D
Ethyl acetate	141-78-6	1.2	U	11	U	11	U	22	D	1.2	D	21	D
Ethyl Benzene	100-41-4	2.5	D	25	D	32	D	34	D	1.9	D	14	D
Hexachlorobutadiene	87-68-3	1.7	U	17	U	16	U	4.1	D	0.83	U	0.83	U
Isopropanol	67-63-0	5.1	D	59	D	27	D	74	D	6.0	D	22	D
Methyl Methacrylate	80-62-6	0.66	U	6.5	U	6.3	U	11	D	0.32	U	0.32	U
Methyl tert-butyl ether (MTBE)	1634-04-4	0.59	U	5.7	D	5.5	U	1.1	U	0.28	U	0.28	U
Methylene chloride	75-09-2	1.2	D	11	U	11	U	4.4	D	0.84	D	1.4	D
Naphthalene	91-20-3	1.7	U	17	U	16	U	9.2	D	1.0	D	0.81	U
n-Heptane	142-82-5	1.5	D	14	D	11	D	16	D	61	D	12	D
n-Hexane	110-54-3	0.6	U	7.8	D	5.4	U	3.0	D	2.6	D	4.0	D
o-Xylene	95-47-6	3.3	D	26	D	42	D	44	D	2.4	D	16	D
p- & m- Xylenes	179601-23-1	10	D	90	D	130	D	120	D	6.6	D	54	D
p-Ethyltoluene	622-96-8	1.0	D	7.8	U	7.5	U	7.6	D	1.1	D	4.6	D
Propylene	115-07-1	0.67	D	21	D	3.4	D	2.7	D	2.7	D	0.69	D
Styrene	100-42-5	1.5	D	6.7	U	6.5	U	5.7	D	0.63	D	5.7	D
Tetrachloroethene (PCE)	127-18-4	1.1	U	6,400	D	1,100	D	150	D	3.1	D	1.6	D
Tetrahydrofuran	109-99-9	0.96	U	9.3	U	9.0	U	3.4	D	0.46	U	4.5	D
Toluene	108-88-3	16	D	98	D	7.5	D	67	D	14	D	190	D
Trichloroethene (TCE)	79-01-6	0.22	U	35	D	22	D	3.8	D	0.10	U	0.10	U
Trichlorofluoromethane (Freon 11)	75-69-4	1.6	D	8.9	U	8.6	U	3.1	D	1.6	D	1.7	D
Vinyl Chloride	75-01-4	0.21	U	4.5	D	2.0	U	0.37	U	0.10	U	0.10	U

Q is the Qualifier Column with definitions as follows:

D=result is from an analysis that required a dilution

J=analyte detected at or above the MDL (method detection limit) but below the RL (Reporting Limit) - data is estimatec

U=analyte not detected at or above the level indicated

B=analyte found in the analysis batch blank

Table 4
 NYSDOH Decision Matrices Comparison
 37-05 to 37-27 21st Street
 Long Island City, NY 11101

Sample ID	SV-3	IA-1		SV-4	IA-2	
Lab Sample ID	24H2173-03	24H2173-05		24H2173-04	24H2173-06	
Sampling Date	8/30/2024	8/30/2024		8/30/2024	8/30/2024	
Client Matrix	Soil Vapor	Indoor Ambient Air	NYSDOH Matrix Decision Outcome	Soil Vapor	Indoor Ambient Air	NYSDOH Matrix Decision Outcom
Dilution Factor	15.29	29.24		2.924	5.816	
Unit of Measurement	ug/m3	ug/m3		ug/m3	ug/m3	
Matrix A Compounds						
Carbon tetrachloride	<2.4	0.64	No Further Action	3.10	0.63	No Further Action
Trichloroethene (TCE)	22	<0.10	No Further Action	3.8	<0.10	No Further Action
cis-1,2-Dichloroethene	3.0	<0.08	No Further Action	2.8	<0.08	No Further Action
1,1-Dichloroethene	<1.5	<0.08	No Further Action	0.80	<0.08	No Further Action
Matrix B Compounds						
1,1,1-Trichloroethane	<8.3	<0.43	No Further Action	2.4	<0.42	No Further Action
Tetrachloroethene (PCE)	1,100	3.1	Mitigate	150	1.6	No Further Action
Methylene chloride	<11	0.84	No Further Action	4.4	1.4	No Further Action
Matrix C Compounds						
Vinyl Chloride	<2.0	<0.10	No Further Action	<0.4	<0.10	No Further Action
Matrix D Compounds						
Benzene	<4.9	3.4	No Further Action	3.0	0.99	No Further Action
Ethylbenzene	32	1.9	No Further Action	34	14	Identify Source(s) and Resample or Mitigate
Naphthalene	<16.0	1.0	No Further Action	9.2	<0.81	No Further Action
Cyclohexane	<5.3	1.5	No Further Action	13	1.0	No Further Action
2,2,4-Trimethylpentane	3.6 J	4.8	No Further Action	6.6	5.6	No Further Action
1,2,4-Trimethylbenzene	<7.5	1.2	No Further Action	10	4.4	No Further Action
1,3,5-Trimethylbenzene	<7.5	0.38	No Further Action	4.3	1.5	No Further Action
o-Xylene	42	2.4	No Further Action	44	16	Identify Source(s) and Resample or Mitigate
Matrix E Compounds						
p- & m- Xylenes	130	6.6	No Further Action	120	54	Identify Source(s) and Resample or Mitigate
Heptane	11	61	Identify Source(s) and Resample or Mitigate	16	12	No Further Action
Hexane	<5.4	2.6	No Further Action	16	4.0	No Further Action
Matrix F Compounds						
Toluene	7.5	14	No Further Action	67	190	Identify Source(s) and Resample or Mitigate



May 2026

NYSDEC BCP Application – BCP Site No. C241305

37-07 and 37-25 21st Street, 37-12 Rear 22nd Street, Long Island City, NY 11101

Block 364, Lots 6, 12, and 135

Page | 21

EXHIBIT C
GREEN AND SUSTAINABLE REMEDIATION



Known for excellence.
Built on trust.

GEOTECHNICAL
ENVIRONMENTAL
ECOLOGICAL
WATER
CONSTRUCTION
MANAGEMENT

GZA GeoEnvironmental of
New York
104 West 29th Street
10th Floor
New York, NY 10001
T: 212.594.8140
F: 212.279.8180
www.gza.com



May 26, 2026

41.0463557.10

BG Investor Holdings LLC & Breaking Ground II Housing Development Fund Corporation
508 8th Avenue, 5th Floor
New York, NY 10018

Green and Sustainable Remediation

21st Street Redevelopment Site

37-07 and 37-25 21st Street, 37-12 Rear 22nd Street

Long Island City, New York 11101

NYSDEC BCP Site Number – C241305

Sites remediated under the oversight of the New York State Department of Environmental Conservation (NYSDEC) are required to incorporate the concepts of green remediation into all phases of the cleanup process in accordance with DER-31. Green remediation is defined as *“the practice of considering all environmental effects of remedy implementation and incorporating options to minimize the environmental footprint of cleanup actions.”* GZA GeoEnvironmental of New York (GZA) has prepared the following discussion of the green and sustainable remediation (GSR) practices to be incorporated throughout the Brownfield Cleanup Programs phases for the 21st Street Redevelopment Site located at 37-07 and 37-25 21st Street, 37-12 Rear 22nd Street in Long Island City, New York (Site).

BACKGROUND

The Site is located at Block 364, Lots 6, 12, and 135 and identified as 37-07 and 37-25 21st Street and 37-12 Rear 22nd Street in Long Island City, New York. BG Investor Holdings LLC & Breaking Ground II Housing Development Fund Corporation (together, Applicants) has submitted its application to be entered into the Brownfield Cleanup Program (BCP) with the NYSDEC to investigate and remediate the site for the development of a 100% affordable housing building with support services on-Site encompassing all lots. The Site is approximately 0.53 acres and is situated Dutch Kills neighborhood of Queens surrounded by industrial and commercial properties and a public school. The Applicants are planning to conduct a remedial investigation (RI) in accordance with the Remedial Investigation Work Plan (RIWP) submitted to NYSDEC in March 2026 in support of the BCP Application. The Applicant and its contractors will plan to incorporate GSR practices throughout the remedial phases for the project as required by the BCP.

REMEDIAL INVESTIGATION

The RI phase of the project is anticipated to have limited long-term impacts on the site and will incorporate its GSR practices through minimizing use of consumables and transportation related impacts and tracking of sustainability metrics. During planning for the RI, local subcontractors for drilling, utility location and surveying, and analytical laboratories will be selected for minimizing the transportation distance to and from the Site. Permanent monitoring wells will be installed during the RI to prevent the need for additional mobilization and use of drilling equipment if additional groundwater samples are needed after the initial sampling. The NYSDEC’s Climate Screening Checklist will be utilized to evaluate the RI components for their resilience to climate change at the Site. The RI will include the permanent



monitoring wells as the only components of this phase to remain on Site after completion of the investigation. Monitoring wells will be constructed per NYSDEC DER-10 requirements with water-tight seals to ensure no impacts from flooding or severe weather would damage the wells or impact the water table.

During the RI, the field team will track equipment and material usage onsite, transportation methods and distances of all personnel and equipment, and volume of resources used, such as decontamination water and groundwater from well development. The SiteWise™ Tool will be utilized to estimate the environmental footprint of the RI based on the tracked metrics. The footprint analysis will be included as an appendix to the Remedial Investigation Report (RIR) and include the metrics listed below.

- Greenhouse gas emissions (metric tons)
- Total energy used (million British thermal units)
- Water consumption (gallons)
- Electricity Usage (megawatt hours)
- Onsite nitrous oxide emissions (metric tons)
- Onsite sulfur oxide emissions (metric tons)
- Onsite particulate matter less than 10 microns (PM10) emissions (metric tons)
- Total nitrous oxide emissions (metric tons)
- Total sulfur oxide emissions (metric tons)
- Total PM10 emissions (metric tons)
- Accident fatality risk
- Accident injury risk

REMEDIAL DESIGN

Utilizing the results from the RI, a minimum of two remedial action alternatives will be evaluated for protectiveness, effectiveness, implementability, cost, community impact, and sustainability and resilience. A Track 1 remedy and at least one other Track will be evaluated in the Remedial Action Work Plan (RAWP) for selection of the remedy. The remedy selection will be made for the alternative that is effective for protection of human health and the environment and feasible to implement with an equal balance of consideration made on the costs, community impact, and the sustainability and resilience of the design.

To evaluate the sustainability of the alternatives, a footprint analysis will be completed utilizing the SiteWise™ Tool to evaluate the anticipated implementation of the remedial action. The sustainability evaluation will provide the same metrics list above under the RI for each alternative evaluated. The resiliency of the alternatives will be compared utilizing the NYSDEC Climate Screening Checklist and a combination of climate change modeling resources, such as FEMA's Resiliency Analysis and Planning Tool (RAPT) and Climate Mapping for Resilience and Adaption's (CMRA) Assessment Tool.

A GSR evaluation summarizing the results of the footprint analyses and climate screening checklists and providing a comparative analysis between alternatives will be included as an Appendix to the RAWP. The evaluation will be utilized in the selection of the preferred remedy and documented in the RAWP.

REMEDIAL ACTION

The field team will incorporate daily GSR tracking to log equipment usage, material usage, transportation of personnel and equipment, and resource consumption throughout the entirety of the Remedial Action (RA). Daily GSR tracking logs will be included as an attachment to the daily field reports submitted to the NYSDEC Project Manager. At the end of the RA, the tracking logs will be used to develop an accurate footprint analysis for



environmental impacts from the implementation. The SiteWise™ Tool will be utilized to develop the environmental footprint analysis of the RA and include the metrics listed below.

- Greenhouse gas emissions (metric tons)
- Total energy used (million British thermal units)
- Water consumption (gallons)
- Electricity Usage (megawatt hours)
- Onsite nitrous oxide emissions (metric tons)
- Onsite sulfur oxide emissions (metric tons)
- Onsite particulate matter less than 10 microns (PM10) emissions (metric tons)
- Total nitrous oxide emissions (metric tons)
- Total sulfur oxide emissions (metric tons)
- Total PM10 emissions (metric tons)
- Accident fatality risk
- Accident injury risk

A GSR evaluation will be provided as an attachment to the Final Engineering Report (FER) and include the footprint analysis and a summary of the analysis inputs and the sustainability metrics. During the RA and construction, GSR practices will be implemented to limit environmental impacts. This will include the following practices at a minimum:

- Limit the use and idling of generators, excavation equipment, and vehicles to reduce emissions.
- Minimize truck travel for disposal of waste generated during the implementation of the remedy by selecting local disposal facilities.
- Manage onsite resources and materials efficiently.
- Use of local subcontractors to minimize vehicle emissions during commute.
- Request that subcontractors use clean diesel equipment to reduce emissions.
- Request project staff and subcontractors to use public transportation to the extent practicable.
- Reduce waste, increase recycling and increase reuse of materials that otherwise be considered waste.

Additional best management practices (BMPs) may be implemented depending on the selected remedy and will be evaluated and documented in the RAWP

SITE MANAGEMENT

Should ongoing site management (SM) be necessary, a Site Management Plan (SMP) will be prepared utilizing NYSDEC's latest template. The SMP will include a footprint analysis to estimate the environmental impacts of the proposed on going activities that may include regular site inspections, groundwater monitoring, and/or operation and maintenance of a sub-slab depressurization system (SSDS). The footprint analysis will be completed utilizing the SiteWise™ Tool and include the same metrics for evaluation outline in the RA Section. The footprint analysis will be included in a GSR Evaluation appendix to the SMP which will summarize the analysis' inputs and resulting metrics. A climate change resiliency screening analysis will also be included in the SMP utilizing the NYSDEC Climate Screening Checklist and available climate change planning tools, such as FEMA's RAPPT and CMRA's Assessment Tool.

Periodic Review Reports (PRRs) and System Optimization Reports (SOR) will also include footprint analysis for evaluation of the reporting periods impacts and the estimated impacts for any proposed optimizations. Daily tracking of equipment usage, material usage, transportation of personnel and equipment, and resource



consumption will be included on the GSR logs as part of the daily field reports during SM activities. These logs will be utilized in the preparation of the footprint analyses for the PRRs for each reporting period. SORs will also include a climate change resiliency analysis for assessing the proposed optimizations at the Site.

During the SM, efforts will be made to reduce environmental impacts based upon the required components. The party responsible for the SM will incorporate multiple tasks into a single mobilization and reduce transportation related impacts. For instance, if an annual inspection and quarterly groundwater monitoring are required, including the site inspection during one of the groundwater monitoring events annually will reduce transportation related emissions for the SM. Similarly, higher efficiency equipment and vehicles will be utilized whenever possible during the SM phase.



May 2026

NYSDEC BCP Application – BCP Site No. C241305

37-07 and 37-25 21st Street, 37-12 Rear 22nd Street, Long Island City, NY 11101

Block 364, Lots 6, 12, and 135

Page | 22

EXHIBIT D

REQUESTORS' INFORMATION FROM THE DEPARTMENT OF STATE

An official website of New York State.

[Here's how you know](#) ▾



Department of State Division of Corporations

Entity Information

[Return to Results](#)

[Return to Search](#)

Entity Details ^

ENTITY NAME: BREAKING GROUND II HOUSING DEVELOPMENT FUND CORPORATION

DOS ID: 1889723

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC NOT-FOR-PROFIT CORPORATION

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTION OF LAW: 402 NCL - NOT-FOR-PROFIT CORPORATION LAW

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 01/30/1995

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 01/30/1995

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: NOT REQUIRED

COUNTY: NEW YORK

NEXT STATEMENT DUE DATE:

JURISDICTION: NEW YORK, UNITED STATES

NFP CATEGORY: SEE PURPOSES

- <
- 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: THE CORPORATION

Address: 505 EIGHTH AVENUE, 5TH FLOOR, NEW YORK, NY, UNITED STATES, 10018

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

An official website of New York State.

[Here's how you know](#) ▾



Department of State Division of Corporations

Entity Information

[Return to Results](#)

[Return to Search](#)

Entity Details ^

ENTITY NAME: BG INVESTOR HOLDINGS LLC

DOS ID: 7746243

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTION OF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 10/29/2025

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 10/29/2025

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: NEW YORK

NEXT STATEMENT DUE DATE: 10/31/2027

JURISDICTION: NEW YORK, UNITED STATES

NFP CATEGORY:

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

Service of Process on the Secretary of State as Agent

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

Name: C/O BREAKING GROUND

Address: 505 8TH AVENUE, 5TH FLOOR, NEW YORK, NY, UNITED STATES, 10018

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



May 2026

NYSDEC BCP Application – BCP Site No. C241305

37-07 and 37-25 21st Street, 37-12 Rear 22nd Street, Long Island City, NY 11101

Block 364, Lots 6, 12, and 135

Page | 23

EXHIBIT E
SITE ACCESS AGREEMENT


Access Agreement

Whereas, Breaking Ground II Housing Development Fund Corporation ("BG II HDFC") has acquired the real property located at Queens County Tax Map Block 364 , Lots 6, 12, and 135 (collectively, the "Site") solely as nominee legal or record titleholder on behalf of BG Investor Holdings LLC ("BGIH").


Whereas, BG II HDFC has transferred all its beneficial and equitable interest in, to and with respect to the Site to BGIH.

Now, therefore, BG II HDFC and BGIH agree, to the extent of their respective ownership or other interests in the Site, to provide each other with full access to the Site to enable the other to fulfill all of the requirements of the New York State Department of Environmental Conservation, the New York State Brownfield Cleanup Program, and any other governmental programs associated with the Site. Such access shall include, but not be limited to, the ability to place an environmental easement on the Site.

Breaking Ground II Housing Development
Fund Corporation

By: 
Name: DAVID WALSH
Title: AUTHORIZED SIGNATORY
Dated: 5/20/26

BG Investor Holdings LLC

By: 
Name: DAVID WALSH
Title: AUTHORIZED SIGNATORY
Dated: 5/20/26



May 2026

NYSDEC BCP Application – BCP Site No. C241305

37-07 and 37-25 21st Street, 37-12 Rear 22nd Street, Long Island City, NY 11101

Block 364, Lots 6, 12, and 135

Page | 24

EXHIBIT F
SITE CONTACT LIST

**BG Investor Holdings LLC and Breaking Ground II HDFC
21st Street Redevelopment Site
37-07 and 37-25 21st Street, 37-12 Rear 22nd Street, Long Island City, NY
Brownfield Cleanup Program Application
NYSDEC BCP No. C241305**

**Site Contact List
Section XII**

Local Government Offices

1. Zohran Mamdani
New York City Mayor
City Hall Park
New York, NY 10007

2. Mark Levine
New York City Comptroller
1 Centre Street
New York, NY 10007

3. Donovan Richards Jr.
Queens Borough President
120-55 Queens Boulevard
Kew Gardens, NY 11424

4. Florence Koulouris
Queens Community Board 1 District Manager
45-02 Ditmars Boulevard, Suite 1025
Astoria, NY 11105

5. Shaminder Chawla
Director
NYC Office of Environmental Remediation
100 Gold Street, 2nd Floor
New York NY, 10038

6. Jane H. O'Connell, P.G.
New York State Department of Environmental Conservation
Regional Remediation Engineer, Division of Environmental Remediation
47-40 21st Street
Long Island City, NY 11101

7. Thomas V. Panzone
NYSDEC Public Participation Specialist
47-40 21st Street
Long Island City, NY 11101

8. Dan Tucholski
New York State Department of Health
Public Health Specialist II – Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
9. Hon Charles Schumer
U.S. Senator
780 Third Avenue, Suite 2301
New York, NY 10017
10. Hon Kirsten Gillibrand
U.S. Senator
780 Third Avenue, Suite 2601
New York, NY 10017
11. Nydia Velazquez
U.S. Congresswoman
266 Broadway, Suite 201
Brooklyn, NY 11211
12. Kristen Gonzalez
NY Senate - District 59
801 2nd Avenue, Suite #303
New York, NY 10017
13. Julie Won
New York City Council – District 26
37-04 Queens Boulevard, Suite 205
Long Island City, NY 11101
14. Diana Moreno
Assemblymember – District 36
24-08 32nd Street, Suite 1002A
Astoria, NY 11102
15. Lisa F. Garcia
Commissioner - NYCDEP
59-17 Junction Blvd, 13th Floor
Flushing NY 11373

Document Repository

1. Queens Public Library – Long Island City
37-44 21st Street
Long Island City, NY 11101
(718) 752-3700
1. Queens Community District 1
45-02 Ditmars Boulevard, Suite 1025
Astoria, New York 11105
qn01@cb.nyc.gov

Local Community Board

2. Queens Community District 1
45-02 Ditmars Boulevard, Suite 1025
Astoria, New York 11105
qn01@cb.nyc.gov

Local Media Outlets

1. The Queens Daily Eagle
8900 Sutphin Boulevard, LL2
Jamaica, NY 11435

Public Water Supply

1. New York City Water Board
New York City Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
Flushing, NY 11373

School and Daycare Facilities within a ¼ Mile Radius

1. P.S. 111 Jacob Blackwell
37-15 13th Street
Long Island City, NY 11101
(718) 786-2073
Attn: Tiana Hamm (Principal)
2. Voice Charter School of New York
36-24 12th Street
Long Island City, NY 11101
(718) 361-1694

Attn: Franklin Headley (Principal)

3. Ravenswood
35-33 21st Street
Long Island City, NY 11101
(929) 601-9163
Attn: No contact name given.
4. MSGR, Andrew Landi Early Childhood Development Center
21-20 35th Avenue
Long Island City, NY 11101
(718) 806-1598
Attn: Reverend Monsignor Alfred P LoPinto (President)
5. P.S. 112 Dutch Kills
25-05 37th Avenue
Long Island City, NY 11101
(718) 784-5250
Attn: Dov Witkes (Principal)
6. P.S. 076 William Hallet
36-36 10th Street
Long Island City, NY 11101
(718) 361-7464
Attn: Timothy Miller (Principal)

Adjacent Property Owners

1. Owner: 21st Street Hospitality LLC
163-50 24th Avenue, Whitestone, New York 11357
2. Owner: 525 Greenwich LLC
36-15 13th Street, Long Island City, New York 11106
3. Owner: Padroll Realty Corp
34 East Main Street, Middletown, New York 10940
4. Owner: C F Dawn Corp
22-11 74th Street, Jackson Heights, New York 11372
5. Owner: Andreas One, Inc
21-10 38th Avenue, Long Island City, New York 11101
6. Owner: Department of Education
37-15 13th Street, Long Island City, New York 11101



May 2026

NYSDEC BCP Application – BCP Site No. C241305

37-07 and 37-25 21st Street, 37-12 Rear 22nd Street, Long Island City, NY 11101

Block 364, Lots 6, 12, and 135

Page | 25

EXHIBIT G

DOCUMENT REPOSITORY LETTERS



Known for excellence.
Built on trust.

GEOTECHNICAL
ENVIRONMENTAL
ECOLOGICAL
WATER
CONSTRUCTION
MANAGEMENT

GZA GeoEnvironmental of
New York
104 West 29th Street
10th Floor
New York, NY 10001
T: 212.594.8140
F: 212.279.8180
www.gza.com

March 5, 2026

Queens Community Board No. 1
45-02 Ditmars Boulevard
Suite 1025
Astoria, NY 11105

RE: Brownfield Cleanup Program Application Repository Request
Requestors: BG Investor Holdings LLC, Breaking Ground II HDFC
Site Name: 37-07, 37-12, and 37-25 21st Street

To Whom it May Concern:


GZA GeoEnvironmental of New York (GZA) represents BG Investor Holdings LLC and Breaking Ground II HDFC (Requestors) in its Brownfield Cleanup Program (BCP) application for the Site located at 37-07, 37-12, and 37-25 21st Street, Long Island City, New York. As part of this application, the New York State Department of Environmental Conservation (NYSDEC) requires that we reach out to you, the local Community Board No.1, and request your assistance in becoming a public repository for the BCP project documents. The documents will only be provided in electronic format, and public access to it will only be made available by a digital download link, so as to not impede with your current operation. We anticipate that these documents will only be stored at a minimum of two years to a maximum of five years (or earlier upon receipt of Notice of Satisfaction from the NYSDEC).

We kindly request your office's concurrence by signing below and returning this letter as an attachment to an email as soon as possible.

Very truly yours,
GZA GEOENVIRONMENTAL OF NEW YORK


Mark R. Frey
Assistant Project Manager

Yes, the Queens Community Board No.1 is willing and able to act as a public repository for documents related to the cleanup of the 37-07, 37-12, and 37-25 21st Street Site, Queens, New York under the NYSDEC BCP.


Community Board No. 1


Date



Known for excellence.
Built on trust.

GEOTECHNICAL
ENVIRONMENTAL
ECOLOGICAL
WATER
CONSTRUCTION
MANAGEMENT

GZA GeoEnvironmental of
New York
104 West 29th Street
10th Floor
New York, NY 10001
T: 212.594.8140
F: 212.279.8180
www.gza.com

March 5, 2025

Managing Librarian
Queens Public Library – Long Island City Library
37-44 21 Street
Long Island City, NY 11105

RE: Brownfield Cleanup Program Application Repository Request
Requestor: BG Investor Holdings LLC, Breaking Ground II HDFC
Site Name: 37-07, 37-12, and 37-25 21st Street

To Whom it May Concern:

GZA GeoEnvironmental of New York (GZA) represents BG Investor Holdings LLC and Breaking Ground II HDFC (Requestors) in its Brownfield Cleanup Program (BCP) application for the Site located at 37-07, 37-12, and 37-25 21st Street, Long Island City, New York. As part of this application, the New York State Department of Environmental Conservation (NYSDEC) requires that we reach out to you, the local library, and request your assistance in becoming a public document repository for the BCP project documents. The documents will be provided in electronic format, and public access to it will only be made available by a digital download link, so as to not impede with your current operation. We anticipate that these documents will only be stored at a minimum of two years to a maximum of five years (or earlier upon receipt of Notice of Satisfaction from the NYSDEC).

We kindly request your office's concurrence to this request by signing below and returning this letter as an attachment to an email as soon as possible.

Very truly yours,
GZA GEOENVIRONMENTAL OF NEW YORK

Mark R. Frey
Mark R. Frey
Assistant Project Manager

Yes, the Queens Public Library – Long Island City Branch is willing and able to act as a public repository for documents related to the cleanup of the 37-07, 37-12, and 37-25 21st Street Site, Queens, New York under the NYSDEC BCP.

Abigail Goldberg

Managing Librarian
Queens Public Library

3/5/26
Date



GZA GeoEnvironmental of New York