# NYSDEC BROWNFIELD CLEANUP PROGRAM APPLICATION

PROPOSED FORMER JAMAICA TRUCK PARTS SITE
145-11 LIBERTY AVENUE
BCP SITE NO. C241309
BLOCK 10019, LOT 39
QUEENS, NEW YORK

PREPARED FOR:
GRUN JAMAICA 1 LLC
1342 38TH STREET
BROOKLYN, NEW YORK 11218

H & A OF NEW YORK ENGINEERING AND GEOLOGY, LLP
213 WEST 35TH STREET, 7TH FLOOR, NEW YORK, NEW YORK 10001

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NEW YORK STATE | Department of Environmental Conservation

# BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

## SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
   a. one file in non-fillable PDF which includes a Table of Contents, the application form, and supplemental information (excluding the previous environmental reports and work plans, if applicable);
   b. one individual file (PDF) of each previous environmental report; and,
   c. one file (PDF) of each work plan being submitted with the application, if applicable.
2. *OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.
   **Please select only ONE submittal method – do NOT submit both via dropbox and ground mail.**
   a. VIA SITE CONTROL DROPBOX:
      - Request an invitation to upload files to the Site Control submittal dropbox.
      - In the "Title" field, please include the following: "New BCP Application - *Proposed Site Name*".
      - After uploading files, an automated email will be sent to the submitter's email address with a link to verify the status of the submission. Please do not send a separate email to confirm receipt.
      - Application packages submitted through third-party file transfer services will not be accepted.
   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

| | |
|---|---|
| **SITE NAME:** Former Jamaica Truck Parts Site | |
| **Is this an application to amend an existing BCA with a major modification?** Please refer to the application instructions for further guidance related to BCA amendments.<br>If yes, provide existing site number: _____ | ○ **Yes** ◉ **No** |
| **Is this a revised submission of an incomplete application?**<br>If yes, provide existing site number: C241309 | ◉ **Yes** ○ **No** |

NEW YORK STATE | Department of Environmental Conservation

# BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

*BCP App Rev 17 – October 2025*

**SECTION I: Property Information**

| | | | | | |
|---|---|---|---|---|---|
| PROPOSED SITE NAME Former Jamaica Truck Parts Site | | | | | |
| ADDRESS/LOCATION 145-11 Liberty Avenue | | | | | |
| CITY/TOWN Queens | | | ZIP CODE 11435 | | |
| MUNICIPALITY (LIST ALL IF MORE THAN ONE) | | | | | |
| COUNTY Queens | | | SITE SIZE (ACRES) 0.384 | | |
| LATITUDE | | | LONGITUDE | | |
| 40 ° | 41 ‘ | 37.6008 “ | 73 ° | 48 ‘ | 28.4934 “ |

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 |
|---|---|---|---|---|
| 145-11 Liberty Avenue | 4 | 10019 | 39 | 0.384 |
| | | | | |
| | | | | |

| | Y | N |
|---|---|---|
| 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. | ◉ | ○ |
| 2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map) | ◉ | ○ |
| 3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC’s website for more information) If yes, identify census tract: _____ Percentage of property in En-zone (check one): ○ 0% ○ 1-49% ○ 50-99% ○ 100% | ○ | ◉ |
| 4. Is the project located within a disadvantaged community? See application instructions for additional information. | ◉ | ○ |
| 5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information. | ○ | ◉ |
| 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: _____ | ○ | ◉ |

| 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? | ○ | ◉ |
| 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. | ○ | ◉ |
| 9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map. | ○ | ◉ |
| 10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____ | ○ | ◉ |
| 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: ___ | ○ | ◉ |
| 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.<br><br>Easement/Right-of-Way Holder — Description | ○ | ◉ |
| 13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information):<br><br>Type — Issuing Agency — Description | ○ | ◉ |
| 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? | ◉ | ○ |

**Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.**

| | Y | N |
|---|---|---|
| 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. | ◉ | ○ |
| 16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down? | ○ | ◉ |
| 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? | ○ | ○ |

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

**If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.**
**Initials of each Requestor:**

_____ _____ _____ _____ _____ _____

## SECTION II: Project Description

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 ½-mile radius of the site? | ○ | ◉ |
| 2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources? | ○ | ◉ |
| 3. Is/are there a/any Contaminant(s) of Ecological Concern? | ○ | ◉ |

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? R7X, C2-4 | | |
| 2. What uses are allowed by the property's current zoning (select all that apply)?<br>Residential ☑ Commercial ☑ Industrial ☐ | | |
| 3. Current use (select all that apply):<br>Residential ☐ Commercial ☑ Industrial ☐ Recreational ☐ Vacant ☐ | | |
| | **Y** | **N** |
| 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.<br>Is this summary included with the application? | ◉ | ○ |
| 5. Reasonably anticipated post-remediation use (check all that apply):<br>Residential ☑ Commercial ☑ Industrial ☐ | | |
| If residential, does it qualify as single-family housing? N/A ○ | ○ | ◉ |
| 6. Please provide a statement detailing the specific proposed post-remediation use.<br>Is this summary attached? | ◉ | ○ |
| 7. Is the proposed post-remediation use a renewable energy facility?<br>See application instructions for additional information. | ○ | ◉ |
| 8. Do current and/or recent development patterns support the proposed use? | ◉ | ○ |
| 9. Is the proposed use consistent with applicable zoning laws/maps?<br>Please provide a brief explanation. Include additional documentation if necessary. | ◉ | ○ |
| 10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans?<br>Please provide a brief explanation. Include additional documentation if necessary. | ◉ | ○ |

| SECTION V: Current and Historical Property Owner and Operator Information | | | |
|---|---|---|---|
| CURRENT OWNER Almeida Realty LLC | | | |
| CONTACT NAME Eric Almeida | | | |
| ADDRESS 145-11 Liberty Avenue | | | |
| CITY Queens | | STATE NY | ZIP CODE 11435 |
| PHONE (718) 263-7867 | EMAIL eric@almeidaconcretepumping.com | | |
| OWNERSHIP START DATE March 21, 2017 | | | |
| CURRENT OPERATOR Almeida Concrete Equipment, Inc. | | | |
| CONTACT NAME Eric Almeida | | | |
| ADDRESS 145-11 Liberty Avenue | | | |
| CITY Queens | | STATE NY | ZIP CODE 11435 |
| PHONE (718) 263-7867 | EMAIL eric@almeidaconcretepumping.com | | |
| OPERATION START DATE 2017 | | | |

## 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 | ☑ | ☐ | ☑ |
| Chlorinated Solvents | ☑ | ☑ | ☑ |
| Other VOCs | ☑ | ☐ | ☑ |
| SVOCs | ☑ | ☐ | ☐ |
| Metals | ☑ | ☐ | ☐ |
| Pesticides | ☐ | ☐ | ☐ |
| PCBs | ☐ | ☐ | ☐ |
| PFAS | ☐ | ☐ | ☐ |
| 1,4-dioxane | ☐ | ☐ | ☐ |
| Other – indicated below | ☐ | ☐ | ☐ |

*Please describe other known contaminants and the media affected:

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

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

Are the required drawings included with this application? ◉ YES ○ NO

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

| | | | |
|---|---|---|---|
| ☐ Coal Gas Manufacturing | ☐ Manufacturing | ☐ Agricultural Co-Op | ☐ Dry Cleaner |
| ☐ Salvage Yard | ☐ Bulk Plant | ☐ Pipeline | ☑ Service Station |
| ☐ Landfill | ☐ Tannery | ☐ Electroplating | ☐ Unknown |

Other: Wire rope warehouse, automotive repair and service

| SECTION VII: Requestor Information | | | | |
|---|---|---|---|---|
| NAME GRUN JAMAICA 1 LLC | | | | |
| ADDRESS 1342 38th Street | | | | |
| CITY/TOWN Brooklyn | | STATE NY | ZIP CODE 11218 | |
| PHONE (718) 400-4786 | EMAIL moshe@grungrp.com | | | |

| | Y | N |
|---|---|---|
| 1. Is the requestor authorized to conduct business in New York State (NYS)? | ◉ | ○ |
| 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? | ◉ | ○ |
| 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 ○ | ◉ | ○ |
| 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.** | ◉ | ○ |

| SECTION VIII: Requestor Contact Information | | | |
|---|---|---|---|
| REQUESTOR'S REPRESENTATIVE Moshe Friedlander | | | |
| ADDRESS 1342 38th Street | | | |
| CITY Brooklyn | STATE NY | ZIP CODE 11218 | |
| PHONE (718) 400-4786 | EMAIL moshe@grungrp.com | | |
| REQUESTOR'S CONSULTANT (CONTACT NAME) James Bellew | | | |
| COMPANY H&A of New York Engineering and Geology, LLP | | | |
| ADDRESS 213 West 35th Street, 7th Floor | | | |
| CITY New York | STATE NY | ZIP CODE 10001 | |
| PHONE (646) 277-5686 | EMAIL jbellew@haleyaldrich.com | | |
| REQUESTOR'S ATTORNEY (CONTACT NAME) Jon Schuyler Brooks | | | |
| COMPANY Abramson Brooks LLP | | | |
| ADDRESS 1051 Port Washington Blvd, Unit 322 | | | |
| CITY Port Washington | STATE NY | ZIP CODE 11050 | |
| PHONE (516) 455-0215 | EMAIL jbrooks@abramsonbrooks.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? | ○ | ◉ |
| 2. If yes, appropriate documentation must be provided with the application. See application instructions for additional information.<br><br>Is the appropriate documentation included with this application? N/A ◉ | ○ | ○ |

| 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? | ○ | ◉ |
| 2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? | ○ | ◉ |
| 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. | ○ | ◉ |
| 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? | ○ | ◉ |
| 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. | ○ | ◉ |
| 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? | ○ | ◉ |
| 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? | ○ | ◉ |
| 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? | ○ | ◉ |
| 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? | ○ | ◉ |
| 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? | ○ | ◉ |
| 11. Are there any unregistered bulk storage tanks on-site which require registration? | ○ | ◉ |

**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 ☐ | VOLUNTEER ☑ |
|---|---|
| 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. | 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.<br><br>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.<br><br>**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. | ○ | ◉ |
| 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: _____ | ○ | ◉ |
| 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: _____ | ○ | ◉ |
| 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. N/A ◉ | ○ | ○ |
| 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: _____ | ○ | ◉ |
| 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. | ○ | ◉ |

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

Date: 7/29/26 Signature: _____

Print Name: Moshe Friedlander

**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.** *Please refer to the application instructions.* | **Y** | **N** |
|---|---|---|
| 1. Is the property located in Bronx, Kings, New York, Queens or Richmond County? | ◉ | ○ |
| 2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit? | ◉ | ○ |
| 3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? | ○ | ◉ |
| 4. Is the property upside down or underutilized as defined below? | | |
| Upside down | ○ | ◉ |
| Underutilized | ○ | ◉ |

**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(l) 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:

(l) "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.

## Brownfield Cleanup Program Application Form

## Supplemental Information

# ATTACHMENT A

## Section I: Property Information

## SECTION I: PROPERTY DESCRIPTION NARRATIVE

### *Site Location*

The "Site" is located at 145-11 Liberty Avenue, Queens, New York, and is identified as Block 10019 Lot 38 on the New York City tax map (previously Lots 38 and 39). The 0.384-acre Site comprises approximately 16,750 square feet in the Jamaica neighborhood of Queens, New York.

The Site is bounded to the north by two two-story single-family residential buildings, followed by 102nd Avenue; to the east by Brisbin Street, followed by a single-story commercial building; to the south by Liberty Avenue, followed by two-story mixed-use commercial and residential buildings and a single-story auto parts garage; and to the west by St. Marks Missionary Baptist Church, followed by three-story single-family residential buildings.

A project locus is included on Figure 1. An aerial photograph of the Site showing Site and parcel boundaries is included on Figure 2. A tax map is included on Figure 3. A map showing surrounding land use is included as Figure 4. A map showing the disadvantaged community overlay is included as Figure 5. A map showing the adjoining properties is included as Figure 6.

### *Site Features*

The Site is currently partially developed with a two-story industrial building in the southeast portion of the Site that is occupied by Almeida Concrete Equipment Inc., with the remainder of the Site consisting of a concrete-capped parking area that extends around the side and rear areas of the building.

### *Current Zoning and Land Use*

According to the New York City Planning Commission Zoning Map 14d, the Site is within an R7X residential zoning area with a C2-4 commercial overlay. The Site is currently developed with a two-story brick industrial building occupied by Almeida Concrete Equipment Inc., with a concrete-capped parking area that extends around the side and rear areas of the building. Between 2017 and the present day, the building has been operated by Almeida Concrete Equipment Inc. as a concrete pump supplier. The proposed future use and development are consistent with the current zoning.

### *Past Site Use*

Based on review of available records, former Lot 39 (145-11 Liberty Avenue) was developed between 1951 and 1963 with the existing two-story brick building, which was used as a wire rope warehouse from at least 1963 through 1967. Based on City Directory records between 1970 and 2008, operators at 145-11 Liberty Avenue included Burke Theo J & Son Inc. Construction Equipment in 1970; Jamaica Truck Parts Inc. in 1976; Jamaica Mack Inc. in 1983; and EWG Recycling and Liberty Truck Repair Corp in 2005 and 2008, respectively. Between at least 1976 and 2017, the building was associated with truck parts and repair operations. Sources of contamination are presumed to be linked to previous industrial uses of the Site, particularly truck repair operations and petroleum storage. Former Lot 38 (102-08 Brisbin Street) was developed prior to 1911 with a three-story residential building that was demolished between 1967 and 1981, and it has been capped with concrete since at least 2003.

***Site Geology and Hydrogeology***

Based on findings from the Phase II Subsurface Investigation completed by Brussee Environmental Corp. (BEC) for the Site in May 2026, observed fill material extended to 1 foot (ft) below ground surface (bgs) at investigated locations. The fill layer was underlain by apparent native soil consisting of medium to coarse brown sand with varying amounts of gravel extending to the terminus of each boring up to approximately 15 ft bgs.

The topography of the Site is generally flat. The ground level elevation on the Site is approximately 45 ft above mean sea level (amsl). Groundwater was encountered during the May 2026 Phase II Subsurface Investigation at approximately 29 ft bgs.

***Environmental Zone Designation***

This Site is not located within an EnZone. An EnZone is defined as a census tract with a poverty rate of 20 percent and an unemployment rate at least 1.25 times the state unemployment rate, or a poverty rate at least double the rate of the county.

***Disadvantaged Communities Assessment***

New York's Climate Justice Working Group (CJWG) identified the Site to be located within a disadvantaged community (DAC). DACs are defined as areas that are often overlooked in climate policy initiatives, and DACs were created to ensure that these areas directly benefit from New York State's transition to cleaner, greener sources of energy, reduced pollution, cleaner air, and economic opportunities. The disadvantaged communities map is shown as Figure 5.

## SECTION I.14: ENVIRONMENTAL ASSESSMENT

Based upon investigations conducted at the Site, the primary contaminants of concern for the Site are volatile organic compounds (VOCs), including tetrachloroethene (PCE), semi-volatile organic compounds (SVOCs), specifically polycyclic aromatic hydrocarbons (PAHs), and heavy metals, including lead, in soil, chlorinated volatile organic compounds (CVOCs) in groundwater, and petroleum-related VOCs (benzene, toluene, ethylbenzene, and xylenes [BTEX]) and CVOCs in soil vapor.

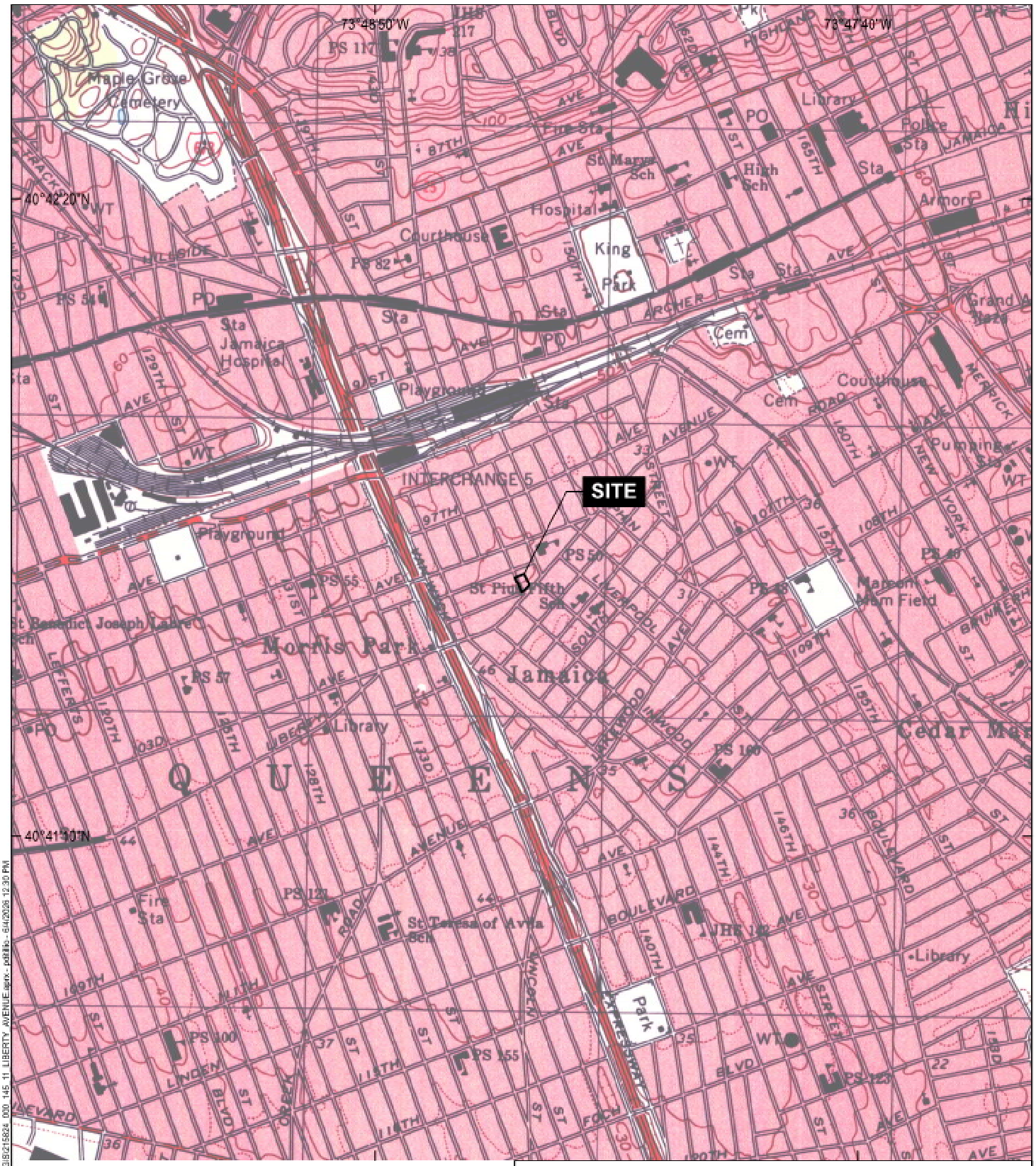
***Soil*** – Six VOCs were detected at concentrations above the Unrestricted Use Soil Cleanup Objectives (UUSCOs) in the shallow soil sample (0 to 2 ft bgs) collected at SB4 in the central portion of the Site. These VOCs included 1,3,5-trimethylbenzene at a concentration of 3.1 milligrams per kilogram (mg/kg), cis-1,2-dichlorothene at 0.44 mg/kg, ethylbenzene at 1.1 mg/kg, PCE at 1.4 mg/kg, vinyl chloride at 0.23 mg/kg, and total xylenes at 3.2 mg/kg. PCE was also detected above the RRSCO in shallow soil samples (0 to 2 ft bgs) at three additional soil boring locations, SB-3, SB-5, and SB-6, at concentrations of 1.7 mg/kg, 2.7 mg/kg, and 1.5 mg/kg, respectively.

Five SVOCs were detected at concentrations above the UUSCOs and/or Restricted Residential Soil Cleanup Objectives (RRSCOs) in three shallow soil samples (0 to 2 ft bgs) in the north and central portions of the Site. Benzo(a)pyrene was detected above the UUSCO and RRSCO in two soil samples at a maximum concentration of 1.3 mg/kg in SB3, benzo(b)fluoranthene was detected above the UUSCO in two soil samples and above the RRSCO in one soil sample at a maximum concentration of 1.5 mg/kg in SB3, benzo(ghi)perylene was detected above the UUSCO in SB3 at a concentration of 0.83 mg/kg, indeno(1,2,3-cd)pyrene was detected above the UUSCO in two soil samples at a maximum concentration of 0.99 mg/kg, and phenanthrene was detected above the UUSCO in SB4 at a concentration of 2.0 mg/kg.

Lead was detected above the UUSCO in five shallow soil samples (0 to 2 ft bgs) spread evenly across the Site and above the RRSCO in SB1 at a maximum concentration of 1,420 mg/kg.

***Soil Vapor -*** Petroleum-related VOCs and CVOCs were detected at elevated concentrations throughout the Site. The maximum total VOC concentrations in soil vapor samples were identified in the sub-slab soil vapor sample collected within the on-Site building. Petroleum-related VOCs and CVOCs detected above laboratory reporting limits in soil vapor samples included PCE, trichloroethene (TCE), carbon tetrachloride, cis-1,2-dichloroethene, ethylbenzene, xylene (m&p), and xylene (o). Total VOCs ranged from 17,173.37 micrograms per cubic meter ($\mu g/m^3$) in SS1 to 3,338 $\mu g/m^3$ in SV5, total BTEX ranged from 17,069.33 $\mu g/m^3$ in SS1 to 1,678.88 $\mu g/m^3$ in SV5, and total CVOCs ranged from 1,099.90 $\mu g/m^3$ in SV2 to 31.62 $\mu g/m^3$ in SS1.

***Groundwater -*** No VOCs were detected above NYSDEC Groundwater Quality Standards. However, the CVOC PCE was detected at a trace concentration (3.9 parts per billion [ppb]) slightly below the standard of 5 ppb. Based on the findings from the May 2026 Phase II Subsurface Investigation Report completed by BEC, H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York) reported the apparent release to the New York Department of Environmental Conservation (NYSDEC) on June 23, 2026. Spill Record No. 2602737 documents a suspected release from the waste-oil underground storage tank (UST) that may have affected an unknown volume of soil. NYSDEC subsequently reached out to the existing operator of the Site to submit a Remedial Investigation Work Plan (RIWP) within 60 days. As part of this application, the RIWP has been submitted to satisfy that requirement.










MAP SOURCE: USGS
SITE COORDINATES: 40°41'38"N, 73°48'29"W

HALEY ALDRICH

145-11 LIBERTY AVENUE
BROOKLYN, NEW YORK

PROJECT LOCUS

APPROXIMATE SCALE: 1 IN = 2000 FT
JUNE 2026

FIGURE 1

GIS: \\haleyaldrich.com\share\CF\Projects\0215824\GIS\215824 000 145 11 LIBERTY AVENUE.aprx - pdrilla - 6/4/2026 12:39 PM




**LEGEND**

SITE BOUNDARY

PARCEL BOUNDARY

**NOTES**

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
3. AERIAL IMAGERY SOURCE: NEARMAP, APRIL 9, 2026

N

0 30 60

SCALE IN FEET

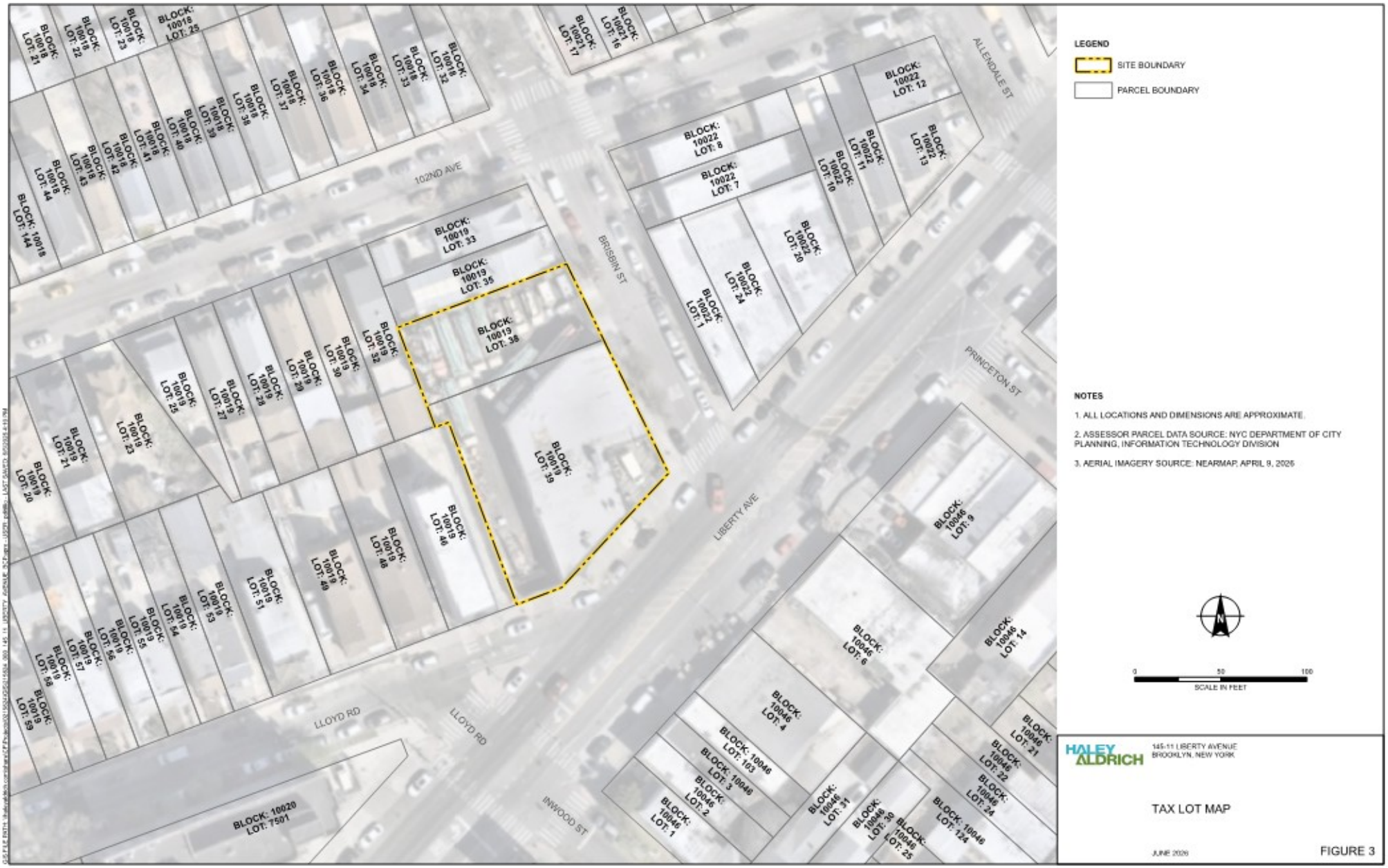
HALEY ALDRICH

145-11 LIBERTY AVENUE
BROOKLYN, NEW YORK

# SITE PLAN

JUNE 2026

FIGURE 2




HALEY ALDRICH

145-11 LIBERTY AVENUE
BROOKLYN, NEW YORK

TAX LOT MAP

JUNE 2026

FIGURE 3




**LEGEND**

- SITE BOUNDARY
- 500-FT BUFFER OF SITE BOUNDARY
- PARCEL BOUNDARY

LAND USE CATEGORY

- ONE AND TWO FAMILY BUILDINGS
- MULTI-FAMILY WALK-UP BUILDINGS
- MIXED RESIDENTIAL AND COMMERCIAL BUILDINGS
- COMMERCIAL AND OFFICE BUILDINGS
- INDUSTRIAL AND MANUFACTURING BUILDINGS
- TRANSPORTATION AND UTILITY
- PUBLIC FACILITIES AND INSTITUTIONS
- OPEN SPACE AND OUTDOOR RECREATION
- PARKING FACILITIES
- VACANT LAND
- OTHER

**NOTES**

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
3. LAND USE DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING
5. AERIAL IMAGERY SOURCE: NEARMAP, APRIL 9, 2026

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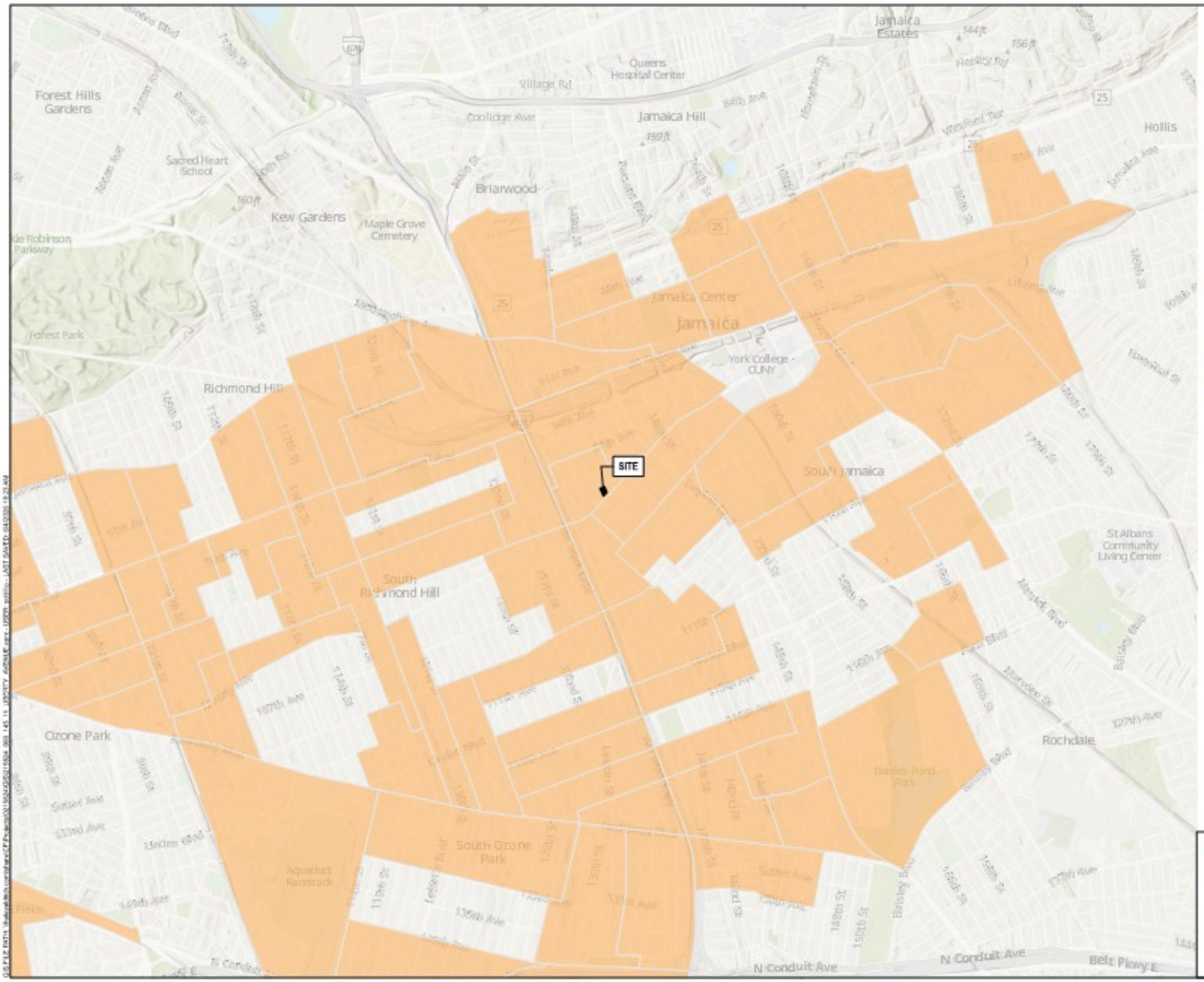
HALEY ALDRICH

145-11 LIBERTY AVENUE
BROOKLYN, NEW YORK

# SURROUNDING LAND USE MAP

JUNE 2026

FIGURE 4




## OVERVIEW MAP




**LEGEND**

- SITE BOUNDARY
- DISADVANTAGED COMMUNITY, NEW YORK CITY AREA

**NOTES**

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. DISADVANTAGED COMMUNITY DATA SOURCE: NEW YORK STATE, DEPARTMENT OF STATE, 2023
3. BASE MAP SOURCE: ESRI

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MAP SCALE IN FEET

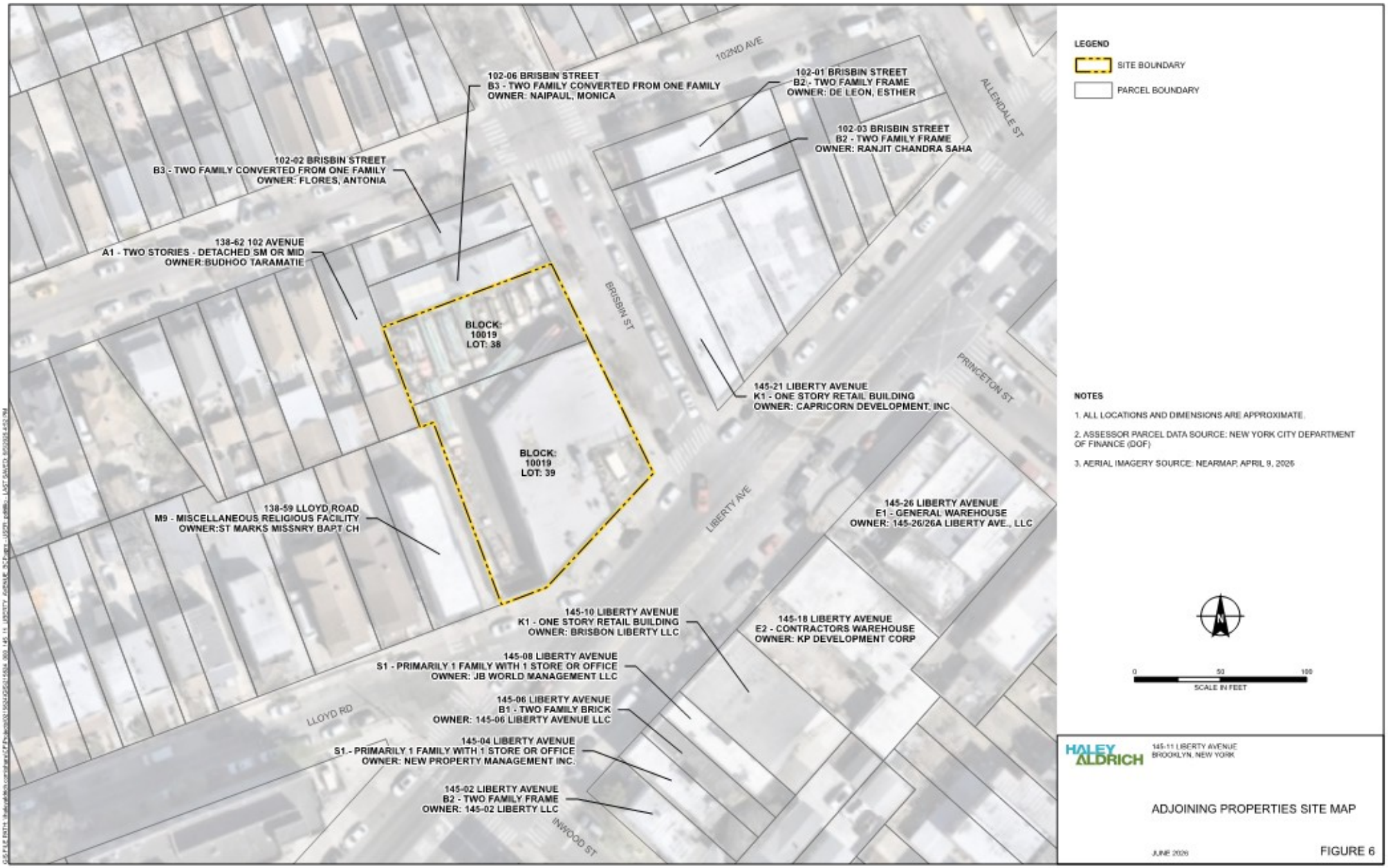
HALEY ALDRICH

145-11 LIBERTY AVENUE
BROOKLYN, NEW YORK

# DISADVANTAGED COMMUNITIES

JUNE 2026

FIGURE 5


102-06 BRISBIN STREET
B3 - TWO FAMILY CONVERTED FROM ONE FAMILY
OWNER: NAIPAUL, MONICA
102-01 BRISBIN STREET
B2 - TWO FAMILY FRAME
OWNER: DE LEON, ESTHER
102-03 BRISBIN STREET
B2 - TWO FAMILY FRAME
OWNER: RANJIT CHANDRA SAHA
102-02 BRISBIN STREET
B3 - TWO FAMILY CONVERTED FROM ONE FAMILY
OWNER: FLORES, ANTONIA
138-62 102 AVENUE
A1 - TWO STORIES - DETACHED SM OR MID
OWNER:BUDHOO TARAMATIE
BLOCK:
10019
LOT: 38
BLOCK:
10019
LOT: 39
145-21 LIBERTY AVENUE
K1 - ONE STORY RETAIL BUILDING
OWNER: CAPRICORN DEVELOPMENT, INC
138-59 LLOYD ROAD
M9 - MISCELLANEOUS RELIGIOUS FACILITY
OWNER:ST MARKS MISSNRY BAPT CH
145-26 LIBERTY AVENUE
E1 - GENERAL WAREHOUSE
OWNER: 145-26/26A LIBERTY AVE., LLC
145-10 LIBERTY AVENUE
K1 - ONE STORY RETAIL BUILDING
OWNER: BRISBON LIBERTY LLC
145-18 LIBERTY AVENUE
E2 - CONTRACTORS WAREHOUSE
OWNER: KP DEVELOPMENT CORP
145-08 LIBERTY AVENUE
S1 - PRIMARILY 1 FAMILY WITH 1 STORE OR OFFICE
OWNER: JB WORLD MANAGEMENT LLC
145-06 LIBERTY AVENUE
B1 - TWO FAMILY BRICK
OWNER: 145-06 LIBERTY AVENUE LLC
145-04 LIBERTY AVENUE
S1 - PRIMARILY 1 FAMILY WITH 1 STORE OR OFFICE
OWNER: NEW PROPERTY MANAGEMENT INC.
145-02 LIBERTY AVENUE
B2 - TWO FAMILY FRAME
OWNER: 145-02 LIBERTY LLC
102ND AVE
ALLENDALE ST
BRISBIN ST
PRINCETON ST
LIBERTY AVE
LLOYD RD
INWOOD ST
LEGEND
SITE BOUNDARY
PARCEL BOUNDARY
NOTES
1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NEW YORK CITY DEPARTMENT OF FINANCE (DOF)
3. AERIAL IMAGERY SOURCE: NEARMAP, APRIL 9, 2026
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SCALE IN FEET
HALEY ALDRICH
145-11 LIBERTY AVENUE
BROOKLYN, NEW YORK
ADJOINING PROPERTIES SITE MAP
JUNE 2026
FIGURE 6

# ATTACHMENT B

## Section II: Project Description

## SECTION II: PROJECT DESCRIPTION

The purpose of the project is to redevelop a contaminated property in addition to implementing remedial measures to protect human health and the environment. The Site is currently developed with a two-story brick manufacturing building occupied by Almeida Concrete Equipment Inc. on former Lot 39. A concrete-capped parking area extends around the side and rear areas of the building and onto former Lot 38.

The proposed project will include:

1. demolition of the existing building to facilitate the Remedial Investigation (RI);
2. an RI to characterize the nature and extent of contamination and identify remedial measures;
3. excavation and off-Site disposal of contaminated soil; and
4. implementation of remedial measures, as required, in tandem with Site-wide redevelopment.

### *Proposed Development*

Although future development plans are in preliminary design phases, the proposed development will likely consist of constructing one multi-story mixed-use commercial and residential building with affordable and market-rate units and a cellar that is anticipated to encompass the entire Site footprint.

### *Rationale for BCP Program*

The Requestor, GRUN JAMAICA 1 LLC, seeks to enter the NYSDEC BCP at the investigation stage.

Upon review of analytical results from previous environmental investigations conducted at the Site (discussed in further detail in Section IV), the Requestor seeks to enter the NYSDEC BCP due to the contaminants of concern identified at the Site. Contaminants of concern include petroleum-related VOCs, heavy metals, and SVOCs in soil; CVOCs in groundwater; and petroleum-related VOCs with CVOCs, including PCE, in soil vapor. Contaminants of concern identified are believed to have resulted from previous operations, including auto repair operations and the generation of lead wastes at the Site.

While the Limited Phase II Subsurface Investigation provided preliminary Site characterization data, it did not fully determine the nature and extent of contamination. Therefore, the Requestor is also submitting a draft RIWP for NYSDEC approval along with this BCP Application.

### *Project Schedule*

It is anticipated that, once the Requestor is accepted into the BCP and the draft RIWP is approved by the NYSDEC, the 45-day public comment period will commence. Following acceptance into the program and approval of the draft RIWP, the remedial contractor will mobilize to the Site to begin implementation of the RI. A preliminary BCP timeline and project schedule are included as an attachment. Completion of the remedy is anticipated by fall 2027, with a Certificate of Completion expected in 2027. A tentative project schedule is below.

| Task | 2026 | | | | | | | | 2027 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| Pre-application Metting, Preparation and Submission of BCP Application and RIWP | | | | | | | | | | | | | | | | | | | | |
| 45-Day Public Comment Period for BCP Application & RIWP | | | | | | | | | | | | | | | | | | | | |
| Execute BCA, CPP Submittal and NYSDEC & NYSDOH Approval of RIWP | | | | | | | | | | | | | | | | | | | | |
| Implementation of Remedial Investigation | | | | | | | | | | | | | | | | | | | | |
| Preparation and Submission of RIR and RAWP | | | | | | | | | | | | | | | | | | | | |
| NYSDEC & NYSDOH Review of RIR & RAWP | | | | | | | | | | | | | | | | | | | | |
| 45-Day Public Comment Period for RAWP and Issuance of Decision Document | | | | | | | | | | | | | | | | | | | | |
| Implementation of RAWP with Engineering Oversight | | | | | | | | | | | | | | | | | | | | |
| Preparation of FER and SMP (if required) | | | | | | | | | | | | | | | | | | | | |
| NYSDEC & NYSDOH Review of FER (and SMP, if required) | | | | | | | | | | | | | | | | | | | | |
| NYSDEC Issues COC | | | | | | | | | | | | | | | | | | | | |

Notes:
1. NYSDEC - New York State Department of Environmental Conservation
2. NYSDOH - New York State Department of Health
3. BCP - Brownfield Cleanup Program
4. BCA = Brownfield Cleanup Agreement
5. RIWP = Remedial Investigation Work Plan
6. CPP = Citizen Participation Plan
7. RIR = Remedial Investigation Report
8. RAWP - Remedial Action Work Plan
9. FER - Final Engineering Report
10. SMP - Site Management Plan
11. COC - Certificate of Completion
12. Schedule is estimated and subject to change.
13. Implementation of RAWP does not include completion of building construction

### *Green and Sustainable Remediation*

NYSDEC's Division of Environmental Remediation (DER)-31 Green Remediation requires that Green Remediation concepts, best practices, and techniques be considered during all stages of the remedial program, including RI, remedial design/remedial action, and Site management, as applicable, with the goal of improving the sustainability of the cleanup and summarizing the net environmental benefit of any implemented green technology.

The following green remediation/sustainability concepts will be considered and/or implemented, to the extent practicable, during the RI, remedial design and action, and Site management. Implementability and applicable remedial stages are detailed in the table below.

| DER-31 Green Remediation/Sustainability Concepts | Applicable Remedial Stage(s) | Site Specific Implementability |
|---|---|---|
| Increase energy efficiency/minimize total energy use and direct and indirect $CO_2$/greenhouse gas (GHG) emissions to the atmosphere | RI, Remedial Design, Remedial Action | Priorities will include one mobilization for investigation, carpooling of personnel, and identification of local disposal facilities to reduce off-Site GHG emissions |
| Reduce emissions of air pollutants | RI, Remedial Action, Site Management | Priorities will include one mobilization for investigation, carpooling of Site personnel, identification of local disposal facilities, and use of energy-efficient building elements to reduce air pollution |
| Minimize habitat disturbance and create or enhance habitat or usable land | Remedial Design, Remedial Action | Open space will be considered during the design phase |
| Conserve natural resources such as soil and water; promote the sequestration of carbon through reforestation or afforestation | Remedial Design, Remedial Action | Planting will be considered for landscaped areas of the property for purposes of biological carbon sequestration |
| Minimize fresh water consumption and maximize water reuse during daily operations and treatment processes | Remedial Action, Site Management | Reuse of wash water will be completed wherever possible prior to containerization for off-Site disposal |
| Prevent long-term erosion, surface runoff, and off-site water quality impacts, and prevent unintended soil compaction | Remedial Design, Remedial Action | Runoff prevention measures will be implemented, including hay bales and/or silt fencing |
| Minimize waste or implement beneficial use of materials that would otherwise be considered a waste | Remedial Design, Remedial Action, Site Management | Reuse sampling will be conducted as part of the waste characterization effort should investigation results indicate viability |
| Minimize equipment and truck idling and use sustainably produced biofuels to reduce discharge of pollutants and GHGs to the atmosphere | RI, Remedial Action, Site Management | Trucks will not queue or idle outside the Site during the RI, remedial action, or Site management activities |
| Utilize clean diesel (new or retrofitted) equipment to reduce emissions to the atmosphere | Remedial Action, Site Management | Truck suppliers will be contacted for use of clean diesel prior to remedial action implementation |
| Minimize truck travel for disposal to save energy, reduce emissions, and reduce localized noise, vibration, and wear and tear on roads | RI, Remedial Action | Local disposal facilities for investigation-derived waste and subsequent excavation as part of the remedial action will be identified and prioritized for use |
| Minimize use of heavy equipment to save energy and reduce emissions | RI, Remedial Action, Site Management | Evaluation of equipment will be conducted prior to investigation, as part of the support of excavation design and during remedial action |

Goals for the project related to green and sustainable remediation metrics will be incorporated into and tracked during each stage of the project, as appropriate. All green and sustainable practices and techniques employed will be discussed in applicable reports associated with each stage of the project, including completion of an environmental footprint analysis using an NYSDEC-accepted tool. A climate change vulnerability assessment will be completed, as necessary, at each stage of the project.

# ATTACHMENT C

## Section IV: Land Use Factors

## SECTION IV: LAND USE FACTORS

### *Zoning*

According to the New York City Planning Commission Zoning Map 14d, the Site is located within R7X residential zoning area with a C2-4 commercial overlay. The Site is in an urban area characterized by residential and commercial use buildings.

### *Current Use*

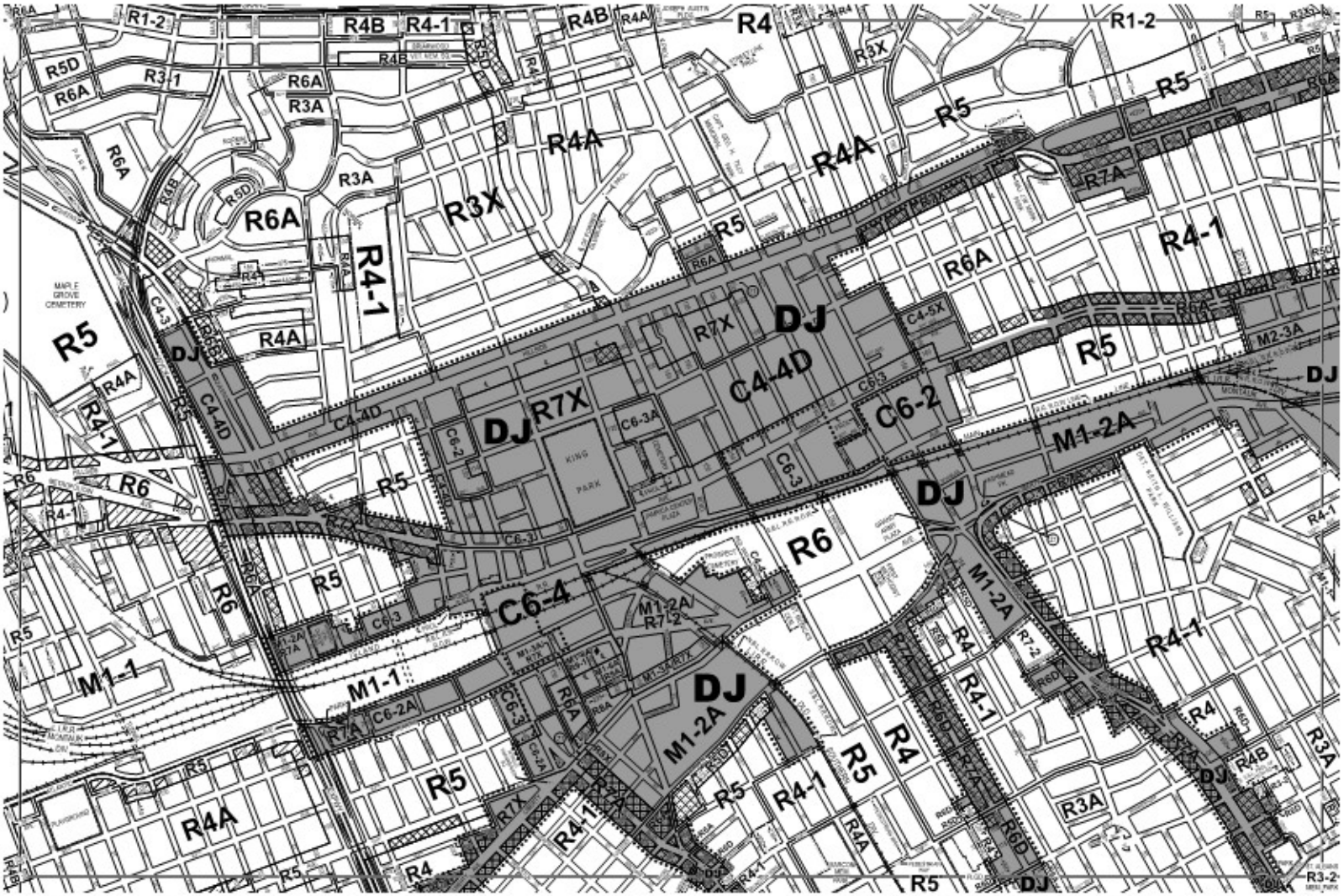
The Site is currently developed with a two-story brick industrial building occupied by Almeida Concrete Equipment Inc. on the southeast corner of the property. A concrete-capped parking area extends around the side and rear areas of the building, which serves as storage and exterior work areas for the operations occurring inside the building. The Site is currently occupied by Almeida Concrete Equipment, Inc. and operates as a concrete pump supplier.

### *Intended Use Post-Remediation*

Although future development plans are in preliminary design phases, the proposed development will likely consist of constructing one multi-story mixed-use commercial and residential building with affordable and market-rate units and a cellar that is anticipated to encompass the entire Site footprint.

### *Compliance with Applicable Zoning Laws, Recent Development, and Community Master Plans*

According to the New York City Planning Commission Zoning Map 14d, the Site is located within R7X residential zoning area with a C2-4 commercial overlay. The Site is in an urban area characterized by residential and commercial use buildings. The Requestor plans to redevelop the Site with one residential building that may include commercial units in the final design plans. The proposed development of this property is consistent with the current zoning. The applicable zoning map is included as an attachment.




600 0 600 1200 1800 FEET

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

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

# ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

**Major Zoning Classifications:**
The number(s) and/or letter(s) that follows an **R**, **C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

**R** - RESIDENTIAL DISTRICT

**C** - COMMERCIAL DISTRICT

**M** - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

**Effective Date(s) of Rezoning:**
10-29-2025 C 250172 ZMQ

**Special Requirements:**

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

◆ AS CORRECTED 05-13-2026

**MAP KEY**

| | | |
|---|---|---|
| 14a | 14c | 15a |
| 14b | **14d** | 15b |
| 18a | 18c | 19a |

© Copyrighted by the City of New York.

ZONING MAP **14d**

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.

# ATTACHMENT D

## Section V: Current & Previous Property Owner/Operator Information

## SECTION V: CURRENT & PREVIOUS PROPERTY OWNER/OPERATOR INFORMATION

### *Current Owner and Operator*

GRUN JAMAICA 1 LLC is the Requestor, and Almeida Realty LLC is the current owner of the Site located at 145-11 Liberty Avenue, Queens, New York. Copies of deeds for the Site are included in this Section V.

The one-story and two-story building at 145-11 Liberty Avenue (former Lot 39 portion) is occupied and operated by Almeida Concrete Equipment Inc. 102-08 Brisbin Street (former Lot 38 portion, now part of Lot 39) is vacant.

### *Previous Owners and Operators*

A list of current and previous owners for 145-11 Liberty Avenue is provided in the table below.

| Date | Document Type | First Party | First Party Address | Second Party | Relationship of First Party to Applicant |
|---|---|---|---|---|---|
| 3/21/2017 | Deed | 145-11 Liberty Ave. Corp. | 145-11 Liberty Avenue, Jamaica, NY 11435 Phone: Unknown | Almeida Realty LLC | None |
| 6/2/1994 | Deed | Gabrielli, Amedeo/ Gabrielli, Armando | 20 Hewlett Lane, Flower Hill, NY 11050/ 179-28 Tudor Road, Jamaica, NY 11432 Phone: Unknown | 145-11 Liberty Ave. Corp. | None |
| 12/26/1972 | Deed | Jamaica Truck Parts, Inc. | 145-11 Liberty Avenue, Jamaica, NY 11435 Phone: Unknown | Gabrielli, Armando | None |
| 12/23/1969 | Deed | Burke Sr., Theodore/ Burke Jr., Theodore/ Hagan, Eileen | 25 Sugar Tom's Ridge, East Norwich, NY 11732/ 323-14 Hicksville Road, Bethpage, NY 11714 Phone: Unknown | Jamaica Truck Parts, Inc. | None |

*Reference: New York City Department of Finance Automated City Register Information System (ACRIS) website: https://a836-acris.nyc.gov/DS/DocumentSearch/BBLResult. Current and former addresses and telephone numbers of the previous property owners were not readily available.*

A list of current and previous owners for 102-08 Brisbin Street (former Lot 38) is provided in the table below.

| Date | Document Type | First Party | First Party Address | Second Party | Relationship of First Party to Applicant |
|---|---|---|---|---|---|
| 3/21/2017 | Deed | 145-11 Liberty Ave. Corp | 145-11 Liberty Avenue, Jamaica, NY 11435 Phone: Unknown | Almeida Realty LLC | None |
| 6/2/1994 | Deed | Gabrielli, Amedeo/ Gabrielli, Armando | 20 Hewlett Lane, Flower Hill, NY 11050/ 179-28 Tudor Road, Jamaica, NY 11432 Phone: Unknown | 145-11 Liberty Ave. Corp. | None |
| 12/1/1977 | Deed | Jones, Thomas/ Jones, Beatrice | 102-08 Brisbin Street, Jamaica, NY 11435 Phone: Unknown | Gabrielli, Amedeo/ Gabrielli, Armando | None |
| 6/3/1970 | Deed | The City of New York | City Hall, New York, NY 10007 Phone: Unknown | Jones, Thomas/ Jones, Beatrice | None |
| 1/29/1970 | Deed | Smith, Linwood | 102-80 Brisbon Street, Jamaica, NY, 11435 Phone: Unknown | Jones, Thomas/ Jones, Beatrice | None |
| 6/5/1969 | Deed | New York City Finance | Room 500, Municipal Building, New York, NY 10007 Phone: Unknown | New York City | None |

*Reference: New York City Department of Finance ACRIS website: https://a836-acris.nyc.gov/DS/DocumentSearch/BBLResult. Current and former addresses and telephone numbers of the previous property owners were not readily available.*

A list of current and previous operators of the Site is provided in the table below.

| Name | Relationship to Property | Address and Phone Number | Relationship to Applicant |
|---|---|---|---|
| Almeida Concrete Equipment, Inc. | Operator (Appx. 2017 to present) | 145-11 Liberty Avenue Phone: 718-263-7867 | None |
| EWG Recycling | Operator(Approx. 2005 to 2008) | 145-11 Liberty Avenue Phone: Unknown | None |
| Liberty Truck Repair Corp | Operator (Approx. 2008 to 2017) | 145-11 Liberty Avenue Phone: Unknown | None |
| Jamaica Mack Inc. | Operator (Approx. 1983 to 2005) | 145-11 Liberty Avenue Phone: Unknown | None |
| Jamaica Truck Parts. | Operator (Approx. 1976 to 1983) | 145-11 Liberty Avenue Phone: Unknown | None |
| Burke Theo J & Son Inc. Construction Equipment | Operator (Approx. 1970 to 1976) | 145-11 Liberty Avenue Phone: Unknown | None |

*Reference: Information obtained from the EDR-City Directory Abstract generated on January 23, 2017, Inquiry No. 4833535.5.*

Conveyance
Tax Stamps
$93.50

Standard N.Y.B.T.U. Form 8002 • 11-68-70M—Bargain and Sale Deed, with 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 the 23rd day of December, nineteen hundred and sixty-nine

**BETWEEN** THEODORE J. BURKE, SR., residing at 25 Sugar Tom's Ridge, East Norwich, New York, THEODORE J. BURKE, JR., residing at 25 Sugar Tom's Ridge, East Norwich, New York, and EILEEN B. HAGAN, residing at 323-14 Hicksville Road, Bethpage, New York, co-partners doing business under the firm name and style of THEODORE J. BURKE AND SON

party of the first part, and

REEL 373 PAGE 1832

JAMAICA TRUCK REPAIR, INC., 139-07 101 Avenue, Jamaica, New York,

party of the second part,

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

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

BEGINNING at the corner formed by the intersection of the westerly side of Brisbin Street, formerly Longfellow Avenue with the Northwesterly side of Liberty Avenue as widened and running thence northerly along the westerly side of Brisbin Street, 85.22 feet; thence westerly along a line forming an interior angle of 95 degrees, 18 minutes, 58 seconds with the last mentioned course, 109.37 feet; thence southerly at right angles to the last mentioned course, 13.12 feet; thence easterly at right angles to the last mentioned course, 6 feet; thence southerly at right angles to the last mentioned course, 112 feet to the northerly side of Lloyd Road, formerly Otto Place; thence easterly along the northerly side of Lloyd Road, 30.91 feet to the corner formed by the intersection of the northerly side of Lloyd Road with the northwesterly side of Liberty Avenue as widened; thence easterly along the northwesterly side of Liberty Avenue, as widened, 89.88 feet to the point or place of BEGINNING.

Subject to any state of facts an accurate survey may show.

Subject to the zoning ordinances, building regulations, covenants, utility easements and restrictions of record affecting said premises, if any.

10019
39

QUEENS COUNTY REAL ESTATE TRANSFER TAX Dept. of Taxation & Finance DEC 24'69 RB 10720 STATE OF NEW YORK $93.50

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

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

X Theodore J. Burke, Jr.

X Eileen B. Hagan

STATE OF NEW YORK, COUNTY OF Suffolk ss:

On the 22nd day of December 1969, before me personally came Theodore J. Burke, Sr., Theodore J. Burke, Jr. and Eileen B Hagan

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

CHARLES A. HEEG
NOTARY PUBLIC, State of New York
No. 30-6829550
Qualified in Suffolk County
Comm. Expires March 30, 1970

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came

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

REEL 373 PAGE 1883

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came

to me known, who, being by me duly sworn, did depose and say that he resides at No.

;

that he is the

of

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

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came

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

;

that he knows

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

11

**Bargain and Sale Deed**
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. 69 02630 S

THEODORE J. BURKE, SR.,
THEODORE J. BURKE, JR. and
EILEEN B. HAGAN
TO
JAMAICA TRUCK REPAIR, INC.

47415

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
*Distributed by*
THE TITLE GUARANTEE COMPANY
CHARTERED 1883 IN NEW YORK

SECTION 34
BLOCK 10019
LOT 39
COUNTY OR TOWN Queens

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

John P. Reali, Esq.
3900 Sunrise Highway
Seaford, N.Y. 11783

Zip No.

DEC-24-69 185099

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

DEC-24-69 185098

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

DEC 24 AM 10:00

REC. FEE 3.50
SST $ 22491
RPT #
EXEMPT

Standard N.Y.B.T.U. Form 8002 - TRANSF. 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.**

Stamps 48.40

**THIS INDENTURE,** made the 26 day of December, nineteen hundred and seventy-two

**BETWEEN** JAMAICA TRUCK [redacted], INC., 145-11 Liberty Avenue, Jamaica, New York

RECD 637 PAGE 1904

party of the first part, and Armondo Gabrilli of 175-34 Devoscine Road Jamaica Estates, Queens, New York 11432

party of the second part,

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

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

10019 39

Beginning at the corner formed by the intersection of the westerly side of Brisbin Street, formerly Longfellow Avenue with the Northwesterly side of Liberty Avenue as widened and running thence northerly along the westerly side of Brisbin Street, 85.22 feet; thence westerly along a line forming an interior angle of 95 degrees, 18 minutes, 58 seconds with the last mentioned course, 109.37 feet; thence southerly at right angles to the last mentioned course, 13.12 feet; thence easterly at right angles to the last mentioned course, 6 feet; thence southerly at right angles to the last mentioned course, 112 feet to the northerly side of Lloyd Road, formerly Otto Place; thence easterly along the northerly side of Lloyd Road, 30.91 feet to the corner formed by the intersection of the northerly side of Lloyd Road with the northwesterly side of Liberty Avenue as widened; thence easterly along the northwesterly side of Liberty Avenue, as widened, 89.88 feet to the point or place of BEGINNING.

Subject to any state of facts an accurate survey may show.

Subject to the zoning ordinances, building regulations, covenants, utility easements and restrictions of record affecting said premises, if any.

REAL ESTATE TRANSFER TAX Dept of Taxation & Finance JAN 18'73 $48.40 RP. 11929

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

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

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

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

IN PRESENCE OF:

Jamaica Truck [redacted], Inc.

by [redacted], Pres.

L-9A

Standard N.Y.B.T.U. Form 8007 — Bargain and Sale Deed with Covenant Against Grantor's Acts—Individual or Corporation.

REEL 3924 PAGE 0545

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

REEL 3924 Page 545

**THIS INDENTURE,** made the 2nd day of June, nineteen hundred and ninety-four

**BETWEEN** ARMANDO GABRIELLI a/k/a ARMONDO GABRILLI residing at 179-28 Tudor Road, Jamaica Estates, New York; and

AMEDEO GABRIELLI, residing at 20 Hewlett Lane, Flower Hill, New York

party of the first part, and

145-11 LIBERTY AVE. CORP., a domestic corporation with offices at 145-11 Liberty Avenue, Jamaica, New York

party of the second part,

**WITNESSETH,** that the party of the first part, in consideration of TEN DOLLARS & 00/100 dollars, paid lawful money of the United States, by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

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

(SEE ATTACHED DESCRIPTION)

## SCHEDULE A

A QTB-27836

LOT 38

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

BEGINNING at a point on the westerly side of Longfellow Avenue (now known as Brisbin Street) distant 50.22 feet southerly from the corner formed by the intersection of the westerly side of Longfellow Avenue with the southerly side of Blanco Place (now known as 102nd Avenue);

RUNNING THENCE westerly parallel with 102nd Avenue, 104.65 feet;

THENCE southerly at right angles to 102nd Avenue, 50 feet;

THENCE easterly again parallel with 102nd Avenue, 109.30 feet to the westerly side of Brisbin Street;

THENCE northerly along the said westerly side of Brisbin Street, 50.22 feet to the point or place of BEGINNING.

LOT 39

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

BEGINNING at the corner formed by the intersection of the westerly side of Brisbin Street, formerly Longfellow Avenue with the Northwesterly side of Liberty Avenue as widened;

RUNNING THENCE northerly along the westerly side of Brisbin Street, 85.22 feet;

THENCE westerly along a line forming an interior angle of 95 degrees, 18 minutes, 58 seconds with the last mentioned course, 109.37 feet;

THENCE southerly at right angles to the last mentioned course, 13.12 feet;

THENCE easterly at right angles to the last mentioned course, 6 feet;

THENCE southerly at right angles to the last mentioned course, 112 feet to the northerly side of Lloyd Road, formerly Otto Place;

THENCE easterly along the northerly side of Lloyd Road, 30.91 feet to the corner formed by the intersection of the northerly side of Lloyd Road with the northwesterly side of Liberty Avenue as widened;

THENCE easterly along the northwesterly side of Liberty Avenue, as widened, 89.88 feet to the point or place of BEGINNING.

**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.

REEL 1392 PG 0547

Lot 38, above described, is the same premises conveyed to the grantor herein by deed dated 11/23/77 and recorded in Reel 1034 at page 1286 on 12/1/77.

Lot 39, above described, is the same premises convyed to ARMANDO GABRIELLI, one of the grantors herein, by deed dated 12/26/72 and recorded 1/18/73 in Reel 637 at page 1904

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

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

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

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

IN PRESENCE OF:

ARMANDO GABRIELLI

AMEDEO GABRIELLI

STATE OF NEW YORK, COUNTY OF NASSAU ss:

On the 3 day of June 19 94, before me personally came

ARMANDO GABRIELLI a/k/a ARMANDO GABRIELLI

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

JOHN P. REALI
Notary Public, State of New York
No. 30-3221030
Qualified in Nassau County
Commission Expires May 31, 19[illegible]

STATE OF NEW YORK, COUNTY OF NASSAU ss:

On the 2nd day of June 19 94, before me personally came

AMEDEO GABRIELLI

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

DOREEN E. POOLE
NOTARY PUBLIC, State of New York
No. 30-4776819
Qualified in Nassau County
Commission Expires July 31, 1994

RECEIVED FEB 05 '96

STATE OF NEW YORK, COUNTY OF ss:

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

;

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

STATE OF NEW YORK, COUNTY OF ss:

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

;

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

**Bargain and Sale Deed**
With Covenant Against Grantor's Acts

TITLE NO. QNS - 27836

SECTION
BLOCK 10019
LOT Lot 38 & 39
COUNTY OR TOWN ~~NASSAU~~ Queens

TO

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
*Distributed by*
*SECURITY TITLE AND GUARANTY COMPANY*
CHARTERED 1936 IN NEW YORK

RETURN BY MAIL TO:

JOHN J. TENENBAUM, ESQ.
437 Rockaway Avenue
Valley Stream, New York 11580

Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

# CITY REGISTER RECORDING AND ENDORSEMENT PAGE

REEL 3924 PG 0549

## - QUEENS COUNTY -

*(This page forms part of the instrument)*

Block(s) 10019

Lot(s) 38 + 39

Record & Return to: John. J. Tenenbaum, Esq
437 Rockaway Ave.
Valley Stream, NY 11581

Title/Agent Company name: Philip O'Hara Assoc. Inc

Title Company number: QTB - 27836

**OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE**

**THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:**

Examined by (✓): _____

| | |
|---|---|
| Mtge Tax Serial No. | |
| Mtge Amount | $ |
| Taxable Amount | $ |
| Exemption (✓) ..... YES ☐ | NO ☐ |
| Type: CIRCLE ONE [ 339EE ] | [ 255 ] [ OTHER ____ ] |
| Dwelling Type: CHECK ONE [ 1 to 2 ] | [ 3 ] [ 4 to 6 ] [ OVER 6 ] |

**TAX RECEIVED ON ABOVE MORTGAGE ▼**

| | |
|---|---|
| County (basic) | $ |
| City (Addt'l) | $ |
| Spec Addt'l | $ |
| TASF | $ |
| MTA | $ |
| NYCTA | $ |
| TOTAL TAX | $ |

Apportionment Mortgage (✓) YES ☐ NO ☐

Joy A. Boltrow, City Register

City Register Serial Number ➡ 018490

Indexed By (✓): KL

Verified By (✓): _____

Block(s) and Lot(s) verified by (✓): BS

Address ☑ Tax Map ☐

Extra Block(s) _____ Lot(s) _____

| | |
|---|---|
| Recording Fee A | $ 28 |
| Affidavit Fee (C) | $ |
| TP-584/582 Fee (Y) | $ 1 |
| RPTT Fee (R) | $ 25 |
| HPD-A ☑ | HPD-C ☐ |

New York State Real Estate Transfer Tax ▼

$ 2820

Serial Number ➡ 020658

New York City Real Property Transfer Tax Serial Number ➡ 011581

New York State Gains Tax Serial Number ➡

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

REQ. _____

Witness My Hand and Official Seal

City Register

CRGFM89Q BPG 1/93

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

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument.The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.

2017032700177001001E79D8

**RECORDING AND ENDORSEMENT COVER PAGE** **PAGE 1 OF 6**

**Document ID: 2017032700177001** Document Date: 03-21-2017 Preparation Date: 03-27-2017
Document Type: DEED
Document Page Count: 5

**PRESENTER:**
BIG APPLE ABSTRACT CORP.--PICK UP (LT)
PICK UP - BA35763
42-40 BELL BOULEVARD
BAYSIDE, NY 11361
718-428-6100
LOUISET@BIGAPPLEABSTRACT.COM

**RETURN TO:**
KELLY LUCAS & PACIFICO LLP
23 BIRCH HILL ROAD
LOCUST VALLEY, NY 11560

**PROPERTY DATA**

| Borough | Block | Lot | Unit | Address |
|---|---|---|---|---|
| QUEENS | 10019 | 38 | Entire Lot | N/A BRISBIN STREET |

**Property Type:** INDUSTRIAL BUILDING

| Borough | Block | Lot | Unit | Address |
|---|---|---|---|---|
| QUEENS | 10019 | 39 | Entire Lot | 145-11 BRISBIN STREET |

**Property Type:** INDUSTRIAL BUILDING

**CROSS REFERENCE DATA**

CRFN_____ *or* DocumentID_____ *or* _____ Year____ Reel____ Page_____ *or* File Number_____

**PARTIES**

**GRANTOR/SELLER:**
145-11 LIBERTY AVE. CORP
145-11 LIBERTY AVENUE
JAMAICA, NY 11435

**GRANTEE/BUYER:**
ALMEIDA REALTY LLC
97-25 72ND DRIVE
FOREST HILLS, NY 11375

**FEES AND TAXES**

| **Mortgage :** | | |
|---|---|---|
| Mortgage Amount: | $ | 0.00 |
| Taxable Mortgage Amount: | $ | 0.00 |
| Exemption: | | |
| TAXES: County (Basic): | $ | 0.00 |
| City (Additional): | $ | 0.00 |
| Spec (Additional): | $ | 0.00 |
| TASF: | $ | 0.00 |
| MTA: | $ | 0.00 |
| NYCTA: | $ | 0.00 |
| Additional MRT: | $ | 0.00 |
| TOTAL: | $ | 0.00 |
| Recording Fee: | $ | 65.00 |
| Affidavit Fee: | $ | 0.00 |

| | | |
|---|---|---|
| Filing Fee: | $ | 250.00 |
| NYC Real Property Transfer Tax: | $ | 64,312.50 |
| NYS Real Estate Transfer Tax: | $ | 9,800.00 |

**RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK**
Recorded/Filed 03-28-2017 17:46
City Register File No.(CRFN): **2017000120545**

*City Register Official Signature*

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BARGAIN AND SALE DEED WITH COVENANT

---

145-11 Liberty Ave. Corp.

to

Almeida Realty LLC

---

BA 35763

| | |
|---|---|
| Section: | |
| Block: | 10019 |
| Lots: | 38 & 39 |
| County or town: | Queens |
| Address: | 145-11 Liberty Avenue, Jamaica, New York 11435<br>a/k/a 102-08 Brisbin Street, Jamaica, New York 11435 |

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Record and return to:

Kelly, Lucas & Pacifico, LLP
23 Birch Hill Road
Locust Valley, NY 11560
(516) 676-6262

---

# BARGAIN AND SALE DEED WITH COVENANT

**THIS INDENTURE**, made as of the 21st day of March, 2017,

**BETWEEN,** **145-11 Liberty Ave. Corp.**, a New York corporation, with an 145-11 Liberty Avenue, Jamaica, New York 11435,
party of the first part, and

**Almeida Realty LLC**, a New York limited liability, with an office at 97-25 72nd Drive, Forest Hills, New York 11375,
party of the second part,

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

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

On separate page marked "Schedule A", annexed hereto and made a part hereof.

Said premises located at and known as and by street number 145-11 Liberty Avenue, Jamaica, New York 11435 a/k/a 102-08 Brisbin Street, Jamaica, New York 11435.

Being and intended to be the same premises conveyed to the Grantor herein by a deed made by Armando Gabrielli a/k/a Armondo Gabrielli and Amedeo Gabrielli, dated June 2, 1994 and recorded July 28, 1994 in Reel 3924 page 545.

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

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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

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

All of the shareholders of the Grantor have duly authorized the delivery of this Deed pursuant to the New York Business Corporation Law.

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

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

IN PRESENCE OF:

145-11 Liberty Ave. Corp.

By: _____
Nicola Maturo, President

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

On the 21st day of March, in the year 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Nicola Maturo, 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 signatures on the instrument, the individual(s), or the person or entity upon behalf of which the individual(s) acted, executed the instrument.

_____
Notary Public

JOANNA NEWMAN
Notary Public State of New York
No. 01NE4806521
Qualified in NY County
Commission Expires August 31, 2018

## SCHEDULE A DESCRIPTION

LOT 38

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

BEGINNING at a point on the westerly side of Brisbin Street formerly known as Longfellow Avenue, distant 50.22 feet southerly from the corner formed by the intersection of the westerly side of Brisbin Street with the southerly side of 102nd Avenue formerly known as Blanco Place;

RUNNING THENCE westerly parallel with 102nd Avenue, 104.65 feet;

THENCE southerly at right angles to 102nd Avenue, 50 feet;

THENCE easterly again parallel with 102nd Avenue, 109.30 feet to the westerly side of Brisbin Street;

THENCE northerly along the said westerly side of Brisbin Street, 50.22 feet to the point or place of BEGINNING.

Said premises also being known as: 102-08 Brisbin Street, Jamaica
**Block 10019 Lot 38**

**SCHEDULE A DESCRIPTION**

LOT 39

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

BEGINNING at the corner formed by the intersection of the westerly side of Brisbin Street formerly known as Longfellow Avenue with the northwesterly side of Liberty Avenue, as widened;

RUNNING THENCE northerly along the westerly side of Brisbin Street, 85.22 feet;

THENCE westerly along a line forming an interior angle of 95 degrees 18 minutes 58 seconds with the last mentioned course, 109.37 feet;

THENCE southerly at right angles to the last mentioned course, 13.12 feet;

THENCE easterly at right angles to the last mentioned course, 6 feet;

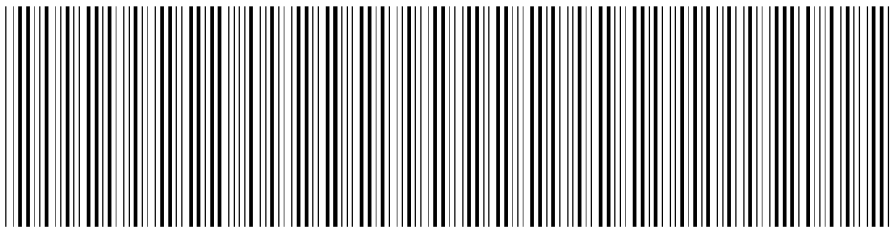
THENCE southerly at right angles to the last mentioned course, 112 feet to the northerly side of Lloyd Road formerly known as Otto Place;

THENCE easterly along the northerly side of Lloyd Road, 30.91 feet to the corner formed by the intersection of the northerly side of Lloyd Road with the northwesterly side of Liberty Avenue, as widened;

THENCE easterly along the northwesterly side of Liberty Avenue, as widened, 89.88 feet to the point or place of BEGINNING.

Said premises also being known as: **102-12 Brisbin Street aka 145-11 Liberty Avenue, Jamaica, NY**
**Block 10019 Lot 39**

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



2017032700177001001SB759

**SUPPORTING DOCUMENT COVER PAGE** **PAGE 1 OF 1**

**Document ID: 2017032700177001** Document Date: 03-21-2017 Preparation Date: 03-27-2017
Document Type: DEED

**ASSOCIATED TAX FORM ID:** 2017031000317

**SUPPORTING DOCUMENTS SUBMITTED:**

| | Page Count |
|---|---|
| DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING | 2 |
| RP - 5217 REAL PROPERTY TRANSFER REPORT | 2 |
| SMOKE DETECTOR AFFIDAVIT | 2 |

FOR CITY USE ONLY

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

C3. Book OR C5. CRFN | | C4. Page | |

# REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

# RP - 5217NYC

## PROPERTY INFORMATION

1. Property Location: N/A (STREET NUMBER) | BRISBIN STREET (STREET NAME) | QUEENS (BOROUGH) | 11435 (ZIP CODE)

2. Buyer Name: ALMEIDA REALTY LLC (LAST NAME / COMPANY) | (FIRST NAME)

(LAST NAME / COMPANY) | (FIRST NAME)

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

(STREET NUMBER AND STREET NAME) | (CITY OR TOWN) | (STATE) | (ZIP CODE)

4. Indicate the number of Assessment Roll parcels transferred on the deed: 2 # of Parcels OR ☐ Part of a Parcel

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: 145-11 LIBERTY AVE. CORP (LAST NAME / COMPANY) | (FIRST NAME)

(LAST NAME / COMPANY) | (FIRST NAME)

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

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

## SALE INFORMATION

10. Sale Contract Date: 1 / 18 / 2017 (Month Day Year)

11. Date of Sale / Transfer: 3 / 21 / 2017 (Month Day Year)

12. Full Sale Price $: 2,450,000

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

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

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

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

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

15. Building Class: V0

16. Total Assessed Value (of all parcels in transfer): 357,453

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

QUEENS 10019 38 | QUEENS 10019 39 |

**CERTIFICATION**

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

| BUYER | | BUYER'S ATTORNEY | |
|---|---|---|---|
| BUYER SIGNATURE | DATE 3/21/2017 | LAST NAME | FIRST NAME |
| 97-25 72ND DRIVE | | AREA CODE | TELEPHONE NUMBER |
| STREET NUMBER / STREET NAME (AFTER SALE) | | | |
| FOREST HILLS | NY 11375 | SELLER | |
| CITY OR TOWN | STATE ZIP CODE | SELLER SIGNATURE | DATE 3/21/2017 |

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

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

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

N/A BRISBIN STREET , ,
Street Address Unit/Apt.

QUEENS New York, 10019 38 (the "Premises");
Borough Block Lot

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

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

145-11 LIBERTY AVE CORP.
NICOLA MATUKO, President
Name of Grantor (Type or Print)

Signature of Grantor

Sworn to before me
this 21st date of March 20 17

JOANNA NEWMAN
Notary Public State of New York
No. 01NE4806521
Qualified in NY County
Commission Expires August 31, 2018

ALMEIDA REALTY LLC
FERNANDO D'ALMEIDA, MEMBER
Name of Grantee (Type or Print)

Signature of Grantee

Sworn to before me
this 21st date of March 20 17

JOANNA NEWMAN
Notary Public State of New York
No. 01NE4806521
Qualified in NY County
Commission Expires August 31, 2018

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

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

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

# Applicable properties compliant with the Smoke Detector requirement

| Street Address | Unit/Apt | Borough | Block | Lot |
|---|---|---|---|---|
| 145-11 BRISBIN STREET | | QUEENS | 10019 | 39 |

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

# Customer Registration Form for Water and Sewer Billing

## Property and Owner Information:

(1) **Property receiving service: BOROUGH: QUEENS** **BLOCK: 10019** **LOT: 38**

(2) **Property Address: N/A BRISBIN STREET, QUEENS, NY 11435**

(3) **Owner's Name:** **ALMEIDA REALTY LLC**

**Additional Name:**

## Affirmation:

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

## Customer Billing Information:

### Please Note:

A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.

B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address.** DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

## Owner's Approval:

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

Print Name of Owner: ALMEIDA REALTY LLC FERNANDO J. ALMEIDA, MEMBER 03/21/2017

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 | 10019 | 39 | 145-11 BRISBIN STREET | NY | NY | 11435 |

2017031000317101O1

Standard N.Y.B.T.U. Form 8004-11-53 — Quitclaim Deed — Individual or Corporation (single sheet)

No RETT
No Cons.
Ex

THIS INDENTURE, made the 4th day of March, nineteen hundred and sixty-eight

BETWEEN LINWOOD SMITH, residing at 102-08 Brisbin Street, Borough of Queens, County of Queens, City and State of New York,

party of the first part, and THOMAS JONES and BEATRICE JONES, his wife, both residing at 102-08 Brisbin Street, Borough of Queens, County of Queens, City and State of New York,

REEL 380 PAGE 1725

10017/38

party of the second part,

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

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

BEGINNING at a point on the westerly side of Longfellow Avenue (now known as Brisbin Street) distant 50.22 feet southerly from the corner formed by the intersection of the westerly side of Longfellow Avenue with the woutherly side of Blanco Place; and running thence westerly parallel with Blanco Place 104.65 feet; thence southerly at right angles to Blanco Place 50 feet; thence easterly again parallel with Blanco Place 109.30 feet to the westerly side of Longfellow Avenue; and thence northerly along the said westerly side of Longfellow Avenue 50.22 feet to the point or place of beginning.

Subject to covenants, agreements, easements and restrictions of record, if any.

QUEENS COUNTY 0 3 5 6 1 9

REAL ESTATE TRANSFER TAX Dept. of Taxation & Finance JAN 29 '70 $00.00

STATE OF NEW YORK

FEB. 19 1970

Linwood Smith L.S.

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

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

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

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

IN PRESENCE OF:

Thomas Jones

Linwood Smith (L.S.)

STATE OF NEW YORK, COUNTY OF QUEENS : SS:

On the 4th day of March 1968, before me personally came

LINWOOD SMITH

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

Abraham Weiss

ABRAHAM WEISS
NOTARY PUBLIC, State of New York
No. 41-9391700
Qualified in Queens County
Term Expires March 30, 1969

STATE OF NEW YORK, COUNTY OF SS:

On the day of 19, before me personally came

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

REEL 380 PAGE 1726

STATE OF NEW YORK, COUNTY OF SS:

On the day of 19, before me personally came

to me known, who, being by me duly sworn, did depose and say that he resides at No.

;

that he is the

of

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

STATE OF NEW YORK, COUNTY OF SS:

On the day of 19, before me personally came

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

;

that he knows

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

Title No. Q 107202 M

3327

LINWOOD SMITH

TO

THOMAS JONES and BEATRICE JONES, h is wife

for $4 Bill. 10019 Apr. 38

Quitclaim Deed

The land affected by the within instrument lies in Section Block on the Queens County of 10019 Apr 38

STATE OF NEW YORK

BOARD

WRITERS

Recorded by Metropolitan Title Guaranty Company
*Return To:*

Hoffman & Fenichel, Esq.
39 W. Main Street
Smithtown, N.Y. 11787

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

1970 JAN 29 PM 3:31

JAN-29-70 12453 A — $5

JAN-29-70 12454 — $1

CITY REGISTER

Queens County

RECORDED

Witness my hand and official seal

REG. FEE

1585

REEL 328 PAGE 1976

THIS DEED, made the 30th day of June, nineteen hundred and sixty-nine,

BETWEEN FIORAVANTE G. PERROTTA, Finance Administrator of The City of New York, having his principal office at Room 500, Municipal Building, Borough of Manhattan, County, City and State of New York, Grantor, and THE CITY OF NEW YORK, a Municipal Corporation, having its principal office at the City Hall, Borough of Manhattan, County, City and State of New York, Grantee,

REAL ESTATE TRANSFER TAX STATE OF NEW YORK
Dept. of Taxation & Finance
JUN 1969
$ 00.00
P.R. 1020
0 1 9 5 4
QUEENS COUNTY

WITNESSETH :

That the Grantor, duly empowered by a judgment entered at a Special Term, Part II, of the Supreme Court, Queens County, on June 2, 1969, in an action to foreclose certain tax liens owned and held by The City of New York entitled " In the Matter of the Foreclosure of Tax Liens pursuant to Title D of Chapter 17 of the Administrative Code of The City of New York, List of Delinquent Taxes, Sections 35 to 63, all inclusive, Borough of Queens (Action No. 29)," and in pursuance of the provisions of Section D17-12.0 of the Administrative Code of The City of New York, does hereby grant and convey unto the Grantee, its successors and assigns:

ALL those certain lots, pieces or parcels of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, more particularly designated on the Tax Map of The City of New York for the Borough of Queens, as Sections 35 to 63, as said Tax Map was on the 13th day of August, 1968

REEL 328 PAGE 1977

| Serial No. | Section | Block | Lot |
|---|---|---|---|
| 3 | 35 | 7933 | 53 |
| 7 | | 7954 | 66 |
| 20 | 36 | 8098 | 2 |
| 21 | | 8099 | 142 |
| 39 | | 8162 | 436 |
| 56 | | 8198 | 165 |
| 58 | | 8204 | 41 |
| 59 | | 8221 | 33 |
| 71 | | 8261 | 81 |
| 74 | 37 | 8336 | 49 |
| 94 | 38 | 8818 | 165 |
| 101 | 39 | 8886 | 52 |
| 107 | | 8892 | 264 |
| 121 | | 8948 | 39 |
| 123 | | 8954 | 22 |
| 143 | | 9035 | 80 |
| 190 | 40 | 9229 | 117 |
| 206 | | 9319 | 67 |
| 220 | 41 | 9399 | 51 |
| 229 | | 9415 | 22 |
| 233 | | 9423 | 161 |
| 277 | | 9591 | 26 |

Quitclaim Deed

REEL 404 PAGE 930

THIS INDENTURE, made the 20th day of May 1970 between THE CITY OF NEW YORK, a municipal corporation, having its principal office at the City Hall, Borough of Manhattan, City of New York, party of the first part, and

THOMAS JONES and BEATRICE JONES, his wife, both residing at 112-14 169th Street, Borough of Queens, City and State of New York,

parties of the second part.

10019/38

WHEREAS, the Board of Estimate at a meeting held on the 12th day of March, 1970 (Calendar No. 86) adopted a resolution whereby it determined that the property hereinafter bounded and described is not needed for any public use, and pursuant to the provisions of Section D17-25.0 of the Administrative Code of The City of New York, authorized a release to the parties of the second part, of the interest of THE CITY OF NEW YORK in and to said bounded and described property, being designated on the Tax Map of the City of New York for the Borough of Queens, as Section 44, Block 10019, Lot 38, as the Tax Map was on the 13th day of August, 1968,

for the consideration hereinafter mentioned and upon the stipulations, terms and conditions in said resolution specifically set forth

NOW, THEREFORE, THIS INDENTURE WITNESSETH:

That in pursuance of the aforesaid resolution of the Board of Estimate, the party of the first part in consideration of the sum of Two Thousand Eight Hundred Forty Two Dollars and Twenty Eight Cents ($2,842.28),

lawful money of the United States, to it paid by the parties of the



second part, doth remise, release and quitclaim unto the said parties of the second part, their heirs and assigns forever, all the right, title and interest of The City of New York, of, in and to the following described property:

ALL that certain lot, 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 and State of New York, more particularly designated on the Tax Map of The City of New York for the Borough of Queens, as Section 44, Block10019, Lot 58, as the Tax Map was on the 13th day of August, 1968

TOGETHER with any and all rents, license fees and other moneys due and owing to the party of the first part, which on the date of the delivery of this release shall not have been collected by the party of the first part and the party of the first part hereby assigns, transfers and sets over to the parties of the second part the right to collect and bring actions to collect the same.

TO HAVE AND TO HOID the above described premises unto the said parties of the second part, their heirs and assigns forever, upon the following terms and conditions, to wit:

That the parties of the second part were the owners of the property hereby conveyed on August 13,1968, the date of filing of the list of delinquent taxes, in the In Rem action to foreclose the same and continued to be the owners thereof until June 3,1969, the date on which the party of the first part acquired the fee title, and should it at any time appear that the parties of the second part were not on the aforesaid August 13,1968 and up to the aforesaid June 3,1969 the owner of the property hereby conveyed, then this deed shall be null and void.

The premises herein are conveyed subject to the following:

1. Any and all liens, encumbrances and defects which existed on August 13,1968 and subsequent thereto

including the lien or encumbrance, if any, of the grantee .

2. Building restrictions and regulations in the applicable resolution or ordinance adopted by the Board of Estimate and Apportionment of The City of New York, July 25, 1916 and amendments and additions thereto in force at the time of the delivery of this release and to covenants and restrictions contained in deeds of record affecting the subject property, if, and only to the extent that there be any such covenants and restrictions still in force;

3. All departmental violations, if any, of The City of New York, the State of New York and the United States Government;

4. Any state of facts an accurate survey would show;

5. Rights, if any, of tenants and persons in possession;

6. Any and all taxes, assessments and water charges and sewer rents which become liens against the property from October 2,1969 , the date on which all prior items were based in determining part of the consideration for this release pursuant to the statute.

IN WITNESS WHEREOF, the said THE CITY OF NEW YORK, party of the first part, has caused these presents to be subscribed to by the Commissioner of Real Estate and by the City Clerk, and its corporate seal to be hereunto affixed the day and year first above written.

THE CITY OF NEW YORK

By _____
COMMISSIONER OF REAL ESTATE

_____
CITY CLERK

Approved as to form:

_____
Acting Corporation Counsel

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

REEL 404 PAGE 933

On this 20 day of MAY 1970, before me personally came HERMAN KATZ with whom I am personally acquainted, and known to me to be the City Clerk of The City of New York, who being by me duly sworn, did depose and say that he resides at 308 East 79th Street, in the Borough of Manhattan, City of New York; that he is the City Clerk of The City of New York, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed as provided by law, and that he signed his name thereto as City Clerk by like authority, and further that he knows and is acquainted with IRA DUCHAN, and knows him to be the person described in and who, as Commissioner of Real Estate of The City of New York, executed the said instrument; that he executed the said instrument pursuant to law; that he saw him subscribe and execute the same, and that he acknowledged to him, the said HERMAN KATZ that he executed the same, and he, the said HERMAN KATZ thereupon subscribed his name thereto.

Sadie I. Agulnek

SADIE I. AGULNEK
Notary Public, State of New York
No. 24-0026950
Qualified in Kings County
Commission Expires March 30, 1971

# BOARD OF ESTIMATE
## CITY OF NEW YORK

REEL 404 PAGE 934

(Cal. No. 86)

Whereas The City of New York acquired the hereinafter described property, by In Rem foreclosure action, title vesting on June 3, 1969; and

Whereas, pursuant to Section D17-25.0 of the Administrative Code, Thomas Jones and Beatrice Jones, his wife, having applied to the Board of Estimate for a release of the City's right, title and interest in the real property hereinafter described pursuant to said provisions of Section D17-25.0 of the Administrative Code and having attached to the petition a search of the City Register and a letter from Metropolitan Title Guaranty Co. certifying that on August 13, 1968, the date of the filing of the List of Delinquent Taxes in such action, the property hereinafter described was owned by the applicants; now, therefore, be it

Resolved, That the Board of Estimate hereby determines that property hereinafter described is not required for the public use of The City of New York;

Resolved, That the Board of Estimate, pursuant to the provisions of Section D17-25.0 of the Administrative Code, hereby authorizes a release to Thomas Jones and Beatrice Jones, his wife, residing at 112-14 169th Street, Queens, N. Y., of all the right, title and interest of The City of New York in and to the following described property in consideration of the sum of $2,642.28 plus and deficiency that may result from the operation, maintenance and management of the premises by the City until the delivery of the deed.

All that certain lot, piece or parcel of land with the building and improvements thereon erected, situate, lying and being in the Borough of Queens, County of Queens, City and State of New York more particularly designated on the Tax Map of The City of New York, for the Borough of Queens as Section 44, Block 10099, Lot 38, on the Tax Map you on the 13th day of August, 1968.

said release to be subject to the following:

Any and all liens, encumbrances and defects which existed on August 13, 1968 and subsequent thereto including the lien or encumbrance, if any, of the grantee,

by the Board of Estimate and Apportionment of The City of New York on July 28, 1938 and amendments and additions thereto at the time of the delivery of the release and to covenants and restrictions contained in deeds of record affecting the subject property if, and only to the extent that there is any such covenants and restrictions still in force;

All the [illegible] of The City of New York, the State of New York and the [illegible] County Government;

Any [illegible] that a survey would show;

Any [illegible] possession;

Any [illegible] charges and sewer rents, which become liens [illegible] the date on which all prior items were listed [illegible] part of the consideration for this release pursuant to the statute;

That the grantee were the owners of the property on August 13, 1968 and continued to be the owners thereof until June 3, 1969, the date on which The City of New York acquired the property in the In Rem action;

The grantee shall pay to the Corporation Counsel of The City of New York the sum of $50 for the preparation of the necessary papers in connection with this release and the amount due on any lien in unsatisfied building proceedings placed against the property;

The grantee shall pay for and furnish any revenue stamps required to be affixed to the deed and shall pay any other conveyance taxes, fees or revenue charges that may be in force at the time of the delivery of the deed.

Resolved, That the release shall contain a provision whereby any and all rents, license fees and other moneys due and owning to the City, which on the date of the delivery of the release shall not have been collected by the City and the right to collect and bring actions to collect the same shall be assigned, transferred and set over to the grantee.

A true copy of resolution adopted by the Board of Estimate on MARCH 12, 1970.

[signature]

Secretary.

Index No.....  Year 19.....

16825

THE CITY OF NEW YORK

-to-

THOMAS JONES, and BEATRICE JONES, his wife,

RELEASE

The land affected by the within instrument lies in

Section 14 Block 10019

on the Tax Map of the County of Queens,

Lot 38.

T. Jones
117-14 169 St.
St Albans
N.Y. 11433

2-SM-701137(56)

1978 JUN -3 PM 2:50

REC. FEE 10.00

GST 0.00

RPT # 7998

JUN-370 67839 A 135

JUN-370 67840 135

T.J.

102 Ave

104.65

109.30

South Conduit St

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

Victor M. Rivera

REEL 404 PAGE 935

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

B.Q.

**THIS INDENTURE,** made the 23rd day of November , nineteen hundred and seventy-seven

**BETWEEN**

THOMAS JONES and BEATRICE JONES, also known as Fannie Jones his wife both residing at 102-08 Brisbin Street, Jamaica, Queens, N.Y.

party of the first part, and

ARMANDO GABRIELLI and AMADEO GABRIELLI both residing at 175-34 Devonshire Road, Jamaica, N.Y.

party of the second part,

R.P. 1034 PAGE 1286

$33.00 STAMPS

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

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

BEGINNING at a point on the westerly side of Longfellow Avenue (now known as Brisbin Street); distant 50.22 feet southerly from the corner formed by the intersection of the westerly side of Longfellow Avenue with the southerly side of Blanco Place (now known as 102nd Avenue);

10019/38

RUNNING THENCE westerly parallel with 102nd Avenue 104.65 feet;

THENCE southerly at right angles to 102nd Avenue 50 feet;

THENCE easterly again parallel with 102nd Avenue 109.30 feet to the westerly side of Brisbin Street;

THENCE northerly along the said westerly side of Brisbin Street 50.22 feet to the point or place of BEGINNING.

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

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

Herbert J. Lipp

Thomas Jones
THOMAS JONES

Fannie Jones
BEATRICE JONES

475-00-948

Standard N.Y.B.T.U. Form 8002. Bargain and Sale Deed, with Covenant Against Grantor's Acts—Individual or Corporation.

Beatrice Jones

STATE OF NEW YORK, COUNTY OF Nassau ss:

On the 23rd day of November 19 77, before me personally came THOMAS JONES and BEATRICE JONES, his wife, a/k/a Fannie Jones to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

Richard Lipman

Notary Public, State of New York, No.
Qualified in Nassau County
Commission Expires March 30, 1978

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19, before me personally came to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF ss:

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

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

STATE OF NEW YORK, COUNTY OF ss:

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

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

REEL 1034 PAGE 1287

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. 77-06-230025

THOMAS JONES and BEATRICE JONES, his wife

TO

ARMANDO GABRIPLLI
AMADEO GABRIPLLI

SECTION 9
BLOCK 10019
LOT 38
COUNTY OR TOWN Queens

Recorded at Request of COMMONWEALTH LAND TITLE INSURANCE COMPANY

RETURN BY MAIL TO:

JOHN P REALI
901 N. BROADWAY
N. MASSAPEQUA, NY 11758
Zip No.

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

41403

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

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

Matthew L. Moyer
CITY REGISTER

RECEIVED
$ 22.00
REAL ESTATE
DEC 1 1977
QUEENS COUNTY

A/V 33-

TAX PAID

DEC 1 11 AM '77

L-9A

Standard N.Y.B.T.U. Form 8007 — Bargain and Sale Deed with Covenant Against Grantor's Acts—Individual or Corporation.

REEL 3924 PAGE 0545

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

REEL 3924 Page 545

**THIS INDENTURE,** made the 2nd day of June, nineteen hundred and ninety-four

**BETWEEN** ARMANDO GABRIELLI a/k/a ARMONDO GABRILLI residing at 179-28 Tudor Road, Jamaica Estates, New York; and

AMEDEO GABRIELLI, residing at 20 Hewlett Lane, Flower Hill, New York

party of the first part, and

145-11 LIBERTY AVE. CORP., a domestic corporation with offices at 145-11 Liberty Avenue, Jamaica, New York

party of the second part,

**WITNESSETH,** that the party of the first part, in consideration of TEN DOLLARS & 00/100 dollars, paid lawful money of the United States, by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

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

(SEE ATTACHED DESCRIPTION)

## SCHEDULE A

A QTB-27836

LOT 38

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

BEGINNING at a point on the westerly side of Longfellow Avenue (now known as Brisbin Street) distant 50.22 feet southerly from the corner formed by the intersection of the westerly side of Longfellow Avenue with the southerly side of Blanco Place (now known as 102nd Avenue);

RUNNING THENCE westerly parallel with 102nd Avenue, 104.65 feet;

THENCE southerly at right angles to 102nd Avenue, 50 feet;

THENCE easterly again parallel with 102nd Avenue, 109.30 feet to the westerly side of Brisbin Street;

THENCE northerly along the said westerly side of Brisbin Street, 50.22 feet to the point or place of BEGINNING.

LOT 39

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

BEGINNING at the corner formed by the intersection of the westerly side of Brisbin Street, formerly Longfellow Avenue with the Northwesterly side of Liberty Avenue as widened;

RUNNING THENCE northerly along the westerly side of Brisbin Street, 85.22 feet;

THENCE westerly along a line forming an interior angle of 95 degrees, 18 minutes, 58 seconds with the last mentioned course, 109.37 feet;

THENCE southerly at right angles to the last mentioned course, 13.12 feet;

THENCE easterly at right angles to the last mentioned course, 6 feet;

THENCE southerly at right angles to the last mentioned course, 112 feet to the northerly side of Lloyd Road, formerly Otto Place;

THENCE easterly along the northerly side of Lloyd Road, 30.91 feet to the corner formed by the intersection of the northerly side of Lloyd Road with the northwesterly side of Liberty Avenue as widened;

THENCE easterly along the northwesterly side of Liberty Avenue, as widened, 89.88 feet to the point or place of BEGINNING.

**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.

REEL 1392 PG 0547

Lot 38, above described, is the same premises conveyed to the grantor herein by deed dated 11/23/77 and recorded in Reel 1034 at page 1286 on 12/1/77.

Lot 39, above described, is the same premises convyed to ARMANDO GABRIELLI, one of the grantors herein, by deed dated 12/26/72 and recorded 1/18/73 in Reel 637 at page 1904

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

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

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

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

IN PRESENCE OF:

ARMANDO GABRIELLI

AMEDEO GABRIELLI

STATE OF NEW YORK, COUNTY OF NASSAU ss:

On the 3 day of June 19 94, before me personally came

ARMANDO GABRIELLI a/k/a ARMANDO GABRIELLI

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

JOHN P. REALI
Notary Public, State of New York
No. 30-3221030
Qualified in Nassau County
Commission Expires May 31, 19[illegible]

STATE OF NEW YORK, COUNTY OF NASSAU ss:

On the 2nd day of June 19 94, before me personally came

AMEDEO GABRIELLI

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

DOREEN E. POOLE
NOTARY PUBLIC, State of New York
No. 30-4776819
Qualified in Nassau County
Commission Expires July 31, 1994

RECEIVED FEB 05 '96

STATE OF NEW YORK, COUNTY OF ss:

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

;

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

STATE OF NEW YORK, COUNTY OF ss:

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

;

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

**Bargain and Sale Deed**
With Covenant Against Grantor's Acts

TITLE NO. QNS - 27836

SECTION
BLOCK 10019
LOT Lot 38 & 39
COUNTY OR TOWN ~~NASSAU~~ Queens

TO

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
*Distributed by*
*SECURITY TITLE AND GUARANTY COMPANY*
CHARTERED 1936 IN NEW YORK

RETURN BY MAIL TO:

JOHN J. TENENBAUM, ESQ.
437 Rockaway Avenue
Valley Stream, New York 11580

Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

# CITY REGISTER RECORDING AND ENDORSEMENT PAGE

REEL 3924 PG 0549

## - QUEENS COUNTY -

*(This page forms part of the instrument)*

Block(s) 10019

Lot(s) 38 + 39

Record & Return to: John. J. Tenenbaum, Esq
437 Rockaway Ave.
Valley Stream, NY 11581

Title/Agent Company name: Philip O'Hara Assoc. Inc

Title Company number: QTB - 27836

**OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE**

**THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:**

Examined by (✓): _____

| | |
|---|---|
| Mtge Tax Serial No. | |
| Mtge Amount | $ |
| Taxable Amount | $ |
| Exemption (✓) ..... YES ☐ | NO ☐ |
| Type: CIRCLE ONE [ 339EE ] | [ 255 ] [ OTHER ____ ] |
| Dwelling Type: CHECK ONE [ 1 to 2 ] | [ 3 ] [ 4 to 6 ] [ OVER 6 ] |

**TAX RECEIVED ON ABOVE MORTGAGE ▼**

| | |
|---|---|
| County (basic) | $ |
| City (Addt'l) | $ |
| Spec Addt'l | $ |
| TASF | $ |
| MTA | $ |
| NYCTA | $ |
| TOTAL TAX | $ |

Apportionment Mortgage (✓) YES ☐ NO ☐

Joy A. Boltrow, City Register

City Register Serial Number ➡ 018490

Indexed By (✓): KL

Verified By (✓): _____

Block(s) and Lot(s) verified by (✓): BS

Address ☑ Tax Map ☐

Extra Block(s) _____ Lot(s) _____

| | |
|---|---|
| Recording Fee A | $ 28 |
| Affidavit Fee (C) | $ |
| TP-584/582 Fee (Y) | $ 1 |
| RPTT Fee (R) | $ 25 |
| HPD-A ☑ | HPD-C ☐ |

New York State Real Estate Transfer Tax ▼

$ 2820

Serial Number ➡ 020658

New York City Real Property Transfer Tax Serial Number ➡ 011581

New York State Gains Tax Serial Number ➡

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

REQ. _____

Witness My Hand and Official Seal

City Register

CRGFM89Q BPG 1/93

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

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument.The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.

2017032700177001001E79D8

**RECORDING AND ENDORSEMENT COVER PAGE** **PAGE 1 OF 6**

**Document ID: 2017032700177001** Document Date: 03-21-2017 Preparation Date: 03-27-2017
Document Type: DEED
Document Page Count: 5

**PRESENTER:**
BIG APPLE ABSTRACT CORP.--PICK UP (LT)
PICK UP - BA35763
42-40 BELL BOULEVARD
BAYSIDE, NY 11361
718-428-6100
LOUISET@BIGAPPLEABSTRACT.COM

**RETURN TO:**
KELLY LUCAS & PACIFICO LLP
23 BIRCH HILL ROAD
LOCUST VALLEY, NY 11560

**PROPERTY DATA**

| Borough | Block | Lot | Unit | Address |
|---|---|---|---|---|
| QUEENS | 10019 | 38 | Entire Lot | N/A BRISBIN STREET |

**Property Type:** INDUSTRIAL BUILDING

| Borough | Block | Lot | Unit | Address |
|---|---|---|---|---|
| QUEENS | 10019 | 39 | Entire Lot | 145-11 BRISBIN STREET |

**Property Type:** INDUSTRIAL BUILDING

**CROSS REFERENCE DATA**

CRFN_____ *or* DocumentID_____ *or* _____ Year____ Reel____ Page_____ *or* File Number_____

**PARTIES**

**GRANTOR/SELLER:**
145-11 LIBERTY AVE. CORP
145-11 LIBERTY AVENUE
JAMAICA, NY 11435

**GRANTEE/BUYER:**
ALMEIDA REALTY LLC
97-25 72ND DRIVE
FOREST HILLS, NY 11375

**FEES AND TAXES**

| **Mortgage :** | | |
|---|---|---|
| Mortgage Amount: | $ | 0.00 |
| Taxable Mortgage Amount: | $ | 0.00 |
| Exemption: | | |
| TAXES: County (Basic): | $ | 0.00 |
| City (Additional): | $ | 0.00 |
| Spec (Additional): | $ | 0.00 |
| TASF: | $ | 0.00 |
| MTA: | $ | 0.00 |
| NYCTA: | $ | 0.00 |
| Additional MRT: | $ | 0.00 |
| TOTAL: | $ | 0.00 |
| Recording Fee: | $ | 65.00 |
| Affidavit Fee: | $ | 0.00 |

| | | |
|---|---|---|
| Filing Fee: | $ | 250.00 |
| NYC Real Property Transfer Tax: | $ | 64,312.50 |
| NYS Real Estate Transfer Tax: | $ | 9,800.00 |

**RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK**
Recorded/Filed 03-28-2017 17:46
City Register File No.(CRFN): **2017000120545**

*City Register Official Signature*

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BARGAIN AND SALE DEED WITH COVENANT

---

145-11 Liberty Ave. Corp.

to

Almeida Realty LLC

---

BA 35763

| | |
|---|---|
| Section: | |
| Block: | 10019 |
| Lots: | 38 & 39 |
| County or town: | Queens |
| Address: | 145-11 Liberty Avenue, Jamaica, New York 11435<br>a/k/a 102-08 Brisbin Street, Jamaica, New York 11435 |

---

Record and return to:

Kelly, Lucas & Pacifico, LLP
23 Birch Hill Road
Locust Valley, NY 11560
(516) 676-6262

---

# BARGAIN AND SALE DEED WITH COVENANT

**THIS INDENTURE**, made as of the 21st day of March, 2017,

**BETWEEN,** **145-11 Liberty Ave. Corp.**, a New York corporation, with an 145-11 Liberty Avenue, Jamaica, New York 11435,
party of the first part, and

**Almeida Realty LLC**, a New York limited liability, with an office at 97-25 72nd Drive, Forest Hills, New York 11375,
party of the second part,

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

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

On separate page marked "Schedule A", annexed hereto and made a part hereof.

Said premises located at and known as and by street number 145-11 Liberty Avenue, Jamaica, New York 11435 a/k/a 102-08 Brisbin Street, Jamaica, New York 11435.

Being and intended to be the same premises conveyed to the Grantor herein by a deed made by Armando Gabrielli a/k/a Armondo Gabrielli and Amedeo Gabrielli, dated June 2, 1994 and recorded July 28, 1994 in Reel 3924 page 545.

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

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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

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

All of the shareholders of the Grantor have duly authorized the delivery of this Deed pursuant to the New York Business Corporation Law.

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

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

IN PRESENCE OF:

145-11 Liberty Ave. Corp.

By: _____
Nicola Maturo, President

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

On the 21st day of March, in the year 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Nicola Maturo, 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 signatures on the instrument, the individual(s), or the person or entity upon behalf of which the individual(s) acted, executed the instrument.

_____
Notary Public

JOANNA NEWMAN
Notary Public State of New York
No. 01NE4806521
Qualified in NY County
Commission Expires August 31, 2018

## SCHEDULE A DESCRIPTION

LOT 38

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

BEGINNING at a point on the westerly side of Brisbin Street formerly known as Longfellow Avenue, distant 50.22 feet southerly from the corner formed by the intersection of the westerly side of Brisbin Street with the southerly side of 102nd Avenue formerly known as Blanco Place;

RUNNING THENCE westerly parallel with 102nd Avenue, 104.65 feet;

THENCE southerly at right angles to 102nd Avenue, 50 feet;

THENCE easterly again parallel with 102nd Avenue, 109.30 feet to the westerly side of Brisbin Street;

THENCE northerly along the said westerly side of Brisbin Street, 50.22 feet to the point or place of BEGINNING.

Said premises also being known as: 102-08 Brisbin Street, Jamaica
**Block 10019 Lot 38**

**SCHEDULE A DESCRIPTION**

LOT 39

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

BEGINNING at the corner formed by the intersection of the westerly side of Brisbin Street formerly known as Longfellow Avenue with the northwesterly side of Liberty Avenue, as widened;

RUNNING THENCE northerly along the westerly side of Brisbin Street, 85.22 feet;

THENCE westerly along a line forming an interior angle of 95 degrees 18 minutes 58 seconds with the last mentioned course, 109.37 feet;

THENCE southerly at right angles to the last mentioned course, 13.12 feet;

THENCE easterly at right angles to the last mentioned course, 6 feet;

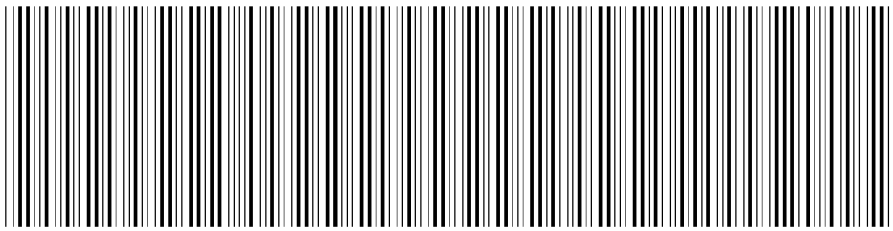
THENCE southerly at right angles to the last mentioned course, 112 feet to the northerly side of Lloyd Road formerly known as Otto Place;

THENCE easterly along the northerly side of Lloyd Road, 30.91 feet to the corner formed by the intersection of the northerly side of Lloyd Road with the northwesterly side of Liberty Avenue, as widened;

THENCE easterly along the northwesterly side of Liberty Avenue, as widened, 89.88 feet to the point or place of BEGINNING.

Said premises also being known as: **102-12 Brisbin Street aka 145-11 Liberty Avenue, Jamaica, NY**
**Block 10019 Lot 39**

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



2017032700177001001SB759

**SUPPORTING DOCUMENT COVER PAGE** **PAGE 1 OF 1**

**Document ID: 2017032700177001** Document Date: 03-21-2017 Preparation Date: 03-27-2017
Document Type: DEED

**ASSOCIATED TAX FORM ID:** 2017031000317

**SUPPORTING DOCUMENTS SUBMITTED:**

| | Page Count |
|---|---|
| DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING | 2 |
| RP - 5217 REAL PROPERTY TRANSFER REPORT | 2 |
| SMOKE DETECTOR AFFIDAVIT | 2 |

FOR CITY USE ONLY

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

C3. Book OR C5. CRFN | | C4. Page | |

# REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

# RP - 5217NYC

## PROPERTY INFORMATION

1. Property Location: N/A (STREET NUMBER) | BRISBIN STREET (STREET NAME) | QUEENS (BOROUGH) | 11435 (ZIP CODE)

2. Buyer Name: ALMEIDA REALTY LLC (LAST NAME / COMPANY) | (FIRST NAME)

(LAST NAME / COMPANY) | (FIRST NAME)

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

(STREET NUMBER AND STREET NAME) | (CITY OR TOWN) | (STATE) | (ZIP CODE)

4. Indicate the number of Assessment Roll parcels transferred on the deed: 2 # of Parcels OR ☐ Part of a Parcel

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: 145-11 LIBERTY AVE. CORP (LAST NAME / COMPANY) | (FIRST NAME)

(LAST NAME / COMPANY) | (FIRST NAME)

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

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

## SALE INFORMATION

10. Sale Contract Date: 1 / 18 / 2017 (Month Day Year)

11. Date of Sale / Transfer: 3 / 21 / 2017 (Month Day Year)

12. Full Sale Price $: 2,450,000

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

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

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

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

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

15. Building Class: V0

16. Total Assessed Value (of all parcels in transfer): 357,453

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

QUEENS 10019 38 | QUEENS 10019 39 |

**CERTIFICATION**

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

| BUYER | | BUYER'S ATTORNEY | |
|---|---|---|---|
| BUYER SIGNATURE | DATE 3/21/2017 | LAST NAME | FIRST NAME |
| 97-25 72ND DRIVE | | AREA CODE | TELEPHONE NUMBER |
| STREET NUMBER / STREET NAME (AFTER SALE) | | | |
| FOREST HILLS | NY 11375 | SELLER | |
| CITY OR TOWN | STATE ZIP CODE | SELLER SIGNATURE | DATE 3/21/2017 |

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

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

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

N/A BRISBIN STREET , ,
Street Address Unit/Apt.

QUEENS New York, 10019 38 (the "Premises");
Borough Block Lot

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

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

145-11 LIBERTY AVE CORP.
NICOLA MATUKO, President
Name of Grantor (Type or Print)

Signature of Grantor

Sworn to before me
this 21st date of March 20 17

JOANNA NEWMAN
Notary Public State of New York
No. 01NE4806521
Qualified in NY County
Commission Expires August 31, 2018

ALMEIDA REALTY LLC
FERNANDO D'ALMEIDA, MEMBER
Name of Grantee (Type or Print)

Signature of Grantee

Sworn to before me
this 21st date of March 20 17

JOANNA NEWMAN
Notary Public State of New York
No. 01NE4806521
Qualified in NY County
Commission Expires August 31, 2018

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

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

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

# Applicable properties compliant with the Smoke Detector requirement

| Street Address | Unit/Apt | Borough | Block | Lot |
|---|---|---|---|---|
| 145-11 BRISBIN STREET | | QUEENS | 10019 | 39 |

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

# Customer Registration Form for Water and Sewer Billing

## Property and Owner Information:

(1) **Property receiving service: BOROUGH: QUEENS** **BLOCK: 10019** **LOT: 38**

(2) **Property Address: N/A BRISBIN STREET, QUEENS, NY 11435**

(3) **Owner's Name:** **ALMEIDA REALTY LLC**

**Additional Name:**

## Affirmation:

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

## Customer Billing Information:

### Please Note:

A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.

B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address.** DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

## Owner's Approval:

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

Print Name of Owner: ALMEIDA REALTY LLC FERNANDO J. ALMEIDA, MEMBER 03/21/2017

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 | 10019 | 39 | 145-11 BRISBIN STREET | NY | NY | 11435 |

2017031000317101O1

# ATTACHMENT E

## Section VI: Property's Environmental History

## SECTION II.1: REPORTS

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

1. *Phase I Environmental Site Assessment Report*, February 2017, prepared by Atlantic Environmental Solutions, Inc. (AESI), prepared for Almeida Concrete Pumping and Equipment, Inc.
2. *Phase II Site Investigation Report*, February 2017, prepared by AESI, prepared for Almeida Concrete Pumping and Equipment, Inc.
3. *Phase II Subsurface Investigation Report*, May 2026, prepared by BEC, prepared for GFL NYC LLC.

The reports above are provided as attachments to this package. Summaries of the environmental findings from these investigations are provided below.

***Phase I Environmental Site Assessment Report,* February 2017, Prepared by AESI, Prepared for Almeida Concrete Pumping and Equipment, Inc.**

The 2017 Phase I Environmental Site Assessment (ESA) identified the following environmental concerns:

- During AESI's Site inspection, two fill ports, one access cover, and one vent pipe were observed in association with a 550-gallon waste-oil UST. In addition, a previous ESA provided by Almeida Concrete Pumping and Equipment, Inc. identified three floor drains and a waste-oil pit. Presumably, the drains and pit discharged into the oil separator before discharging into the waste-oil UST. AESI personnel were unable to locate the pit; it was not clear if the pit has since been sealed or if it was inaccessible. Evidence of discharge near the floor drains was not observed.
- During AESI's Site inspection, several 5-gallon buckets and seven 10-gallon steel drums containing various petroleum products were observed throughout the interior of the subject property. Additionally, one 275-gallon aboveground storage tank (AST) containing motor oil was observed inside the subject property. However, a previous ESA provided by Almeida Concrete Pumping and Equipment, Inc. identified two ASTs, one containing motor oil and the other containing hydraulic oil. Evidence of a discharge in these areas was not observed.

***Phase II Site Investigation Report,* February 2017, Prepared by AESI, Prepared for Almeida Concrete Pumping and Equipment, Inc.**

AESI performed an investigation on February 7, 2017, on the Site. This work included the installation of four soil borings in locations surrounding the waste-oil UST. The soil borings were advanced to refusal, which was encountered at depths between 10 and 12 ft bgs. Soil was observed for visual and olfactory indications of contamination. Evidence of contamination in the form of odors, staining, or elevated photoionization detector (PID) readings was not observed in any of the soil borings. One soil sample was collected from each boring 6 inches above refusal and analyzed for priority pollutant (PP) metals, PP VOCs, PP SVOCS, and total petroleum hydrocarbons (TPH). Soil analytical results were compared to NYSDEC Restricted Use Soil Cleanup Objectives (RSCOs). Contaminants were not detected in any soil sample in exceedance of RSCOs.

***Phase II Subsurface Investigation Report,* May 2026, Prepared by BEC, Prepared for GFL NYC LLC.**

BEC performed a Site investigation on May 4, 2026. This work included the installation of one temporary on-Site monitoring well, six soil borings, four temporary soil vapor probes, and one temporary sub-slab vapor point. The depth to groundwater was measured at approximately 29 ft below grade, and soil samples were collected at each boring from one shallow location and from boring SB4 at 2 to 4 ft bgs. Soil samples SB1 (0 to 2 ft bgs), SB2 (0 to 2 ft bgs), SB3 (0 to 2 ft bgs), SB4 (0 to 2 ft bgs), and SB5 (0 to 2 ft bgs) were submitted to a state-certified laboratory for analysis for VOCs, SVOCs, and metals. Soil samples SB4 (2 to 4 ft bgs) and SB6 (0 to 2 ft bgs) were analyzed for VOCs and SVOCs. Additionally, the groundwater, soil vapor, and sub-slab vapor samples were analyzed for VOCs. Field observations and laboratory analytical results are summarized below:

***Soil***

Soil analytical results were compared to NYSDEC Title 6 of the New York Codes, Rules and Regulations (NYCRR) Part 375 UUSCOs, RSCOs, and RRSCOs.

Six VOCs were detected at concentrations above UUSCOs in the shallow soil sample (0 to 2 ft bgs) collected at SB4 in the central portion of the Site, including 1,3,5-Trimethylbenzene at a concentration of 3.1 mg/kg, cis-1,2-Dichlorothene at 0.44 mg/kg, ethylbenzene at 1.1 mg/kg, PCE at 1.4 mg/kg, vinyl chloride at 0.23 mg/kg, and total xylenes at 3.2 mg/kg. PCE was also detected above the RRSCO in shallow soil samples (0 to 2 ft bgs) across Lot 39 at three additional soil boring locations, SB-3, SB-5, and SB-6, at concentrations of 1.7 mg/kg, 2.7 mg/kg, and 1.5 mg/kg, respectively.

Five SVOCs were detected at concentrations above the UUSCOs and/or RRSCOs in three shallow soil samples (0 to 2 ft bgs) in the north and central portions of the Site. Benzo(a)pyrene was detected above the UUSCO and RRSCO in two soil samples at a maximum concentration of 1.3 mg/kg in SB3, benzo(b)fluoranthene was detected above the UUSCO in two soil samples and above the RRSCO in one soil sample at a maximum concentration of 1.5 mg/kg in SB3, benzo(ghi)perylene was detected above the UUSCO in SB3 at a concentration of 0.83 mg/kg, indeno(1,2,3-cd)pyrene was detected above the UUSCO in two soil samples at a maximum concentration of 0.99 mg/kg, and phenanthrene was detected above the UUSCO in SB4 at a concentration of 2.0 mg/kg.

Lead was detected above the UUSCO in five shallow soil samples (0 to 2 ft bgs) spread evenly across the Site and above the RRSCO in SB1 at a maximum concentration of 1,420 mg/kg.

***Groundwater***

Groundwater analytical results were compared to 6 NYCRR Part 703.5 NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS).

No VOCs were detected above NYSDEC AWQS. However, PCE was detected at a concentration (3.2 ppb) slightly below the standard of 5 ppb.

***Sub-Slab Vapor and Soil Vapor***

Petroleum-related VOCs and CVOCs were detected at elevated concentrations throughout the Site. The maximum total VOC concentrations in soil vapor samples were identified in the sub-slab soil vapor sample collected within the on-Site building. Petroleum-related VOCs and CVOCs detected above laboratory reporting limits in soil vapor samples included PCE, TCE, carbon tetrachloride, cis-1,2-Dichloroethene, ethylbenzene, xylene (m&p), and xylene (o).

Total VOCs ranged from 17,173.37 µg/$m^3$ in SS1 to 3,338 µg/$m^3$ in SV5, total CVOCs ranged from 17,069.33 µg/$m^3$ in SS1 to 1,678.88 µg/$m^3$ in SV5, and total BTEX ranged from 1,099.90 µg/$m^3$ in SV2 to 31.62 µg/$m^3$ in SS1.

## SECTION VI.2: SAMPLING DATA

### *Analytical Results Summary Tables*

#### *Soil Summary Table*

| Analytes > RRSCO | Detections > RRSCOs | Max Concentration (mg/kg) | RRSCO (mg/kg) | Depth (ft bgs) |
|---|---|---|---|---|
| Benzo(a)pyrene | 2 | 1.3 | 1.0 | 0 to 2 |
| Benzo(b)fluoranthene | 1 | 1.5 | 1.4 | 0 to 2 |
| Lead | 1 | 1,420 | 400 | 0 to 2 |

#### *Groundwater Summary Table*

| Analytes > New York TOGS 111 AWQS | Detections > New York TOGS 111 AWQS | Max Concentration (µg/L) | New York TOGS 111 AWQS (µg/L) |
|---|---|---|---|
| PCE | 0 | 3.2 | 5 |
| ***Note:*** *µg/L = micrograms per liter* | | | |

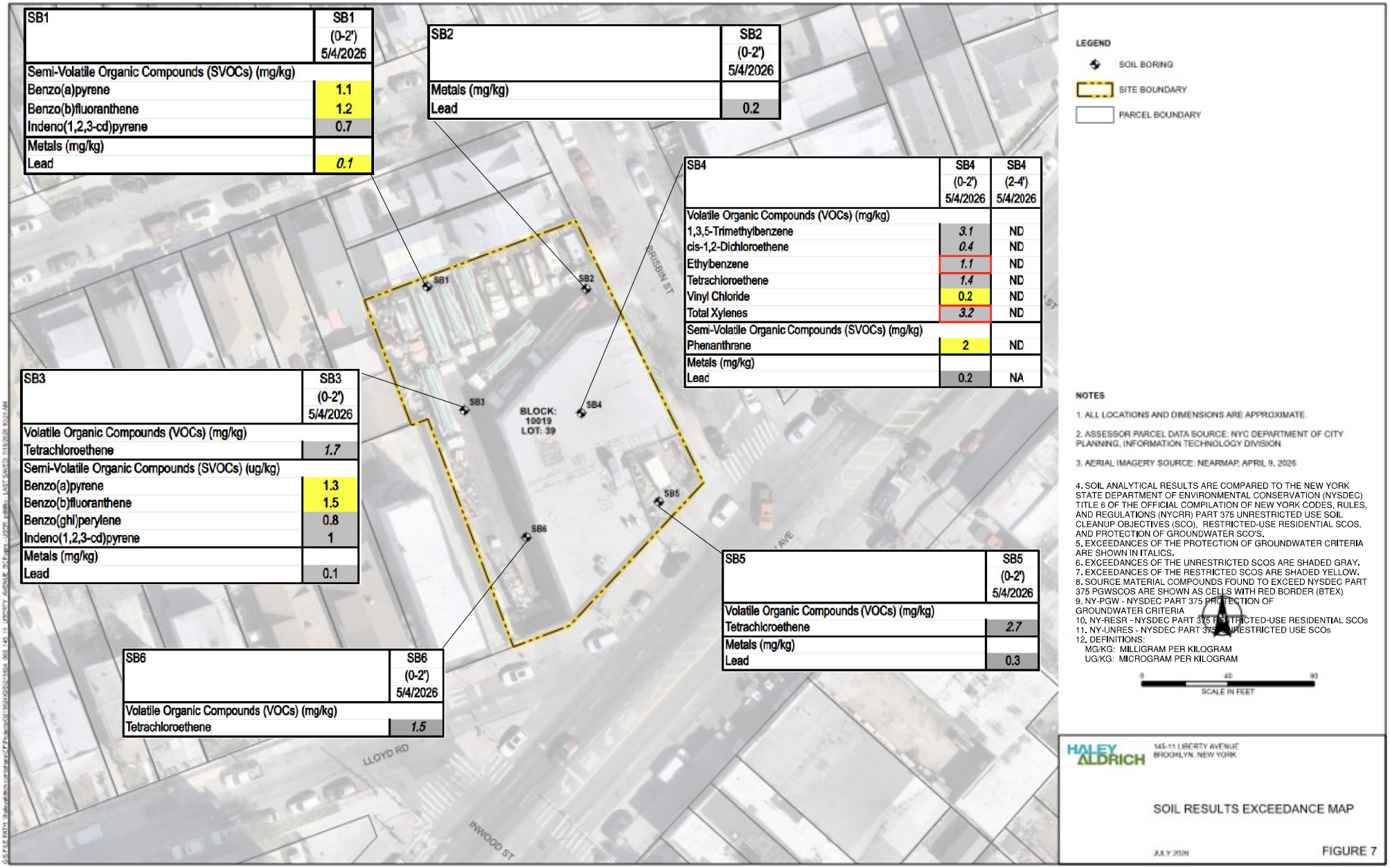
#### *Soil Vapor Summary Table*

| Analytes | Total Detections | Maximum Detection (µg/m$^3$) | Type |
|---|---|---|---|
| 1,2,4-Trimethylbenzene | 5 | 20.8 | Soil Vapor |
| 1,3,5-Trimethylbenzene | 2 | 5.75 | Soil Vapor |
| 1,3-Butadiene | 2 | 10.8 | Soil Vapor |
| 2-Hexanone | 1 | 12.9 | Soil Vapor |
| 4-Ethyltoluene | 5 | 18.6 | Soil Vapor |
| 4-Methyl-2-pentanone | 3 | 35.2 | Soil Vapor |
| Acetone | 5 | 217 | Soil Vapor |
| Acrylonitrile | 2 | 19.1 | Soil Vapor |
| Benzene | 3 | 12 | Soil Vapor |
| Carbon Disulfide | 3 | 71.6 | Soil Vapor |
| Carbon Tetrachloride | 5 | 20.9 | Sub-Slab Vapor |
| Chloroform | 5 | 36.3 | Soil Vapor |
| Cis-1,2-Dichloroethene | 5 | 241 | Soil Vapor |
| Cyclohexane | 1 | 5.09 | Soil Vapor |
| Ethanol | 5 | 102 | Soil Vapor |
| Ethylbenzene | 4 | 185 | Soil Vapor |
| Heptane | 4 | 13.6 | Soil Vapor |
| Hexane | 4 | 14.2 | Soil Vapor |
| Isooctane | 3 | 40.7 | Soil Vapor |
| Isopropylalcohol | 4 | 11.9 | Soil Vapor |
| Xylene (m&p) | 5 | 673 | Soil Vapor |
| Methyl Ethyl Ketone | 4 | 47.5 | Soil Vapor |
| Napthalene | 1 | 7.12 | Soil Vapor |
| Xylene (o) | 5 | 226 | Soil Vapor |
| Propylene | 4 | 73.1 | Soil Vapor |
| PCE | 5 | 16,900 | Sub-Slab Vapor |

| Analytes | Total Detections | Maximum Detection ($\mu g/m^3$) | Type |
|---|---|---|---|
| Toluene | 5 | 73.4 | Soil Vapor |
| TCE | 5 | 145 | Sub-Slab Vapor |
| Vinyl Chloride | 1 | 1.84 | Soil Vapor |
| Total VOCs | 5 | 17,173.37 | Sub-Slab Vapor |
| Total BTEX | 5 | 1,099.90 | Soil Vapor |
| Total CVOCs | 5 | 17,069.33 | Sub-Slab Vapor |

## SECTION VI.3: SAMPLING DATA

For each impacted medium above, refer to Figures 7, 8, and 9 below, which include detailed information requested in Application Section VI.3.




| SB1 | SB1 (0-2') 5/4/2026 |
|---|---|
| Semi-Volatile Organic Compounds (SVOCs) (mg/kg) | |
| Benzo(a)pyrene | 1.1 |
| Benzo(b)fluoranthene | 1.2 |
| Indeno(1,2,3-cd)pyrene | 0.7 |
| Metals (mg/kg) | |
| Lead | *0.1* |

| SB2 | SB2 (0-2') 5/4/2026 |
|---|---|
| Metals (mg/kg) | |
| Lead | 0.2 |

| SB4 | SB4 (0-2') 5/4/2026 | SB4 (2-4') 5/4/2026 |
|---|---|---|
| Volatile Organic Compounds (VOCs) (mg/kg) | | |
| 1,3,5-Trimethylbenzene | *3.1* | ND |
| cis-1,2-Dichloroethene | *0.4* | ND |
| Ethylbenzene | *1.1* | ND |
| Tetrachloroethene | *1.4* | ND |
| Vinyl Chloride | 0.2 | ND |
| Total Xylenes | *3.2* | ND |
| Semi-Volatile Organic Compounds (SVOCs) (mg/kg) | | |
| Phenanthrene | 2 | ND |
| Metals (mg/kg) | | |
| Lead | 0.2 | NA |

| SB3 | SB3 (0-2') 5/4/2026 |
|---|---|
| Volatile Organic Compounds (VOCs) (mg/kg) | |
| Tetrachloroethene | *1.7* |
| Semi-Volatile Organic Compounds (SVOCs) (ug/kg) | |
| Benzo(a)pyrene | 1.3 |
| Benzo(b)fluoranthene | 1.5 |
| Benzo(ghi)perylene | 0.8 |
| Indeno(1,2,3-cd)pyrene | 1 |
| Metals (mg/kg) | |
| Lead | 0.1 |

| SB5 | SB5 (0-2') 5/4/2026 |
|---|---|
| Volatile Organic Compounds (VOCs) (mg/kg) | |
| Tetrachloroethene | *2.7* |
| Metals (mg/kg) | |
| Lead | 0.3 |

| SB6 | SB6 (0-2') 5/4/2026 |
|---|---|
| Volatile Organic Compounds (VOCs) (mg/kg) | |
| Tetrachloroethene | *1.5* |

LEGEND

- SOIL BORING
- SITE BOUNDARY
- PARCEL BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
3. AERIAL IMAGERY SOURCE: NEARMAP, APRIL 9, 2026
4. SOIL ANALYTICAL RESULTS ARE COMPARED TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) TITLE 6 OF THE OFFICIAL COMPILATION OF NEW YORK CODES, RULES, AND REGULATIONS (NYCRR) PART 375 UNRESTRICTED USE SOIL CLEANUP OBJECTIVES (SCO), RESTRICTED-USE RESIDENTIAL SCOS, AND PROTECTION OF GROUNDWATER SCO'S.
5. EXCEEDANCES OF THE PROTECTION OF GROUNDWATER CRITERIA ARE SHOWN IN ITALICS.
6. EXCEEDANCES OF THE UNRESTRICTED SCOS ARE SHADED GRAY.
7. EXCEEDANCES OF THE RESTRICTED SCOS ARE SHADED YELLOW.
8. SOURCE MATERIAL COMPOUNDS FOUND TO EXCEED NYSDEC PART 375 PGWSCOS ARE SHOWN AS CELLS WITH RED BORDER (BTEX)
9. NY-PGW - NYSDEC PART 375 PROTECTION OF GROUNDWATER CRITERIA
10. NY-RESR - NYSDEC PART 375 RESTRICTED-USE RESIDENTIAL SCOs
11. NY-UNRES - NYSDEC PART 375 UNRESTRICTED USE SCOs
12. DEFINITIONS:
    MG/KG: MILLIGRAM PER KILOGRAM
    UG/KG: MICROGRAM PER KILOGRAM

0 40 80
SCALE IN FEET

HALEY ALDRICH

145-11 LIBERTY AVENUE
BROOKLYN, NEW YORK

# SOIL RESULTS EXCEEDANCE MAP

JULY 2026

FIGURE 7




**LEGEND**

- MONITORING WELL
- SITE BOUNDARY

| Analyte | *New York TOGS 111 Ambient Water Quality Standards* |
|---|---|
| **Volatile Organic Compounds (VOCs) (ug/L)** | |
| Tetrachloroethene | 5 |

**NOTES**

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. AERIAL IMAGERY SOURCE: NEARMAP, APRIL 9, 2026
3. GROUNDWATER ANALYTICAL RESULTS ARE COMPARED TO NYSDEC TECHNICAL AND OPERATIONAL GUIDANCE SERIES (TOGS) 1.1.1 AMBIENT WATER QUALITY STANDARDS FOR CLASS GA WATER.
4. EXCEEDANCES OF THE OF THE CRITERIA ARE SHADED GRAY.
5. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
6. SOURCE MATERIAL COMPOUNDS FOUND TO EXCEED NYSDEC PART 375 PGWSCOS ARE SHOWN AS CELLS WITH RED BORDER (BTEX)
7. DEFINITIONS:
   ug/L: MICROGRAM PER LITER

0 40 80
SCALE IN FEET

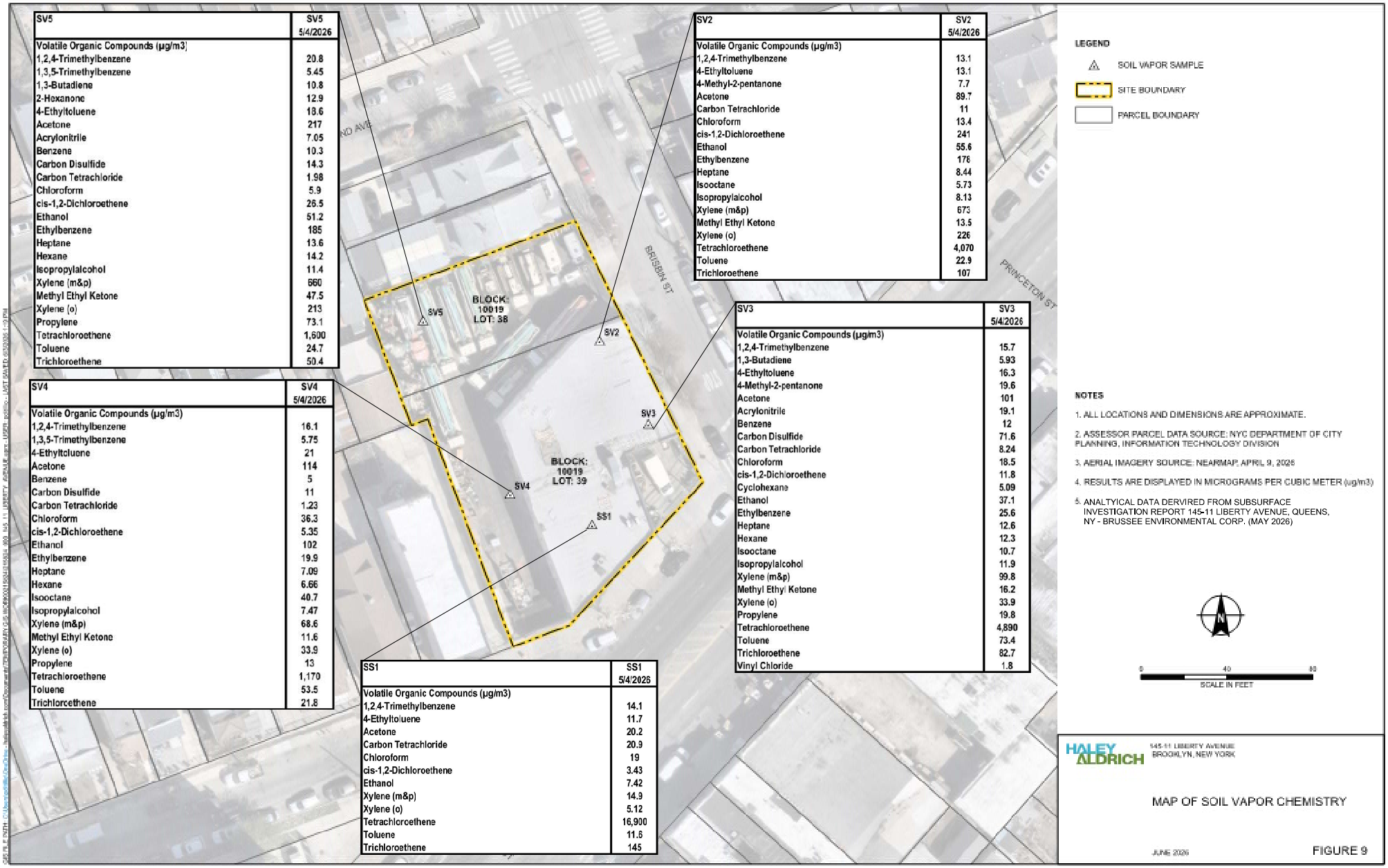
HALEY ALDRICH

145-11 LIBERTY AVENUE
BROOKLYN, NEW YORK

# MAP OF GROUNDWATER CHEMISTRY

JUNE 2026

FIGURE 8




| SV5 | SV5 5/4/2026 |
|---|---|
| Volatile Organic Compounds (µg/m3) | |
| 1,2,4-Trimethylbenzene | 20.8 |
| 1,3,5-Trimethylbenzene | 5.45 |
| 1,3-Butadiene | 10.8 |
| 2-Hexanone | 12.9 |
| 4-Ethyltoluene | 18.6 |
| Acetone | 217 |
| Acrylonitrile | 7.05 |
| Benzene | 10.3 |
| Carbon Disulfide | 14.3 |
| Carbon Tetrachloride | 1.98 |
| Chloroform | 5.9 |
| cis-1,2-Dichloroethene | 26.5 |
| Ethanol | 51.2 |
| Ethylbenzene | 185 |
| Heptane | 13.6 |
| Hexane | 14.2 |
| Isopropylalcohol | 11.4 |
| Xylene (m&p) | 660 |
| Methyl Ethyl Ketone | 47.5 |
| Xylene (o) | 213 |
| Propylene | 73.1 |
| Tetrachloroethene | 1,600 |
| Toluene | 24.7 |
| Trichloroethene | 50.4 |

| SV2 | SV2 5/4/2026 |
|---|---|
| Volatile Organic Compounds (µg/m3) | |
| 1,2,4-Trimethylbenzene | 13.1 |
| 4-Ethyltoluene | 13.1 |
| 4-Methyl-2-pentanone | 7.7 |
| Acetone | 89.7 |
| Carbon Tetrachloride | 11 |
| Chloroform | 13.4 |
| cis-1,2-Dichloroethene | 241 |
| Ethanol | 55.6 |
| Ethylbenzene | 176 |
| Heptane | 8.44 |
| Isooctane | 5.73 |
| Isopropylalcohol | 8.13 |
| Xylene (m&p) | 673 |
| Methyl Ethyl Ketone | 13.5 |
| Xylene (o) | 226 |
| Tetrachloroethene | 4,070 |
| Toluene | 22.9 |
| Trichloroethene | 107 |

| SV3 | SV3 5/4/2026 |
|---|---|
| Volatile Organic Compounds (µg/m3) | |
| 1,2,4-Trimethylbenzene | 15.7 |
| 1,3-Butadiene | 5.93 |
| 4-Ethyltoluene | 16.3 |
| 4-Methyl-2-pentanone | 19.6 |
| Acetone | 101 |
| Acrylonitrile | 19.1 |
| Benzene | 12 |
| Carbon Disulfide | 71.6 |
| Carbon Tetrachloride | 8.24 |
| Chloroform | 18.5 |
| cis-1,2-Dichloroethene | 11.8 |
| Cyclohexane | 5.09 |
| Ethanol | 37.1 |
| Ethylbenzene | 25.6 |
| Heptane | 12.6 |
| Hexane | 12.3 |
| Isooctane | 10.7 |
| Isopropylalcohol | 11.9 |
| Xylene (m&p) | 99.8 |
| Methyl Ethyl Ketone | 16.2 |
| Xylene (o) | 33.9 |
| Propylene | 19.8 |
| Tetrachloroethene | 4,890 |
| Toluene | 73.4 |
| Trichloroethene | 82.7 |
| Vinyl Chloride | 1.8 |

| SV4 | SV4 5/4/2026 |
|---|---|
| Volatile Organic Compounds (µg/m3) | |
| 1,2,4-Trimethylbenzene | 16.1 |
| 1,3,5-Trimethylbenzene | 5.75 |
| 4-Ethyltoluene | 21 |
| Acetone | 114 |
| Benzene | 5 |
| Carbon Disulfide | 11 |
| Carbon Tetrachloride | 1.23 |
| Chloroform | 36.3 |
| cis-1,2-Dichloroethene | 5.35 |
| Ethanol | 102 |
| Ethylbenzene | 19.9 |
| Heptane | 7.09 |
| Hexane | 6.66 |
| Isooctane | 40.7 |
| Isopropylalcohol | 7.47 |
| Xylene (m&p) | 68.6 |
| Methyl Ethyl Ketone | 11.6 |
| Xylene (o) | 33.9 |
| Propylene | 13 |
| Tetrachloroethene | 1,170 |
| Toluene | 53.5 |
| Trichlorcethene | 21.8 |

| SS1 | SS1 5/4/2026 |
|---|---|
| Volatile Organic Compounds (µg/m3) | |
| 1,2,4-Trimethylbenzene | 14.1 |
| 4-Ethyltoluene | 11.7 |
| Acetone | 20.2 |
| Carbon Tetrachloride | 20.9 |
| Chloroform | 19 |
| cis-1,2-Dichloroethene | 3.43 |
| Ethanol | 7.42 |
| Xylene (m&p) | 14.9 |
| Xylene (o) | 5.12 |
| Tetrachloroethene | 16,900 |
| Toluene | 11.6 |
| Trichloroethene | 145 |

LEGEND

- SOIL VAPOR SAMPLE
- SITE BOUNDARY
- PARCEL BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
3. AERIAL IMAGERY SOURCE: NEARMAP, APRIL 9, 2026
4. RESULTS ARE DISPLAYED IN MICROGRAMS PER CUBIC METER (ug/m3)
5. ANALTYICAL DATA DERVIRED FROM SUBSURFACE INVESTIGATION REPORT 145-11 LIBERTY AVENUE, QUEENS, NY - BRUSSEE ENVIRONMENTAL CORP. (MAY 2026)

0 40 80
SCALE IN FEET

HALEY ALDRICH

145-11 LIBERTY AVENUE
BROOKLYN, NEW YORK

# MAP OF SOIL VAPOR CHEMISTRY

JUNE 2026

FIGURE 9

# ATTACHMENT F

## Section VII: Requestor's Information

## SECTION VII: REQUESTOR'S INFORMATION

The entity requesting entry into the BCP (the Requestor) is GRUN JAMAICA 1 LLC. Moshe Friedlander is the primary contact for GRUN JAMAICA 1 LLC.

The contact information for the Requestor is:

Moshe Friedlander
GRUN JAMAICA 1 LLC
1342 38th Street
Brooklyn, New York 11218
Phone: 718.400.4786 ext. 2
Email: moshe@grungrp.com

The members of GRUN JAMAICA 1 LLC are:
Yonah Grunhut
Moshe Friedlander
Chesky Lefkowitz

The proposed BCP Site is currently under contract for purchase by the Requestor and is currently owned by Almeida Realty LLC. Copies of the current deed and access agreement are included as attachments.

A printout of the entity information from the New York State Department of State's Corporation & Business Entity Database for GRUN JAMAICA 1 LLC is included as an attachment.

All documents will be certified by a Haley & Aldrich of New York Licensed Professional Engineer and/or the Requestor in accordance with DER-10 Section 1.5.

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:** GRUN JAMAICA 1 LLC
**DOS ID:** 7954568
**FOREIGN LEGAL NAME:**
**FICTITIOUS NAME:**
**ENTITY TYPE:** DOMESTIC LIMITED LIABILITY COMPANY
**DURATION DATE/LATEST DATE OF DISSOLUTION:**
**SECTIONOF LAW:** LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW
**ENTITY STATUS:** ACTIVE
**DATE OF INITIAL DOS FILING:** 06/29/2026
**REASON FOR STATUS:**
**EFFECTIVE DATE INITIAL FILING:** 06/29/2026
**INACTIVE DATE:**
**FOREIGN FORMATION DATE:**
**STATEMENT STATUS:** CURRENT
**COUNTY:** KINGS
**NEXT STATEMENT DUE DATE:** 06/30/2028
**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:** GRUN JAMAICA 1 LLC

**Address:** 1 HARMON PLAZA, SUITE 620, SECAUCUS, NJ, UNITED STATES, 07094

**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 |
| --- | --- | --- |

# ATTACHMENT G

## Section X: Requestor's Eligibility Information

## SECTION X: REQUESTOR'S ELIGIBILITY INFORMATION

***Volunteer Status***

The Requestor qualifies as a "Volunteer" in the BCP because it has no connection with any prior owner or operator (other than its contract to purchase the Site), and it did not cause, contribute, or permit the disposal of any contaminants at the Site, nor did the Requestor control the Site when such contamination occurred. The Requestor performed appropriate due diligence prior to entering the process to purchase the Site. Based on information currently available, the Requestor has not identified an ongoing release. NYSDEC Spill Record No. 2602737 documents a suspected historical release associated with the waste-oil UST. The Requestor intends to address this Site contamination via the BCP.

The property is actively operating as a concrete equipment and pumping truck storage yard with plans to cease operations upon the Requestor taking control of the Site. Upon acquiring the property, the Requestor will take the necessary steps to prevent any threatened or future release, and prevent and limit human, environmental, or natural resource exposure to any previously released contamination at the Site, such as maintaining vacancy of the building, maintaining the building footprint cover, and providing Site security in the form of locked exterior doors. In addition, upon acquiring the property, the Requester will transfer the active Petroleum Bulk Storage (PBS) registration for the Site over from the current facility operator. As such, the Requestor qualifies as a Volunteer in accordance with New York Environmental Conservation Law (ECL) § 27-1405(1).

**ALMEIDA REALTY LLC**
145-11 Liberty Avenue
Jamaica, NY 11435

July 9, 2026

Mr. Yonah Grunhut
Grun Jamaica 1 LLC
1342 38th Street
Brooklyn, New York 11218

RE: Site Access to Perform Brownfield Cleanup Program Work
145-11 Liberty Avenue, Jamaica, NY 11435 (the "Property")

Dear Mr. Grunhut:

As you are aware, Almeida Realty LLC is the owner of the Property ("OWNER"). By this letter, OWNER acknowledges that Grun Jamaica 1 LLC, the prospective purchaser of the Property ("DEVELOPER") is applying to enter the Property into the New York State Department of Environmental Conservation ("NYSDEC") Brownfield Cleanup Program ("BCP") Site.

In the event NYSDEC admits the Property into the BCP, this letter confirms that OWNER grants DEVELOPER and its contractors access to the Property to implement any investigation or remedial work required by NYSDEC pursuant to the BCP, including the recording of an environmental easement, subject to review and approval of OWNER, if required, until such time as the NYSDEC issues a Certificate of Completion.

By execution of this site access agreement letter, OWNER hereby acknowledges that it has granted site access to DEVELOPER for this purpose.

Sincerely,

**ALMEIDA REALTY LLC**

By: _____

Eric Almeida, Representative

# ATTACHMENT H

## Section XII: Contact List Information and Acknowledgement From Repository

## SECTION XII – CONTACT LIST INFORMATION

### SITE CONTACT LISTS

***Executive***

| Role | Name | Phone | Mailing Address | Email |
|---|---|---|---|---|
| Project Manager, NYSDEC | Steven Walsh | 518-402-9824 | 625 Broadway, 12th Floor, Albany, NY 12233 | steven.walsh@dec.ny.gov |
| NYC Mayor | Zohran Mamdani | 212-NEW-YORK | City Hall New York, NY 10007 | https://www.nyc.gov/office-of-the-mayor/mayor-contact.page |
| NYC Mayor's Office of Environmental Remediation Director | Shaminder Chawla | 212-788-8841 | 100 Gold Street, 2nd Floor, New York, NY 10038 | ShaminderC@dep.nyc.gov |
| NYC Department of Health and Mental Hygiene (DOHMH) | Dr. Michelle Morse, M.D., MPH Acting Health Commissioner | 212-639-9675 | 42-09 28th Street, Queens, New York 11101 | OGCServiceEF@health.nyc.gov |
| NYC Department of City Planning Chairperson | Sideya Sherman | 212-720-3300 | 120 Broadway, 31st Floor, New York, NY 10271 | sideya.sherman@planning.nyc.gov |
| Queens Borough President | Donovan Richards Jr. | 718-286-3000 | 120-55 Queens Boulevard, Jamaica, NY 11424 | info@queensbp.nyc.gov |
| Queens Community Board 12 District Manager | Katherina Thompson | 718-658-3308 | 90-28 161st Street, Jamaica, NY 11432 | QN12@cb.nyc.gov |
| New York City Council District 27 | Deputy Speaker Dr. Nantasha Williams | 718-776-3700 | 172-12 Linden Boulevard St. Albans, NY 11434 | District27@council.nyc.gov |
| NY Senate District 10 Senator | James Sanders Jr. | 718-523-3069 | 142-01 Rockaway Boulevard, South Ozone Park, NY 11436 | sanders@nysenate.gov |
| NY State Assembly District 32 Member | Vivian E. Cook | 718-322-3975 | 142-15 Rockaway Boulevard, Jamaica, NY 11436 | cookv@nyassembly.gov |
| P.S. 55Q Maure Magnet | Ralph Honore Principal | 718-849-3845 | 131-10 97th Avenue, South Richmond Hill, NY 11419 | rhonore@schools.nyc.gov |

| | | | | |
|---|---|---|---|---|
| P.S. 050 Talfourd Lawn Elementary School | Ramesh Walter, I. A. Principal | 718-526-5336 | 143-26 101 Avenue Queens, NY 11435 | rwalter@schools.nyc.gov |
| St. Joseph Polish School | Anna Nikadon Principal | 718-739-4781 | 108-30 Sutphin Boulevard, Jamaica, NY 11435 | stjpolishschool@gmail.com |
| Concerned Parents of Jamaica Early Learning Center | Magaly Mentor, Director | 718-658-4091 | 143-04 101st Avenue, Jamaica, NY 11435 | mmentor1cpjelc@gmail.com |
| New Beginnings Daycare | Maurice Baker, Director | 347-233-2856 | 102-18 Van Wyck Expressway, South Richmond Hill, NY 11419 | info@newbeginningsdaycare.org |
| Bright Start Early Learning Academy | Damaris Pearson, Director | 718-431-5978 | 108-10 Sutphin Boulevard, Jamaica, NY 11435 | d.pearson904@gmail.com |
| Bright Kids Day Care | Shafique Hasan, Assistant Director | (718) 262-0909 | 108-42 Sutphin Boulevard, Jamaica, NY 11435 | shafique.hasan75@gmail.com |

***Owners, Residents, Occupants***

The Site is currently developed with two one-story commercial buildings. The table below provides current contact information for the current owner of the Site.

| Current Owner | Contact Name | Phone | Mailing Address | Email |
|---|---|---|---|---|
| Almeida Realty LLC | Eric Almeida | 718-263-7867 | 145-11 Liberty Avenue, Jamaica, NY 11435 | eric@almeidaconcretepumping.com |

| Current Operator | Contact Name | Phone | Mailing Address | Email |
|---|---|---|---|---|
| Almeida Concrete Equipment, Inc. | Eric Almeida | 718-263-7867 | 145-11 Liberty Avenue, Jamaica, NY 11435 | eric@almeidaconcretepumping.com |

***Adjacent Properties***

Below is a list of the adjoining properties, which are also detailed on Figure 6.

| Owner/Entity Name | Contact Name | Site Use | Property Address | Owner Mailing Address |
|---|---|---|---|---|
| Monica Naipaul | Monica Naipaul | Residential | 102-06 Brisbin Street, Jamaica, NY 11435 | 102-06 Brisbin Street, Jamaica, NY 11435 |
| Budhoo Taramatie | Budhoo Taramatie | Residential | 138-62 102nd Avenue, Jamaica, NY 11435 | 138-62 102nd Avenue, Jamaica, NY 11435 |
| St. Marks Missionary Baptist Church | Rev. John L. Walker | Church | 138-59 Lloyd Road, Jamaica, NY 11435 | 138-59 Lloyd Road, Jamaica, NY 11435 |

***Local News and Media:***

| Owner/Entity Name | Type | Address | Phone | Website |
|---|---|---|---|---|
| Queens Chronicle | Online & Print Newspaper | 7119 80th Street, Glendale, NY 11385 | 718-205-8000 | https://www.qchron.com/ |
| Spectrum 1 News | Television | 75 Ninth Avenue, New York, NY 10011 | 212-691-6397 | https://ny1.com/nyc/queens |

***Public Water Supply:***

Public water supply is a shared responsibility between the New York City Department of Environmental Protection (NYCDEP) and the Municipal Water Finance Authority.

| Owner/Entity Name | Contact | Address | Phone | Email |
|---|---|---|---|---|
| NYCDEP | Alfonso Lopez – Queens Borough Commissioner | 24-02 49th Avenue, Long Island City, New York 11101 | 718-595-7000 | QueensDEP@dep.nyc.gov |
| NYC Municipal Water Finance Authority | Philip Wasserman – Executive Director | 255 Greenwich Street, 6th Floor, New York, NY 10007 | 212-788-4969 | N/A |

***Additional Requests***

We are unaware of any requests to be included on the contact list for the Site.

***School or Day Care Located on or Proximal to the Site***

The following schools or day care facilities are located within a ½-mile radius of the Site:

| School/Day Care Name | Approximate distance from Site (ft; directional) | Administrator | Phone | Address |
|---|---|---|---|---|
| P.S. 50 Talfourd Lawn Elementary School | 475 (northeast) | Ramesh Walter (Principal) | 718-526-5336 | 143-26 101st Street, Jamaica, NY 11435 |
| P.S. 55Q Maure Magnet | 2,350 (east) | Ralph Honore (Principal) | 718-849-3845 | 131-10 97th Avenue, South Richmond Hill, NY 11419 |
| Sunshine Development School | 2,550 (north) | Noemi Colon (Supervisor) | 718-468-9000 | 91-10 146th Street, Jamaica, NY 11435 |
| The Learning Experience – Jamaica – Queens | 2,550 (northeast) | Shaney Nolasco (Owner) | 347-233-2641 | 148-02 Archer Avenue, Jamaica, NY 11435 |
| Tots & Beyond Early Learning | 1,150 (east) | Lisa M. Johnson | 718-297-3372 | 106-12 Waltham Street, Jamaica, NY 11435 |
| Bright Kids Day Care | 2,640 (southeast) | Sarah Johnson (Principal) | 718-262-0909 | 108-42 Sutphin Boulevard, Jamaica, NY 11435 |
| Skye & Horizon's Dreams Day Care, Inc. | 1,825 (southeast) | Debbie Lewis | 718-206-2573 | 146-15 Lakewood Avenue #2, Jamaica, NY 11435 |

***Document Repository***

The Queens Public Library – Central Branch was contacted via email on June 12, 2026, regarding utilizing

their space as a document repository, with receipt of their acceptance on June 23, 2026. Documentation of the submitted request and receipt of their acceptance is attached below.

The Queens Community Board 12 was contacted via email on June 12, July 2, and July 15, 2026, regarding utilizing their space as a document repository, with receipt of their acceptance on July 28, 2026. Documentation of the submitted request and follow up is attached.

The information for the repositories is detailed below:

| Owner/Entity Name | Contact | Address | Phone | Email |
|---|---|---|---|---|
| Queens Community Board 12 District Manager | Katherina Thompson | 90-28 161st Street, Jamaica, NY 11432 | 718-658-3308 | QN12@cb.nyc.gov |
| Queens Public Library – Central Branch | Judith Todman | 89-11 Merrick Boulevard | 718-990-0700 | Judith.Todman@queenslibrary.org |

**ALMEIDA REALTY LLC**
145-11 Liberty Avenue
Jamaica, NY 11435

July 9, 2026

Mr. Yonah Grunhut
GFL NYC LLC
1342 38th Street
Brooklyn, New York 11218

RE: Site Access to Perform Brownfield Cleanup Program Work
145-11 Liberty Avenue, Jamaica, NY 11435 (the Property")

Dear Mr. Grunhut:

As you are aware, Almeida Realty LLC is the owner of the Property ("OWNER"). By this letter, OWNER acknowledges that GFL NYC LLC, the prospective purchaser of the Property ("DEVELOPER") is applying to enter the Property into the New York State Department of Environmental Conservation ("NYSDEC") Brownfield Cleanup Program ("BCP") Site.

In the event NYSDEC admits the Property into the BCP, this letter confirms that OWNER grants DEVELOPER and its contractors access to the Property to implement any investigation or remedial work required by NYSDEC pursuant to the BCP, including the recording of an environmental easement, subject to review and approval of OWNER, if required, until such time as the NYSDEC issues a Certificate of Completion.

By execution of this site access agreement letter, OWNER hereby acknowledges that it has granted site access to DEVELOPER for this purpose.

Sincerely,

**ALMEIDA REALTY LLC**

By: _____

Fernando Almeida

## Acknowledgement from Queens Community Board #12 to Act as Document Repository

H & A OF NEW YORK ENGINEERING
AND GEOLOGY, LLP
213 W 35th Street
7th Floor
New York, NY 10001
Tel: 646.277.5686

June 12, 2026
File No. 0215824

Queens Community Board 12
90-28 161st Street
Jamaica, NY 11432
Via email: QN12@cb.nyc.gov

Attn: Katherina Thompson, District Manager

Subject: Brownfield Cleanup Program Application – Request for Repository Use
145-11 Liberty Avenue Redevelopment Site

Dear Ms. Thompson:

H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), on behalf of GFL NYC LLC, is requesting use of the Queens Community Board 12 as a document repository for the anticipated redevelopment project located at 145-11 Liberty Avenue and 10208 Brisbin Street, Queens, NY 11435. The New York State Department of Environmental Conservation (NYSDEC) requires a letter certifying that the proposed document repository is able to serve as a public repository for all documents pertaining to the environmental cleanup at the Site. Please sign below denoting that your facility would be amenable to serving as a temporary public repository.

Should you have any questions, please do not hesitate to give me a call at (646) 568-9278.

Thank you,

**H&A OF NEW YORK ENGINEERING AND GEOLOGY, LLP**

Thomas Giordano
Project Manager

The Queens Community Board 12 is willing to act as a public document repository holding and making available of all provided environmental documents related to the 145-11 Liberty Avenue Redevelopment Brownfield Cleanup Project.

Name

1/15/26
Date

District Manager
Title

## Acknowledgement from Queens Public Library – Central Branch to Act as Document Repository

H & A OF NEW YORK ENGINEERING
AND GEOLOGY, LLP
213 W 35th Street
7th Floor
New York, NY 10001
Tel: 646.277.5686

June 12, 2026
File No. 0215824

Queens Public Library – Central Library
89-11 Merrick Boulevard
Jamaica, NY 11432
Via email: Judith.Todman@queenslibrary.org, Jillian.K.Hayes@queenslibrary.org
Attn: Judith Todman, Manager of Archieves and Unique Services
Jillian Hayes, Central Library Director

Subject: Brownfield Cleanup Program Application – Request for Repository Use
145-11 Liberty Avenue Redevelopment Site

Dear Ms. Todman and Ms. Hayes:

H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), on behalf of GFL NY LLC, is requesting use of the Queens Public Library – Central Branch as a document repository for the anticipated redevelopment project located at 145-11 Liberty Avenue and 10208 Brisbin Street, Queens, NY 11435. The New York State Department of Environmental Conservation (NYSDEC) requires a letter certifying that the proposed document repository is able to serve as a public repository for all documents pertaining to the environmental cleanup at the Site. Please sign below denoting that your facility would be amenable to serving as a temporary public repository.

Should you have any questions, please do not hesitate to give me a call at (646) 568-9278.

Thank you,

**H&A OF NEW YORK ENGINEERING AND GEOLOGY, LLP**

Thomas Giordano
Project Manager

The Queens Public Library – Central Branch is willing to act as a public document repository holding and making available of all provided environmental documents related to the 145-11 Liberty Avenue Redevelopment Brownfield Cleanup Project.

Jillian Hayes
Name

6/23/26
Date

Director, Central Library
Title